

OPTIMA KIERLAND CENTER PHASE II

CASE Z-33-20-2

LOCATED 415' NORTH OF THE INTERSECTION OF KIERLAND
BVDL AND SCOTTSDALE ROAD



First Submittal: June 17, 2020
Second Submittal: September 3, 2020
Third Submittal: November 2, 2020
Hearing Draft: November 20, 2020
City Council Adopted: January 20, 2021

CITY OF PHOENIX

FEB 16 2021

Planning & Development
Department

A Planned Unit Development (“PUD”) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the Zoning Ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies Zoning Ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary, such as, but not limited to, right-of way abandonments.

Principles and Development Team

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A. Purpose and Intent

1. Project Overview and Goals.

The original “Optima Center Kierland” project was approved via Case Z-22-14 in 2014. Now known as “Optima Kierland Center,” the original project was a four (4) building mid-rise development of high-quality multifamily residential dwellings, with the opportunity for a fifth two (2) story building consisting of potential office for Optima’s Arizona operations as well as a boutique café concept on 9.42 acres.

Optima Kierland Center, Phase II annexes the former “La Maison” site into the 2014 plan by adding an additional 2.28 acres to the original master plan so that the entire “Optima Kierland Center” is 11.70 gross acres of interrelated development. This PUD is intended to be an expansion of the original master plan so this PUD utilizes basically the same primary development standards, design guidelines and other provisions applicable to Case Z-22-14, as amended.

While the development of this portion of the project is “stand-alone” (i.e. meets all development standards on-site), because of the shared nature of the parking garage, open space and internal circulation between the two sites, this PUD is planned to be viewed and implemented as part of the overall master plan for Optima Kierland Center. The objective of Optima is that, via the application of the development standards, etc., within this PUD, the resulting development will implement their intent of developing one master planned project with the seamless appearance of one overall development.

The goal of this PUD is to provide for the final phase of the Optima Kierland Center, a unique high-quality modern high-rise urban living experience.

2. Overall Design Concept.

The overall design concept is to sensitively integrate the new building into the existing Optima Kierland Center buildings by utilizing the same quality materials and integrating “on building” vegetative planting technology to provide visual excitement and dynamic visual interest. With all parking below grade, the buildings are designed to float over the grade level “park like setting” that incorporates extensive pedestrian friendly open space. The site becomes a welcoming pedestrian oasis with significant landscaping and shade provided by the buildings floating above.

The creative use of quality materials combined with the creation of a seamless transition from indoor to outdoor spaces to permit the maximum enjoyment of the Sonoran Desert climate. The Project utilizes a glass and concrete structure featuring generous landscaped balconies to bring a living edge to many of the dwelling units as well as meaningful private outdoor space.

Roof top gardens visually soften the buildings, reduce the heat island effect and provide living amenity space that can be enjoyed year-round. Exterior sunshades accent the building while enhancing the sustainable design.

B. Land Use Plan

1. Proposed Land Uses.

Up to 288 Multifamily Dwelling Units, with associated open space and typical resident amenities.

2. Conceptual Site Plan Overview.

Note that the Exhibits described below are provided at the end of this PUD narrative.

Exhibit 7, Garage Plan. The Project provides three (3) levels of below grade parking:

Lower Level 3 provides 143 parking spaces for 7190; a total of 342 parking spaces provided with elevator lobby access.

Lower Level 2 provides 138 parking spaces for 7190; a total of 825 parking spaces provided with elevator lobby access.

Lower Level 1 provides 166 parking spaces for 7190; a total of 755 parking spaces provided with elevator lobby access.

Overall parking totals a planned 447 parking spaces for the new 7190 building (subject of this PUD); a total of 1,922 parking spaces are anticipated to be provided for the overall Optima Kierland Center project at final build out. Please note that the final parking garage is fully integrated into the overall project design so that parking and internal circulation is provided for the benefit of all phases of the entire project and balanced access is provided to all three surrounding streets (Scottsdale Road, 71st Street and Kierland Boulevard).

Exhibit 4, Site Plan - Ground Floor is the location of the required open space for the project, with gardens, vegetation and interconnected open space. The building features amenity areas as well as the main lobby. As with the other site towers, the ground level will not include any units, only amenities such as the gym/fitness center, meeting spaces and function rooms. Facilities located within the residential buildings are for the use of the residents (and their authorized guests) only.

Exhibit 5, Site Plan - Typical Residential this exhibit provides a typical representation of the upper levels of the buildings. These floors are all residential dwellings, there are no common/public amenities on these levels (2 through 10). It is anticipated that each floor will contain 32 residences, subject to final design, unit mix and sizes.

Exhibit 6, Site Plan - Roof Level this area will be a “green roof” with generous outdoor amenity spaces incorporating a large pool, spas, seating areas and sunbathing areas with gardens.

C. List of Uses

1: Permitted Uses¹

- Multifamily Residential Dwelling Units as Governed Herein
- C-2 Uses as Permitted by Section 623 of the City of Phoenix Zoning Ordinance

2: Temporary Uses

- All temporary uses shall comply with Section 708 of the City of Phoenix Zoning Ordinance

3: Prohibited Uses

The following land uses are not permitted:

- All Special Permit uses otherwise permitted in the C-2 Zoning District
- Auto Title Loan Establishments
- Automobile Parts and Supplies, New Retail and Wholesale
- Boats, Retail Sale
- Car Wash
- Compressed Natural Gas Retail Sales
- Gas Stations
- Garage, Repair
- Hospital
- Motorcycles, Repair and Sales
- Nonprofit Medical Marijuana Dispensary Facility
- Pawn Shop
- Service Stations, Automobile
- Single-Family Residential
- Tobacco Oriented Retailers
- Veterinarian Offices
- Veterinarian Hospitals
- Window Glass Installation Shop

Note: The Site is subject to specific use standards as per the Kierland Master Association Covenants, Conditions and Restrictions (CC&R's); while those provisions are not enforced by the City of Phoenix, this PUD does not intend to override or otherwise alter those CC&R's and/or other applicable private agreements, restrictions or other controls on the use of the Site. The CC&R standards are more restrictive than the standards of the City of Phoenix Zoning Ordinance.

¹ The Zoning Administrator may issue interpretations for those land use that are analogous to those listed in this section from the City of Phoenix Zoning Administrator as authorized by Zoning Ordinance Section 307.A.3.

D. Development Standards

Implementation Overview. The original “Optima Center Kierland” PUD (the “Original PUD”), which encompasses the four (4) tower project known as Optima Kierland (“Optima Phase 1”), was crafted to reflect the provisions incorporated in Optima’s condominium documents that permit the annexation of additional property into Optima Phase I. Therefore, its Optima’s intent to annex and develop the missing triangle space, known as the “La Maison parcel” (“Optima Phase 2”) into Optima Phase 1.

