

Westin Kierland Resort Hotel & Spa AC Marriott Expansion

CITY OF PHOENIX

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**Planning & Development
Department**

Planned Unit Development Land Use & Standards Narrative

Northwest Corner of Greenway Parkway and Kierland Boulevard



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Principals and Development Team



Property Owner

Host Kierland LP

c/o Host Hotels and Resorts
6903 Rockledge Drive
Suite 1500
Bethesda, MD 20817



Architects

Keith Simmel

O: 404.237.2400
D: 404.234.9534
F: 404.237.0276

COOPER CARRY

191 PEACHTREE STREET NE, SUITE 2400,
ATLANTA, GA 30303-1770

E-Mail:

KEITHSIMMEL@COOPERCARRY.COM

WWW.COOPERCARRY.COM

Josh L. Doss

Senior Associate

o: 913-897-7811
d: 913-685-5682

jdoss@dlrgroup.com

DLR Group

Architecture Engineering Planning Interiors
7290 West 133rd Street

Overland Park, KS 66213-4748

E-Mail: jdoss@DLRGROUP.com



WOOD/PATEL
MISSION: CLIENT SERVICE®

Civil Engineer

Frank Koo, P.E.

Sr. Project Manager

Wood/Patel - Mission: Client Service®

Direct: (602) 335-8511

Cell: (602) 819-0039

E-mail: fkoo@woodpatel.com

<http://www.woodpatel.com>

Lewis Roca
ROTHGERBER CHRISTIE

Attorneys

Heidi Short

Partner

602.262.0237 office

602.262.5747 fax

hshort@lrrc.com

Lewis Roca
ROTHGERBER CHRISTIE

Lewis Roca Rothgerber Christie LLP

201 East Washington Street, Suite 1200

Phoenix, Arizona 85004-2595

lrrc.com

 **CivTech**

Traffic Engineering

Dawn Cartier, P.E., PTOE

President

CivTech Inc.

10605 N. Hayden Road, Suite 140

Scottsdale, Arizona 85260

(480) 659-4250 phone

(480) 659-0566 fax

(602) 908-7400 cell

dcartier@civtech.com

www.civtech.com

Planned Unit Development Disclaimer

A Planned Unit Development (“PUD”) is intended to be a stand-alone set of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the City of Phoenix (“City”) Zoning Ordinance, as adopted and periodically amended (“Zoning Ordinance”). A PUD includes substantial background information to illustrate the intent of the development. However, these purpose and intent statements are not necessarily requirements to be enforced by the City. The PUD only modifies zoning ordinance regulations to fit the unique character of the project, site characteristics and location. It does not modify other City Codes or requirements. Additional public hearings may be necessary, such as, but not limited to, right-of-way abandonments.

This PUD will provide the set of regulatory zoning provisions designed to guide the implementation of the overall development plan through the City development review and permit process. The provisions provided within the PUD shall apply to all property within the PUD project boundary. The zoning and development standards provided herein shall amend the various noted provisions of the Zoning Ordinance. In the event of a conflict between a use, a development standard, or a described development procedure between the Zoning Ordinance and the PUD, the PUD shall prevail.

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Executive Summary

The famed Westin Kierland Resort Hotel & Spa (the “Westin” or the “Resort”) desires to update and expand the Resort, including an addition of a separate, freestanding 185-key AC Marriott hotel (the “AC Hotel”) within the existing parking lot for the Westin. The Westin is the heart of the nearly 730 acre Kierland Community. Much of the Kierland Community property, including the Westin, was held by the Herberger family since the 1950’s. The original zoning for the Kierland PCD (then called the Desert Springs PCD) was approved in the 1970’s under application No. Z-11-75. The current zoning of the Westin was approved as part of a major amendment to the original PCD zoning on March 20, 1991, under application No. Z-11-C-75-1. Under Rezoning Case No. Z-11-C-75-1, a 17-acre portion of the golf course adjacent to the Westin on the east, north and west, was also rezoned to RH PCD, with a Special Permit (SP) for golf course use. An M-R zoning designation was also approved through Amendment C on a roughly 5-acre portion of the Westin subject to the development of a hotel. The golf club was opened in 1996 and the Resort opened in 2002.

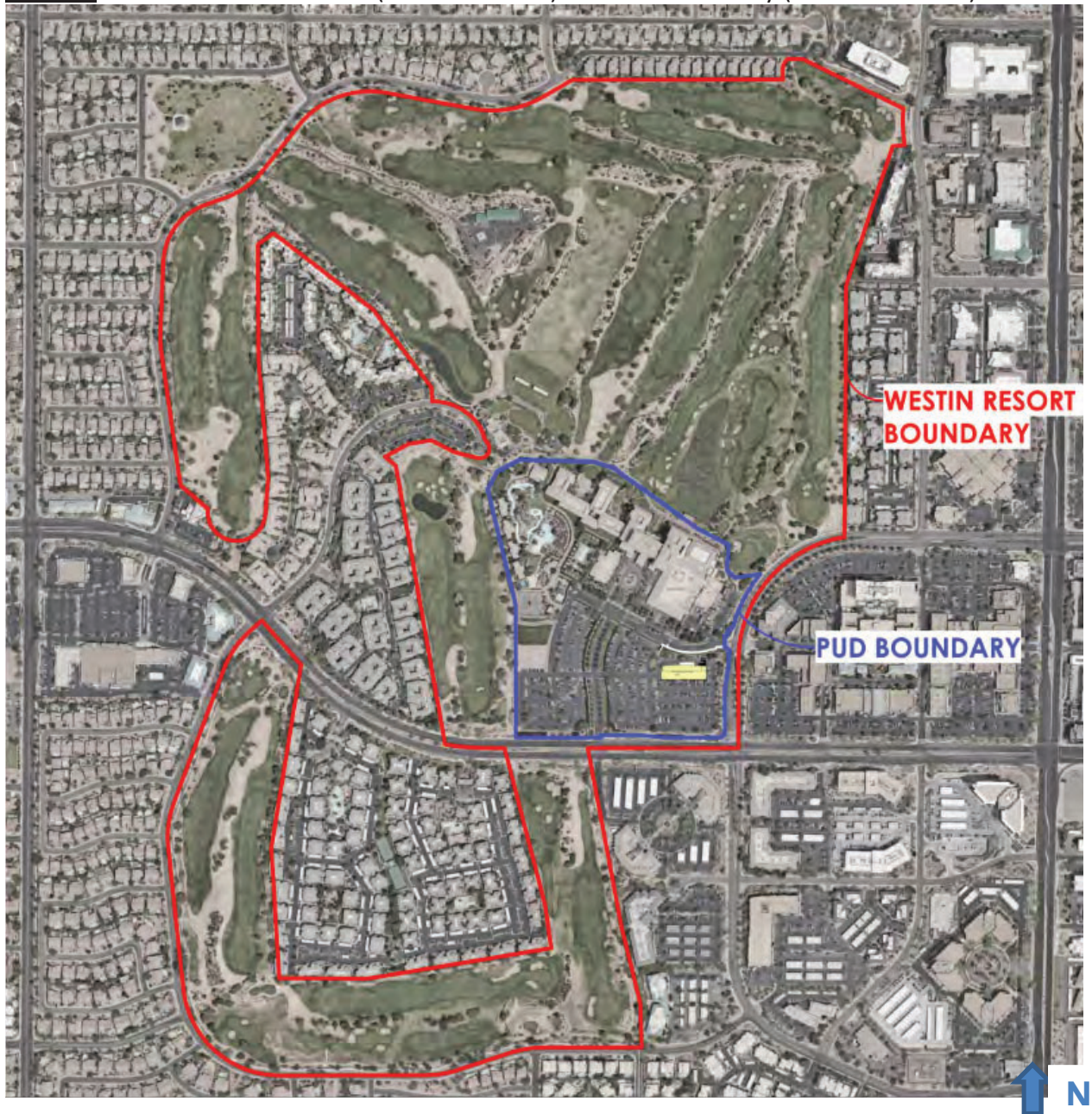
The Westin has been the subject of multiple amendments to the Kierland PCD, use permits, variances and amended site plans. As discussed in [Exhibit A](#) and [Exhibit B Zoning History](#), these multiple amendments and modifications to the zoning entitlements for the Westin have resulted in inconsistencies regarding the number of rooms allowed within the Resort, maximum allowed building heights and the number of parking spaces required or allowed for the Westin. This Planned Unit Development (“PUD”) will clarify and simplify the zoning entitlements for the primary Resort property and to allow for the introduction of a new, 80-foot-tall hotel with 185 guest rooms, along with an outdoor pool and restaurant will be located within the existing surface parking area for the Westin.

A PUD approval will also create the regulatory framework necessary to allow for optimal placement, design and orientation of the proposed AC Hotel relative to the Westin. This PUD will allow for setbacks and a landscaping design that will seamlessly integrate the AC Hotel with the existing Westin improvements and link the entire Resort and AC Hotel to Kierland Commons. This seamless integration and design would not be possible under existing code regulations. There are no proposed physical modifications to the existing Resort golf course surrounding the Westin and only a small segment (0.2 acres) of the golf course is included in the legal description of this PUD.

Regular improvements and updates to the Westin will be complemented with the proposed addition of the AC Hotel that will include pedestrian improvements to encourage interaction between the Westin, the AC Hotel, and the Kierland Commons shopping center. An expansive traffic study indicates the proposed addition of the AC Hotel will not detrimentally affect the levels of service at key intersections. While the additional rooms will increase traffic, the development will not significantly increase traffic within the overall vicinity.

The PUD will regulate 37.35 gross acres comprising of the existing Westin development and the proposed AC Hotel. The entire Westin Kierland Resort and Spa, including the golf course, is approximately 260 acres. The proposed AC Hotel building (at 80 feet in height) will be *below* the height of the existing main building for the Westin (which building is 120 feet in height). A map showing the entire Resort compared to the approximately 37.35 acre area that is the subject of this PUD request are below:

Figure 1: Aerial of Westin Resort (outlined in red) and PUD Boundary (outlined in blue):



Introduction

The Westin Kierland Resort & Spa is the crown jewel of the Kierland Community. Since its opening in 2002, Westin guests have been invited to experience the culture and history of Arizona through a regularly refreshed collection of paintings, rare photographs, and commissioned artworks as well as an educational wildlife program. The Resort's full-service spa showcases traditional therapies handed down from Arizona's many cultures of healing. This renowned spa is coupled with one of the most innovative golf programs in Arizona that includes custom fittings and nods to the sport's Scottish heritage. The Resort features ten unique dining venues and an award-winning "FUN" program for all ages at the Adventure Water Park complete with 110-foot-long waterslide, 900-foot lazy river and the Kierland FlowRider board sport simulator. The Westin continues to be one of the most popular tourist destinations in the Southwest because of its impeccable reputation, constant innovation, renovations and improvements.



The Westin looking north

Seen as a programmatic complement to the Westin, the new 185 room AC Hotel will enhance the existing Westin Resort and appeal to younger generations. The AC Hotel will add an element of highly specialized aesthetics and atmosphere coupled with a level of personalized service and intimate scale that cannot be provided in a larger establishment. It is designed to appeal to guests who desire more interaction with other guests in a smaller, more intimate environment that is less formal than that found in typical large, luxury Resorts.

This innovative new AC Hotel will be coupled with an ongoing renovation of the Westin. The Westin regularly updates its facilities to ensure that it remains one of the most popular tourist destinations in the Southwest and continues to provide state-of-the-art accommodations.



Westin Looking South

Purpose and Intent

Project Overview

The purpose of this PUD to be known as The Westin Kierland Resort Hotel and Spa is to allow for the renovation of the Resort to include the seamless inclusion and development of the AC Hotel within the Resort parking area. The AC Hotel is a hotel concept that will enhance the existing Westin, support more interaction between the Resort and the Kierland commons shopping center and appeal to younger generations. The PUD will allow the AC Hotel to be located in the optimal location to create a link to the Kierland Commons Shopping Center from the Resort and proposed AC Hotel. The PUD also allows for placement of the AC Hotel that will allow for seamless integration of the pedestrian pathways and landscaping from the Resort to the AC Hotel and the Kierland Commons Shopping Center that would not be possible under existing code requirements. The PUD addresses an approximately 37.35 acre area of the approximately 260 acre Resort that is improved with existing Westin Resort buildings, parking areas and amenities such as tennis courts.

The PUD zoning district has been selected because it allows the developer to incorporate standards that protect and assist with the operation and development of the existing Resort, a more traditional resort, and allows the developer to incorporate standards that include urban design techniques and encourage interaction among surrounding land uses: the Westin, the new AC Hotel and the nearby Kierland Commons Shopping Center. Traditional resort zoning does not contemplate new resort trends and designs in which the Resort is designed to blend architecture and promote interaction with surrounding land uses, rather than specifically exclude surrounding land uses and capture all of a guest's time and attention within a more isolated property.

This PUD will allow for a landscape design, building orientation and setbacks that will allow the AC Hotel to be seamlessly integrated into the existing Resort. The standards set forth in the PUD will allow the property to be designed, developed and operated as one seamless resort. Most importantly, the PUD will allow for the optimal design and location of a pedestrian pathway from the Westin Resort to the AC Hotel and from the Westin and AC Hotel to Kierland Commons. Through the PUD, landscaping and design standards can be customized to create the best placement of the AC Hotel and pedestrian and guest experience among the Westin, AC Hotel and Kierland Commons.

Overall Design Concept

The intent of the proposed renovations to the Resort is to maintain the overall existing Westin design themes, while updating those themes and adding more modern design elements to allow for more interaction with surrounding land uses. The intent of the AC Hotel is to create a sensitive integration of a newer, more modern design that will tie the Kierland Commons retail center to the existing Westin Resort and establish a significantly stronger connection, including a strong pedestrian link, between the Kierland Commons shopping center and the Westin Resort. The overall design concept and development materials are addressed and summarized in detail in the design packet attached at Exhibit C.

The PUD has been designed to protect the more traditional Westin and to allow for the introduction of a modern design element with the AC Hotel. The intent of the AC Hotel is to encourage interaction with surrounding land uses and architecture rather than the exclusivity of the more traditional Westin. The current height of the existing Westin buildings will not change and the proposed AC hotel, at 80 feet in height, will not extend above the 120 foot elevation of the existing main (and tallest) structure located within the Westin.

The creative use of materials currently associated with the Resort along with new materials will establish the transition from the existing Westin to the proposed AC Hotel and the nearby Kierland Commons retail center. The project will utilize landscaping, pedestrian scale architecture and enhanced pedestrian connections to integrate the existing Westin, the modern addition of the AC Hotel and the Kierland Commons shopping center to create an enhanced pedestrian and guest experience within and near the Resort.

The proposed AC Hotel will be instrumental in creating visual interest and a strong connection between the existing Westin Resort and the nearby Kierland Commons shopping center. The AC Hotel will act as an inviting link between the existing Westin and the shopping center. Finally, the AC Hotel will locate an activity center for the resort in close proximity to the Kierland Commons shopping center, thus, creating a link between the Westin Resort and the shopping center and visual interest where there previously was none.

Land Use Plan

Land Use Categories

The PUD will support traditional resort land uses within Parcel “A” and Parcel “B” (legally defined boundaries can be found in Exhibits E and F) as permitted in the RH (Resort Hotel) Zoning District, Section 629 of the Phoenix Zoning Ordinance. Parcel “A” consists of approximately 1.4 net acres and will be improved with an 80-foot tall, 185 room hotel with accessory uses. Parcel “B” consists of approximately 33 net acres and includes the existing Westin Resort and Spa with accessory uses including a spa, pools, and outdoor spaces associated with the resort. Throughout this PUD, the proposed AC Hotel is referred to as Parcel “A” or the “AC Hotel” (Parcel A: the AC hotel, is legally described at Exhibit E and depicted on Figure 5 on page 27) and the existing Westin improvements are referred to as Parcel “B” or the “Westin” (Parcel B: the Westin, is legally described at Exhibit F and depicted on Figure 5 on page 27).

This PUD will allow for different design concepts and development regulations to accommodate and protect the more traditional existing Westin improvements and allow for development of the more modern AC Hotel. The AC Hotel has been designed to encourage more interaction with surrounding land uses, particularly the Kierland Commons shopping center. The PUD will allow for this mix of design concepts and provide flexibility to blend the different concepts (modern versus traditional, interaction with surrounding land uses versus exclusivity and a blending of landscape designs) that would not otherwise be seamless or integrated under existing development standards.

Conceptual Site Plan

The conceptual site plan for the PUD at Exhibit C illustrates that the AC Hotel will be constructed within the Parcel “A,” which will become a legally separate parcel. Exhibit C also illustrates that the existing Westin Resort is located within Parcel “B.” Each Parcel is governed by a separate set of development standards and design guidelines. The AC Hotel has been designed to act as a catalyst for activity and as an architectural link between the existing Westin and Kierland Commons. Historically, the Resort has been very much separate from its commercial neighbors. However, AC Hotels are designed to support and take advantage of proximity to retail, entertainment, and business areas.

No changes to the Development Standards are being proposed for Parcel “B.” The standards set forth in this document meet the current conditions of the site and also apply the standards of the previously approved case.

This AC Hotel has been designed to include architectural elements from the existing Westin while pulling a majority of the design elements from the more modern and clean lines of the Kierland Commons shopping center. With respect to the architectural features of the existing

Westin, the AC Hotel uses an off-white color and similar stucco material as the existing Westin. The AC Hotel also uses a simple palette with limited materials like the existing Westin. Both hotels also have pronounced roof elements that overhang the top of the building and a formal auto-court with palm trees for the vehicular drop off. Both properties also use the regularity of the guestroom windows as the main articulation of the façade. The AC Hotel also has a canopy across the front of the hotel similar to what is provided at the existing Westin to allow pedestrians to be shaded as they walk toward Kierland Commons. These blended architectural elements and themes will establish a visual relationship, that will be further encouraged by creating a floor plan, landscape plan, and pedestrian amenities designed to link the shopping center and hotel. This PUD will allow for a seamless transition from the traditional resort to the new AC Hotel, and provide a visual and physical connection to Kierland Commons.

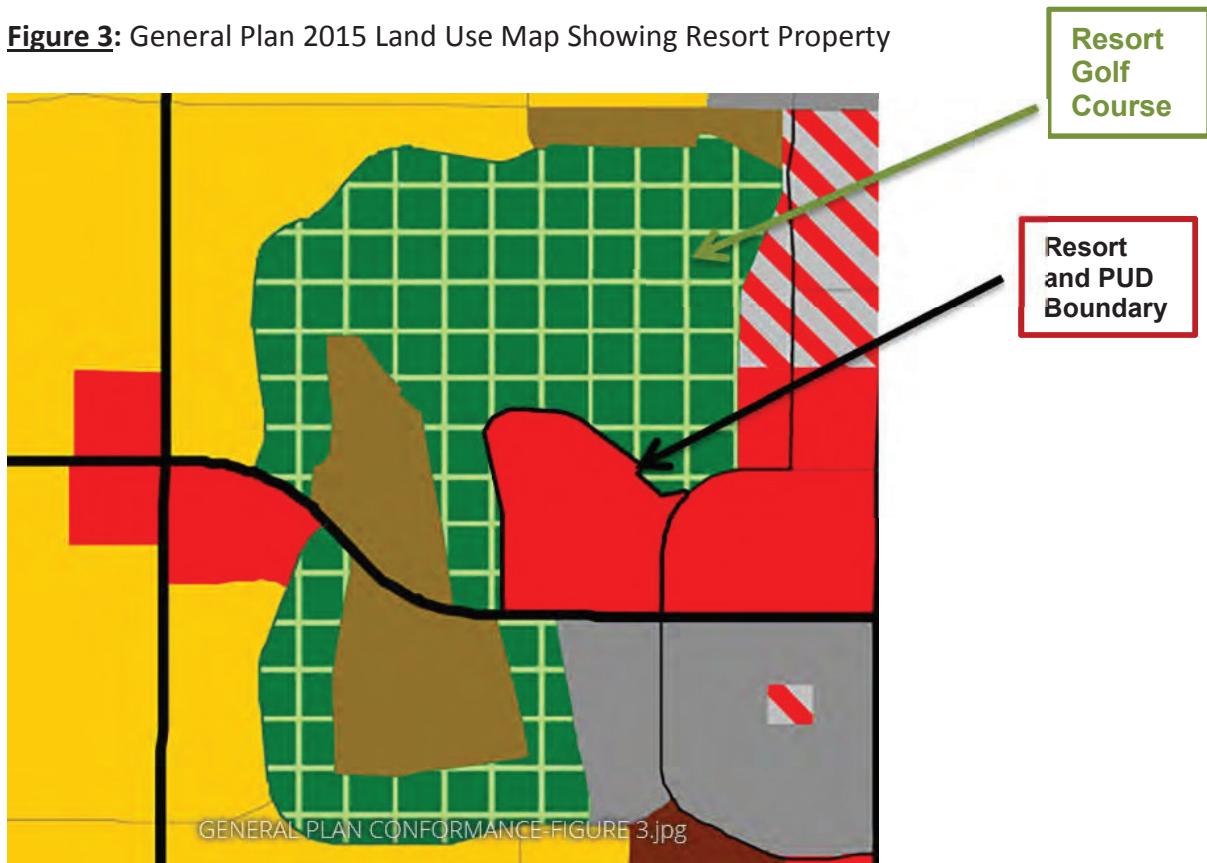
The PUD will allow for development standards that complement and protect the design and exclusivity of the existing Westin, as well as complement the design of the surrounding neighborhood. The PUD will allow for development standards, specifically landscaping and setback standards, that will accommodate a seamless transition of brands. The PUD will also allow for optimal placement of the AC Hotel relative to view sheds of the Westin from nearby roads, proximity to Kierland Commons, and an orientation that best compliments the Westin and Kierland Commons. The PUD provides the flexibility necessary to integrate an AC Hotel and provide an uninterrupted landscape that gives the impression the AC Hotel and Westin are located on one parcel, rather than two distinct properties that are not integrated or operated as a single resort.

The Resort improvements and AC Hotel design will include enhanced landscaping near and surrounding the AC Hotel coupled with a delineated path from the existing Westin Resort and AC Hotel to the existing pedestrian crosswalk and existing traffic signal located at the Resort entry at Kierland Boulevard. Care has been taken to include enhanced landscaping to create an inviting, shaded and well-marked pedestrian pathway from the Westin Resort and AC Hotel to the Kierland Commons Shopping Center. The pedestrian pathway is shown on the pedestrian connection plan attached at [Exhibit G](#).

General Plan Conformance

This PUD is consistent with the 2015 General Plan’s Vision, Community Benefits and 5 Core Values. As can be seen in the below map, the PUD is within the Commercial General Plan Land Use Map designation. This PUD is consistent with the Commercial General Plan Land Use Map designations.

Figure 3: General Plan 2015 Land Use Map Showing Resort Property



- 10 to 15 du/acre - Higher density attached townhouses, condos, or apartments
- 15+ du/acre - Higher density attached townhouses, condos, or apartments
- Parks/Open Space - Publicly Owned
- Parks/Open Space - Privately Owned
- Future Parks/Open Space or 1 du/acre
- Mixed Use Agricultural
- Nurseries/Flower Gardens with alternative 3.5 to 5 du/acre
- Commercial
- Mixed Use (MU)
- Mixed Use (Areas C, D and Northwest Area only)
- Industrial

Compliance With General Plan Specific Core Values And Adopted Land Use Policies

Core Value: Connect People And Places

Cores, Centers & Corridors

“Every community has a place where citizens may gather to meet and interact in a variety of ways. These places offer a multitude of activities to draw people together and keep them engaged, from shopping and restaurants to schools or arenas. These places have different needs influenced by the character of the community and the amenities available in the center. Each place is unique and policies must be flexible enough to foster and encourage the natural growth of all of the places. Each of the places can be organized into one of three categories – Cores, Centers and Corridors. More detail descriptions for each of these places is included in Part II of the Plan. This section begins to establish a policy foundation for the growth of the Core, Centers and Corridors throughout the city.”

Goal:

“Phoenix residents should have an abundance of places to connect with services, resources and each other.”

Land Use and Design Principles:

Land Use: “Plan cores, centers and corridors to include a variety of land uses: office, retail shopping, entertainment and cultural, housing, hotel and resort and where appropriate, some types of industry.”

Design: Encourage centers to provide a pedestrian environment with plazas, common open space, shaded walkways, separation of pedestrians and vehicular traffic, bicycle parking and vehicle parking in architecturally disguised structures or underground where feasible.

RESPONSE: The purpose of this PUD is to better connect the Westin with the Kierland Commons retail shopping center. The Resort intends to accomplish this connection through the convenient location of a new AC Hotel designed to interact with the Kierland Commons shopping center through pedestrian oriented landscape design, pedestrian safety improvements and amenities, floor plans designed to encourage foot traffic and a building with an architectural design that ties the existing resort to the architecture within Kierland Commons.

Core Value: Strengthen Our Local Economy

Tourism Facilities

“Tourism has long been a driving force in Arizona’s economy and growth. For years, visitors have flocked to Arizona for its warm winters and natural beauty. As the capital city, Phoenix should be a leader in tourism, embracing and supporting the industry. The city has many tourist attractions from natural features like South Mountain Park, to man-made destinations such as our museums, sporting facilities and other cultural institutions.”

Goal:

“Phoenix will continue to be one of the country’s leading tourist destinations.”

Land Use and Design Principles:

Land Use: “Encourage tourism related activities within specified tourism districts.”

RESPONSE: The proposed PUD will allow for the continued operation, enhancement and improvement of the Westin. In addition to including a AC Hotel that will appeal to younger generations and create synergy with the Kierland Commons shopping center, the Resort will undergo a renovation that will ensure the Resort will continue to be a top tourist destination and local attraction.



Westin Pool

Core Value: Celebrate Our Diverse Communities And Neighborhoods

Certainty And Character

“What makes a city a great place to live are its robust vibrant neighborhoods. There is a level of certainty one expects to have and quality of life one expects to maintain while living in a great city. The goals and policies that are outlined in the General Plan were created so residents have a reasonable expectation and level of certainty while living in our great city: certainty in regards to quality of life and compatibility. The success, stability and certainty our neighborhoods can provide only strengthen our city and region’s vitality and prosperity.”

“A city’s identity is not only created by unique places and spaces, but by the residents who live within its borders. The cultural diversity, rich architectural style and truly unique neighborhoods (from large lot rural communities to suburban and urban neighborhoods) help define its character.”

Goal:

“Every neighborhood and community should have a level of certainty.”

“Ensure that development, redevelopment and infrastructure supports and reinforces the character and identity of each unique community and neighborhood.”

Land Use and Design Principles:

Land Use: “Locate land uses with the greatest height and most intense uses within limits based on village character, land use needs, infrastructure and transportation system capacity.”

Design: Provide high quality urban design and amenities that reflect the best of urban living at an appropriate village scale.

RESPONSE: The proposed PUD has been designed to support and enhance the existing Westin resort and to support and take advantage of the existing Kierland Commons shopping center. The renovation of the Resort will ensure its continued successful operations and the inclusion of the proposed AC Hotel will ensure the Resort is updated to be attractive to younger generations. Finally, the AC Hotel will support the existing Kierland Commons shopping center and enhance the existing Westin Resort operations. This support and enhancement of existing land uses will bring certainty to the area.

Core Value: Build The Sustainable Desert City

Green Building

“Incorporating sustainable practices, materials and energy efficient projects save energy and money while protection our environment and contributing to our city’s sense of place. The city will be proactive in creating more resource-efficient, durable and energy efficient buildings for new city projects and for new construction and remodeling for private projects.”

Goal:

“Establish Phoenix as a leader in green/sustainable building through the use of green/sustainable building techniques in private and public development.”

Land Use and Design Principles:

Design: Encourage high-performance building designs that conserve resources, while balancing energy-efficient, water-efficient, cost-effective and low-maintenance engineering solutions and construction products through whole building life cycle assessment.

Design: Promote site development and land use which protects the natural environment by preserving vegetation and surface water, minimizes disturbances to the existing terrain and greenfields and encourages development of brownfields in synergy to our desert climate.

RESPONSE: The Westin is well known for “Keeping the Essence of Arizona” and known for being one of the largest resorts in Arizona. In keeping with their reputation they honor that essence and that responsibility with several initiatives that protect and conserve the environment and reduce their carbon footprint.

The Resort’s “Be Greener” program, launched in early 2007, was initiated to help set an example and lead the way in the hospitality industry for the State of Arizona. Through programs such as energy conservation, waste reduction, water conservation, alternate transportation, staff and guest awareness and community service projects, the Westin is dedicated to preserving that essence of Arizona it is known for. The Westin has a comprehensive and expansive program for conservation and preservation and continues to be a leader in the industry.

The Westin is proud to be an Energy Star partner, a member of the Phoenix Green Chamber of Commerce and is a “Green Certified” hotel by the Arizona Hotel & Lodging Association.

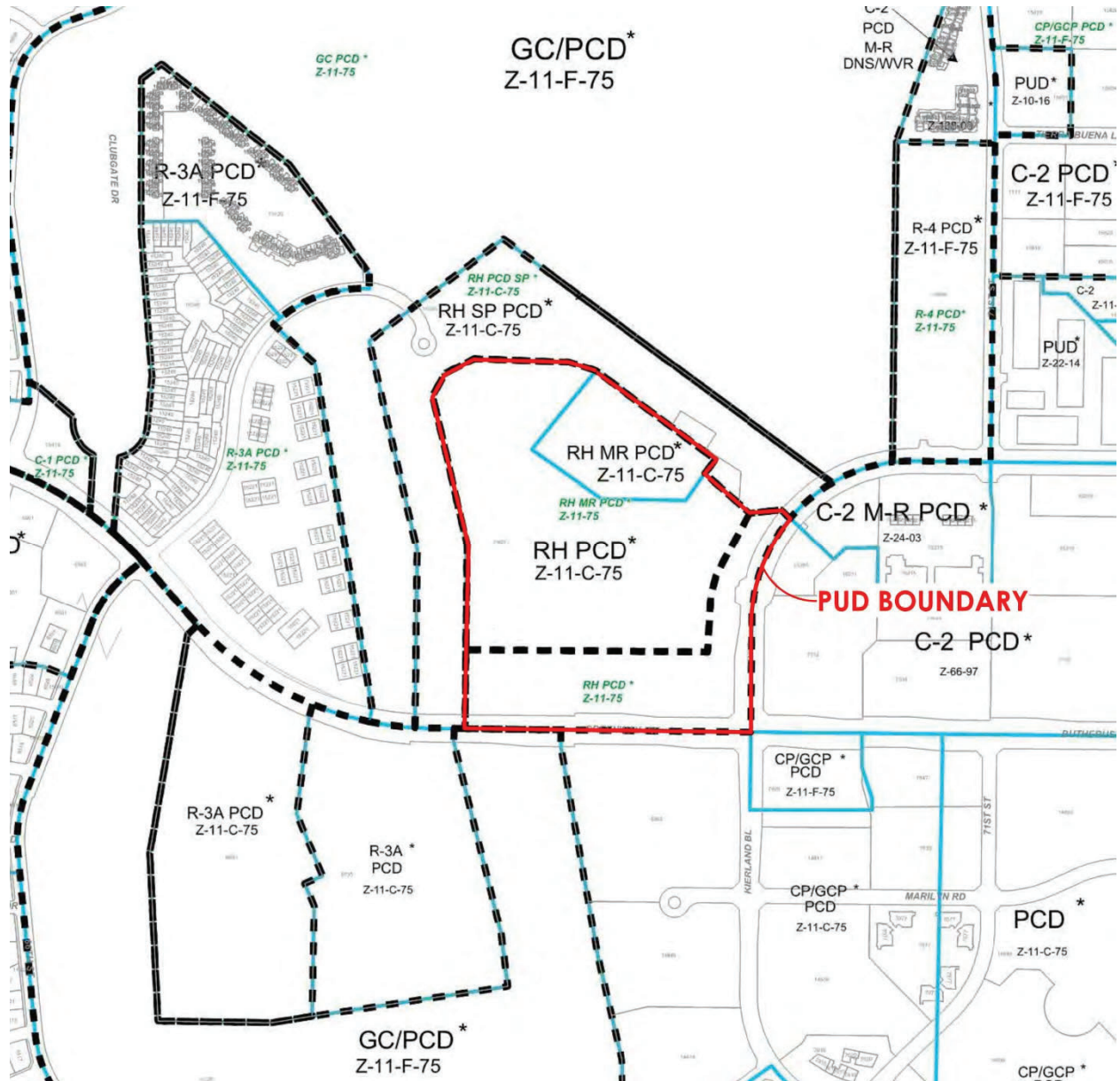
Zoning and Land Use Compatibility

The below table shows existing zoning and land use conditions and compatibility.

Table 1: Existing Zoning Surrounding the PUD Boundary

Property	Land Use	Zoning
Resort Facilities (Subject Property)	A resort hotel surrounded by a golf course.	RH PCD (Resort Hotel, Planned Community District), RH PCD – M-R (Resort Hotel, Planned Community District, Mid-Rise and GC (Golf Course district)
West	Golf course	RH SP PCD (Resort Hotel, Special Permit, Planned Community District)
South	Greenway Parkway, golf course and commerce park.	GC PCD (Golf Course, Planned Community District) CP/GCP PCD (Commerce Park/General Commerce Park, Planned Community District)
East	Commercial	C-2 M-R PCD and C-2 PCD (Intermediate Commercial, Mid-Rise, Planned Community District, Intermediate Commercial, Planned Community District)
North	Golf Course	RH SP PCD (Resort Hotel, Special Permit, Planned Community District)

Figure 4: Zoning map showing PUD boundary, including Westin Resort and AC Hotel

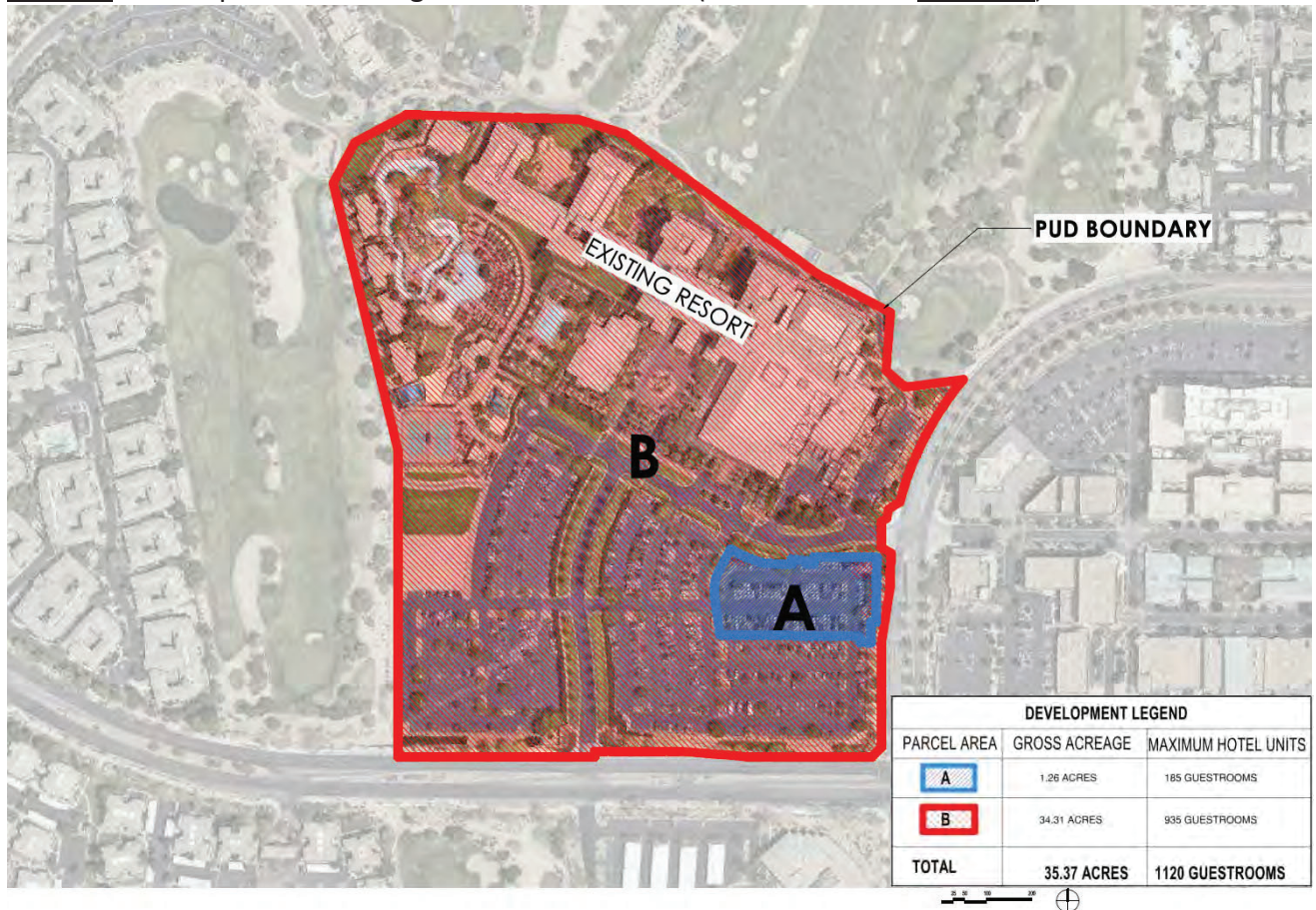


Allowed Land Uses

The following list of land uses defines permitted primary uses, accessory uses and uses subject to performance standards allowed within the PUD boundary. The developer(s) or any property owner within the defined limits of the PUD may request an interpretation of analogous uses to the defined list below from the City of Phoenix Zoning Administrator. The Zoning Administrator may administratively approve a use analogous to those listed below.

As noted above, the PUD includes both the new AC Hotel (Parcel A) and the existing Westin Resort (Parcel B). The specific locations of these areas are shown below. The land uses allowed within the PUD are separated into two lists, one list for the proposed AC Hotel (Parcel A) and a separate list for the Westin Resort (Parcel B). The following section identifies the uses permitted within each of Parcel A and Parcel B.

Figure 5: Development Area Legend: Parcels A and B (and attached at [Exhibit O](#))



Permitted Land Uses

The developer(s) or any property owner within the defined limits of the PUD may request an interpretation of analogous uses to the defined list below from the City of Phoenix Zoning Administrator. The Zoning Administrator may administratively approve a use analogous to those listed below.

Table 2: Permitted Land Uses within Parcel A: AC Hotel

Permitted Uses on Parcel A (AC Hotel)
Permitted Uses
Permitted uses shall be subject to Section 629 (RH-Resort District) of the Phoenix Zoning Ordinance Wireless communication facilities shall be in accordance with the provisions of Chapter 7, Section 715 of the City of Phoenix Zoning ordinance. Dwelling Units shall not be permitted.
Temporary uses
Temporary uses shall be pursuant to Section 708 (Temporary Uses) of the Phoenix Zoning Ordinance
Accessory Uses
Accessory uses shall be permitted as defined in Chapter 2, Section 202 and Chapter 6, Section 629.A.2 of the Phoenix Zoning Ordinance.

The developer(s) or any property owner within the defined limits of the PUD may request an interpretation of analogous uses to the defined list below from the City of Phoenix Zoning Administrator. The Zoning Administrator may administratively approve a use analogous to those listed below.

Table 3: Permitted Land Uses within Parcel B: Westin

Permitted Uses on Parcel B (Westin)
Permitted Uses
Permitted uses shall be subject to Section 629 (RH-Resort District) of the Phoenix Zoning Ordinance Wireless communication facilities shall be in accordance with the provisions of Chapter 7, Section 715 of the City of Phoenix Zoning ordinance.
Temporary uses
Temporary uses shall be pursuant to Section 708 (Temporary Uses) of the Phoenix Zoning Ordinance
Accessory Uses
Accessory uses shall be permitted as defined in Chapter 2, Section 202 and Chapter 6, Section 629.A.2 of the Phoenix Zoning Ordinance.

Development Standards

This Section is split between two required development standards, a regulatory development standards table for Parcel A (AC Hotel) and a regulatory development standards table for Parcel B (The Westin Hotel and Spa), both areas are depicted on Figure 5, page 27.

The development standards for Parcel A, The AC Hotel, were created to be most comparable with the RH (Resort Hotel) Zoning District, Section 629 of the City of Phoenix Zoning ordinance, with additions and modifications. A separate parcel will be created for the AC Hotel to be just large enough to accommodate the hotel and therefor necessitates modified development standards.

The development standards for Parcel B, The Westin, were created to be most comparable with the RH (Resort Hotel) Zoning District, Section 629 of the City of Phoenix Zoning Ordinance, with additions and modifications. The development standards also incorporate stipulations previously approved on the site.

All other applicable City of Phoenix codes, standards and ordinances, not specifically addressed herein shall apply to this development.

The Westin Kierland Resort and Spa, AC Marriot Expansion PUD proposes the following standards:



Outdoor Dining on the Westin Golf Course

Figure 6: Overall Conceptual Site plan

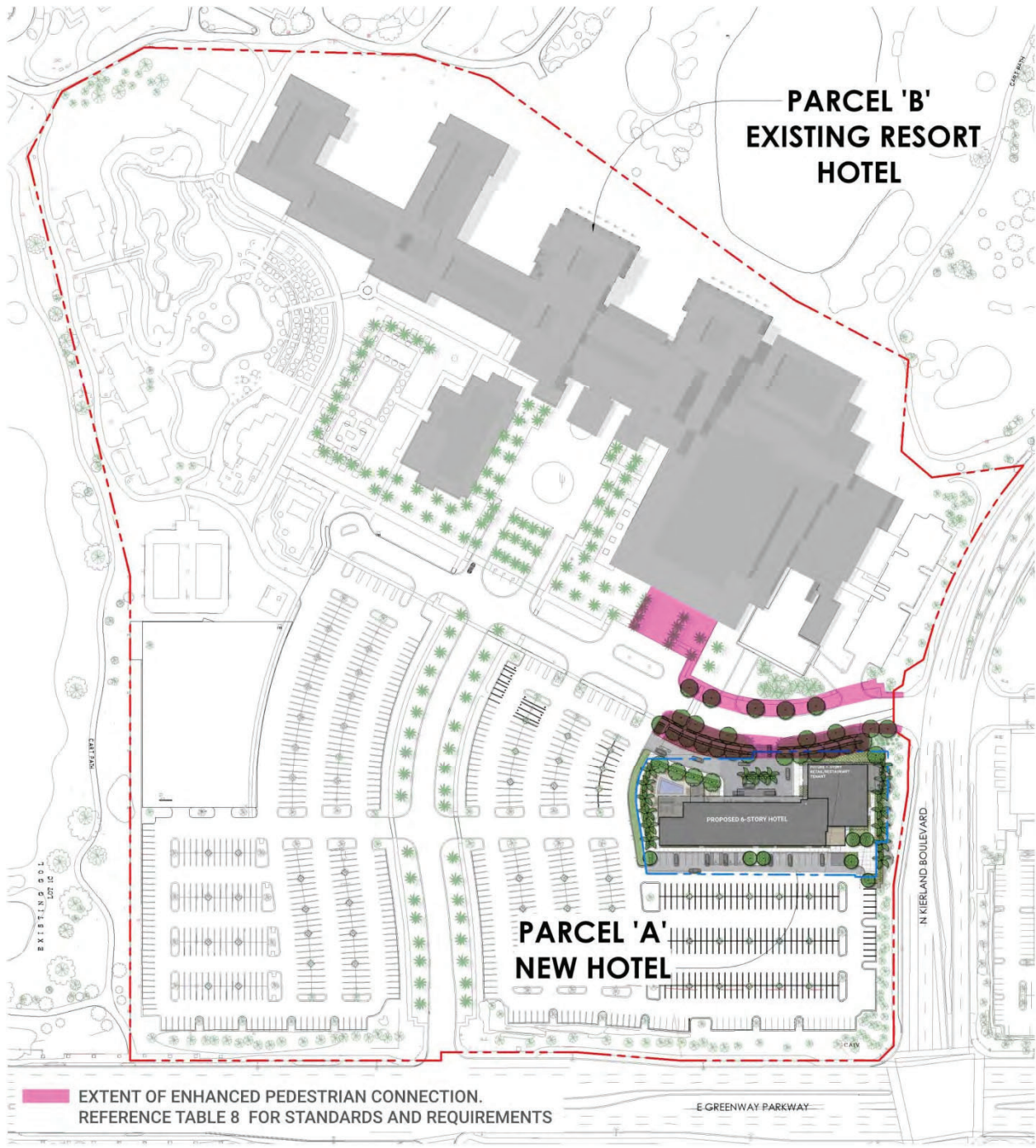


Table 4: Parcel A: Development Standards and Requirements

<p><i>The Enhanced Pedestrian Connection, as identified in <u>Figure 8</u> and located in Parcel B, shall be required as part of development of Parcel A.</i></p>	
<p>PARCEL A: AC HOTEL DEVELOPMENT STANDARDS AND REQUIREMENTS:</p>	
<p>Hotel Rooms</p>	<p>185 - Maximum</p>
<p>Building Height</p>	<p>80 feet Maximum</p>
<p>Building Setbacks <i>*see <u>Exhibit K</u></i></p>	<p>North: 0 feet South: 0 feet East: 50 feet – Minimum, for buildings up to 20 feet in height 100 feet – Minimum, for building above 20 feet in height West: 0 feet</p>
<p>Lot Coverage</p>	<p>85% - Maximum</p>
<p>Open Space</p>	<p>10% of net area - Minimum</p>
<p>Landscape Setbacks</p>	<p>North: 5 feet Minimum South: 0 feet – Minimum East: 10 feet – Minimum West: 5 feet – Minimum</p>
<p>PLANTING STANDARDS</p>	
<p>North, West and East:</p>	<p><u>Rows</u> Minimum 1 row of trees <u>Spacing</u> 20 feet on center or in equivalent groupings</p>

Table 4: Parcel A: Development Standards and Requirements

	<p><u>Tree Size</u> Minimum 3-inch caliper (50% of required trees)</p> <p>Minimum 4-inch caliper (50% of required trees)</p> <p><u>Shrubs</u> Minimum eight (8) 5-gallon shrubs per tree</p> <p><u>Groundcover</u> Minimum 50% living groundcover for all non-paved areas</p>
<p>BICYCLE PARKING STANDARDS</p>	
<p>Bicycle Parking</p>	<p>Minimum 1 bicycle space for every 25 vehicle parking stalls</p> <p>Minimum 8 bicycle spaces shall be located within 100 feet from primary entry to the building.</p> <p>Minimum 2 bicycle spaces shall be located within 250 feet from Kierland Boulevard.</p> <p>Bicycle racks shall consist of an inverted-U or other decorative design and installed per the requirements of Section 1307.H.</p>
<p>PARKING LOT LANDSCAPE STANDARDS</p>	
<p>Interior surface area (exclusive of perimeter landscaping and all required setbacks)</p>	<p>10% Minimum</p>
<p>PARKING LOT PLANTING STANDARDS</p>	
<p>Plant Type</p>	<p><u>Tree Size</u> Minimum 2-inch caliper (70% of required trees)</p> <p>Minimum 3-inch caliper (30% of required trees)</p>

Table 4: Parcel A: Development Standards and Requirements

	Shrubs Minimum five (5) 5-gallon shrubs per tree
ADDITIONAL STANDARDS	
Shade	Minimum of 75% of public and private sidewalks, pedestrian pathways, and common amenities areas shall be shaded through the use of landscaping, architectural features or projections, or other stand-alone structural shading devices. Shade calculations shall be based on the summer solstice at 12:00 p.m.