For example, the Original PUD for Optima Phase 1 established a zero (0’) foot setback for any perimeter property line not adjacent to a street and therefore along the property line that is adjacent to the Optima Phase 2 (see page 16, Section G.a.c attached hereto as Exhibit A).

The proposed PUD for Optima Phase 2 (the “Phase 2 PUD”) also provides for a corresponding zero (0) foot setback along the property line that is adjacent to Optima Phase 1. This allows for buildings to be constructed up to, or over, the existing lot line that separates Optima Phase 1 from Optima Phase 2.

Moreover, the lot line separating Optima Phase 1 from Optima Phase 2 will be “erased” via annexation of the Optima Phase 2 parcel into the Optima Phase 1 parcel through a lot combination, resulting in no applicable standard (as there will no longer be a parcel line separating Optima Phase 1 from Optima Phase 2).

As far as implementation goes, having two (2) different PUD’s over the Combined Project Site (defined for our purposes here as the area inclusive of both the Original PUD and the Phase 2 PUD) is no different than any other parcel that is “split zoned” or subject to two or more zoning districts. There is no legal requirement for a zoning boundary to follow lot lines. Split zoning occurs across the City. For example, a parcel that is zoned C-2 along its frontage on a major arterial may include a district such as R-5 district as it transitions into a neighborhood.

At the time of preliminary site plan approval for the development of the 7190 Building, the developer will: (i) provide a site plan demonstrating compliance with the provisions of the Phase 2 PUD; (ii) submit a minor amendment to the site plan for the existing development (7120, 7140, 7160 and 7180) to add the portions of the 7190 Building that are within that Original PUD boundary; and (iii) apply for a lot combination of the Optima Phase 1 parcel and the Optima Phase 2 parcel.

Finally, the Combined Project Site is also in compliance with the density limits of the Original PUD. More specifically, the maximum density permitted under the Original PUD is 796 units. The current Optima Kierland project that is subject to the Original PUD only contains 738 units thus creating a surplus of 58 units. The portions of the building that will be located within the Original PUD will contain a conservative total of 36 units which are permitted as a matter of right under the Original PUD.

In summary, as planned, the Original PUD was specifically designed to allow for the development of the applicable portion of the 7190 Building that will be located within the Optima Phase 1 parcel and to accommodate the additional units, while maintaining applicable open space allotments and complying with the permitted setback standard of zero (0).

1. Development Standards Table.

a.	Maximum Dwelling Units	288 Maximum Dwelling Units	
b.	Minimum Lot Width/Depth	No Minimum Standard	
c.	Building Setback Standards	East, Scottsdale Road Minimum Setback	55 Feet
		North, Perimeter Property Line Minimum Setback	20 Feet
		West, Internal Property Line Minimum Setback	25 Feet
		South, Internal Property Line Minimum Setback	0 Feet
d.	Building Separation	From the Existing 7120 Building	85 Feet
e.	Height ²	Permitted Height	104 Feet
f.	Lot Coverage	Maximum	55%

g. Height Limit Exceptions Because of the complexity of roof top amenities, the following height limit exceptions apply:

Group 1: Up to 1’-6” allowed on entire roof - Roofing and Insulation Systems Per Building Code and a Running Track Surface.

Group 2: Up to 6 feet, limited to no more than 30% of roof - Roof Terrace Deck, Pool and Spa Surfaces and Planters.

² Because of the integration of the underground parking garage into the larger Optima Kierland Center PUD, Case Z-22-14, and the need to maintain an even floor for the garage and ground level open space, the base elevation for establishment of “zero” for grade measurement for this PUD shall be set at the City of Scottsdale Coordinate System Elevation of 1,477.04’.

Group 3: Up to 16 feet, limited to no more than 15% of roof – “Back of House” Function Enclosures (Janitor Room, Maintenance Room, etc.), Enclosed Amenities, Restrooms, Roof Trellises, Overhangs, and Other Shade Structures.

2. Landscape Standards.

a. Open Space, Area ³	Provision of Open Space at Grade Level of no less than 70% of the total net lot area
b. Open Space, Landscaping	All Open Space is to be landscaped and/or hardscaped
c. Below Grade Landscaping	Landscape planters located below grade, if provided, shall include landscaping that is generally consistent with the “at grade” or “above grade” vegetation, with deviations as appropriate to respond to the growth challenges of such locations
d. Public Sidewalk Standard	8 feet in width, detached a minimum of 7 feet ⁴

3. Parking.

a. Automobile Parking.

This PUD requires that automobile parking be provided as follows:

- i. Secured Parking – 404 spaces provided, 1.4 per unit minimum required
- ii. Unsecured Parking – 43 spaces provided, .15 per unit minimum required
- iii. Total Parking Provided: 447 spaces, with 1.55 per unit minimum required

In order to minimize heat gain and retention caused by paved parking surfaces, all parking is to be provided below grade (no surface parking lots are permitted).

The parking garage maybe integrated into the existing Optima Center Kierland parking garage.

³ Open space is to be calculated as the total net Site area minus any enclosed building spaces at the base/ground level. Open space includes areas of landscaping, vegetation, hardscape, fountains, public art and/or related areas that are not enclosed by walls and roof.

⁴ Allowed to taper below minimum to connect to existing sidewalks and driveway ramps.

For information only, this PUD and the existing Optima Center Kierland development will have an approximate total of at least 1,922 parking spaces between the two PUD's/projects (if all 288 units are constructed).

b. Bicycle Parking:

- i. 0.25 per unit (maximum required 50)
- ii. Bicycle parking to be installed in conformance with Section 1307.H, except as follows: (i) inverted-U style bicycle racks or artistic style racks consistent with the City of Phoenix preferred designs (see Comprehensive Bicycle Master Plan, Appendix K) shall be provided and (ii) secure resident bike storage may be located within the lower level parking garage.

c. Loading Bay:

None required, provisions for loading for the overall development have been provided within the first phase of the "Optima Kierland Center" PUD (Z-22-14).

4. Amenities.

The building shall provide the following, subject to Design Guidelines in Section E.3:

- a. Swimming Pool and/or Spa
- b. Party Room/Event Space for Resident Use Only
- c. Fitness Facilities with Locker Rooms
- d. Dog Park
- e. Outdoor BBQs
- f. Firepits
- g. Conference Room/Business Center

5. Shade.

The provision of shade to enhance the pedestrian experience is recognized as a critical element in planning spaces within the Sonoran Desert environment. Final plans shall include shading features in the building design and/or landscaping to provide for pedestrian comfort. Various shading strategies shall include:

- a. Physical Shade via features such as Permanent Shade Sails
- b. Use of Vegetation (such as Trees)
- c. Integrated Structural Overhangs
- d. Awnings and/or Shade Trellis Features

Examples of Shading Methods



- e. All public sidewalks shall be shaded to a minimum of 75% (if vegetative, at tree maturity), except those located north of the entry drive (to preserve visibility to existing retail development that would otherwise be blocked by shading vegetation or structures).