Table 5: Parcel B: Development Standards and Requirements

New development shall require that the site comply with the standards outlined in the table below.

The Enhanced Pedestrian Connection, as identified in [Figure 8](#) and located in Parcel B, shall be required as part of development of Parcel A.

Parcel B: Westin Hotel Development Standards	
	PUD REQUIREMENT
Hotel Rooms	935 – Maximum (Dwelling units not to exceed 38 maximum)
Building Height	120 feet maximum for a building envelope not to exceed 20,000 square feet in area 80 feet maximum for a building envelope not to exceed 40,000 square feet in area 56 feet maximum for a maximum area of 3.63 acres Remainder of the site shall be limited to the height requirements outlined in Chapter 6, Section 629.B.5 of the Phoenix Zoning Ordinance
Building Setbacks <i>*see Exhibit L</i>	North: 0’ feet - Minimum South: 50 feet – Minimum, for buildings up to 20 feet in height 100 feet – Minimum, for building above 20 feet in height East: 50 feet – Minimum, for buildings up to 20 feet in height 100 feet – Minimum, for building above 20 feet in height West: 0’ feet - Minimum
Lot Coverage	20% - Maximum

Table 5: Parcel B: Development Standards and Requirements

Open Space	50% of gross area - Minimum
Landscape Setbacks	<p>North: 0 feet - Minimum</p> <p>South: 20 feet – Minimum</p> <p>East: 20 feet – Minimum</p> <p>West: 0 feet - Minimum</p>
PLANTING STANDARDS	
South:	<p><u>Rows</u> Minimum 1 row of trees</p> <p><u>Spacing</u> 20 feet on center or in equivalent groupings</p> <p><u>Tree Size</u> Minimum 3-inch caliper (50% of required trees) Minimum 4-inch caliper (50% of required trees)</p> <p><u>Shrubs</u> Minimum eight (8) 5-gallon shrubs per tree</p> <p><u>Groundcover</u> Minimum 50% living groundcover</p>
East:	<p><u>Rows</u> Minimum 1 row of trees</p> <p><u>Spacing</u> 20 feet on center or in equivalent groupings</p> <p><u>Tree Size</u> Minimum 3-inch caliper (50% of required trees) Minimum 4-inch caliper (50% of required trees)</p>

Table 5: Parcel B: Development Standards and Requirements

	<p><u>Shrubs</u> Minimum eight (8) 5-gallon shrubs per tree</p> <p><u>Groundcover</u> Minimum 50% living groundcover</p>
BICYCLE PARKING STANDARDS	
Bicycle Parking	<p>1 space for every 25 vehicle parking stalls</p> <p>Minimum 8 bicycle spaces shall be located within 100 feet from primary entry to the building.</p> <p>Minimum 2 bicycle spaces shall be located within 250 feet from Kierland Boulevard.</p> <p>Bicycle racks shall consist of an inverted-U or other decorative design and installed per the requirements of Section 1307.H.</p>
Shade	<p>Minimum of 75% of public and private sidewalks, pedestrian pathways, and common amenities areas shall be shaded through the use of landscaping, architectural features or projections, or other stand-alone structural shading devices.</p> <p>Shade calculations shall be based on the summer solstice at 12:00 p.m.</p>

Parking Standards and Calculations

A parking study has been prepared to analyze the needs of the Resort with the proposed AC Hotel and the removal of some existing parking which will become the footprint for the AC Hotel building. The findings of the study indicate that the proposed 1,069 parking spaces will be sufficient to serve the existing Westin Resort Facilities along with the proposed AC Hotel operations most days of the year.

The Westin Resort has an existing parking variance, which variance results in a reduction of 415 parking spaces, a 22.8% reduction for the Westin Resort on-site and allows for the use of 100 parking spaces off-site. Applied to the addition of the proposed AC Hotel, the variance would result in a total of 127 parking spaces for the addition of the new guest rooms, 118 on-site and 7 which could be provided off-site.

To account for the ability of the parking to be shared between The Westin and the AC Hotel, an updated parking study was prepared. The parking study addresses synergies of the uses within and between the two hotels as required by the Zoning Ordinance. The Zoning Ordinance states that a Resort “Requires parking study or is based on previously approved parking interpretation for a like use”. Considering parking requirements for each individual use provided by the Resort would result in more parking than needed to serve the development. As noted above, the findings of the parking study indicate that the proposed 1,069 parking spaces will be sufficient to serve the existing Westin Resort Facilities along with the proposed AC Hotel operations most days of the year.

Minimum parking stall dimensions and drive aisle dimensions shall be pursuant to Section 702.B.2 of the Phoenix Zoning Ordinance.

Parking requirements were calculated using the format of the City of Phoenix’s Zoning Ordinance (Section 702) for the existing hotel programming and is summarized in [Table 6](#).

The Westin Resort provides many symbiotic uses which are enjoyed by guests already staying within the resort. The following parking ratios will be applied to the Westin Kierland Resort and the AC Hotel.

Table 6: Parking Requirements for the PUD

Facility	Land Use	Phoenix Required Ratio			
Guest Rooms	Motels, Hotels, Resort Hotels	0.75	space per	1	unit
Ballrooms	Public Assembly-General	0.5	space per	60	SF
Meeting Rooms	Public Assembly-General	0.3	space per	60	SF
Outdoor Function	Public Assembly-General	0.3	space per	60	SF
Restaurants	Restaurants, Bars, Taverns, Night Clubs, or Similar Drinking Establishment <i>(Internal to Resort or Hotel)</i>	0.15	space per	50	SF
Restaurants	Restaurants, Bars, Taverns, Night Clubs, or Similar Drinking Establishment <i>(External to Resort or Hotel)</i>	0.35	space per	50	SF
Spa	Tanning, Health, and Beauty Salon	0.25	space per	1	station
		0.25	space per	300	SF
Sport Courts	Tennis Courts	0	space per	0.33	court
Sport Court	Basketball Courts	0	spaces per	1.00	1/2 court

Parking Requirements calculated using Table 13 of the The Westin Kierland Resort and AC Hotel Parking Study prepared by CivTech dated July 2018, values rounded for application.

Table 7: Shared Parking Needs Summary

Scenario	Parking Lot	Parking Spaces Required	Parking Spaces Available
Typical Day to Day Operation ¹	Main Lot – Standard Parking	1,064	1,069
90% Room Occupancy & 2000 Person Event	Partial Valet & Shared Scenario	1,346	1,263 before 5:00 PM 1,363 after 5:00 PM
100% Room Occupancy & 2500 Person Event	Partial Valet & Shared Scenario + Offsite Parking	1,593	1,625 before 5:00 PM 1,725 after 5:00 PM
Maximum Parking Available			1,725 after 5:00 PM

¹*Typical day to day operation includes 80 percent occupancy of the resort and hotel rooms along with 1,000 event attendees (based on comparison of calculated ratio's to the shared parking model)*

Landscape Design Guidelines

Landscape at the proposed AC Hotel site will match the existing Resort comprised of established landscape zones including specialty resort style landscape areas and amenity spaces, parking lot landscape, and landscape buffers along the property perimeter. Additional areas also include mature shade trees and palms, turf amenity areas, perimeter and corridor landscaping, and the existing golf course. The resort owners intend to continue to promote a landscape that is water conservative and adaptable to the desert environment, while complementing the overall Resort pallet and style.

Landscaping will be used to link the Westin to the AC Hotel and to create a fully integrated site that also includes a connection to the Kierland Commons shopping center. Landscaping will provide a common design element in which the Westin and AC Hotel will be linked and function as a single resort with seamless design. Landscaping will also provide a clear well-defined link between the Westin Resort, the AC Hotel and the Kierland Commons Shopping Center.

The streetscape landscape has already set the tone for the Resort's appearance from North Kierland Boulevard heading west into the Westin property. Views from the adjacent roads and properties provide an attractive edge treatment in order to define the high quality of the Westin development. Parking lots shall utilize a landscape buffer to mitigate their visual impact to the Resort and future site development, and buffered areas that surround the perimeter of parking lots.

The Resort includes one main entry along Main Street just west of North Kierland Boulevard. This entrance will be used as primary access for the AC Hotel to the general circulation within the Resort and is designed to create an enhanced sense of arrival. Landscape treatments are comprised of mature specimen trees and dense mass planting of flowering shrubs and groundcover.

Landscape within Parcel B: the Westin is comprised of established landscape zones including specialty resort style landscape areas and amenity spaces, parking lot landscape, and landscape buffers along the property perimeter. Additional areas also include mature shade trees and palms, turf amenity areas, perimeter and corridor landscaping, and the existing golf course. The Resort intends to continue to promote a landscape that is water conservative and adaptable to the desert environment, while complementing the overall resort pallet and style.

There are no immediate plans to modify the landscaping for Parcel B: the Westin, except for the improvements associated with the Pedestrian Walkway and Landscaping shown on [Figure 7](#) on page 46. These landscaping improvements on Parcel B shall be a required condition of developing Parcel A. All landscape areas shall have decorative rock (decomposed granite) with the exception of turf and golf course areas. All landscaping shall be irrigated with an automatic in-ground irrigation system. All planting shall be required to have underground drip irrigation,

and turf shall have underground-mounted spray heads. All plant material shall be in accordance with Arizona Nursery Association Standards.



Westin pool and lazy river amenities

Pedestrian Connectivity

The following pedestrian connection standards and requirements set forth in [Table 8](#) are required by this PUD for a better pedestrian connection from the Westin to the AC Hotel and Kierland Commons shopping area. This connection is located to the North of Parcel “A” as illustrated in [Figure 6](#). This connection will be further enhanced by the shade requirements as noted below. [Figure 7](#) and [Figure 8](#) further illustrates the specific requirements of the proposed improvements. The enhanced landscaping shown on Parcel “B” in [Figure 7](#) shall be a required condition of developing the AC Hotel on Parcel “A.”

Table 8: Pedestrian Connection Standards and Requirements, improvements required at time of development of Parcel A.

PEDESTRIAN CONNECTION STANDARDS AND PLANTING REQUIREMENTS:	
<p>Minimum Width for Sidewalks and Landscape Areas</p>	<p>Per Cross Section: *See Exhibit P</p> <div style="text-align: center; margin: 10px 0;"> </div> <p>See Figure 7 Pedestrian Walkway and Landscaping; See Figure 8 Pedestrian Walkway and Landscaping Cross-Section</p> <p>As noted in cross section above:</p> <p><u>Sidewalks</u> Minimum 5-foot wide sidewalks</p> <p><u>Landscape Areas</u> Minimum one (1) 5-foot wide, 13-foot wide average landscape area Minimum one (1) 4-foot wide landscape area Minimum two (2) 10-foot wide, 13-foot wide average landscape area</p>

PLANTING STANDARDS FOR LANDSCAPE AREAS THAT ARE MINIMUM 5 FEET IN WIDTH OR GREATER	
Minimum Standards	<p><u>Rows</u> Minimum 1 row of trees</p> <p><u>Spacing</u> 20 feet on center or in equivalent groupings</p> <p><u>Tree Size</u> Minimum 3-inch caliper (50% of required trees) Minimum 4-inch caliper (50% of required trees)</p> <p><u>Shrubs</u> Minimum eight (8) 5-gallon shrubs per tree</p> <p><u>Groundcover</u> Minimum 50% living groundcover for all non-paved areas</p>
PLANTING STANDARDS FOR LANDSCAPE AREAS THAT ARE LESS THAN 5 FEET IN WIDTH	
Minimum Standards	<p><u>Shrubs</u> Minimum five (5) 5-gallon shrubs spaced 10 feet on center</p>
OTHER STANDARDS	
Shade	<p>Maximum of 75% of the pedestrian pathway/sidewalk shall be shaded by way of landscaping</p> <p>Shade calculation shall be based on Summer Solstice at 12:00 p.m.</p>

Amenities

The Resort includes multiple existing amenities. These existing amenities will regularly be renovated and updated. The Resort's full-service spa showcases traditional therapies handed down from Arizona's many cultures of healing. This renowned spa is coupled with one of the most innovative golf programs in Arizona that includes custom fittings and nods to the sport's Scottish heritage. The Resort features ten unique dining venues and an award-winning "FUN" program for all ages at the Adventure Water Park complete with 110-foot-long waterslide, 900-foot lazy river and the Kierland FlowRider board sport simulator.

The Resort is constantly making innovative changes to amenities to ensure it remains a top destination in the Southwest. In addition to existing amenities within and adjacent to the Resort Facilities, the Westin intends to enhance its connection with the Kierland Commons shopping center to highlight that center as an amenity to the resort. This enhanced connection will be made with the proposed AC Hotel. The AC Hotel will also feature a pool and restaurant as amenities specifically associated with the AC Hotel.

The proposed PUD shall provide a minimum of two amenities within the boundaries of Parcel A and Parcel B. The amenities may include, but are not limited to the following:

- Pool(s)
- Spa(s)
- Restaurant(s)
- Lazy river(s)
- Tennis court(s)
- Exercise Room(s)
- Museum(s)

Figure 7: Pedestrian Walkway and Landscaping



Figure 8: Pedestrian Walkway and Landscaping Cross-Section



Streetscape pedestrian ways along Kierland Boulevard will include shading by a tree canopy resulting in shade cover over the pedestrian way at vegetative maturity for selected species. Shade from landscaping and other materials will be provided at the existing pedestrian walkway between the Resort and the Kierland Commons and from that pedestrian link to the new AC Hotel. The development, pedestrian walkways and gathering areas will be shaded a minimum of seventy-five percent (75%) at maturity. As required by the City, shade calculations will be closed on the summer solstice at 12:00 noon.

Lighting Plan

All lighting will be consistent with the standards of Sections 704 and 507.Tab A.II.A.8 of the Phoenix Zoning Ordinance.

Design Standards

Development within the PUD shall comply with Section 507.Tab A of the Phoenix Zoning Ordinance. These design guidelines are provided to establish a baseline for the intended level of design for this PUD development. It is understood that these guidelines will be used by the City to evaluate actual development plans that are submitted for this property.

Design Principles

The design intent of this development is to contribute to the overall character of the immediate surroundings. The Westin has a more traditional design that is relatively unique to the Kierland area. Most development in the area, and certainly recent development, has been modern, mid-century modern and in keeping with more clean lines and use of a variety of materials to create visual interest. One of the goals associated with incorporating the AC Hotel is to introduce a modern element to the Westin Kierland and, thus, introduce the surrounding design within the Kierland community to the Westin Resort. The AC Hotel is not meant to replicate the Westin's architectural character; in fact, based on the programmatic differences between the Westin and the new AC hotel, it is intended that the new building act as a link between the Westin and the developments to the east.

The massing and materiality of the building is designed to be the mediator between the classic design of the Westin, and the Modern Contemporary nature of the surrounding retail within Kierland Commons. The design pulls the lighter colors from the Westin Resort together with the modern detailing and variety of contrasting materials from the surrounding Retail to transition the new AC Hotel to represent the inclusive style of the present times to unify the district with the context. Landscaping will be the primary design element connecting the AC Hotel to the Westin. The architectural character of the AC Hotel will emphasize clean lines, modern design and a mixture of materials including paving, glass, stucco, metal and stone. Key architectural components will be included at the primary building entrances as well as the north east corner that leads to the development east of the project. The building is meant to stand on its own merits, and is not meant to be read as an expansion or extension of the Westin buildings.

The AC Hotel will be designed using 4-sided architecture. The main activity center will be at the north end of the building, including a restaurant, pool and main drop off area. The restaurant and the pool have been designed to provide visual interest and activity on the east and west sides of the AC Hotel. These activity nodes at the ends of the building create a pedestrian scale link to both Kierland Commons shopping center and the Westin Resort. The south side of the building has been designed to include awnings and an enhanced secondary entry for guests integrated into the overall clean lines and architectural themes of the building, while providing visual interest and ensuring 4-sided architecture.

It should be noted that - in addition to the specific standards identified below - all development located within Kierland is subject to the adopted Kierland Master Association Design Guidelines,

which are comprehensive and detailed. All plans for projects within Kierland are subject to review and approval by the Kierland Master Association Design Review Committee (KMADRC). The modifications proposed in this PUD have been reviewed and approved by the KMADRC and are deemed consistent with the Kierland Master Association Design Guidelines.

Final elevations for all development within the PUD boundary shall include and building plans shall include evidence of the provision of the following:

Parcel A: AC Hotel Exterior Materials and Design Standards

Exterior materials shall be provided for Parcel A: AC Hotel property as shown in the below table and as shown on Figure 10.

Table 9: Exterior Materials Standards and Requirements

Materials Standard	Minimum Requirement
Portland Cement Stucco	20%
Composite Metal Panel	8%
Glazing	20% for facades over 80 ft long 5% for all others No more that 20% reflectivity shall be permitted on the building.
Stone/Masonry	8" High base at all materials except glazing

Exterior Façade

Exterior articulation will be enhanced by the use of projections and recesses including use of Vertical or Horizontal material changes to provide shadow, depth and visual interest, simple bold forms and alternating materials and exterior shading structures and/or balconies.

All facades will be required to have a change in material, color or an 8" minimum change in plane (Projection or Recess) every 50' minimum along the length of the façade.

All sides of the hotel building shall exhibit 4-sided architecture and contain multiple exterior accent material such as stucco, metal panel, glazing and stone/masonry in proportions described in Table 9 above.

Color Palette

The color palette for The AC Hotel shall feature colors/materials identified in [Figure 10](#) and [Exhibit C](#).

Site Design

The site design for the AC Hotel shall be provided as follows:

Table 10: Site Design Standards and Requirements

Site Design Standards	
Pool/Amenity Area	3,000 sf minimum
Pool/Amenity Hardscape Material	Decorative Pavers or Tile Decorative and/or Colored Concrete
Pool Enclosure Screen Wall/Fence Height:	6 ft height minimum
Site Wall Material	Decorative Concrete Block Wall Rammed Earth Wall Decorative Metal Fence (Black) Glass Railing Any Exterior Material from Figure 10
Lighting for Pedestrian Walkways	15 ft high poles max height

Pedestrian Crosswalk

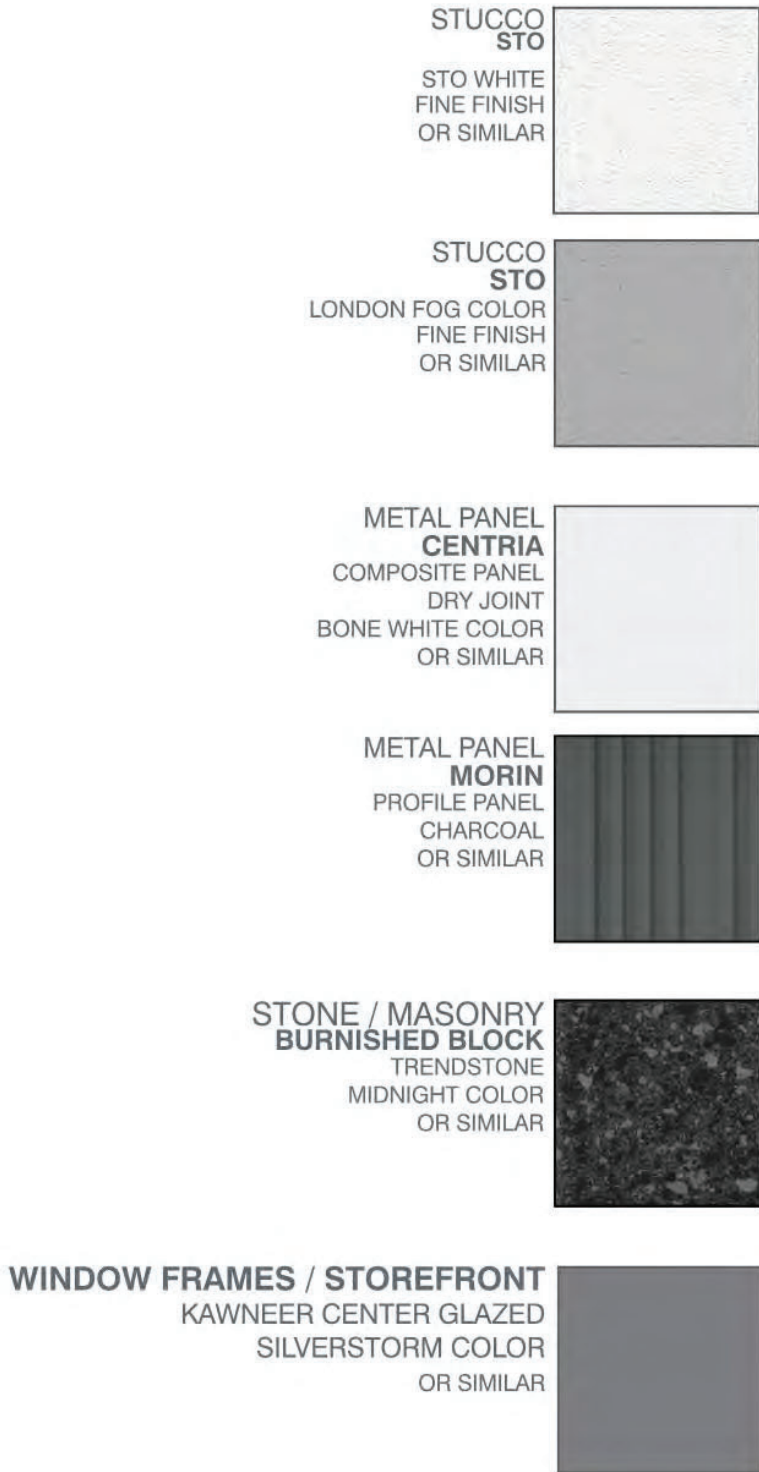
To indicate pedestrian pathways, decorative material will be used to distinguish the pedestrian paths from automobile lanes. The material used for the pedestrian crossing will match the existing crosswalks at the Westin Resort (Parcel B). The material detail for the crosswalk will be as follows:

- 6-inch wide by 12-inch deep concrete curb edge restraint on both side of the pedestrian crosswalk.
- Saw-cut with seal joint will be placed between the flush curb and existing asphalt.
- Red-colored paver laid in herringbone pattern will comprise the main pathway of the crosswalk.
- Pathways pavers will be minimum 3-1/8-inch thick on top of 1-inch minimum thick bedding sand, geotextile fabric, and minimum 5-inch thick reinforced concrete base.
- Minimum 2-inch diameter drain hole filled with pea gravel between the concrete base and curb.
- Below the pedestrian path will be a compacted aggregate sub-base and soil subgrade.

Figure 9: Pedestrian Crosswalk Materials



Figure 10: Parcel A: AC Hotel Color Palette and Materials



Parcel B: Westin Exterior Materials and Design Standards

“The purpose of these design guidelines is to provide general guidance to any additional structures built within the area of the PUD designated Parcel ‘B’ (the Westin as shown on [Figure 5](#) on page 27). These guidelines are intended to define and preserve the character of the Resort without requiring specific architectural elements that may not be appropriate in scale or use for the Resort’s future needs. The Resort should maintain a cohesive architectural character and have the ability to adapt as the neighborhood surrounding it grows and develops.

Building Design

The following guidelines for the Westin (Parcel ‘B’) will serve to enhance and supplement the provisions set forth in Section 507 Tab A, Guidelines for Design Review, of the Phoenix Zoning Ordinance. Preserving the existing resort’s character in scale, proportion, materials, and detailing in any new buildings constructed on site shall be goal of the guidelines set forth below.

The architectural style of the existing Resort combines a traditional massing, repetitive elements, and environment appropriate colors and materials while also utilizing the historic prairie style architecture of nearby Taliesin West. Strong repetition of vertical elements with long and deep horizontal planes define the overall language of the exterior. Earth toned stucco and stone elements on the façade relate to the existing environment and the shallow-sloped roofs and the deep set windows to shade not only guestrooms but also many public exterior areas. Large glass openings at the public areas allow connection between the interior and exterior spaces which was a primary goal of the prairie style architecture this resort has interpreted with a modern flair. Shading using large overhangs, trellises, and vegetation is a key part of the resort’s design language.