6. Lighting Plan.

All site lighting will comply with the standards of the Phoenix Zoning Ordinance, as well as applicable City and State codes and ordinances.

7. Minor Site Plan Amendment Requirement.

For any development proposed that is beyond the boundaries of this PUD, specifically for those portions of the proposed buildings that are to be located within the Optima Center Kierland PUD, a conceptual site plan minor amendment to that PUD will be required as per Section 671.E.3 that (i) updates the conceptual site plan and (ii) demonstrates compliance with the respective development standards of the PUD applicable to that portion of the structure.

E. Design Guidelines

The Project proposes elevations that provide exceptional design and a unique visual appearance as well as a unique site plan and building placement, resulting in a high-quality visual gateway into the commercial heart of Kierland. The following standards are provided to guide the development of the Project and will be reflected in the final design.

At its core, the Project is intended as a modern urban development which contains vertically stacked courtyard houses in conjunction with grand civic courtyards and open space reminiscent of classical era planning. The private courtyard residences are a unique blend evocative of Sonoran Desert Native American housing with the functionality of southwest indoor/outdoor living. Each dwelling is designed as a dynamic combination of layered interior space expanding uninterrupted into lushly landscaped private terraces. Other buildings and spaces on the site shall harmonize with these residences.

To achieve that harmony, the following design guidelines shall be provided for in the final plans for a multifamily structure (those standards not addressed herein, and for non-residential development, comply with Section 507 Tab A):

1. Design Guidelines	
a. Exterior Materials	<p>Elevations shall include a minimum of:</p> <ul style="list-style-type: none"> • Ground Level: 80% Glazing, 5% Concrete • Above Ground Level: 50% Glazing, 20% Metal, 5% Concrete <p>Materials (at least two per elevation):</p> <ul style="list-style-type: none"> • Clear Glass • Light Blue Glass • Natural Smooth Architectural Finish Concrete • Charcoal Color, Sand Finish Stucco Skim Coat • Concrete Masonry Unit (CMU) • Non-Reflective Coated or Painted Metals • Weathered Steel
b. Color Palette	<p>Colors shall be limited to the following:</p> <ul style="list-style-type: none"> • Brown • Dark Brown • Tan • Red • Orange • Grey

	<ul style="list-style-type: none"> • Green • Charcoal • Concrete Grey • Black <p>Note that all colors are subject to limitations of the CC&R's, which, if conflicting with the above, shall control.</p>
<p>c. Private Terraces</p>	<p>The private terraces (those outdoor private balconies located above the first floor) shall be (i) provided for no less than 70% of the units and (ii) designed to meet the following:</p> <ul style="list-style-type: none"> • Minimum size of 50 square feet with a depth of 7 feet. • May include a Vertically Integrated Architectural Landscape System within square footage.
<p>d. Mechanical Equipment Screening Methods</p>	<p>Methods to screen equipment shall include:</p> <ul style="list-style-type: none"> • Building parapets. • Independent, structurally supported screen walls providing screening for rooftop mechanical equipment when the parapet is lower than the mechanical units. • Landscaping treatments. • Other enhanced features comprised of complementary building materials.
<p>e. Sidewalk Treatment</p>	<p>All sidewalks shall be decorative materials, preferably permeable (stamped concrete, brick pavers or similar non-standard surface), subject to (i) approval of required permits from the City of Phoenix (such as a maintenance agreement) and (ii) approval by the Kierland Master Association under the CC&R's.</p>

2. Landscape Design Guidelines

a. Uniform Streetscape Design

On **Scottsdale Road**, the following shall be included:

The **Landscape Strip** (between sidewalk and back of curb) will provide a shade canopy of street trees and a colorful mix of shrubs, accents, and groundcover to buffer the street from the detached sidewalk. Due to the turn lanes and bus bays, there is a limited amount of space where the sidewalk is detached and landscape is proposed, this only occurs south of the proposed driveway cut on Scottsdale Road.

The landscape will be comprised of:

- 4" Caliper 'Rio Salado' Mesquite trees at 20' on center.
- Shrubs: Leucophyllum spp, Justicia spp, and Calliandra spp.
- Accents: Agave Parryi, Bougainvillea spp, Hesperaloe spp, and Tecoma spp.
- Groundcover: Lantana spp, Convolvulus spp, and Myoporum spp.
- Minimum 75% live ground coverage.

The sidewalk abutting **On-Site Landscaping** (located between sidewalk and the building) will provide a buffer of both trees and low planting to accentuate the landscape parkway aesthetic. The landscape will be comprised of:

- 4" Caliper 'Rio Salado' Mesquite trees at 20' on center, or equivalent groupings when combined with the landscape strip trees.
- Shrubs: Calliandra spp, Eremophila spp, Leucophyllum spp, Justicia spp, Ruellia spp, and Simmondsia spp.
- Accents: Agave Parryi, Bougainvillea spp, Dasylirion wheeleri, Hesperaloe spp, Yucca spp, and Tecoma spp.
- Groundcover: Lantana spp, Convolvulus spp, Ruellia spp, Wedelia spp, and Myoporum spp.
- Minimum 75% live ground coverage.

Notwithstanding the above, and any other provision of this PUD, in order to preserve visibility to the existing retail development

	<p>located on the property north of the site, no trees will be required in the landscape area located between the entry drive aisle and Scottsdale Road.</p>
<p>b. Uniform Open Space Design</p>	<p>Open Space areas may be comprised of hardscape such as patios, walkways or reserved resident amenities (i.e. in ground spa area) or landscape such as planting or dog park areas.</p> <p>All hardscape areas (except for the garage entry driveway) shall meet the 75% shade requirement (either from trees at maturity or structural shade).</p> <p>All Open Space landscape areas will provide a minimum of 50% live coverage with a mix of:</p> <ul style="list-style-type: none"> • Shrubs: Calliandra spp, Dodonea spp, Eremophila spp, Leucophyllum spp, Justicia spp, Plumbago spp, Rosmarinus spp, Ruellia spp, and Simmondsia spp. • Accents: Agave spp, Asclepias spp, Bougainvillea spp, Dasylyrion spp, Hesperaloe spp, Tecoma spp, and Yucca spp. • Groundcover: Lantana spp, Convolvulus spp, Ruellia spp, Wedelia spp, and Myoporum spp.
<p>c. Architectural Vertically Integrated Landscaping System</p>	<p>The vertically integrated landscape system for the terrace and roof planters are a key component in the design aesthetic that makes the Optima developments unique. The landscape for the vertically integrated landscape system is composed of the following areas/standards:</p> <p>The Level 2 to 10 Terrace Planters shall be planted with low groundcover/shrubs, and vines designed to spill over the planting area and create a living facade. The landscape will be comprised of:</p> <ul style="list-style-type: none"> • Shrubs/Accents: Aloe spp, Bougainvillea spp, Convolvulus spp, Cycas spp, Duranta spp, Eremophila spp, Hesperaloe spp, Justicia spp, Nerium spp, Portulacaria spp, Raphiolepis spp, Russelia spp, Setcreasea spp, Tecoma spp, and Yucca spp. • Groundcover: Callistemon spp, Carissa, Eremophila spp, Lantana spp, Lavandula spp,