New structures within Parcel ‘B’ should incorporate these design elements at the appropriate scale and use in order to maintain harmony with the resort’s design aesthetic.

Architectural Design Elements

1. Exterior materials should be consistent with the existing Resort.
2. Windows, doors, exterior detailing should be style appropriate as it relates to the detailing of the existing Westin.
3. Where possible, repetition of vertical architectural elements and strong horizontal roof lines should be utilized in the design.
4. Roof pitch should match the existing roof pitch throughout the resort.
5. Use of stucco, stone, wood, and metal is encouraged to accent any additional structure such that it enhances the existing character.
6. Exterior glass shall have U-Values and Solar Heat Gain coefficients appropriate for the climate and should have the color and reflectivity match as closely as possible to the existing windows based on function within.

Colors And Materials

1. Color and material of any additional guestroom addition shall match the existing guestroom portion of the resort.
2. Use of accent color and materials is encouraged to add detail and visual interest to any addition.
3. Plastic, aluminum, or composite siding materials shall not be used for the exterior finish material.

Signs

The Resort is subject to a comprehensive sign plan (“CSP”) adopted pursuant to Section 705.E.2 of the City of Phoenix Zoning ordinance that is applicable to the greater Kierland development. An amendment to the CSP will be required for any signage that is not otherwise permitted under the current CSP or in place at the existing Westin Resort.

Sustainability

The following standards will be employed to ensure high standards of sustainability within the Resort.

City Enforced Standards

These standards are to be documented as part of the standard building permit issuance process and will show compliance with the following features:

1. High Efficiency Mechanical Equipment, with 3rd party inspection of installation;
2. Dual Glazed Windows with high performance Low-e glazing;
3. Lower flow toilets and showerheads;
4. Energy star rated appliances; and
5. All guests will have access to recycling.

Developer Enforced Standards

These standards are not implemented by the City; however, the Westin commits to continue to employ the following environmental policies and systems for the existing Westin Resort.

The Westin Kierland Resort & Spa is well known for “Keeping the Essence of Arizona” and known for being one of the largest Resorts in Arizona. In keeping with their reputation they are honoring that essence and that responsibility with several initiatives that protect and conserve the environment and reduce their carbon footprint.

The Resort’s “Be Greener” program, launched in early 2007, was initiated to help set an example and lead the way in the hospitality industry for the State. Through programs such as energy conservation, waste reduction, water conservation, alternate transportation, staff and guest awareness, and community service projects, The Westin Kierland Resort & Spa is dedicated to preserving that essence of Arizona it is known for.

The Westin Kierland Resort & Spa is proud to be an ENERGY STAR Partner, a member of the Phoenix Green Chamber of Commerce and is a “Green Certified” hotel by the Arizona Hotel & Lodging Association.

Waste Reduction

- Collectively, the Resort has reduced what they send to the landfill by more than 55%
- Landscape waste is being recycled at 100% with all of these materials being used at local compost fields
- Associate Newsletter is printed on 100% recycled paper
- The property currently recycles all cardboard, aluminum, plastics and paper
- A Guest Room Recycling Program is in place in all guest rooms and meeting spaces
- Green office supplies are used when the option is available
- Elimination of Styrofoam from associate cafeteria in 2007
- Recycle cooking oil in outlets kitchen operations
- Reusable dishes, cups and cutlery in associate cafeteria and banquet functions
- Donation of old lost and found items to local charities
- Biodegradable corn-based cups at all water stations, bottled water given only upon request
- Reusable aluminum water bottles for purchase in rooms, increased water stations for convenient refilling, reducing plastic water bottle usage
- Installation of a trash monitoring system on the Resort compactor has resulted in reducing pulls by 40%
- Recycle all computers and monitors through certified computer recycling

Water Conservation

- Linen and towel reuse program available in all guest rooms
- Resort provides guests the option to use only one shower head from the dual Heavenly shower head
- “Make a Green Choice” program allows guest to decline housekeeping services in return for a \$5 gift card available to use at the Resort, reducing water waste from laundry and cleaning
- Removed approximately 10 acres of formal turf and Native grass areas and changed it to low water use drip irrigation landscape.
- Areas that are over seeded in the winter with perennial ryegrass have been reduced by 30 acres. This saves on water use in the fall, winter and spring, and also reduces mowing and fertilizer inputs.
- The main irrigation pond also serves as a retention basin for much of the greater Kierland development. Street runoff is fed back into our irrigation pond through storm drains designed to collect this water for re-use.
- Water savings average 10 million gallons annually

Water Quality Management

- All chemicals are stored in a fully enclosed and locked concrete Chemical Storage facility. Concrete curbing provides spill protection.

- The equipment wash rack is designed with a three part containment system. Grass and oil are contained, pumped out and disposed of by an authorized company. Prevents contamination of groundwater.
- Diesel and gas fuel tanks are stored in above ground tanks that comply with all regulatory standards. Concrete barrier posts protect the tanks from accidental damage. Tanks are inspected bi-annually by the County and bi-monthly by the management staff to insure there are no leaks or loss of fuel.
- Organic fertilizer has been incorporated into our fertility program. Additionally, 80% of our fertilizer program involves foliar fertilization in order to reduce potential leaching.
- Ponds are natural and are not treated with any chemical inputs.

Energy Conservation

- Guest room sensors regulate temperature according to activity in the room.
- Guest rooms utilize ENERGY STAR approved 3-way compact fluorescent bulbs
- Meeting room temperatures centrally controlled in accordance with meeting schedules
- Most light bulbs have been switched out with CFL bulbs and LED light fixtures.
- Six Sigma Energy Reduction Project- resulted in a reduction of electrical usage by 4%
- Central Energy Plant upgrade to reduce electrical consumption
- The Resort reduced electrical consumption by 12.9% year-over-year by upgrading the Resort's Heating, Ventilation and Air-Conditioning systems
- Participation in the 2009 and 2010 global "Earth Hour" efforts to globally conserve energy
- Installed two "Blink" charging stations on the Resort front drive for guests with electric vehicles to use for a quick 30-min re-charge, or 8-hour full charge.

Kierland Golf Club

- Implemented recycling program throughout the course
- Minimizing turf that needs to be watered and turning into natural preserve
- All grass, plant, and tree green waste from the golf course is collected in "roll-offs" and recycled. The green waste is separated by grass clippings instead of branches to permit effective composting. This one meaningful act saves approximately 1,000 tons annually from entering a landfill.

Resort Recycling Program

- Rooms – All guestrooms offer a recycle container. Items collected are put in a 95 gallon tote that is located in each elevator service landing and is considered single stream meaning ALL recyclable materials are accepted in these containers.
- Food & Beverage – within the resorts food and beverage areas, materials are sorted into single stream stations. The resort has collection containers for glass, aluminum, paper, tin/metal and cooking oil.

- Back of House – The resort has collection containers in the back hallways and offices for paper, single stream collectables, electronics, batteries and light bulbs.
- Computers/Monitors – The resort’s information technology Department works with several vendors to clean up and recycle all PC’s, monitors and other computer related equipment and televisions.
- Front of House – Single stream containers are provided for guest use in public and pool areas.
- Landscaping – All landscape clippings/debris are removed/collected and delivered to local compost fields from the golf course, Resort and several businesses in the surrounding area.

The overall performance of the Resort is operating around a 50% diversion rate recycling approximately 175 tons of materials annualized.

The Westin Kierland Resort & Spa’s Environmental Policy

The Westin Kierland Resort is committed to protecting our environment and preserving our precious natural resources and the operators understand it’s a process of being “greener” and that it’s not a definitive ending point. The Westin is dedicated to the process and promise to promote a lifestyle that ensures the Resort’s environmental impact on the world around is minimal and as positive as possible.

Infrastructure

Circulation

The surrounding public roadways (Kierland Boulevard and Greenway Parkway) are built to full public standards and are at their final build-out size and configuration. This PUD is not anticipated to negatively impact existing roadway capacities. Addition detail is provided in the CivTech trip generation comparison report (provided under separate cover).

Grading and Drainage

Existing Site Grading and Drainage

The existing building on this site has a finished floor elevation of 1468.00 feet. The adjacent low curb, at the main entrance drive off Kierland Boulevard in front of the main building is at an elevation of 1464.90 feet (3.10 feet from finish floor). The adjacent high curb at the west end of the main entrance drive off Kierland Boulevard is at the southwest corner of the Resort Facilities at an elevation of 1465.80 feet (2.20 feet from finish floor). The roof pipes from existing buildings outlets to the main entrance drive. Flows on the main drive are conveyed overland on paved parking areas and drive lanes toward the southwest corner of the parking lot and ultimately drains to the adjacent golf course. No site retention basins or drywell systems are located on the Resort Parking Lot. All required retention storage has been provided in the existing golf course.

Proposed Site Grading and Drainage

The proposed AC Hotel is planned to be situated along the south side of the main drive off Kierland Boulevard. The finish floor will be set at an elevation of 1461.00 which is higher than the existing adjacent parking lot grades to the south.

Roof drainage will be conveyed to nearby parking surface Site grading will slope away from the building and follow the existing parking lot grades to the historical outfall at the southwest corner of the parking lot.

Stormwater and Stormwater Management

Typically in the city of Phoenix and Maricopa County, there is a requirement to provide onsite storm-water retention of the 100-year 2-hour storm water volume. However, the proposed development falls into City's infill/redevelopment category which only requires providing "Pre-vs-Post" retention volume for the difference between pre-development and post-development runoff for the 100-year, 2-hour storm, and to provide "first flush" onsite retention or treated in an equivalent manner.

Since the proposed hotel building will be situated entirely on the existing parking lot, no runoff increase will occur from the proposed development, only “first flush” requirement will be required. We propose address the “first flush” requirements for the hotel building with either onsite basin, offsite basin or equivalent treatment. No first flush will be provided for the adjacent existing parking lot.

Floodplains

The site is located in a Zone X according to FEMA Flood Insurance Rate Map 04013C1760L, dated October 16, 2013. Zone X is described as areas of 0.2% annual chance of flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas of less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Water and Waste Water Systems

Water and Fireline

The City of Phoenix has existing public water mains adjacent to the existing Resort Facilities. There is an existing 12” Ductile Iron Pipe (DIP) in Kierland Boulevard and a 16” DIP waterline in Greenway Parkway. Currently, the existing resort building is served by an 8” DIP line connecting to the 12” line in Kierland Boulevard. The 8” DIP line splits into a 2-1/2” domestic line and an 8” fire line.

The proposed hotel building will be served by the same 8” DIP line with a new water service line tapped into the 8” DIP line before the split. The fire line for the building will be connected to the existing fire line after the split.

Currently, there is an existing fire hydrant located at the northwest corner of the proposed building. Three new fire hydrants are proposed to cover the other three corners. A fire hydrant test will be performed to verify the system pressure.

Wastewater

The City of Phoenix will serve the subject property. There is an existing private 10-inch sewer line running north-south along the main drive off Greenway Parkway. This 10 inch-sewer line connects to an existing public 10-inch sewer line in Greenway Parkway which drains east to Kierland Boulevard where it connects to a 12-inch sewer line draining south. The proposed AC Hotel will drain directly to the existing 10-in private sewer line in the main drive.

According to City of Phoenix Water Services Department, with the surrounding new developments, the existing 12-inch sewer line in Kierland Boulevard downstream of Greenway Parkway does not have sufficient capacity to accommodate all the new developments. Upsizing will be required to serve all the new developments. Currently, City has been requiring four developments including the current PUD to upsize the 12-inch sewer line to a 15-inch sewer

line from Greenway Park to Acoma Drive. These developments include LMC Kierland PUD (Z-12-18), this PUD (Z-3-18-2), DMB Circle Road Partners Mixed Use Development (Z-14-18-2) and the Paragon at Kierland. The first of these developments to begin construction will likely construct the upgrade the existing sewer system downstream of Greenway Parkway.

Phasing Plan

The proposed AC Hotel will be developed in a single phase. The existing Resort buildings and amenities will be renovated, updated and expanded on a schedule that will least interrupt guests and the continued use of the Resort.



Westin Seating Area Overlooking Golf Course

Exhibits

Exhibit A

Zoning History

Zoning History of Property within the PUD and Westin Resort

According to records at the City of Phoenix Planning Department and the official City of Phoenix Zoning Map, the Resort is currently zoned RH PCD (Resort Hotel, Planned Community District), RH PCD M-R (Resort Hotel, Planned Community District, Mid-Rise Overlay) and the golf course surrounding the Resort (specifically, Parcel 1C which parcel includes the golf course that surrounds the property that is the subject of this PUD) has a Special Permit designation. The Special Permit (S.P.) designation restricts portions of the Golf Course to uses including a country club, golf course, tennis club or other health or athletic club. The remainder of the golf course is currently zoned GC PCD. The Mid-Rise overlay covers approximately 5 acres adjacent to the north boundary of the Resort.

Multiple zoning approvals and documents addressing entitlements contain conflicting information, thus, unlike a more typical analysis of zoning entitlements, this summary includes information from the multiple sources (including site plan approvals) to help determine the most likely and logical zoning entitlements (including density, parking and building height regulations) applicable to the entire resort property as well as the PUD Property. There is no obvious summary of zoning entitlements, thus, multiple sources are presented and the best summary available, based on the multiple sources, is presented.

Zoning Approval and Stipulations | Building Height

Records at the City of Phoenix Planning Department indicate that the original zoning for the Kierland PCD (which was then called the Desert Springs PCD) was approved under application Z-11-75. The current zoning of the Resort Site was approved as part of a major amendment to the original PCD zoning under application Z-11-C-75-1. Under Z-11-C-75-1, a 17-acre portion of the golf course adjacent to the Resort Site on the east, north and west, was also rezoned to RH PCD, with a Special Permit (SP) for golf course use. As discussed further below, this 17-acre area appears to have been used to determine the maximum allowable density on the Resort Site.

As noted in stipulation number 1 of the approval letter for Z-11-C-75-1, the stipulations of this case supersede all the prior stipulations of the original PCD zoning under Z-11-75. Most of these stipulations apply to general requirements and obligations that had to be met prior to development of any of the parcels in the PCD. However, stipulation number 15 indicates that the RH M-R zoning approval was conditioned upon development of a hotel, and stipulation number 15 includes specific limitations regarding the building heights allowed and minimum hotel rooms required in specified building envelopes within the approved M-R overlay area, along with a limitation regarding the overall size of the M-R parcel (discussed more below).

In October of 1991 and July of 1993, modifications were approved to stipulations number 8 (dealing with right of way dedications) and number 2J (dealing with the master water agreement); neither of these stipulations pertain directly to the Resort.

Under Z-11-C-75-1, the Resort Site is identified as encompassing approximately 37.35 acres; the approved case map shows that RH PCD zoning was approved on a 13-acre portion of the site,

The Westin Kierland Resort Hotel and Spa

Planned Unit Development Z-3-18-2 Hearing Draft

and RH M-R PCD zoning was approved on the remaining 26 acres. However, stipulation number 15 of the rezoning approval clarifies that the M-R zoning would actually be made effective only on that portion of the site "necessary to accommodate the hotel use and meet Zoning Ordinance standards" and that such area could be no larger than five acres (the stipulation does not state this area must be contiguous). The existing Phoenix Zoning Map (which does not designate acreage) shows the M-R zoning on what appears to be approximately a 5-acre portion of the Resort Site. The full text of stipulation 15 is set forth below:

The Maximum height for the RH-MR zoned parcel shall be limited to 56 feet from finished grade with the exception of a building envelope not to exceed 40,000 square feet in area which shall not exceed 80 feet in height with a minimum of 600 rooms plus a building envelope not to exceed 20,000 feet in area which shall not exceed 120 feet in height with a minimum of 900 rooms. An architecturally compatible equipment penthouse and/or ornamental spire shall be permitted not to exceed a building envelope of 5,000 square feet for a height of 120 feet. The hotel may be developed in phases; the first phase must be at least 600 rooms to utilize the building height of 120 feet. Respectively, only that area necessary to accommodate the hotel use and meet zoning Ordinance standards shall vest, up to a maximum of five acres of MR zoning.

Subdivision Approvals:

The Resort was originally included in a subdivision plat with two adjacent parcels, in the Final Plat (for Kierland Parcels 1, 2 and 4A) recorded in Book 418, Page 45 in 1996. In late 2002, the Resort Site was the subject of a one lot subdivision entitled "The Westin Resort at Kierland", recorded in Book 615, Page 36. The Westin Resort plat included only the Resort, identified as Lot 1 (although no acreage of the Lot is noted). The plat identifies and dedicates several easements running along the south and east boundaries of the property, adjacent to Greenway Parkway and Kierland Boulevard, and includes a note that no structures may be placed within specified easements. Finally, as noted above, a request to combine the referenced Lot 1 and Parcel 1C (surrounds Lot 1) was processed and approved in 2010 in association with the addition of a lakeside terrace deck. This approximately 0.2 acre portion of the golf course is included in the PUD legal description. However, no physical changes are requested to any portion of the golf course as a part of this request.

Site Plan Approvals | Density

Density and building height are among the more confusing zoning entitlements to review for the Westin Resort. The best evidence addressing these topics appears to be information gleaned from site plan approvals, as discussed below. Planning staff agreed with the below analysis as per the zoning verification letter issued by the City on May 2, 2018. This letter confirms the maximum density for the Westin Resort is deemed to be 1,120 units/rooms/keys.

Final Site Plan (00-5136A1)

Records at the City of Phoenix Development Services Department show that a final site plan was approved for the Resort Site by staff on February 21, 2001 (referenced under Kiva number 00-5136). A chart on the first page entitled "Site Zoning" shows that the site plan includes the Resort (the RH and RH M-R parcels) and the surrounding golf course SP parcel. However, as discussed further below, the acreage shown on this chart differs slightly from that set forth in the zoning approval. The site plan drawing does include an M-R zoning boundary, which is shown to include a portion of the main resort hotel building, a portion of the future fitness center building and portions of various outdoor use areas (not clearly related in any logical manner to the boundary of the building or the proposed site development pattern). The site zoning summary chart indicates that the currently contiguous M-R zoning area is 5.0 acres in size, which is consistent with the rezoning stipulation. Currently, only approximate 1.6 acres (69,696 square feet) of property is over 56 feet in height.

According to the project information set forth on this approved site plan, the resort as shown on the site plan was to contain 750 guest rooms (located in the main hotel building and in 6 separate future casitas), along with accessory uses including tennis courts, pools, and other outdoor recreation areas; ballrooms, restaurants/dining areas, meeting rooms and a spa. The site plan drawing also shows several "future" uses, including six separate casita buildings, a fitness center, golf club house, and pavilions for golf use, pool equipment, and other unspecified uses. The site plan drawing also shows an existing range house on the golf course SP parcel.

Site Plan Amendment (00-5136A2)

The site plan file also contains one approved minor site plan amendment, stamped approved by the Development Services staff on July 24, 2001. This memorandum and a note on the amended site plan drawing indicate that this amendment (A2) was for the addition of casitas only. The approved amended site plan does not include any summary charts or overall site details, as were set forth on the cover sheet of the original final site plan. It appears, therefore, that the site details and analysis set forth on the original final site plan approval (discussed above) are still applicable.

This amended site plan shows five of the casita buildings (with the "future" designation removed), and one remaining "future casita". Additionally, it includes a golf function pavilion where a future use was previously shown, and includes additional details around the "future club house" on the golf course SP parcel, and identifies the boundary of the golf course SP zoning. A building located near the west edge of the property, south of the casitas, which was previously shown as "future function pavilion/future pool equipment" was also removed on this amended site plan and additional tennis courts were added in this portion of the site. The remainder of the site plan appears to be the same as what was approved in the original final site plan.

Applicable Development Standards and Analysis Regarding Redevelopment Potential:

Arguably, the existing RH zoning controls the number of resort units allowed to be developed on the site. As noted above, the RH zoning allows a maximum of 10 units or rooms per every 1/2 acre of the site. However, it is unclear precisely what the acreage of the site is, and what actually composes the site for purposes of density calculations.

Numbers for the total acreage of the Resort Site vary from 34 to 39 acres. Based solely on these acreages, the Kierland Resort would be limited to a maximum of 680 to 780 rooms. However, the approved site plan, which shows the smaller of these acreages (34 acres gross), clearly shows a higher density with 750 rooms approved. It also includes a note stating that the maximum density is 1,120 units/rooms. Based on this note, it appears that the surrounding golf course SP parcel was included in the total acreage of the resort site for purposes of calculating allowable density. The site plan shows the total acreage for the site (including the SP parcel) to be 55.82 acres gross. Applying the allowed RH density to this acreage results in an allowed density of 1,110 units or rooms. (The noted 1,120 units may have been determined by using the rounded total of 56 acres; however since the RH density is based on 1/2 acre increments it would only apply to each full 1/2 acre of the site.) The ZVL (attached) confirms the maximum density for the resort is 1,120 units/rooms/keys.

To further complicate the analysis regarding the allowable number of hotel rooms on the Resort Site, there is the rezoning stipulation which requires a minimum number of hotel rooms to be developed. This stipulation (number 15) indicates that a minimum number of hotel rooms were required within two specified building envelopes on the Resort Site. This portion of the stipulation reads:

...a building envelope not to exceed 40,000 square feet in area which shall not exceed 80 feet in height with a minimum of 600 rooms plus a building envelope not to exceed 20,000 square feet in area which shall not exceed 120 feet in height with a minimum of 900 rooms.

It is unclear whether these minimum room stipulations were meant to be cumulative (with an overall minimum of 1,500 rooms) or overlapping (with an overall minimum of 900 rooms). Given that the smaller limit of 600 rooms applies to a larger building envelope of 40,000 square feet where building height is limited to 80 feet, and that the larger limit of 900 rooms applies to a smaller building envelope of 20,000 square feet where building height is limited to 120 feet, it appears that the intent was that these building envelopes were not meant to overlap, but to be separate portions of the building. Additionally, the word "plus" is used to link the clauses in the stipulation. However, because the underlying RH zoning only allows 10 rooms per 1/2 acre, and because the acreage of the area rezoned to RH only totaled 56 acres, a maximum of 1,120 rooms would normally be allowed.

If the minimum room stipulations were meant to be cumulative and a minimum of 1,500 rooms is required, it doesn't explain why the hotel was allowed to be developed with substantially fewer rooms than this (around 750 rooms), and the approved site plan does not contain any reference to additional "required" rooms per this zoning stipulation. Additionally, the approved site plan shows a maximum allowed density of 1,120 rooms, far less than the 1,500 contemplated under this scenario. The ZVL provides clarity to this confusion and notes maximum density for the entire Resort is 1,120 units.

Variances

Several variances have been approved on the Resort. The variances address parking and are discussed individually below. There are multiple conflicts sources addressing parking for the Westin Resort (including conflict references on site plans). It appears it can be concluded there is a variance for a reduction of up to 574 parking spaces based on data used at the time the variance was approved in 2002. This PUD will provide one source for parking regulations and includes a comprehensive parking study.

ZA-112-98-2 - Variance to reduce required parking from 2,007 spaces to 1,404 spaces. This parking reduction was approved on April 16, 1998, for a period of 18 months, subject to final calculations by Development Services staff. Stipulations also required that pedestrian connections be maintained to Kierland Commons, and that a letter be submitted from the office complexes south of Greenway Road consenting to the use of 100 parking spaces for valet parking after 6 p.m.

ZA-98-00-2 - Time Extension to the parking variance approved under ZA-112-98-2. On March 16, 2000, the Zoning Hearing Officer approved a time extension of 18 months for the parking variance. The extension was subject to the same stipulations as the original approval, and also to a limit of 415 spaces for the approved parking reduction (based on the approved parking plan).

ZA-566-00-2 - Variance to modify valet parking stipulation of ZA-98-00-2. Under this request, the Zoning Hearing Officer approved a modification of the prior stipulation requiring that valet parking spaces be provided on the office parcels south of Greenway Road. The modified stipulation, approved on October 5, 2000, allowed the valet spaces to be provided on property north of Greenway Road (and required that a letter from the owner of property located north of Greenway be provided allowing the use of 100 spaces for valet parking after 6 p.m.). Although the stipulation does not specify where the property for the valet spaces is located, discussion from the case minutes indicates that the valet spaces were to be located "on the golf course" (presumably parking spaces used for the golf course).

ZA-467-02-2 - Variance to reduce required parking by up to 574 spaces. This variance modified the stipulation from ZA-98-00-2, increasing the approved parking reduction from 415 to 574 spaces. Although the prior stipulations related to parking space reductions were approved for limited (18 months) periods, the variance approved under this case did not include a time

stipulations. It appears, therefore, that this parking variance is still effective and applicable to the Resort Site.

Summary

The PCD process used to rezone the Resort property over 25 years ago has been supplanted with the PUD process. This PUD will allow for clarification of the above-described conflicting, disjointed zoning cases, variances and stipulations of approval under a single manageable umbrella that can be reviewed by the public, staff and public officials as a single comprehensive document.



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

May 2, 2018

Ms. Heidi K. Short
Lewis Roca Rothgerber Christie LLP
201 East Washington Street, Suite 1200
Phoenix, Arizona 85004

Re: Informal Interpretation – Maximum Units Allowed

Dear Ms. Short:

Thank you for your letter requesting an Informal Interpretation regarding the maximum number of units allowed within the Westin Kierland Resort and Spa located at 6902 East Greenway Parkway. After reviewing the Zoning Ordinance, city records and the information that you have provided, I have determined that the maximum number of units allowed would be 1,120 units.

The property is zoned RH PCD (Resort, Planned Community District), RH PCD MR (Resort, Planned Community District, Mid-Rise) and RH PCD SP (Resort, Planned Community District, Special Permit). The approval of Rezoning Case No. Z-11-C-75 established the RH PCD (13 acres), RH PCD MR (26 acres) and RH PCD SP (17 acres) zoning was established on the site, subject to stipulations. The RH district allows a maximum density not to exceed 10 guestrooms or dwelling units for each one half acre per Section 629.B.2. A total of 56 acres was rezoned to the RH district; therefore, the maximum number of units allowed would be 1,120 units.

Stipulation 15 from Rezoning Case No. Z-11-C-75 states:

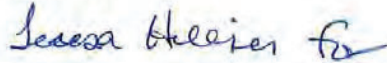
15. The maximum height for the RH MR zoned parcel shall be limited to 56-feet from finished grade with the exception of a building envelope not to exceed 40,000 square feet in area which shall not exceed 80 feet in height with a minimum of 600 rooms plus a building envelope not to exceed 20,000 square feet in area which shall not exceed 120 feet in height with a minimum of 900 rooms. An architecturally compatible equipment penthouse and/or ornamental spire shall be permitted not to exceed a building envelope of 5,000 square feet or a height of 20 feet. The hotel may be developed in phases, the first phase must be at least 600 rooms to utilize the building height of 120 feet. Respectively, only that area necessary to accommodate the hotel use and meet Zoning Ordinance standards shall vest, up to a maximum of five areas of MR zoning.

Informal Interpretation – Westin Kierland Resort and Spa
May 2, 2018
Page 2

Stipulation 15 limits the allowed height under the MR zoning and requires a minimum number of rooms be developed in order to utilize the height. The stipulation does not and cannot allow additional density beyond what is permitted by the RH district; therefore, the maximum number of units allowed would be 1,120 units.

If you have any questions regarding any of the information provided, please contact me at (602) 262-4870 or tricia.gomes@phoenix.gov. You also have the right to appeal this decision if you do not agree by filing for a Formal Determination. Information on how to file this request can be obtained at www.phoenix.gov/PDD.

Sincerely,



Tricia Gomes
Zoning Administrator

c: Alan Stephenson
Joshua Bednarek
Zoning Team
File

Exhibit B
City of Phoenix Informal
Interpretation Letter



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

May 2, 2018

Ms. Heidi K. Short
Lewis Roca Rothgerber Christie LLP
201 East Washington Street, Suite 1200
Phoenix, Arizona 85004

Re: Informal Interpretation – Maximum Units Allowed

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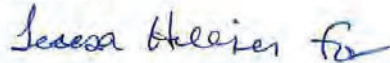
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Informal Interpretation – Westin Kierland Resort and Spa
May 2, 2018
Page 2

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Sincerely,



Tricia Gomes
Zoning Administrator

c: Alan Stephenson
Joshua Bednarek
Zoning Team
File

Exhibit C

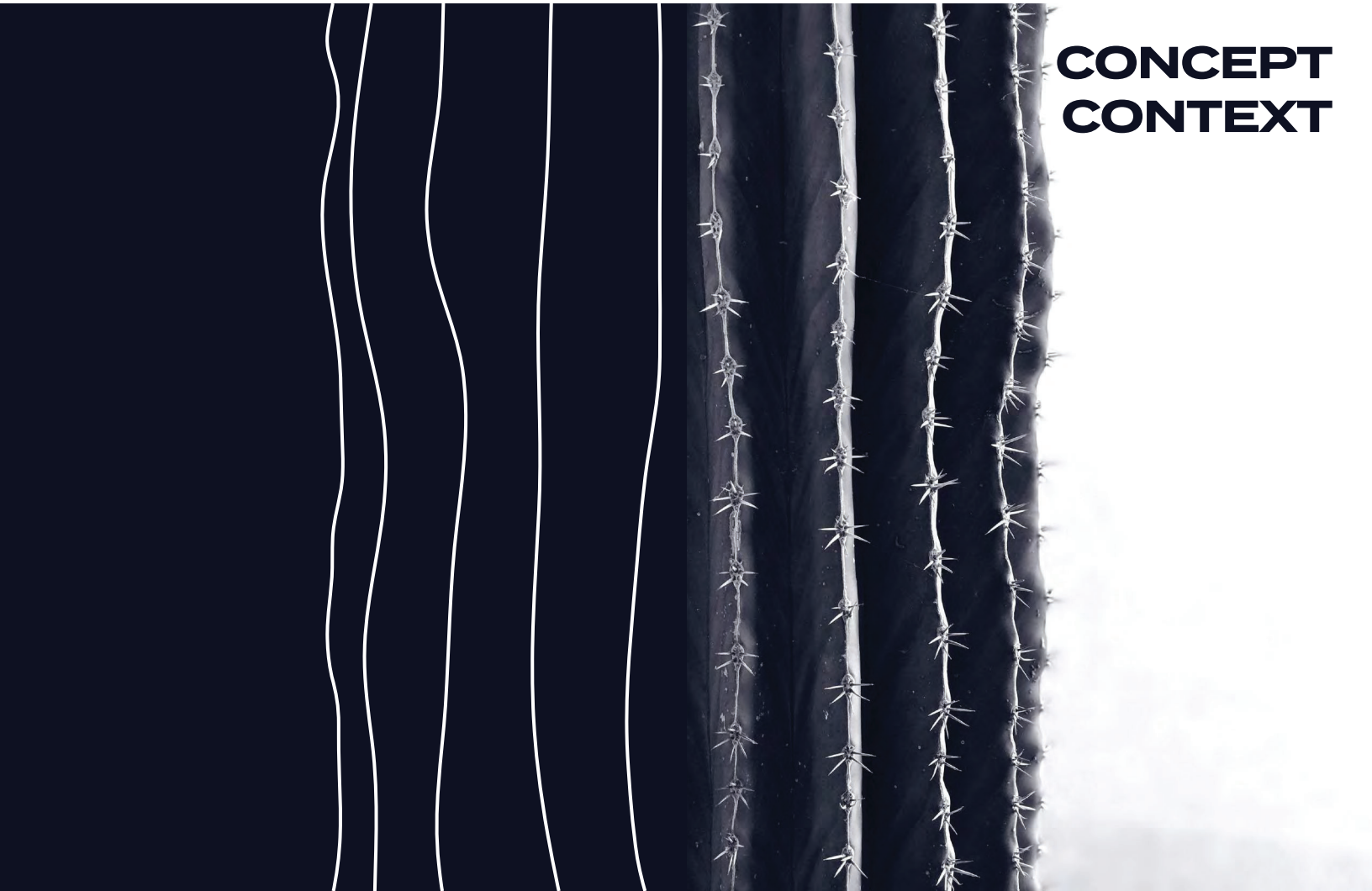
Development Design Concept Packet

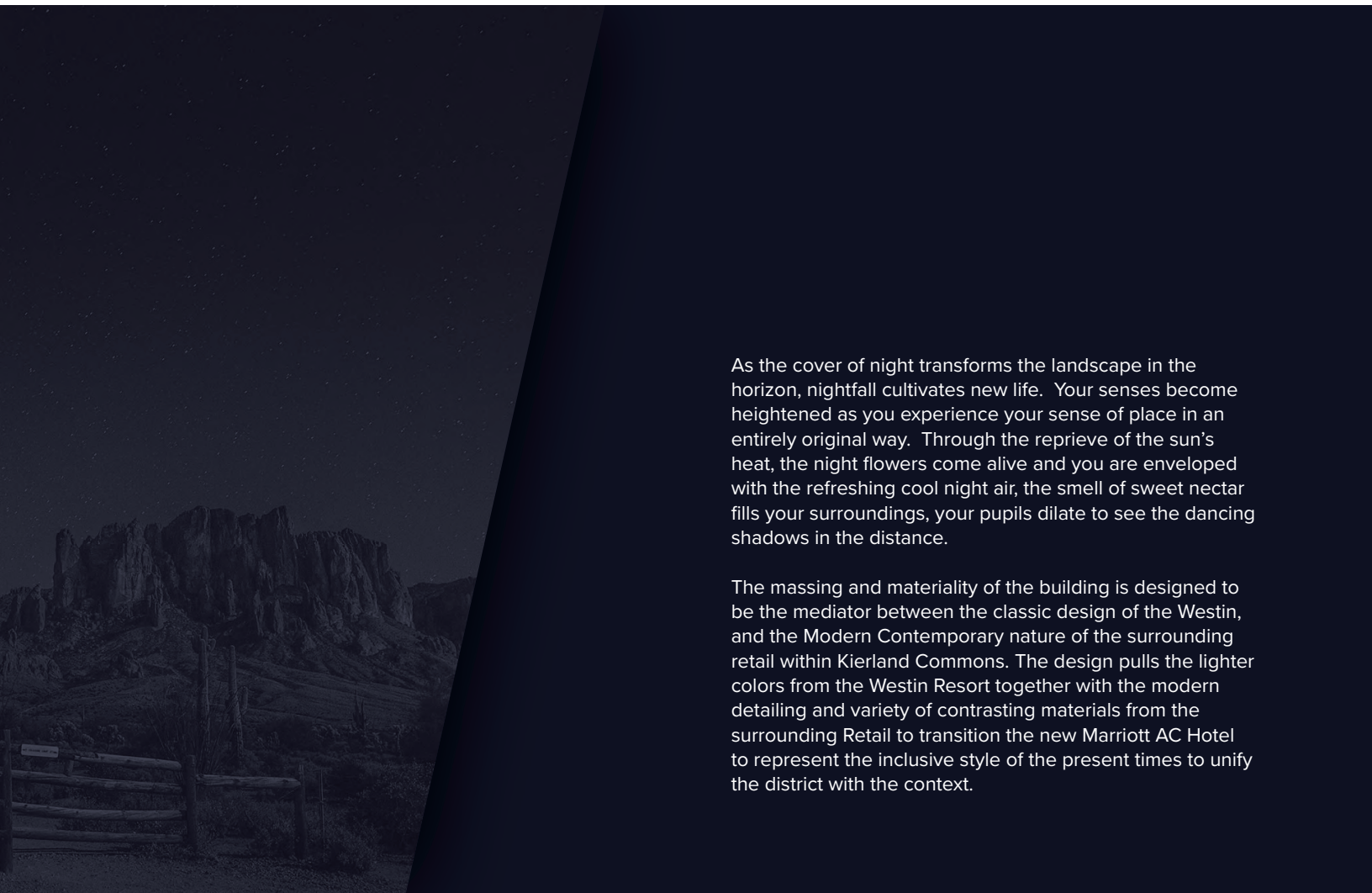
AC KIERLAND

PHOENIX, ARIZONA



**CONCEPT
CONTEXT**





As the cover of night transforms the landscape in the horizon, nightfall cultivates new life. Your senses become heightened as you experience your sense of place in an entirely original way. Through the reprieve of the sun's heat, the night flowers come alive and you are enveloped with the refreshing cool night air, the smell of sweet nectar fills your surroundings, your pupils dilate to see the dancing shadows in the distance.

The massing and materiality of the building is designed to be the mediator between the classic design of the Westin, and the Modern Contemporary nature of the surrounding retail within Kierland Commons. The design pulls the lighter colors from the Westin Resort together with the modern detailing and variety of contrasting materials from the surrounding Retail to transition the new Marriott AC Hotel to represent the inclusive style of the present times to unify the district with the context.



CONTEXT PHOTOS

AC HOTELS
AC HOTEL KIERLAND
 PHOENIX, ARIZONA

HOST
 HOTELS & RESORTS

DLR Group
 Architecture Engineering Planning Interiors

PLANNED UNIT DEVELOPMENT
 COP#190471 2018

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CONTEXT PHOTOS

AC
HOTELS
MARRIOTT

AC HOTEL KIERLAND
PHOENIX, ARIZONA

HOST
HOTELS & RESORTS

DLR Group
Architecture | Engineering | Planning | Interiors

PLANNED UNIT DEVELOPMENT
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**EXECUTIVE
SUMMARY**



EXECUTIVE SUMMARY

GROSS SQUARE FOOTAGE SUMMARY

GROUND LEVEL (HOTEL)	13,715 GSF
TYPICAL GUESTROOM LEVEL (x5)	15,406 GSF
TOTAL HOTEL GSF	90,745 GSF

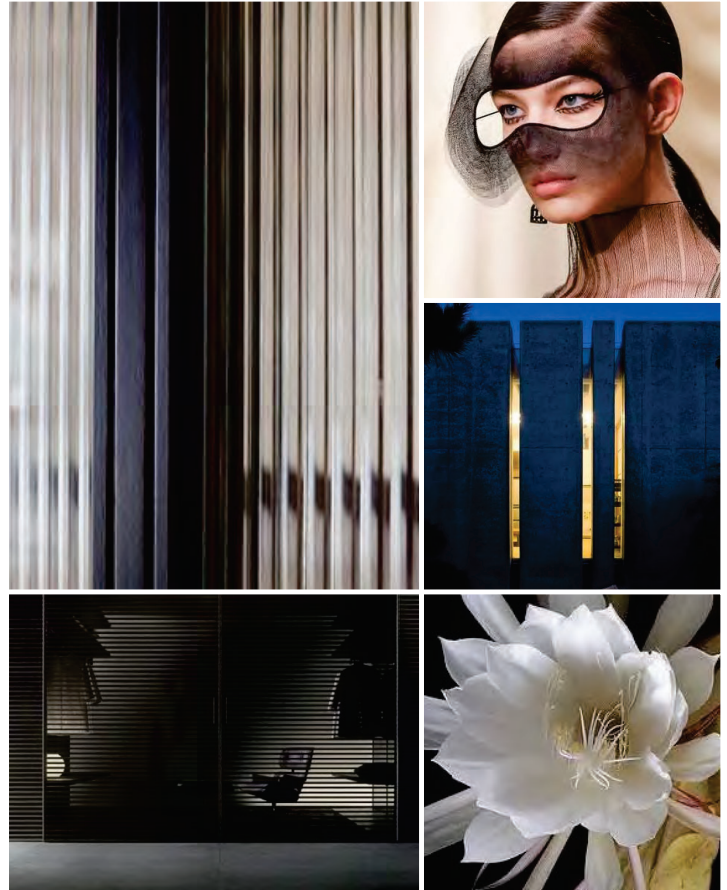
FUTURE RETAIL/RESTAURANT TENANT	6,310 GSF
TOTAL PARCEL A BUILDING GSF	97,055 GSF

BUILDING SUMMARY

NUMBER OF STORIES	6
GUEST ROOMS	165
BUILDING HEIGHT	78'
ROOF HEIGHT	72'

GLAZING SUMMARY

Hotel	Future Retail/Restaurant Tenant Space
South Elevation	South Elevation
Total area = 17648 sf	Total area = 1192 sf
Glazing = 3965 sf	Glazing = 36 sf
Percentage = 23%	Percentage = 3%
East Elevation	East Elevation
Total area = 4355 sf	Total Area = 1779 sf
Glazing = 242 sf	Glazing = 402 sf
Percentage = 6%	Percentage = 23%
West Elevation	North Elevation
Total area = 4791 sf	Total area = 1757 sf
Glazing = 566 sf	Glazing = 665 sf
Percentage = 12%	Percentage = 38%
North Elevation	West Elevation
Total area = 17217 sf	Total area = 1030 sf
Glazing = 6594 sf	Glazing = 294 sf
Percentage = 38%	Percentage = 29%



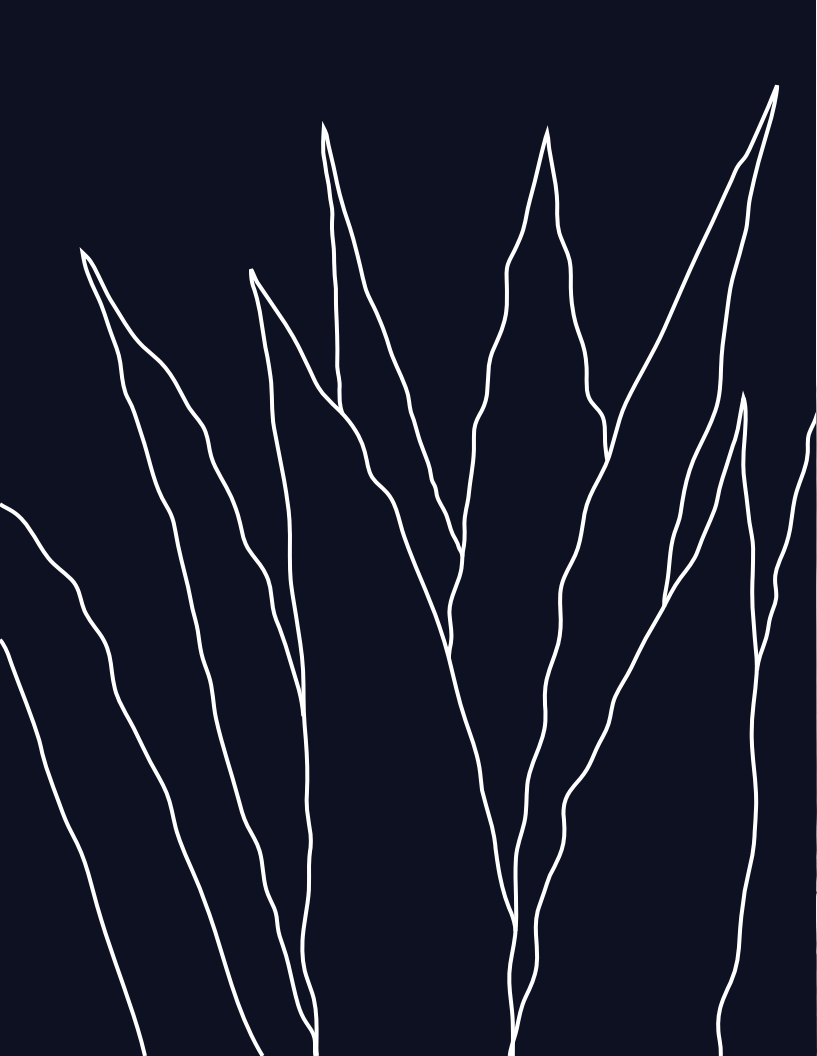
AC HOTEL KIERLAND
PHOENIX, ARIZONA



PLANNED UNIT DEVELOPMENT
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07

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SITE PLAN



PROJECT NAME
AC HOTEL
KIERLAND

PHOENIX, ARIZONA

CLIENT
HOST HOTELS & RESORTS

ARCHITECT
DLR Group
ARCHITECTURE ENGINEERING PLANNING INTERIORS
7290 West 133rd Street
Overland Park, KS 66213-4748
p 913-897-7811
www.dlrgroup.com

COLORS SITE PLAN

PLANNED UNIT
DEVELOPMENT SUBMISSION

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PAGE NUMBER
A1

RH PCD
Z-11-C-75
RESORT DISTRICT
20.00 ACRES

PLANT SCHEDULE	SYMBOL	COMMON NAME	ZONE	TYPE	REMARKS
M1	Circle with dot	Manzanita	Zone 1	Tree	10' DBH
M2	Circle with dot	Yucca	Zone 1	Tree	10' DBH
M3	Circle with dot	Agave	Zone 1	Tree	10' DBH
M4	Circle with dot	Yucca	Zone 1	Tree	10' DBH
M5	Circle with dot	Agave	Zone 1	Tree	10' DBH
M6	Circle with dot	Yucca	Zone 1	Tree	10' DBH
M7	Circle with dot	Agave	Zone 1	Tree	10' DBH
M8	Circle with dot	Yucca	Zone 1	Tree	10' DBH
M9	Circle with dot	Agave	Zone 1	Tree	10' DBH
M10	Circle with dot	Yucca	Zone 1	Tree	10' DBH
M11	Circle with dot	Agave	Zone 1	Tree	10' DBH
M12	Circle with dot	Yucca	Zone 1	Tree	10' DBH
M13	Circle with dot	Agave	Zone 1	Tree	10' DBH
M14	Circle with dot	Yucca	Zone 1	Tree	10' DBH
M15	Circle with dot	Agave	Zone 1	Tree	10' DBH
M16	Circle with dot	Yucca	Zone 1	Tree	10' DBH
M17	Circle with dot	Agave	Zone 1	Tree	10' DBH
M18	Circle with dot	Yucca	Zone 1	Tree	10' DBH
M19	Circle with dot	Agave	Zone 1	Tree	10' DBH
M20	Circle with dot	Yucca	Zone 1	Tree	10' DBH
M21	Circle with dot	Agave	Zone 1	Tree	10' DBH
M22	Circle with dot	Yucca	Zone 1	Tree	10' DBH
M23	Circle with dot	Agave	Zone 1	Tree	10' DBH
M24	Circle with dot	Yucca	Zone 1	Tree	10' DBH
M25	Circle with dot	Agave	Zone 1	Tree	10' DBH
M26	Circle with dot	Yucca	Zone 1	Tree	10' DBH
M27	Circle with dot	Agave	Zone 1	Tree	10' DBH
M28	Circle with dot	Yucca	Zone 1	Tree	10' DBH
M29	Circle with dot	Agave	Zone 1	Tree	10' DBH
M30	Circle with dot	Yucca	Zone 1	Tree	10' DBH
M31	Circle with dot	Agave	Zone 1	Tree	10' DBH
M32	Circle with dot	Yucca	Zone 1	Tree	10' DBH
M33	Circle with dot	Agave	Zone 1	Tree	10' DBH
M34	Circle with dot	Yucca	Zone 1	Tree	10' DBH
M35	Circle with dot	Agave	Zone 1	Tree	10' DBH
M36	Circle with dot	Yucca	Zone 1	Tree	10' DBH
M37	Circle with dot	Agave	Zone 1	Tree	10' DBH
M38	Circle with dot	Yucca	Zone 1	Tree	10' DBH
M39	Circle with dot	Agave	Zone 1	Tree	10' DBH
M40	Circle with dot	Yucca	Zone 1	Tree	10' DBH
M41	Circle with dot	Agave	Zone 1	Tree	10' DBH
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M43	Circle with dot	Agave	Zone 1	Tree	10' DBH
M44	Circle with dot	Yucca	Zone 1	Tree	10' DBH
M45	Circle with dot	Agave	Zone 1	Tree	10' DBH
M46	Circle with dot	Yucca	Zone 1	Tree	10' DBH
M47	Circle with dot	Agave	Zone 1	Tree	10' DBH
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M49	Circle with dot	Agave	Zone 1	Tree	10' DBH
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M51	Circle with dot	Agave	Zone 1	Tree	10' DBH
M52	Circle with dot	Yucca	Zone 1	Tree	10' DBH
M53	Circle with dot	Agave	Zone 1	Tree	10' DBH
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M58	Circle with dot	Yucca	Zone 1	Tree	10' DBH
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M73	Circle with dot	Agave	Zone 1	Tree	10' DBH
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M96	Circle with dot	Yucca	Zone 1	Tree	10' DBH
M97	Circle with dot	Agave	Zone 1	Tree	10' DBH
M98	Circle with dot	Yucca	Zone 1	Tree	10' DBH
M99	Circle with dot	Agave	Zone 1	Tree	10' DBH
M100	Circle with dot	Yucca	Zone 1	Tree	10' DBH

GENERAL NOTES:

1. THE CONTRACTOR WILL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES BEFORE COMMENCING WORK. THE CONTRACTOR WILL CONDUCT THE WORK SO AS TO PREVENT INTERRUPTION OF SERVICE OR DAMAGE TO THEM. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO LOCATE AND RESPECTIVE ANY AND ALL EXISTING UTILITIES AND STRUCTURES.
2. ALL PLANTS SHOWN ARE TO MATCH EXISTING PLANT SPECIES OR SPECIES NEAREST AND ADJACENT TO THE PROPERTY.
3. LAYOUT OF PLANT MATERIALS SHALL MATCH EXISTING LANDSCAPE OF WESTIN KIERLAND PROPERTY.
4. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES BY CONTRACTING ALL THE RESPECTIVE UTILITY COMPANIES AND BY EXCAVATING TEST PITS IF NECESSARY.
5. CONTRACTOR SHALL PROTECT ALL SITE IMPROVEMENTS AND UTILITIES, DAMAGE OCCURRING DURING AND AS A RESULT OF CONSTRUCTION SHALL BE REPAIRS/REPLACEMENTS BY THE CONTRACTOR AT NO INCREASE TO CONTRACT PRICE.