	<p>Myoporum spp, Rosmarinus spp, and Teucrium spp.</p> <ul style="list-style-type: none"> • Bark Mulch in all planters for moisture containment. <p>The Roof Deck Planters shall be planted with low groundcover/shrubs around the amenity/pool deck. In addition, tree planters have been added on the unoccupied roof deck area. The landscape will be comprised of:</p> <ul style="list-style-type: none"> • Trees: ‘Rio Salado’ Mesquite trees • Shrubs: Duranta spp, Eremphila spp, Nerium spp, Ruellia spp, Russelia spp, and Tecoma spp. • Accents: Aloe spp, Dasylyrion spp, Hesperaloe spp and Yucca spp. • Groundcover: Callistemon spp, Carissa, Eremophila spp, Lantana spp, Lavandula spp, Myoporum spp, Rosmarinus spp, and Teucrium spp. • Vines: Antigonon spp, Bigonia spp, Bougainvillea spp, Ficus spp, Podranea spp, and Tecoma spp. • Bark Mulch in all planters for moisture containment.
d. Irrigation System	All ground level, over-structure planting, terrace planters, and rock deck landscape shall be irrigated by a drip irrigation system.
3. Amenities	
a. Resident Amenities	<p>Ground Floor (shall include at least 3):</p> <ul style="list-style-type: none"> • Spa • Outdoor Fitness Area • Outdoor Lounge Area • Dog Park <p>Within Building (shall include at least 2):</p> <ul style="list-style-type: none"> • Fitness Center/Residents Club to be no less than 4,500 square feet • Game Room • Party Room <p>Rooftop shall include:</p>

	<ul style="list-style-type: none"> • Swimming pool and/or spa to be no less than 1,600 square feet in area (water surface) and shall include at least three (3) of the following: <ul style="list-style-type: none"> ○ Lounge deck ○ Barbeque grill(s) ○ Fire feature(s) ○ Seating node(s) ○ Trellis areas (to provide shaded seating zones) • Rooftop shading shall be either (i) a minimum of 50% of total accessible rooftop area or (ii) a minimum of 1,500 square feet, whichever is less. More may be provided.
<p>b. Implementation</p>	<p>To implement the above, amenities standards are provided below, where applicable:</p> <ul style="list-style-type: none"> • Lounge decks shall include sufficient space for permanent or placed seating, tables, and/or reclining sun chairs for a minimum of 20 persons. • Barbeque grill(s) shall incorporate a “built-in” design with base materials that are consistent with or complementary to the building materials. • Fire feature shall be designed as a gathering space that includes sufficient clear area around for seating and/or a built-in seating area around the feature (i.e. a fire put with a large border for sitting on). <p>Seating node areas shall be areas that are separate from other areas via wall, planters or other features to delineate the space.</p>

F. Signs

The Project will be subject to the standards of Chapter 7 of the City of Phoenix Zoning Ordinance.

Note that the Project is subject to a comprehensive site plan (“CSP”) adopted pursuant to Section 705.E.2. that is applicable to the greater Kierland area. All signage is subject to said CSP and any amendments thereto.

G. Sustainability

1. City Enforced Standards.

- a. Utilize alternative paving materials to reduce urban heat island effect, and to allow natural drainage and filtration.
- b. Use of drought tolerant landscape species with drip irrigation as applicable.
- c. Utilize LED light fixtures for common area and outdoor lighting.
- d. Provision of recycling to residents.

2. Developer Enforced Standards.

Optima Kierland Center will be a pedestrian friendly mixed-use multifamily residential project incorporating open space, landscaping, pedestrian mobility, access to shopping and entertainment, and provide a variety of architectural styles to the dynamic Kierland area.

Optima Kierland Center was the first project in the City of Phoenix to comply with the Phoenix Green Construction Code (amended version of the International Green Construction Code - IGCC) which was adopted by the City in 2012 as a voluntary code to promote community sustainability in line with the City of Phoenix sustainability initiatives.

Phoenix Green Construction Code is designed to reduce the adverse environmental impacts associated with development in the areas of heat island mitigation, material resources, energy consumption, water depletion and indoor environmental quality. The Phoenix Green Construction Code enhances Phoenix's environmental quality of life for residents, businesses and visitors. It adds economic, environmental and community value while responding to the growing demand for a 21st century green lifestyle involving open space, mixed use and pedestrian connectivity.

Optima will work with the City and leverage 41 years of experience in development, architecture, and construction to help develop the most appropriate standards for green construction in Phoenix. Optima's partnership with the City of Phoenix in obtaining certification under the Phoenix Green Construction Code will revolutionize sustainable construction practices. The cost for a developer to build a project of this size to green building standards is approximately an additional 6%.

By complying with the Phoenix Green Construction Code, the Optima Kierland Center Phase II will contribute to the City of Phoenix initiatives by addressing the following:

- Vegetated courtyards, terraces and roofs that provide for heat island mitigation, sound mitigation, and improved air quality.
- A pedestrian friendly mixed-use multifamily residential project with underground parking and pedestrian connectivity providing mitigation of transportation impacts.

- Energy efficient construction.
- Resource efficient building materials.
- Reduced water use plumbing fixtures and drought-resistant landscape.
- Healthy interiors with low emissions from material content and finishes.
- Connectivity to plants and daylighting with floor to ceiling glazing that help stress reduction, comfort, and well-being.

Building upon experience gained from using the International Green Construction Code in the City of Scottsdale on Optima Sonoran Village as well as Optima Kierland Center, Optima Kierland Center Phase II will use the Phoenix Green Construction Code to adapt to local conditions and environmental priorities of the City of Phoenix.

By following Phoenix's 3rd party verification and inspection process, the project approval will be streamlined, and a Green Designation and Certification will be achieved in compliance with the Phoenix Green Construction Code.

H. Infrastructure

The surrounding public roadways (71st Street, Kierland Boulevard and Scottsdale Road) are all built to a full public standard and are at their final build-out size and configuration. The traffic impact assessment concluded that there are no additional improvements required to nearby public roads and that there is sufficient capacity to accommodate the Project as proposed. A copy is on-file with the City of Phoenix.

Grading and Drainage for the Site will be designed to meet all City of Phoenix standards.

Water and wastewater systems exist in the immediate area and already service the Site. There is sufficient capacity for the Project as proposed. The design and construction of any facilities needed to connect to the existing infrastructure shall be the responsibility of the developer.