IRRIGATION NOTES:

1. AN IRRIGATION SYSTEM WILL BE PROVIDED PER CITY REQUIREMENTS. THE FOLLOWING SCOPE ITEMS WILL BE PROVIDED:
2. PROVIDE NEW SURFACE IRRIGATION SYSTEM, BACKFLOW TAP AND METERS.
3. ALL TRENCHES SHALL BE 12" POLYUP NOTING SPRAY HEAD IRRIGATION WITH DRAIN SEAL TECHNOLOGY.
4. PROVIDE QUICK COUPLER THROUGHOUT.
5. PROVIDE PVC SCHEDULE 40 IRRISE - ALL PIPING TO BE BE BIDD.
6. ALL REMOTE CONTROL VALVES SHALL BE CLASS 200V.
7. ALL MAINLINES AND LATERALS SHALL BE CLASS 200V.
8. ALL TREES SHALL INCLUDE (2) DEEP ROOT WATER TUBES.
9. PROVIDE FAN SENSOR AND WIRELESS MAINTENANCE SOFTWARE.

LANDSCAPE NOTES:

1. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES BEFORE STARTING ANY WORK.
2. NO SUBSTITUTIONS (SPEC. CANTINUM) SHALL BE ACCEPTED WITHOUT APPROVED SUBSTITUTION REQUEST OF THE LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL STAKE PLANT LOCATIONS IN THE FIELD AND HAVE APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH INSTALLATION.
4. TREES, SHRUBS & GROUND COVERS SHALL BE Laid OUT IN A UNIFORM AND CONSISTENT PATTERN.
5. ALL SHRUBS SHALL BE MULCHED WITH SPECIFIED ECOCORATIVE AGGREGATE MULCH AND SEPARATED FROM LAWN AREAS WITH SPECIFIED EDGING OR CONCRETE CURB EDGES REMAINING UNCHANGED.
6. CONTRACTOR SHALL FILL GRADE AND SEED ALL AREAS - DISTURBED - DURING CONSTRUCTION AND ESTABLISH NEW LAWN AREA, NOT DESIGNATED FOR SOIL NATIVE MEADOW ON PLANTING SIDE.
7. CONTRACTOR SHALL BE RESPONSIBLE TO KIND CALCULATING ACTUAL AREAS OF SEED AND QUANTITIES REQUIRED FOR COVERAGE.
8. ALL PLANT MATERIALS DELIVERED TO THE SITE FOR APPROVAL AND INSTALLATION SHALL BE IDENTIFIED AND TAGGED TO ENSURE THE PLANTS PROVIDED ARE AS SPECIFIED. PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. ALL TREES SHALL BE CALIPHERED AND UNDERSEES TREES SHALL BE REJECTED. THE CONTRACTOR CONVEYANCE ONLY, PROVIDE AND INSTALL ALL PLANTS SHOWN ON THE PLANTING PLANS.
10. SPACING OF ALL PLANTINGS TO BE AS SHOWN ON PLANS.



MARRIOTT.™

PROJECT NAME
AC HOTEL KIERLAND

PHOENIX, ARIZONA

CLIENT
HOST HOTELS & RESORTS

ARCHITECT
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Overland Park, KS 66213-4740
7-913-507-7817
www.dlrgroup.com

LANDSCAPE PLAN

PLANNED UNIT DEVELOPMENT SUBMISSION

DATE: 08/11/2023
NOTE: THIS SUBMISSION IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

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EXTERIOR DESIGN



PATIO PAVERS
BELGARD
 QUARZITI 2.0
 GLACIER COLOR
 24 x 48

METAL PANEL
LONGBOARD
 6" WIDE PLANK
 LIGHT NATIONAL
 WALNUT COLOR
 SOFFIT

PRE-CAST RAMMED EARTH PANEL
RAMMED EARTH WORKS
 LIGHT NATIONAL
 WALNUT COLOR
 SITE WALL

R1



STUCCO
STO
 STO WHITE
 FINE FINISH

S1

STUCCO
STO
 LONDON FOG COLOR
 FINE FINISH

S2

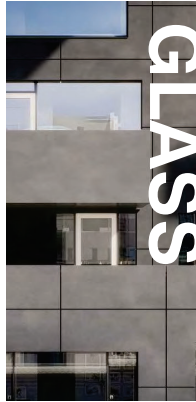
STUCCO

METAL PANEL
CENTRIA
 COMPOSITE PANEL
 DRY JOINT
 BONE WHITE COLOR

M1

METAL PANEL
MORIN
 PROFILE PANEL
 CHARCOAL

M2



WINDOW FRAMES / STOREFRONT
 KAWNEER CENTER GLAZED
 SILVERSTORM COLOR

GLASS AND GLAZING
 SOLARBAN 60XL CLEAR INSULATED UNITS

STONE

STONE / MASONRY
BURNISHED BLOCK
 MIDNIGHT COLOR

ST1



EXTERIOR MATERIALS



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NORTH ELEVATION

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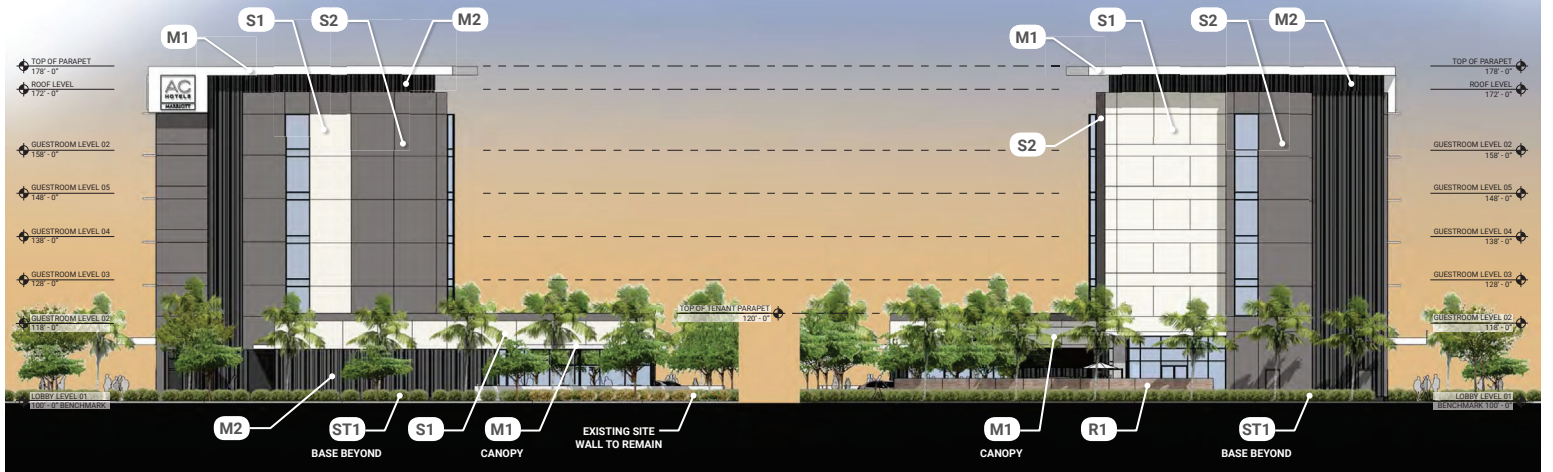
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EAST ELEVATION

WEST ELEVATION

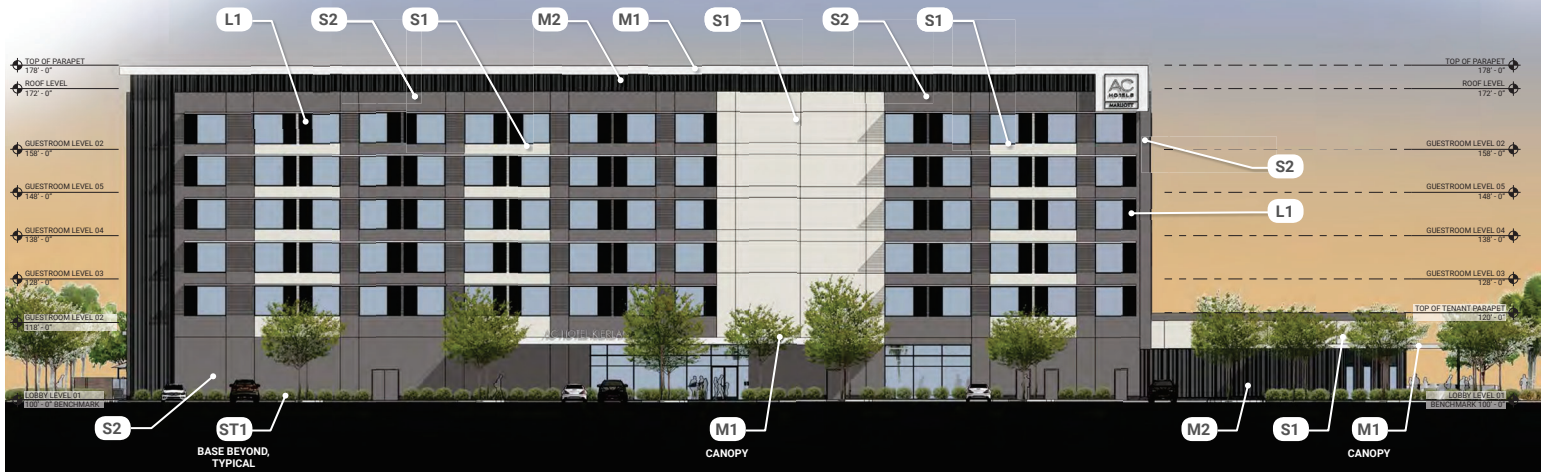
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SOUTH ELEVATION

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NORTH EAST PERSPECTIVE



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FIG. 02

NORTH PERSPECTIVE



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NORTH WEST PERSPECTIVE



SOUTH PERSPECTIVE



SOUTH EAST PERSPECTIVE

AC HOTEL KIERLAND
PHOENIX, ARIZONA

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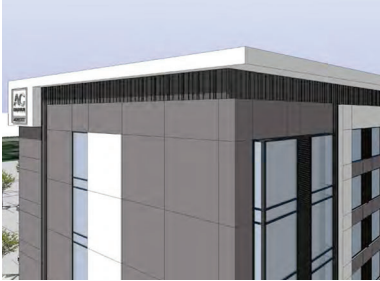


FIG. 01



FIG. 02



FIG. 03



FIG. 04



ARRIVAL PERSPECTIVES

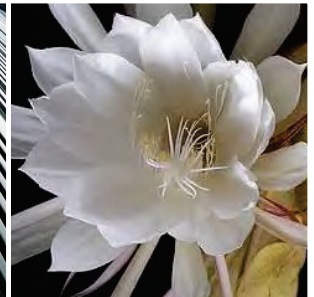
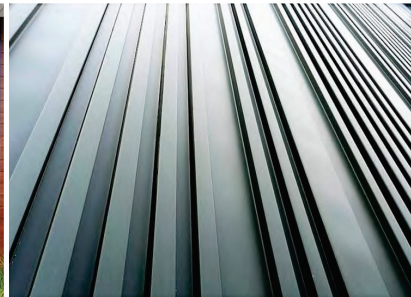
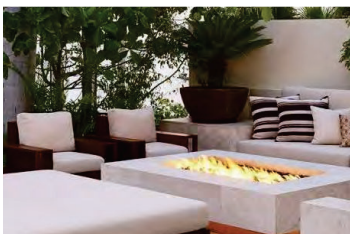
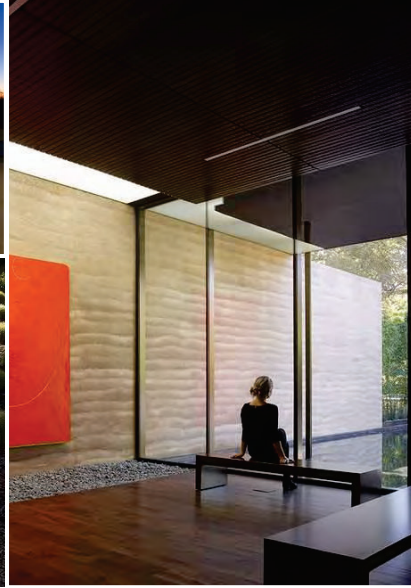
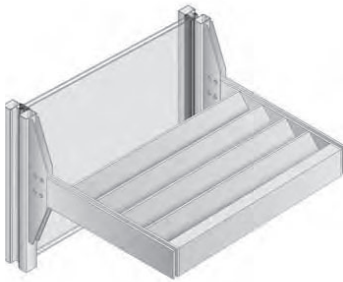


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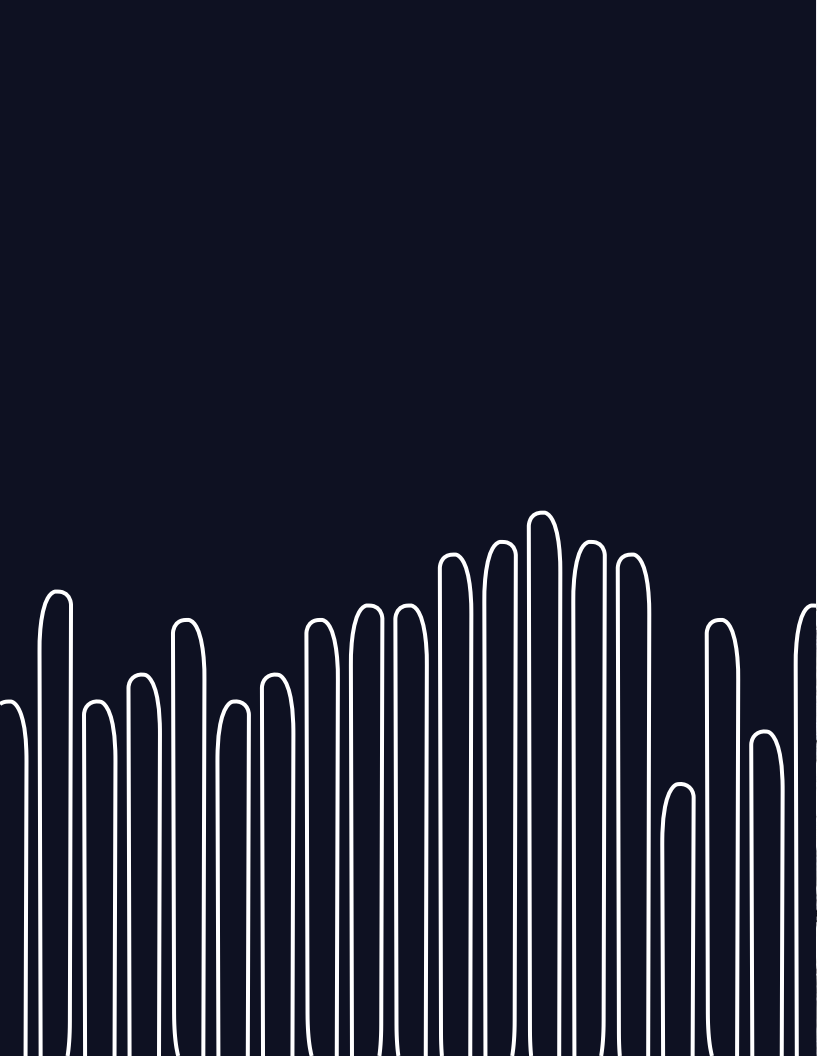


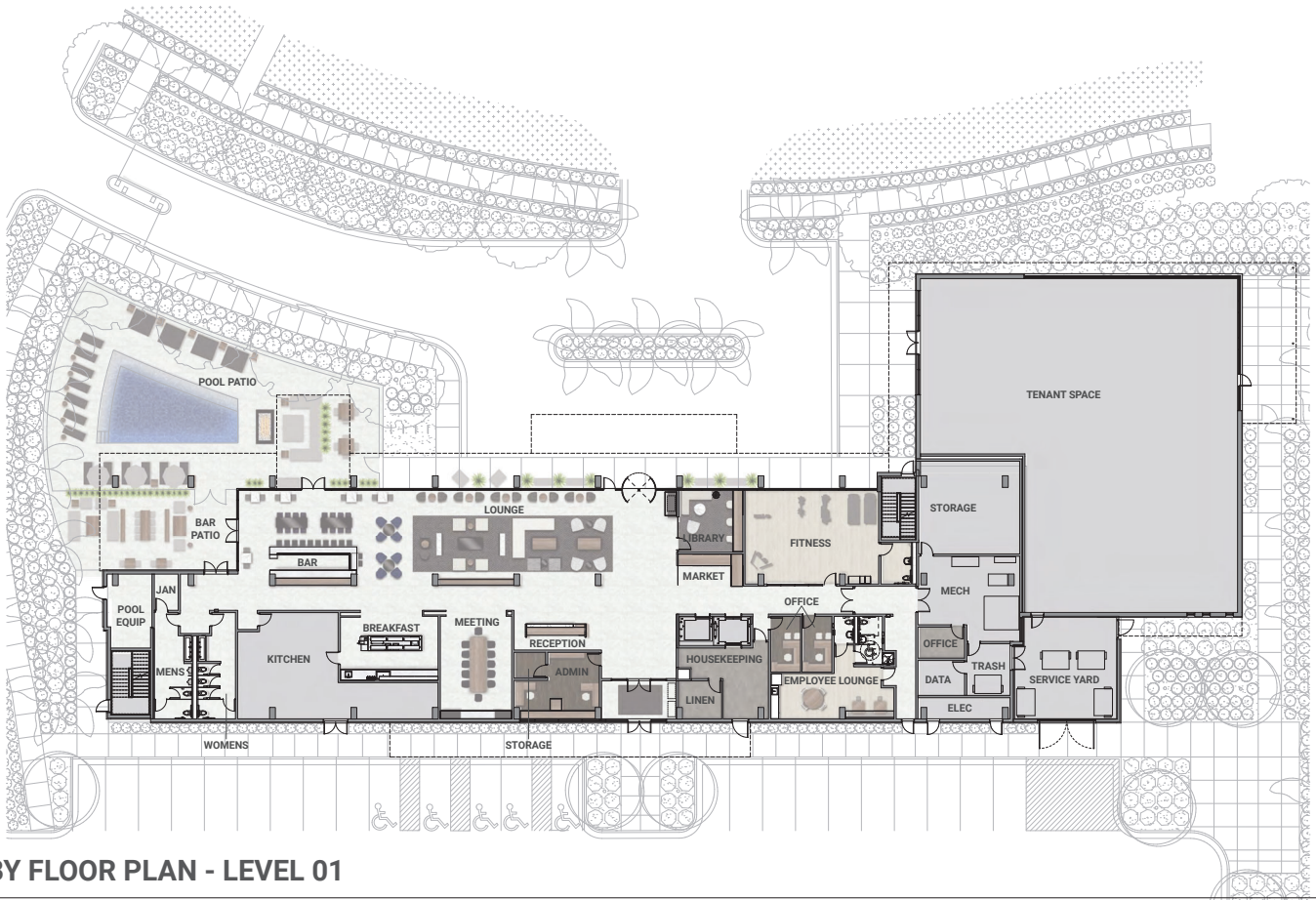
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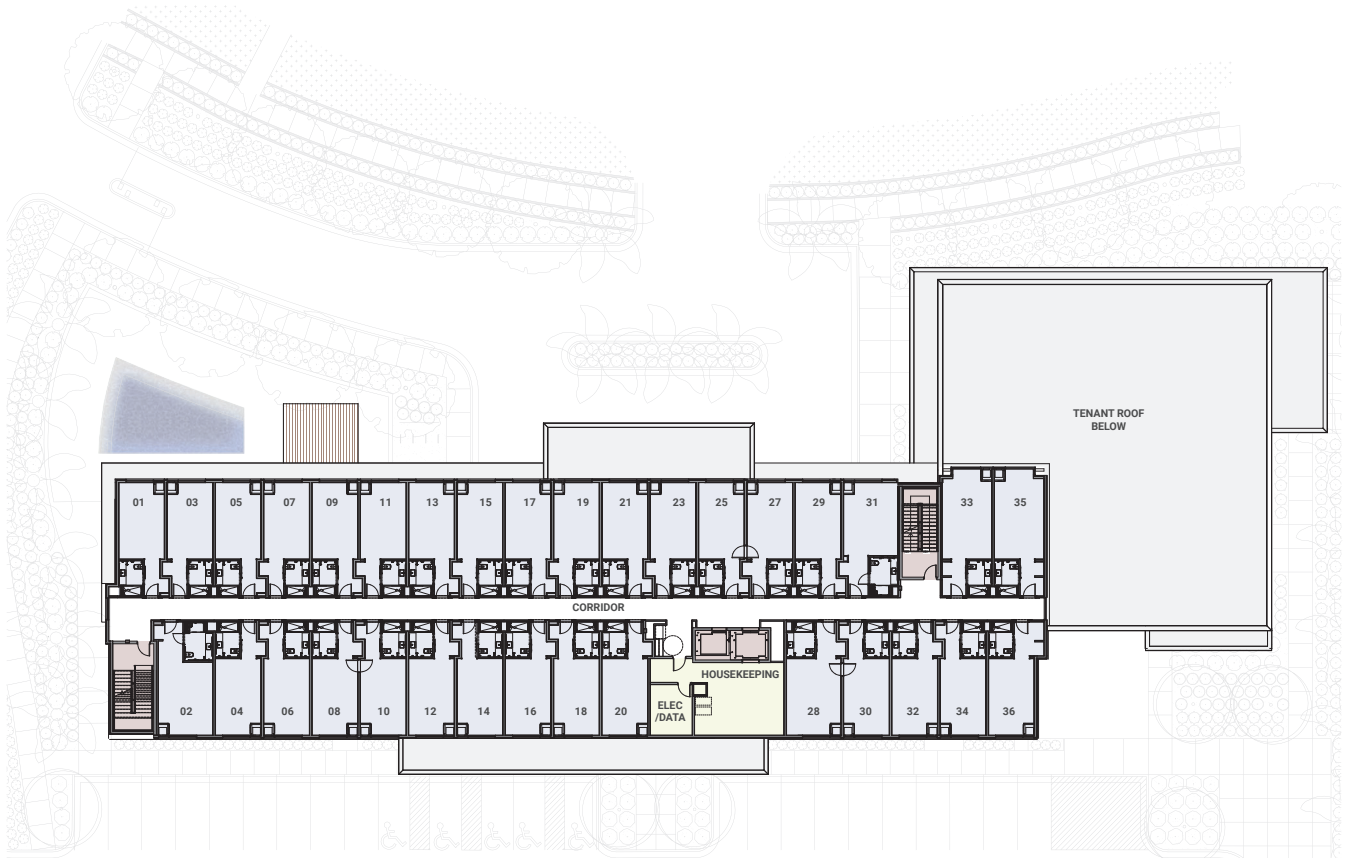