I. Comparative Zoning Standards

	Development Standard	C-2 Standards	R-5 Standards	Proposed PUD Standards
a.	Maximum Density (Based Upon 2.28 Gross Acres)	References to Section 615 (R-3) (Min 14.5 du/acre) ("Density Waiver" Option Up to 43.5 du/ac 623.E.1.b) = 33 to 99 Units	43.5 du/ac up to 52.20 du/ac w/bonus = 99 to 119 Units	127 du/ac = 288 Units
b.	Minimum Lot Width/Depth	No Standard	60' Width, 94' Depth	No Standard
c.	Minimum Building Setbacks			
	North (Side)	Street Side Standard Below ↓	10'/3'	20'
	South (Side)		10'/3'	0'
	East (Front)		20'	55'
	West (Rear)		15'	25'
	Street Side	20' 50% of Structure, Average 25' or if over 30', Average 30'	↑ Side Based Standard Above	↑ Side Based Standard Above
	Non-Street Side	0'		
d.	Maximum Building Height			
		2 stories or 30' up to 4 stories 56' with a "height waiver" (623.E.1.b)	4 stories or 48'	104'
e.	Maximum Lot Coverage	50%	50%	55%
f.	Minimum Bicycle Parking	No Standard	No Standard	.25 per unit - maximum 50 spaces required
g.	Minimum Landscape Setbacks			
	North	Street Side Standard Below ↓	No Standard	No Standard
	South		No Standard	No Standard
	East		No Standard	No Standard
	West		No Standard	No Standard
	Street Side	Average 25' for structures not exceeding two stories or 30', minimum 20' permitted for up to 50% of the frontage. Average 30' for structures exceeding two stories or 30', minimum 20' for up to 50% of the frontage.	↑ Side Based Standard Above	↑ Side Based Standard Above
	Non-Street Side	0'		

J. Legal Description

15450 North Scottsdale Road (APN 215-42-006C) as Per Deed 2019-0355976:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED PHOENIX, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

A parcel of land lying within Section 3, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being a portion of Parcel 4 A of KIERLAND PARCELS 1, 3 and 4A, as recorded in Book 418 of Maps, Page 45, records of Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the South most Southeast corner of said Parcel 4A;

THENCE along the Southerly line of said Parcel 4A, North 44 degrees 48 minutes 52 seconds East, a distance of 29.74 feet, to the East line of said Parcel 4A;

THENCE leaving said Southerly line, along the East line of said Parcel 4A, North 00 degrees 06 minutes 24 seconds West, a distance of 340.71 feet, to the POINT OF BEGINNING;

THENCE leaving said East line, South 89 degrees 44 minutes 08 seconds West, a distance of 54.04 feet;

THENCE North 00 degrees 15 minutes 52 seconds West, a distance of 8.54 feet;

Unofficial Document

THENCE North 45 degrees 15 minutes 52 seconds West, a distance of 368.10 feet;

THENCE South 89 degrees 44 minutes 08 seconds West, a distance of 99.31 feet;

THENCE North 00 degrees 15 minutes 52 seconds West, a distance of 69.99 feet, to the North line of said Parcel 4A;

THENCE along said North line, North 89 degrees 44 minutes 08 seconds East, a distance of 414.57 feet, to the East line of said Parcel 4A;

THENCE leaving said North line, along said East line, South 00 degrees 06 minutes 24 seconds East, a distance of 338.82 feet, to the POINT OF BEGINNING.

PARCEL NO. 2:

An easement for ingress, egress and public utilities, as recorded in Recording No. 96-0570533; and thereafter amended recorded in Recording No. 99-0563053; and thereafter Second Amendment recorded in Recording No. 99-0875237, and re-recorded in Recording No. 20010721444; and thereafter Third Amendment recorded in Recording No. 20150633187; and thereafter Fourth Amendment recorded in Recording no. 20170540672, records of Maricopa County, Arizona.