FLOOR PLANS





LOBBY FLOOR PLAN - LEVEL 01



GUESTROOM FLOOR PLAN - LEVEL 02 - 06

Exhibit D

Legal Description of PUD Boundary

Westin Kierland Resort Hotel & Spa
AC Marriott Expansion
Legal Description
PUD Boundary

LOT 1, OF "THE WESTIN RESORT AT KIERLAND", ACCORDING TO BOOK 615 OF MAPS, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA ;

EXCEPT ANY PORTION LYING WITHIN THE PARCEL DESCRIBED IN DOCUMENT NO. 2000-0678552;

TOGETHER WITH:

ALL OF PARCEL 2, RECORDED IN DOCUMENT NO. 2010-0352975, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL 1C OF " KIERLAND PARCELS 1C, 2A, 2B, 2C, 7A, 7B, 8A, 8B, 9A, 16A, 17A AND 17B", ACCORDING TO BOOK 396 OF MAPS, PAGE 9 AND AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 95-0781744, RECORDS OF MARICOPA COUNTY, ARIZONA:

COMMENCING AT THE MOST EASTERLY SOUTHEAST CORNER OF SAID PARCEL 1C;

THENCE S82°15'24"W, ALONG THE SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 130.86 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE N49°31'40"W, A DISTANCE OF 57.00 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE N04°07'16"E, A DISTANCE OF 130.20 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE N62°20'24"W, A DISTANCE OF 167.32 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING N62°20'24"W ALONG SAID SOUTHERLY LINE, A DISTANCE OF 15.85 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE N54°17'29"W, A DISTANCE OF 152.15 FEET;

THENCE LEAVING SAID SOUTHERLY LINE N27°39'36"E, A DISTANCE OF 56.42 FEET

THENCE S62°20'24"E, A DISTANCE OF 166.50 FEET;

THENCE S27°39'36"W, A DISTANCE OF 77.72 FEET TO THE **POINT OF BEGINNING**

Exhibit E

Legal Description of Parcel A: AC Hotel

PARCEL DESCRIPTION

**AC Hotel at
Kierland Resort**

A portion of Lot 1, Lot Combination for Lot 1 of the Westin Resort at Kierland and Parcel 1C of Kierland, recorded in Book 1054, page 23, Maricopa County Records (M.C.R.), lying within Sections 3 and 10, Township 3 North, Range 4 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the westerly most southeast corner of said Lot 1, from which the easterly most southeast corner of said lot, bears North 45°39'26" East (basis of bearing), a distance of 29.70 feet;

THENCE along the south line of said lot, North 89°20'34" West, a distance of 3.53 feet;

THENCE leaving said south line, North 01°44'16" East, a distance of 259.60 feet, to the **POINT OF BEGINNING**;

THENCE North 89°21'11" West, a distance of 23.61 feet;

THENCE North 00°50'09" East, a distance of 5.97 feet, to a point of intersection with a non-tangent curve;

THENCE northwesterly along said non-tangent curve to the left, having a radius of 9.49 feet, whose radius bears North 89°06'50" West, through a central angle of 52°52'58", a distance of 8.76 feet, to a point of intersection with a non-tangent line;

THENCE North 89°23'13" West, a distance of 311.04 feet;

THENCE North 07°21'16" West, a distance of 36.04 feet;

THENCE North 08°45'03" West, a distance of 46.62 feet, to the beginning of a curve;

THENCE northeasterly along said curve to the right, having a radius of 102.50 feet, concave easterly, through a central angle of 37°09'37", a distance of 66.48 feet, to the curves end;

THENCE North 28°24'34" East, a distance of 51.63 feet;

THENCE South 61°17'40" East, a distance of 12.57 feet, to a point of intersection with a non-tangent curve;

THENCE southeasterly along said curve to the left, having a radius of 325.850 feet, concave northerly, whose radius bears North 28°10'40" East, through a central angle of 09°39'31", a distance of 54.93 feet, to a point of compound curvature;

THENCE easterly along said curve to the left, having a radius of 95.00 feet, concave northerly, through a central angle of 17°51'25", a distance of 29.61 feet, to a point of intersection with a non-tangent line;

THENCE South 89°20'08" East, a distance of 45.84 feet;

THENCE North 00°40'55" East, a distance of 10.33 feet;

THENCE South 85°03'18" East, a distance of 30.87 feet;

THENCE South 78°02'35" East, a distance of 1.53 feet;

THENCE South 00°22'26" West, a distance of 7.93 feet;

THENCE South 89°35'54" East, a distance of 17.93 feet;

THENCE North 00°22'26" East, a distance of 16.73 feet;

**Parcel Description
AC Hotel at
Kierland Resort**

Revised September 25, 2018
May 11, 2018
WP#174645

THENCE South 89°23'13" East, a distance of 140.67 feet;
THENCE South 00°36'47" West, a distance of 144.96 feet;
THENCE North 89°10'12" West, a distance of 11.09 feet;
THENCE South 00°39'20" West, a distance of 45.28 feet, to the **POINT OF BEGINNING**.

Containing 61,078 square feet or 1.4022 acres, more or less.

Subject to existing easements.

This parcel description is based on client-provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of March, 2018. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

Y:\WP\Parcel Descriptions\2017\174645 AC Hotel at Kierland Resort L02R01 09-25-18.docx

Exhibit F

Legal Description of Parcel B: Westin

Wood, Patel & Associates, Inc.
(602) 335-8500
www.woodpatel.com

Revised November 14, 2018
May 11, 2018
WP#174645
Page 1 of 4
See Exhibit "A"

PARCEL DESCRIPTION
Westin Kierland

Lot 1, Lot Combination for Lot 1 of the Westin Resort at Kierland and Parcel 1C of Kierland, recorded in Book 1054, page 23, Maricopa County Records (M.C.R.), lying within Sections 3 and 10, Township 3 North, Range 4 East, of the Gila and Salt River Meridian, Maricopa County, Arizona.

EXCEPTING THEREFROM:

A portion of Lot 1, Lot Combination for Lot 1 of the Westin Resort at Kierland and Parcel 1C of Kierland, recorded in Book 1054, page 23, Maricopa County Records (M.C.R.), lying within Sections 3 and 10, Township 3 North, Range 4 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the westerly most southeast corner of said Lot 1, from which the easterly most southeast corner of said lot, bears North 45°39'26" East (basis of bearing), a distance of 29.70 feet;
THENCE along the south line of said lot, North 89°20'34" West, a distance of 3.53 feet;
THENCE leaving said south line, North 01°44'16" East, a distance of 259.60 feet, to the **POINT OF BEGINNING**;
THENCE North 89°21'11" West, a distance of 23.61 feet;
THENCE North 00°50'09" East, a distance of 5.97 feet, to a point of intersection with a non-tangent curve;
THENCE northwesterly along said non-tangent curve to the left, having a radius of 9.49 feet, whose radius bears North 89°06'50" West, through a central angle of 52°52'58", a distance of 8.76 feet, to a point of intersection with a non-tangent line;
THENCE North 89°23'13" West, a distance of 311.04 feet;
THENCE North 07°21'16" West, a distance of 36.04 feet;
THENCE North 08°45'03" West, a distance of 46.62 feet, to the beginning of a curve;
THENCE northeasterly along said curve to the right, having a radius of 102.50 feet, concave easterly, through a central angle of 37°09'37", a distance of 66.48 feet, to the curves end;
THENCE North 28°24'34" East, a distance of 51.63 feet;
THENCE South 61°17'40" East, a distance of 12.57 feet, to a point of intersection with a non-tangent curve;
THENCE southeasterly along said curve to the left, having a radius of 325.850 feet, concave northerly, whose radius bears North 28°10'40" East, through a central angle of 09°39'31", a distance of 54.93 feet, to a point of compound curvature;
THENCE easterly along said curve to the left, having a radius of 95.00 feet, concave northerly, through a central angle of 17°51'25", a distance of 29.61 feet, to a point of intersection with a non-tangent line;
THENCE South 89°20'08" East, a distance of 45.84 feet;
THENCE North 00°40'55" East, a distance of 10.33 feet;
THENCE South 85°03'18" East, a distance of 30.87 feet;

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Revised November 14, 2018
May 11, 2018
WP#174645
Page 1 of 4
See Exhibit "A"

THENCE South 78°02'35" East, a distance of 1.53 feet;
THENCE South 00°22'26" West, a distance of 7.93 feet;
THENCE South 89°35'54" East, a distance of 17.93 feet;
THENCE North 00°22'26" East, a distance of 16.73 feet;
THENCE South 89°23'13" East, a distance of 140.67 feet;
THENCE South 00°36'47" West, a distance of 144.96 feet;
THENCE North 89°10'12" West, a distance of 11.09 feet;
THENCE South 00°39'20" West, a distance of 45.28 feet, to the **POINT OF BEGINNING**.

Containing 1,444,709 square feet or 33.1659 acres, more or less.

Subject to existing easements.

This parcel description is based on client-provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of March, 2018. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

Y:\WP\Parcel Descriptions\2017\174645 Westin Kierland L01R01 11-14-18.docx



Exhibit G

Pedestrian Connection Plan



PROJECT NAME
AC HOTEL KIERLAND
 PHOENIX, ARIZONA

CLIENT
 HOST HOTELS & RESORTS

ARCHITECT
DLR Group
Architecture Engineering Planning Interiors
 7290 West 133rd Street
 Overland Park, KS 66213-4758
 P 913.697-7811
 www.dlrgroup.com

PEDESTRIAN CONNECTION AND LANDSCAPING PLAN

PLANNED UNIT DEVELOPMENT SUBMISSION

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Exhibit H

Context Plan for Parcel A: AC Hotel



Project Information

Project Name: AC HOTEL AT KIERLAND
 Parcel Numbers: 215-42-374A
 Current Zoning: PCD
 Proposed Zoning: PUD
 Quarter Section: 34-43

Legend

- Property Boundary
- Photograph Number and Direction of View

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PROJECT NAME
 CONTEXT PLAN
 PROJECT LOCATION

DESCRIPTION	DATE

NOT FOR CONSTRUCTION

SCALE (HORIZ): 1" = 40'
 SCALE (VERT): N/A
 DATE: 11/09/2017
 JOB NO: AR017 174545
 SHEET: 1 OF 1

**AC Hotels at Kierland
Context Plan Photos**



Photo 1



Photo 2

AC Hotel at Kierland Resort

Page 1 of 8



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12

AC Hotel at Kierland Resort

Page 6 of 8



Photo 13



Photo 14



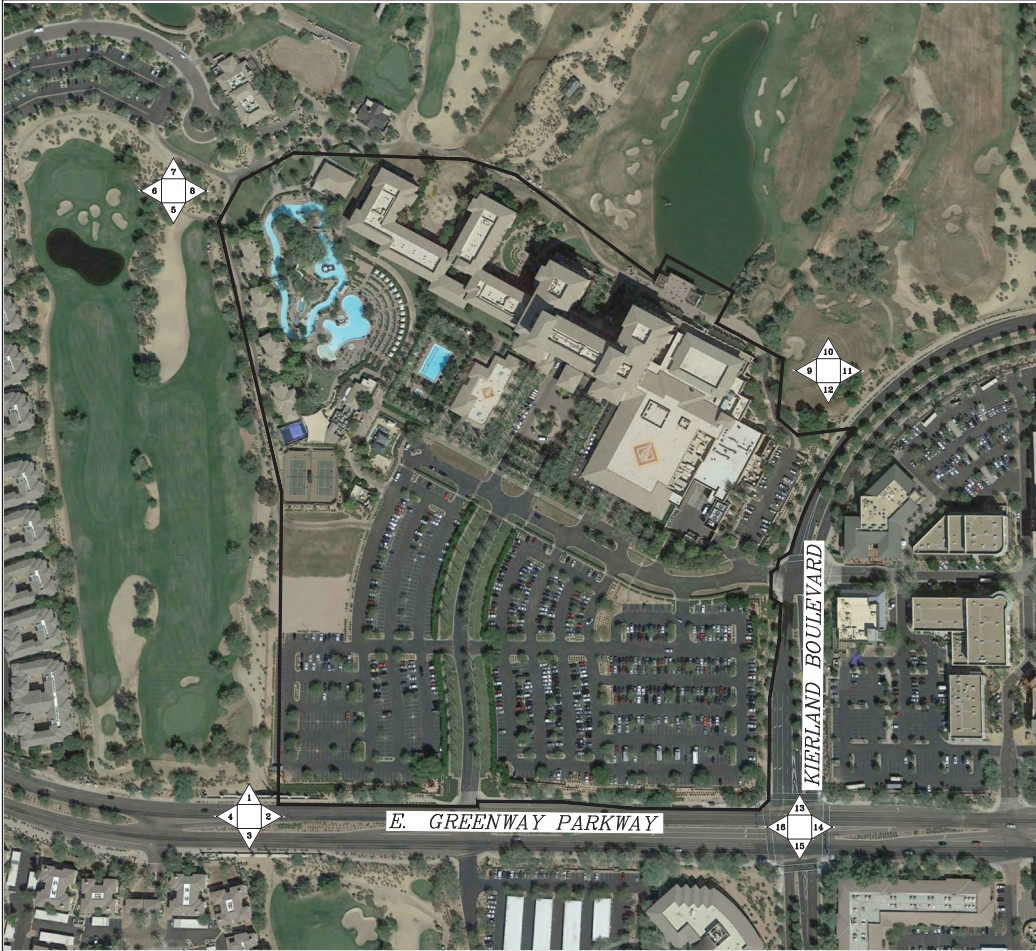
Photo 15





Photo 16

Exhibit I

Context Plan for Parcel B: Westin



Project Information
 Project Name: AC HOTEL AT KIERLAND
 Proposed Zoning: PUD
 Quarter Section: 34-43

Legend
 Photograph Number and Direction of View
 Property Boundary

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ARIZONA

AC HOTEL AT KIERLAND RESORT
CONTEXT PLAN
 PHOENIX, AZ

DATE	DESCRIPTION

NOT FOR CONSTRUCTION

SCALE (HORIZ): 1" = 80'
 SCALE (VERT): N/A
 DATE: 09/15/2016
 JOB NUMBER: 174244
 SHEET: 1 OF 1

**AC Hotels at Kierland – PUD Limits
Context Plan Photos**



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16

Exhibit J

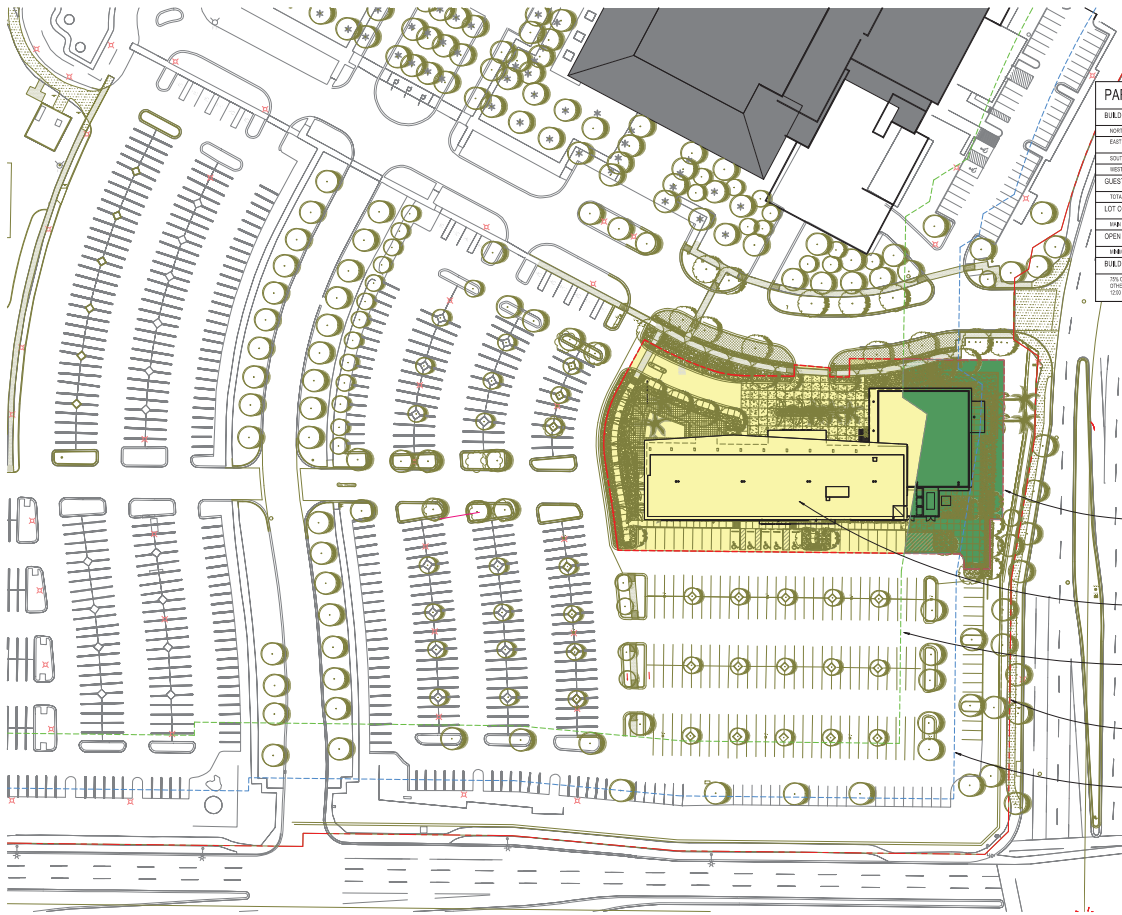
Comparative Zoning Table

DEVELOPMENT STANDARDS FOR RESORT HOTEL DEVELOPMENT			
Development Standard	RH Requirement	Parcel A PUD Requirement	Parcel B PUD Requirement
Minimum Acres	7.5 gross acres	1.20 net acres	36.15 gross acres
Hotel Room/ Dwelling Unit Density	Minimum 50 rooms Maximum 20 dwelling units per acre Dwelling units to be in excess of 50 guest rooms minimum	Maximum – 85 hotel rooms Dwelling Units – None	Maximum – 935 hotel rooms Dwelling units are not to exceed 38 units
Building Height	Buildings within 100 feet of any residential district or perimeter street shall not exceed 20 feet Starting at 100 feet from any abutting residential district or perimeter street, or 25 feet from property lines which abut non-residential districts, the height of structures may be increased one foot for each five feet of horizontal distance In no event shall any such building exceed a height of four stories, not to exceed 48 feet	Maximum 80 feet	Maximum 120 feet for building envelope not to exceed 20,000 square feet in area Maximum 80 feet for building envelope not to exceed 40,000 square feet in area Maximum 56 feet for a maximum of 3.63 acres Remainder of site shall conform to the requirements of the RH District, Chapter 6, Section 629.B.5
Development Standard	RH Standards	Parcel A PUD Requirement	Parcel B PUD Requirement
Building Setbacks (Minimum)	<u>Adjacent to Property Lines:</u> 25 feet <u>Front Yard:</u> 40 feet	<u>Adjacent to Property Lines:</u> North and South: 0 feet East: 50 feet – Minimum for buildings up to 20 feet in height 100 feet Minimum for buildings above 20 feet in height	<u>Adjacent to Property Lines:</u> North and West: 0 feet South and East: 50 feet – Minimum for buildings up to 20 feet in height 100 feet – Minimum for buildings above 20 feet in height

DEVELOPMENT STANDARDS FOR RESORT HOTEL DEVELOPMENT			
Development Standard	RH Requirement	Parcel A PUD Requirement	Parcel B PUD Requirement
		West: 5 feet	
	Adjacent to Residential: 40 feet; may reduce to 25 feet if the 25 feet is entirely landscaped	Adjacent to Residential: None	Adjacent to Residential: None
Lot Coverage	Maximum – 20%	Maximum – 85%	Maximum – 20%
Open Space	N/A	Minimum – 10% of net site area	Minimum – 50% of gross site area
Landscape Setbacks (Minimum)	Adjacent to Residential: 10 feet	Adjacent to Residential: None	Adjacent to Residential: None
		North: 5 feet East: 10 feet South and West: 0 feet	South and East: 20 feet North and West: 0 feet
Automobile Parking (Minimum)	1 space per dwelling unit or rooming unit Requires parking study or is based on prior approved parking interpretations for like use	0.75 per guest room Parking study provided	0.75 per guest room Parking study provided
Bicycle Parking	None	Minimum 1 per 25 vehicle parking stalls Minimum 8 within 100 feet of primary entry of buildings Minimum 2 within 250 feet of Kierland Boulevard	Minimum 1 per 25 vehicle parking stalls Minimum 8 within 100 feet of primary entry of buildings Minimum 2 within 250 feet of Kierland Boulevard

Exhibit K

Setback Plan for Parcel A: AC Hotel



PARCEL 'A' DEVELOPMENT STANDARDS	
BUILDING SETBACKS	
NORTH	10' MINIMUM ADJACENT TO WESTIN PROPERTY
EAST	10' FROM PROPOSED PROPERTY BOUNDARY OR WALL OR FROM PUBLIC BOUNDARY FOR BUILDING SETBACKS
SOUTH	10' MINIMUM ADJACENT TO WESTIN PROPERTY
WEST	10' MINIMUM ADJACENT TO WESTIN PROPERTY
GUEST ROOMS	
TOTAL GUEST ROOMS	100 GUEST ROOMS
LOT COVERAGE	
TOTAL BUILDING AND ACCESSORY BUILDINGS SHALL NOT EXCEED 80% OF TOTAL LOT AREA	
OPEN SPACE	
MINIMUM OF 10% OF PARCEL SHALL BE MAINTAINED AS OPEN SPACE	
BUILDING AND SHADING	
10% OF PUBLIC AREAS SHALL BE SHADDED BY LANDSCAPE ARCHITECTURAL ELEMENTS OR OTHER TYPES OF STRUCTURED SHADE COLLECTORS SHALL BE BASED ON CURRENT SOLAR DATA	



WESTIN
KIERLAND PUD

Phoenix, Arizona

SITE PLAN -
PARCEL 'A'

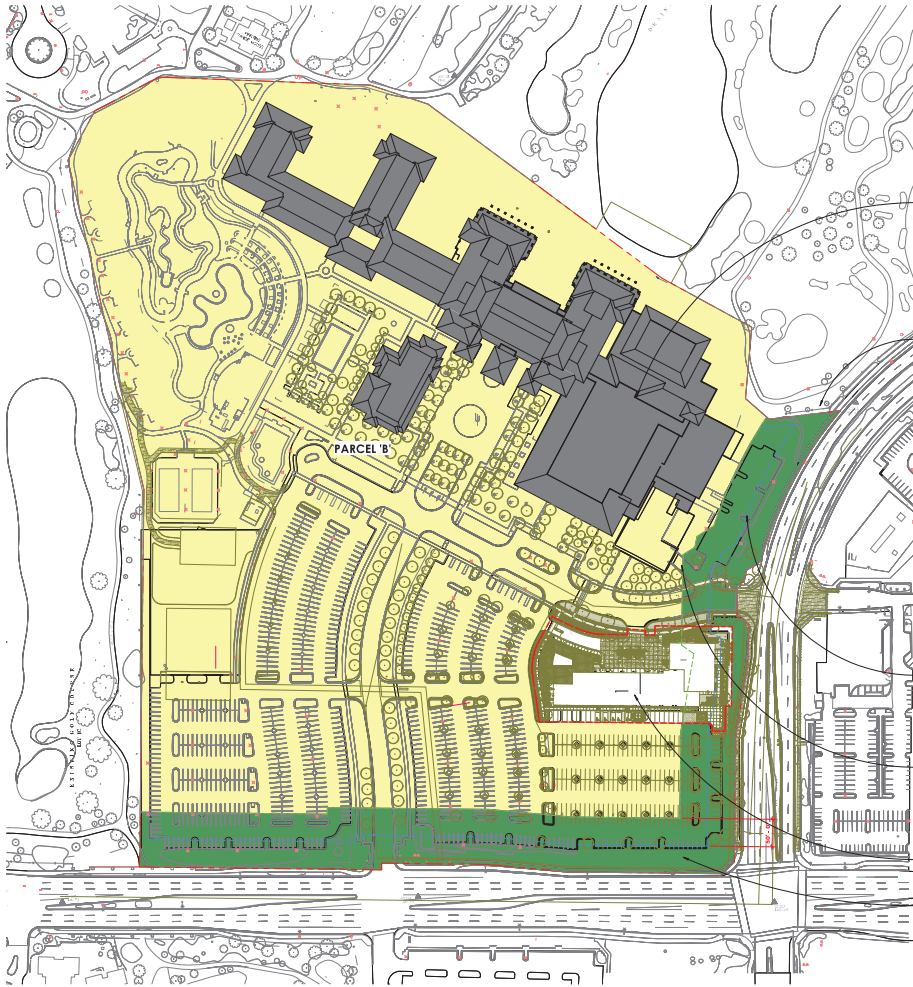
- PARCEL 'A' BOUNDARY LINE
- NEW PROPOSED AC MARRIOTT HOTEL
- >20' BUILDING HEIGHT SETBACK LINE
- PARCEL 'B', WESTIN PROPERTY LINE
- <20' BUILDING HEIGHT SETBACK LINE

1 SEIBACK MAP - PARCEL 'A'
SCALE: 1" = 40'



Exhibit L

Setback Plan for Parcel B: Westin



PARCEL B' DEVELOPMENT STANDARDS	
BUILDING SETBACKS	
NORTH	10' FROM ADJACENT TO GOLF COURSE
EAST	10' FROM ADJACENT TO GOLF COURSE - 20' FROM ADJACENT TO GOLF COURSE
SOUTH	10' FROM ADJACENT TO GOLF COURSE - 20' FROM ADJACENT TO GOLF COURSE
WEST	10' FROM ADJACENT TO GOLF COURSE
GUESTROOMS	
TOTAL GUESTROOMS	650 GUESTROOMS
LOT COVERAGE	
MAXIMUM BUILDING AND ACCESSORY BUILDINGS SHALL NOT EXCEED 50% OF TOTAL LOT AREA	
GREEN SPACE	
MINIMUM 10% OF PARCEL SHALL BE MAINTAINED AS OPEN SPACE	
BUILDING AND SHADING	
70% OF PUBLIC AREAS SHALL BE SHADED WITH LANDSCAPE ARCHITECTURAL ELEMENTS OR OTHER TYPES OF STRUCTURES. SHADE CALCULATIONS SHALL BE BASED ON SUMMER SOLAR AT 10:00 AM.	