APN: 215-42-006C

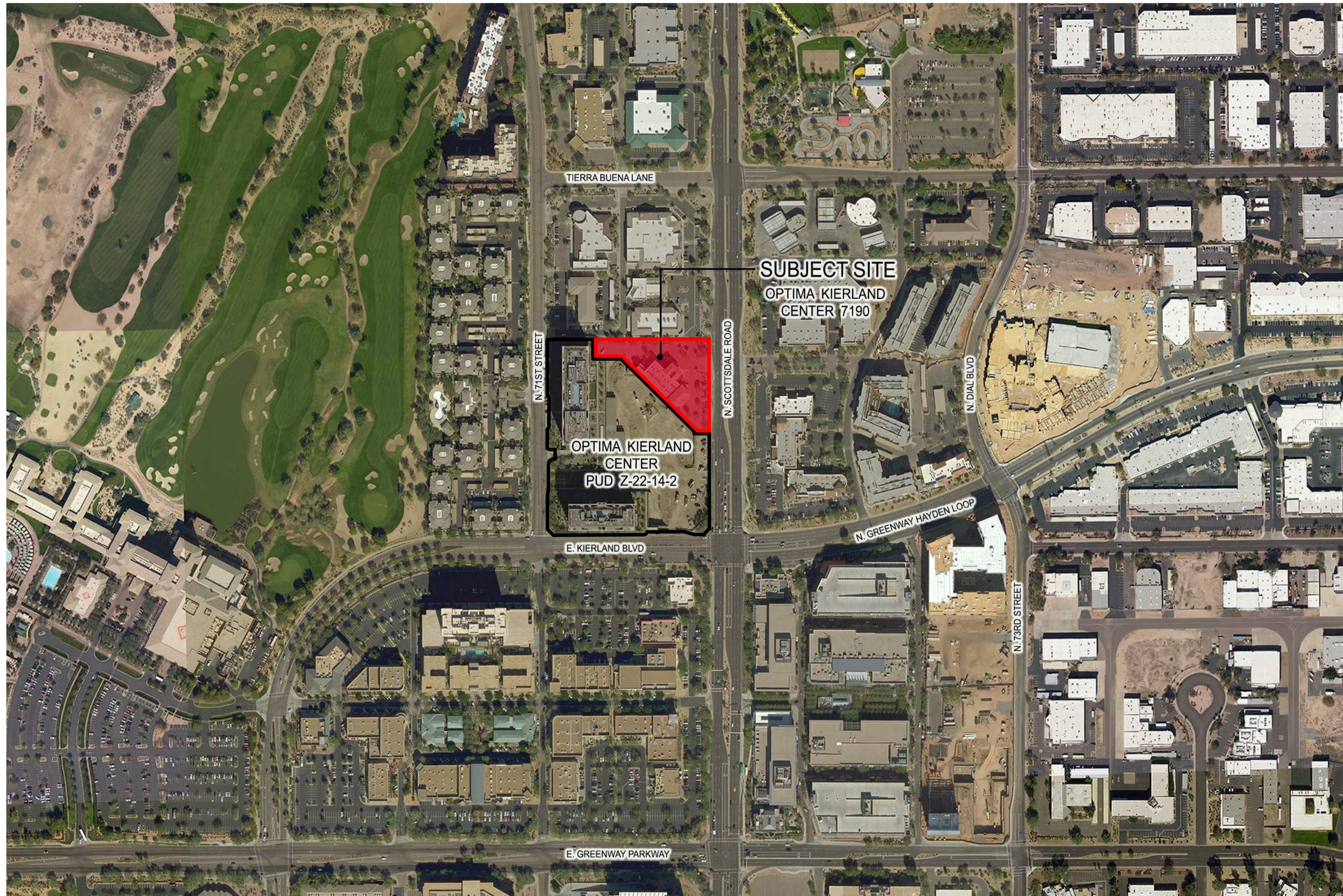


EXHIBIT 1

SURROUNDING VICINITY MAP



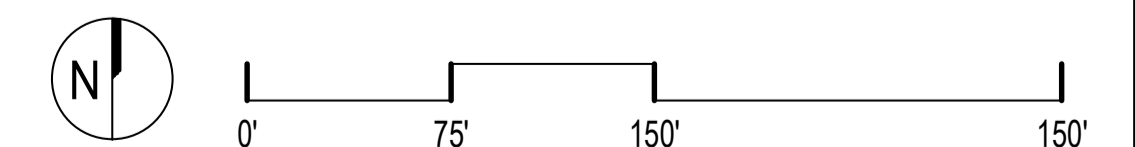
OPTIMA KIERLAND CENTER - 7190

7157 East Rancho Vista Drive, Suite 109, Scottsdale AZ 85251 480-874-9900



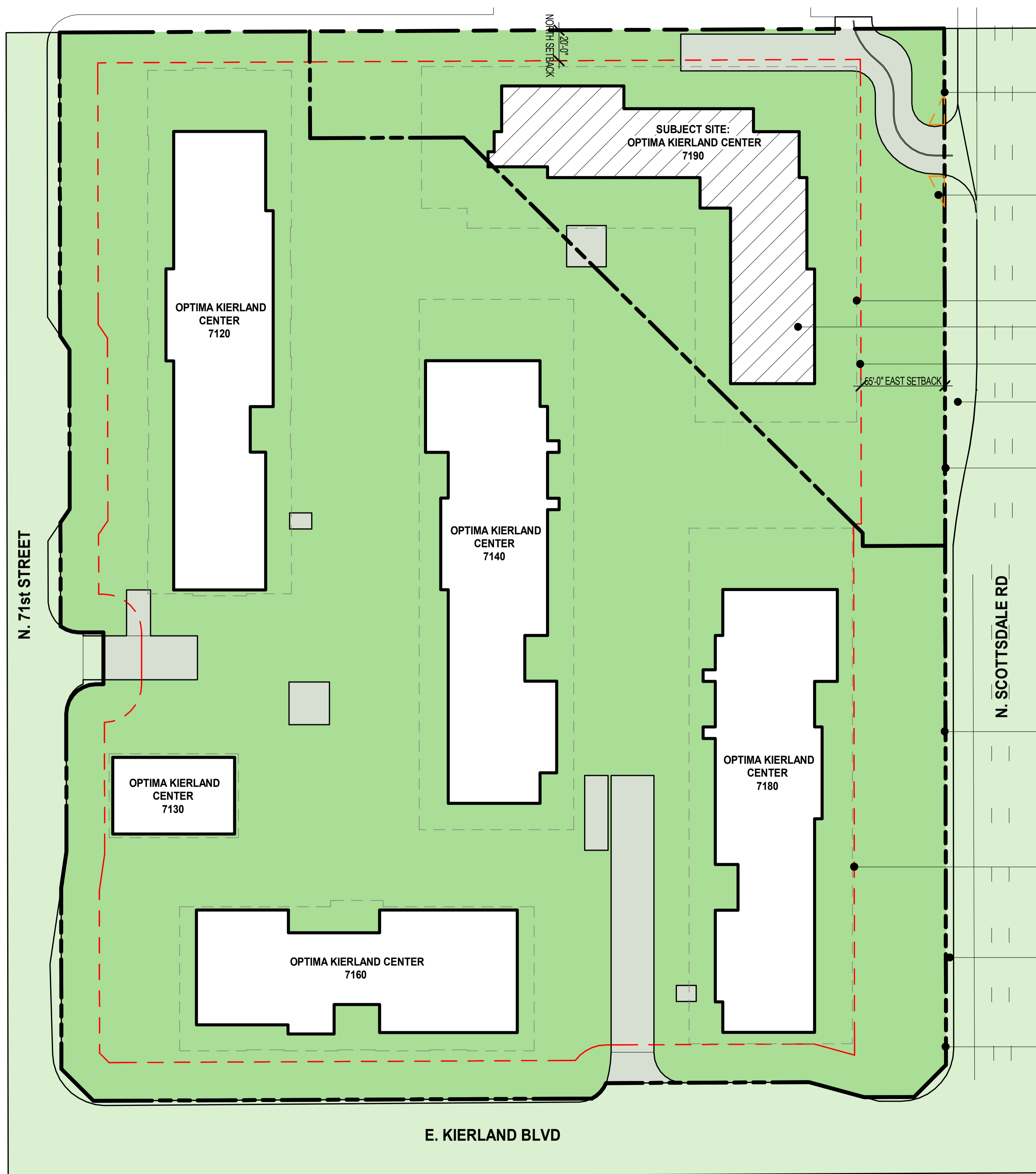
EXHIBIT 2

AERIAL SITE PLAN



OPTIMA KIERLAND CENTER - 7190

7157 East Rancho Vista Drive, Suite 109, Scottsdale AZ 85251 480-874-9900



NET LOT AREA OPTIMA KIERLAND CENTER 7190
77,709 SF

VISIBILITY TRIANGLE 10' X 20', TYP.

BUILDING OVERHEAD, TYP.

SUBJECT SITE
OPTIMA KIERLAND CENTER 7190

7190 BUILDING SETBACK LINE, TYP.

AREA WITHIN R.O.W. (NOT INCLUDED IN OPEN SPACE)

PROPERTY LINE / R.O.W., TYP.

NET LOT AREA OPTIMA KIERLAND CENTER PUD
Z-22-14-2
323,638 SF

7180 BUILDING SETBACK LINE, TYP.

AREA WITHIN R.O.W. (NOT INCLUDED IN OPEN SPACE)

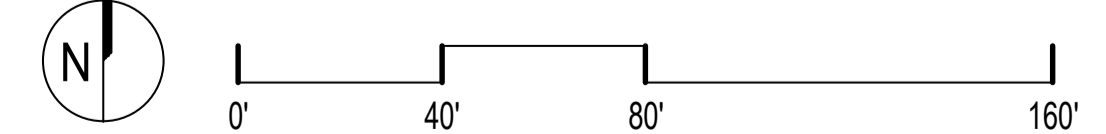
PROPERTY LINE / R.O.W., TYP.