WESTIN
KIERLAND PUD

Phoenix, Arizona

SITE PLAN -
PARCEL B'



2 SETBACK MAP - PARCEL B'
SCALE: 1" = 80'



Exhibit M

Conceptual Landscape Plan

for Parcel A: AC Hotel



PROJECT NAME
**AC HOTEL
 KIERLAND**

PHOENIX, ARIZONA

CLIENT
 HOST HOTELS & RESORTS

ARCHITECT
DLR Group
Architecture Engineering Planning Interiors
 7290 West 133rd Street
 Overland Park, KS 66213-4748
 o 913-897-7811
 www.dlrgroup.com

COLORED SITE PLAN

PLANNED UNIT
 DEVELOPMENT SUBMISSION

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PAGE NUMBER
A1

RH PCD
Z-11-C-75
RESORT DISTRICT
20.00 ACRES

PLANT SCHEDULE	SYMBOL	COMMON NAME	PLANT	SIZE	DEPTH
M1	Circle with dot	Manzanita	Yucca	12"	18"
M2	Circle with dot	Manzanita	Yucca	18"	24"
M3	Circle with dot	Manzanita	Yucca	24"	30"
M4	Circle with dot	Manzanita	Yucca	30"	36"
M5	Circle with dot	Manzanita	Yucca	36"	42"
M6	Circle with dot	Manzanita	Yucca	42"	48"
M7	Circle with dot	Manzanita	Yucca	48"	54"
M8	Circle with dot	Manzanita	Yucca	54"	60"
M9	Circle with dot	Manzanita	Yucca	60"	66"
M10	Circle with dot	Manzanita	Yucca	66"	72"
M11	Circle with dot	Manzanita	Yucca	72"	78"
M12	Circle with dot	Manzanita	Yucca	78"	84"
M13	Circle with dot	Manzanita	Yucca	84"	90"
M14	Circle with dot	Manzanita	Yucca	90"	96"
M15	Circle with dot	Manzanita	Yucca	96"	102"
M16	Circle with dot	Manzanita	Yucca	102"	108"
M17	Circle with dot	Manzanita	Yucca	108"	114"
M18	Circle with dot	Manzanita	Yucca	114"	120"
M19	Circle with dot	Manzanita	Yucca	120"	126"
M20	Circle with dot	Manzanita	Yucca	126"	132"
M21	Circle with dot	Manzanita	Yucca	132"	138"
M22	Circle with dot	Manzanita	Yucca	138"	144"
M23	Circle with dot	Manzanita	Yucca	144"	150"
M24	Circle with dot	Manzanita	Yucca	150"	156"
M25	Circle with dot	Manzanita	Yucca	156"	162"
M26	Circle with dot	Manzanita	Yucca	162"	168"
M27	Circle with dot	Manzanita	Yucca	168"	174"
M28	Circle with dot	Manzanita	Yucca	174"	180"
M29	Circle with dot	Manzanita	Yucca	180"	186"
M30	Circle with dot	Manzanita	Yucca	186"	192"
M31	Circle with dot	Manzanita	Yucca	192"	198"
M32	Circle with dot	Manzanita	Yucca	198"	204"
M33	Circle with dot	Manzanita	Yucca	204"	210"
M34	Circle with dot	Manzanita	Yucca	210"	216"
M35	Circle with dot	Manzanita	Yucca	216"	222"
M36	Circle with dot	Manzanita	Yucca	222"	228"
M37	Circle with dot	Manzanita	Yucca	228"	234"
M38	Circle with dot	Manzanita	Yucca	234"	240"
M39	Circle with dot	Manzanita	Yucca	240"	246"
M40	Circle with dot	Manzanita	Yucca	246"	252"
M41	Circle with dot	Manzanita	Yucca	252"	258"
M42	Circle with dot	Manzanita	Yucca	258"	264"
M43	Circle with dot	Manzanita	Yucca	264"	270"
M44	Circle with dot	Manzanita	Yucca	270"	276"
M45	Circle with dot	Manzanita	Yucca	276"	282"
M46	Circle with dot	Manzanita	Yucca	282"	288"
M47	Circle with dot	Manzanita	Yucca	288"	294"
M48	Circle with dot	Manzanita	Yucca	294"	300"
M49	Circle with dot	Manzanita	Yucca	300"	306"
M50	Circle with dot	Manzanita	Yucca	306"	312"
M51	Circle with dot	Manzanita	Yucca	312"	318"
M52	Circle with dot	Manzanita	Yucca	318"	324"
M53	Circle with dot	Manzanita	Yucca	324"	330"
M54	Circle with dot	Manzanita	Yucca	330"	336"
M55	Circle with dot	Manzanita	Yucca	336"	342"
M56	Circle with dot	Manzanita	Yucca	342"	348"
M57	Circle with dot	Manzanita	Yucca	348"	354"
M58	Circle with dot	Manzanita	Yucca	354"	360"
M59	Circle with dot	Manzanita	Yucca	360"	366"
M60	Circle with dot	Manzanita	Yucca	366"	372"
M61	Circle with dot	Manzanita	Yucca	372"	378"
M62	Circle with dot	Manzanita	Yucca	378"	384"
M63	Circle with dot	Manzanita	Yucca	384"	390"
M64	Circle with dot	Manzanita	Yucca	390"	396"
M65	Circle with dot	Manzanita	Yucca	396"	402"
M66	Circle with dot	Manzanita	Yucca	402"	408"
M67	Circle with dot	Manzanita	Yucca	408"	414"
M68	Circle with dot	Manzanita	Yucca	414"	420"
M69	Circle with dot	Manzanita	Yucca	420"	426"
M70	Circle with dot	Manzanita	Yucca	426"	432"
M71	Circle with dot	Manzanita	Yucca	432"	438"
M72	Circle with dot	Manzanita	Yucca	438"	444"
M73	Circle with dot	Manzanita	Yucca	444"	450"
M74	Circle with dot	Manzanita	Yucca	450"	456"
M75	Circle with dot	Manzanita	Yucca	456"	462"
M76	Circle with dot	Manzanita	Yucca	462"	468"
M77	Circle with dot	Manzanita	Yucca	468"	474"
M78	Circle with dot	Manzanita	Yucca	474"	480"
M79	Circle with dot	Manzanita	Yucca	480"	486"
M80	Circle with dot	Manzanita	Yucca	486"	492"
M81	Circle with dot	Manzanita	Yucca	492"	498"
M82	Circle with dot	Manzanita	Yucca	498"	504"
M83	Circle with dot	Manzanita	Yucca	504"	510"
M84	Circle with dot	Manzanita	Yucca	510"	516"
M85	Circle with dot	Manzanita	Yucca	516"	522"
M86	Circle with dot	Manzanita	Yucca	522"	528"
M87	Circle with dot	Manzanita	Yucca	528"	534"
M88	Circle with dot	Manzanita	Yucca	534"	540"
M89	Circle with dot	Manzanita	Yucca	540"	546"
M90	Circle with dot	Manzanita	Yucca	546"	552"
M91	Circle with dot	Manzanita	Yucca	552"	558"
M92	Circle with dot	Manzanita	Yucca	558"	564"
M93	Circle with dot	Manzanita	Yucca	564"	570"
M94	Circle with dot	Manzanita	Yucca	570"	576"
M95	Circle with dot	Manzanita	Yucca	576"	582"
M96	Circle with dot	Manzanita	Yucca	582"	588"
M97	Circle with dot	Manzanita	Yucca	588"	594"
M98	Circle with dot	Manzanita	Yucca	594"	600"
M99	Circle with dot	Manzanita	Yucca	600"	606"
M100	Circle with dot	Manzanita	Yucca	606"	612"

- GENERAL NOTES:**
1. THE CONTRACTOR WILL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES BEFORE COMMENCING WORK. THE CONTRACTOR WILL CONDUCT THE WORK SO AS TO PREVENT INTERRUPTION OF SERVICE OR DAMAGE TO THEM. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO LOCATE AND RESPECTIVE ANY AND ALL EXISTING UTILITIES AND STRUCTURES.
 2. ALL PLANTS SHOWN ARE TO MATCH EXISTING PLANT SPECIES OR SPECIES NEAREST AND EXISTING LANDSCAPE OF WESTIN KIERLAND PROPERTY.
 3. LAYOUT OF PLANT MATERIALS SHALL MATCH EXISTING LANDSCAPE OF WESTIN KIERLAND PROPERTY.
 4. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES BY CONTRACTING ALL THE RESPECTIVE UTILITY COMPANIES AND BY EXCAVATING TEST PITS IF NECESSARY.
 5. CONTRACTOR SHALL PROTECT ALL SITE IMPROVEMENTS AND UTILITIES, DAMAGE OCCURRING DURING AND AS A RESULT OF CONSTRUCTION INCURRED BY THE CONTRACTOR AT NO INCREASE TO CONTRACT PRICE.

- IRRIGATION NOTES:**
1. AN IRRIGATION SYSTEM WILL BE PROVIDED PER CITY REQUIREMENTS. THE FOLLOWING SCOPE ITEMS WILL BE PROVIDED:
 2. PROVIDE NEW SURFACE IRRIGATION SYSTEM, BACKFLOW TAP AND METERS.
 3. ALL TRENCHES SHALL BE 12" POLYUP NOTING SPRAY HEAD IRRIGATION WITH DRAIN SEAL TECHNOLOGY.
 4. PROVIDE QUICK COUPLER THROUGHOUT.
 5. PROVIDE P.C. BLEEDERS - INKSE - ALL PARALLEL TO BURE EDDIC.
 6. ALL REMOTE CONTROL VALVES SHALL BE CLASS 200V.
 7. ALL MAINLINES AND LATERALS SHALL BE CLASS 200V.
 8. ALL TREES SHALL INCLUDE (2) DEEP ROOT WATER TUBES.
 9. PROVIDE FAN SENSOR AND WIRELESS MAINTENANCE SOFTWARE.

- LANDSCAPE NOTES:**
1. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES BEFORE STARTING ANY WORK.
 2. NO SUBSTITUTIONS (SPEC. CUSTARD) SHALL BE ACCEPTED WITHOUT APPROVED SUBSTITUTION REQUEST OF THE LANDSCAPE ARCHITECT.
 3. CONTRACTOR SHALL STAKE PLANT LOCATIONS IN THE FIELD AND HAVE APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH INSTALLATION.
 4. TREES, SHRUBS & GROUND COVERS SHALL BE LAY OUT IN A UNIFORM AND CONSISTENT PATTERN.
 5. ALL SHRUBS SHALL BE MULCHED WITH SPECIFIED ECOCORATIVE AGGREGATE MULCH AND SEPARATED FROM LAWN AREAS WITH SPECIFIED EDGING OR CONCRETE CURB EDGES REMAINING.
 6. CONTRACTOR SHALL FILL GRADE AND SEED ALL AREAS - DISTURBED - DURING CONSTRUCTION AND ESTABLISH NEW LAWN AREA, NOT DESIGNATED FOR SOIL NATIVE MEADOW ON PLANTING SIDE.
 7. CONTRACTOR SHALL BE RESPONSIBLE TO KIND CALCULATING ACTUAL AREAS OF SEED AND QUANTITIES REQUIRED FOR COVERAGE.
 8. ALL PLANT MATERIALS DELIVERED TO THE SITE FOR APPROVAL AND INSTALLATION SHALL BE IDENTIFIED AND TAGGED TO ENSURE THE PLANTS PROVIDED ARE AS SPECIFIED. PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 9. ALL TREES SHALL BE CALIPHERED AND UNDERSEES TREES SHALL BE REJECTED. THE CONTRACTOR CONVEYANCE ONLY, PROVIDE AND INSTALL ALL PLANTS SHOWN ON THE PLANTING PLANS.
 10. SPACING OF ALL PLANTINGS TO BE AS SHOWN ON PLANS.



AC
HOTELS
MARRIOTT

HOST
HOTELS & RESORTS

PROJECT NAME
AC HOTEL KIERLAND

PHOENIX, ARIZONA

CLIENT
HOST HOTELS & RESORTS

ARCHITECT
DLR Group
Architecture, Engineering, Planning, Interiors

1700 West 133rd Street
Overland Park, KS 66213-4740
7-913-507-7817
www.dlrgrp.com

LANDSCAPE PLAN

PLANNED UNIT DEVELOPMENT SUBMISSION

DATE: 08/14/2024
DRAWN: J. B. BROWN
CHECKED: J. B. BROWN
DATE: 08/14/2024

PAGE NUMBER
A2

Exhibit N

Conceptual Hotel Elevations for

Parcel A: AC Hotel



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

NOTE: EXTERIOR LIGHTING WILL BE LIMITED TO PARKING LOT LIGHTS, UPLIGHTING SOME PALM TREES SIMILAR TO EXISTING TREES AT THE WESTIN, LIGHTS UNDER THE VEHICLE DROP-OFF AND A SMALL AMOUNT OF EXTERIOR ACCENT LIGHTING ON THE HOTEL TOWER IF ALLOWABLE UNDER CURRENT KIERLAND MASTER ASSOCIATION GUIDELINES.



PROJECT NAME
AC HOTEL
KIERLAND

PHOENIX, ARIZONA

CLIENT
HOST HOTELS & RESORTS

ARCHITECT
DLR Group
ARCHITECTS ENGINEERS PLANNING INTERIORS
7290 West 133rd Street
Overland Park, KS 66213-4748
P: 913-697-7811
WWW.DLRGROUP.COM

EXTERIOR ELEVATIONS
SCALE: 1" = 20'-0"

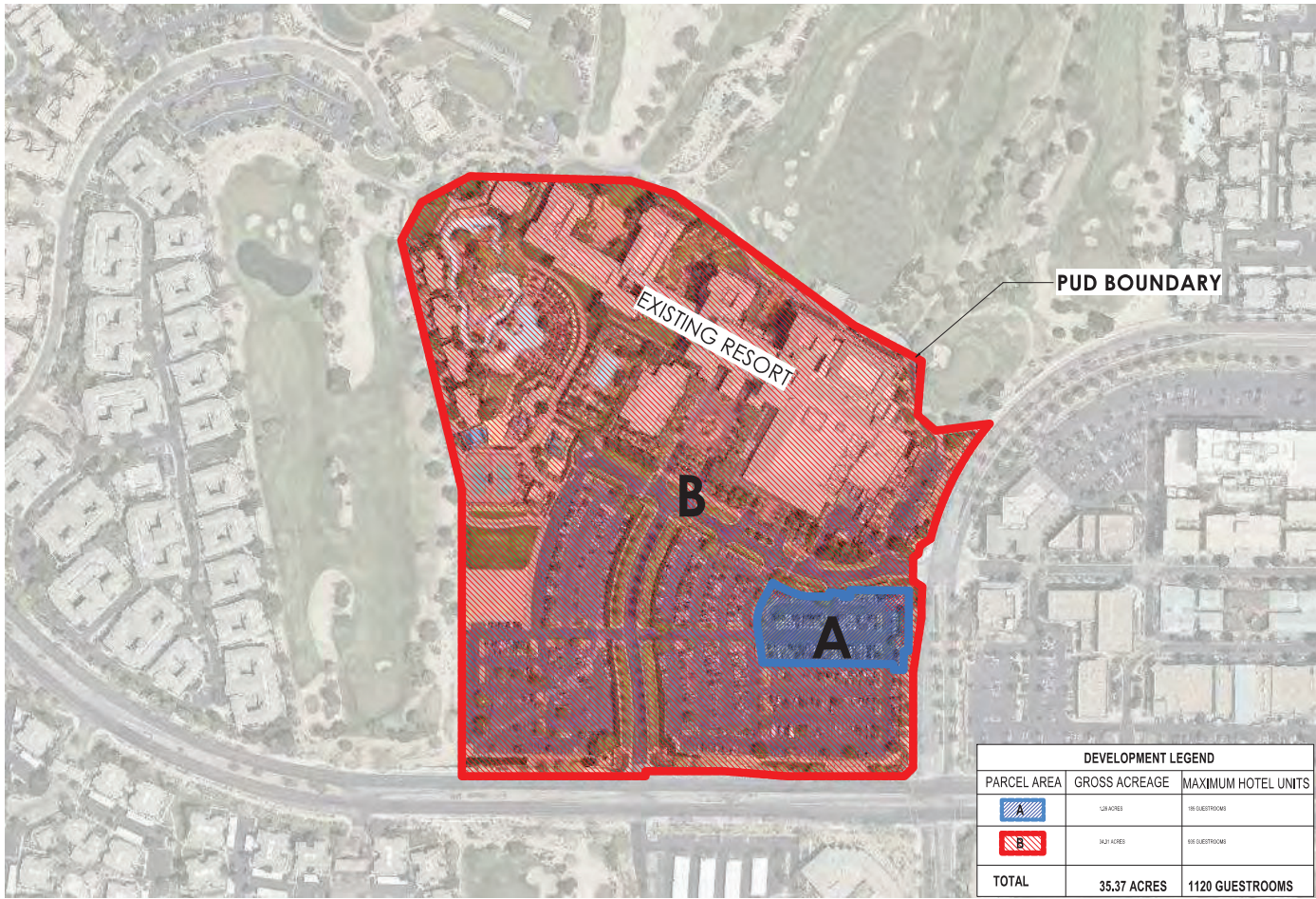
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PAGE NUMBER
A3

Exhibit O

Development Area Legend



WESTIN
KIERLAND PUD

Phoenix, Arizona

DEVELOPMENT
AREA LEGEND



Exhibit P

Enhanced Pedestrian Connection



AC HOTEL KIERLAND
PHOENIX, ARIZONA



PLANNED UNIT DEVELOPMENT
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PROJECT NAME
AC HOTEL KIERLAND
 PHOENIX, ARIZONA

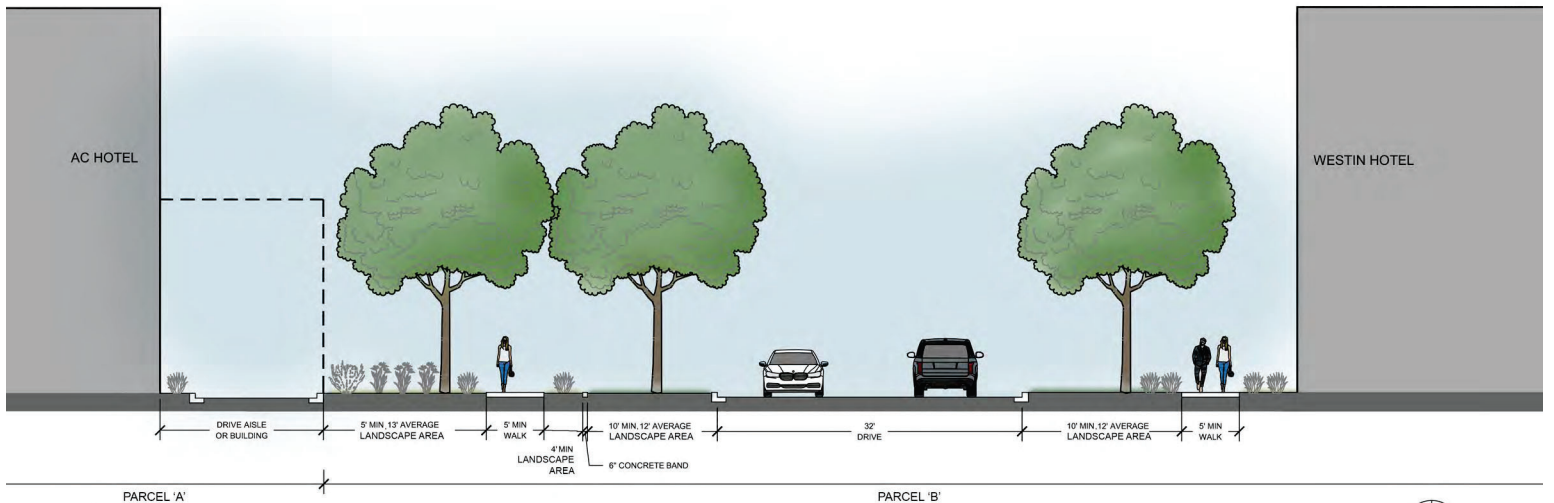
CLIENT
 HOST HOTELS & RESORTS

ARCHITECT
DLR Group
Architecture Engineering Planning Interiors
 7290 West 133rd Street
 Overland Park, KS 66213-4758
 P 913.697-7811
 www.dlrgroup.com

PEDESTRIAN CONNECTION AND LANDSCAPING PLAN

PLANNED UNIT DEVELOPMENT SUBMISSION

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