DEVELOPMENT INFORMATION - 7190	
SUBJECT SITE - OPTIMA KIERLAND CENTER - 7190	
ADDRESS:	15450 N. SCOTTSDALE ROAD.
PARCEL:	215-42-006C
EXISTING ZONING:	C-2 / PCD
PROPOSED ZONING:	PUD
LOT INFORMATION:	
GROSS LOT AREA OKC PUD Z-22-14-2:	(9.42 AC) 410,449 SF
GROSS LOT AREA OKC 7190:	(2.28 AC) 99,290 SF
GROSS LOT AREA COMBINED:	(11.70 AC) 509,739 SF
NET SITE AREA OKC PUD Z-22-14-2:	(7.43 AC) 323,638 SF
NET SITE AREA OKC 7190:	(1.78 AC) 77,709 SF
NET LOT AREA COMBINED:	(9.21 AC) 401,347 SF
NO. DWELLING UNITS OKC PUD Z-22-14-2:	738
NO. DWELLING UNITS OKC 7190:	288
NO. DWELLING UNITS COMBINED:	1,026
OPEN SPACE CALCULATION:	
7190 OPEN SPACE:	70.0%
COMBINED OPEN SPACE:	72.6%
SETBACK INFORMATION FOR PROPOSAL:	
EAST / N. SCOTTSDALE ROAD:	55' MIN.
SOUTH / KIERLAND BLVD.:	25' MIN.
WEST / N. 71ST STREET:	25' MIN.
NORTH / PERIMETER PROPERTY LINE:	20' MIN.
HEIGHT:	104'-0"
NUMBER OF STORIES:	10
ALL PARKING SPACES PROVIDED IN UNDERGROUND GARAGE:	1.40 SPACES SECURED PER UNIT 0.15 SPACES UNSECURED PER UNIT
BICYCLE PARKING:	PROVIDED

OPEN SPACE CALCULATIONS	
OPTIMA KIERLAND CENTER PUD Z-22-14-2	
NET LOT AREA	323,638 SF
OPEN SPACE OKC PHS 1&2	237,059 SF
OPEN SPACE %	73.2%
OPTIMA KIERLAND CENTER 7190	
NET LOT AREA	77,709 SF
OPEN SPACE	54,430 SF
OPEN SPACE %	70.0%
COMBINED KIERLAND PARCEL	
NET LOT AREA	401,347 SF
OPEN SPACE	291,489 SF
OPEN SPACE %	72.6%

EXHIBIT 3.a

OVERALL OPEN SPACE DIAGRAM

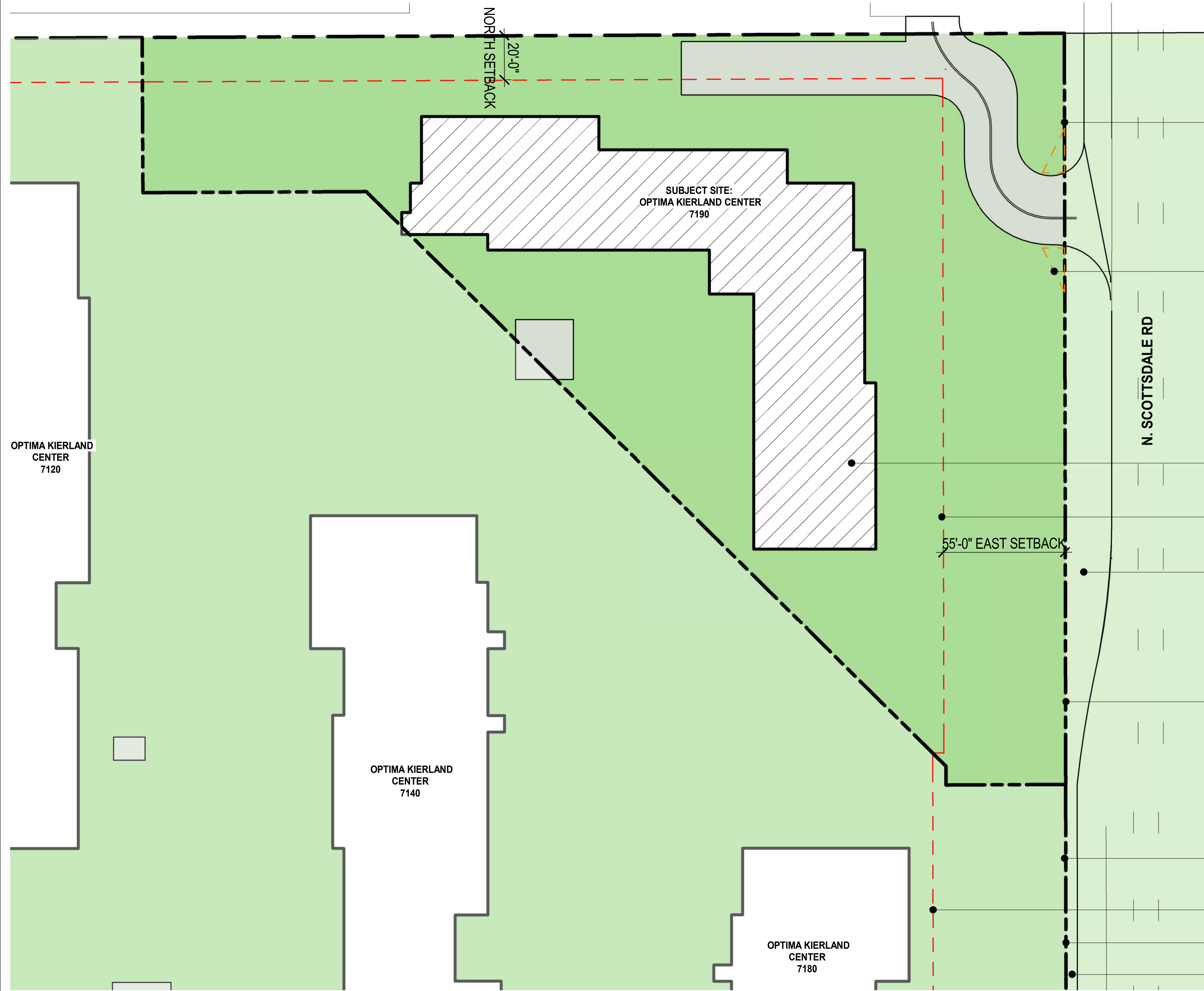


OPTIMA KIERLAND CENTER - 7190

7157 East Rancho Vista Drive, Suite 109, Scottsdale AZ 85251 480-874-9900



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NET LOT AREA OPTIMA KIERLAND CENTER 7190
77,709 SF

VISIBILITY TRIANGLE 10' X 20', TYP.

SUBJECT SITE OPTIMA KIERLAND CENTER 7190

7190 BUILDING SETBACK LINE, TYP.

AREA WITHIN R.O.W. (NOT INCLUDED IN OPEN SPACE)

PROPERTY LINE / R.O.W., TYP.

NET LOT AREA OPTIMA KIERLAND CENTER PUD Z-22-14-2
323,638 SF

7180 BUILDING SETBACK LINE, TYP.

PROPERTY LINE / R.O.W., TYP.

AREA WITHIN R.O.W. (NOT INCLUDED IN OPEN SPACE)

DEVELOPMENT INFORMATION - 7190

SUBJECT SITE - OPTIMA KIERLAND CENTER - 7190
 ADDRESS: 15450 N. SCOTTSDALE ROAD.
 PARCEL: 215-42-006C

EXISTING ZONING: C-2 / PCD
 PROPOSED ZONING: PUD

LOT INFORMATION:
 GROSS LOT AREA OKC PUD Z-22-14-2: (9.42 AC) 410,449 SF
 GROSS LOT AREA OKC 7190: (2.28 AC) 99,290 SF
 GROSS LOT AREA COMBINED: (11.70 AC) 509,739 SF

NET SITE AREA OKC PUD Z-22-14-2: (7.43 AC) 323,638 SF
 NET SITE AREA OKC 7190: (1.78 AC) 77,709 SF
 NET LOT AREA COMBINED: (9.21 AC) 401,347 SF

NO. DWELLING UNITS OKC PUD Z-22-14-2: 738
 NO. DWELLING UNITS OKC 7190: 288
 NO. DWELLING UNITS COMBINED: 1,026

OPEN SPACE CALCULATION:
 7190 OPEN SPACE: 70.0%
 COMBINED OPEN SPACE: 72.6%

SETBACK INFORMATION FOR PROPOSAL:
 EAST / N. SCOTTSDALE ROAD: 55' MIN.
 SOUTH / KIERLAND BLVD.: 25' MIN.
 WEST / N. 71ST STREET: 25' MIN.
 NORTH / PERIMETER PROPERTY LINE: 20' MIN.

HEIGHT: 104'-0"
 NUMBER OF STORIES: 10

ALL PARKING SPACES PROVIDED IN UNDERGROUND GARAGE: 1.40 SPACES SECURED PER UNIT
 0.15 SPACES UNSECURED PER UNIT

BICYCLE PARKING: PROVIDED

OPEN SPACE CALCULATIONS

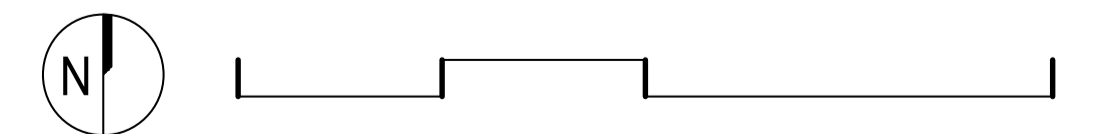
OPTIMA KIERLAND CENTER PUD Z-22-14-2	
NET LOT AREA	323,638 SF
OPEN SPACE OKC PHS 1&2	237,059 SF
OPEN SPACE %	73.2%

OPTIMA KIERLAND CENTER 7190	
NET LOT AREA	77,709 SF
OPEN SPACE	54,430 SF
OPEN SPACE %	70.0%

COMBINED KIERLAND PARCEL	
NET LOT AREA	401,347 SF
OPEN SPACE	291,489 SF
OPEN SPACE %	72.6%

EXHIBIT 3.b

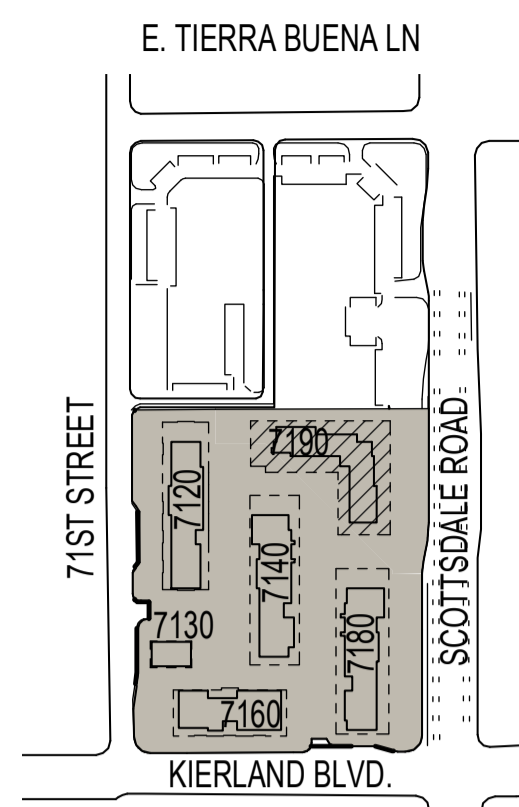
ENLARGED OPEN SPACE DIAGRAM



OPTIMA KIERLAND CENTER - 7190

7157 East Rancho Vista Drive, Suite 109, Scottsdale AZ 85251 480-874-9900





VICINITY MAP

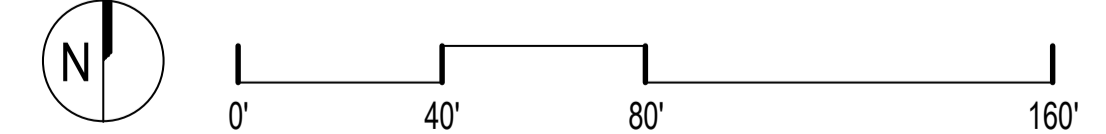


DEVELOPMENT INFORMATION - 7190		
SUBJECT SITE - OPTIMA KIERLAND CENTER - 7190		
ADDRESS:	15450 N. SCOTTSDALE ROAD.	
PARCEL:	215-42-006C	
EXISTING ZONING:	C-2 / PCD	
PROPOSED ZONING:	PUD	
LOT INFORMATION:		
GROSS LOT AREA OKC PUD Z-22-14-2:	(9.42 AC)	410,449 SF
GROSS LOT AREA OKC 7190:	(2.28 AC)	99,290 SF
GROSS LOT AREA COMBINED:	(11.70 AC)	509,739 SF
NET SITE AREA OKC PUD Z-22-14-2:		
NET SITE AREA OKC PUD Z-22-14-2:	(7.43 AC)	323,638 SF
NET SITE AREA OKC 7190:	(1.78 AC)	77,709 SF
NET LOT AREA COMBINED:	(9.21 AC)	401,347 SF
NO. DWELLING UNITS OKC PUD Z-22-14-2:		
NO. DWELLING UNITS OKC PUD Z-22-14-2:	738	
NO. DWELLING UNITS OKC 7190:	288	
NO. DWELLING UNITS COMBINED:	1,026	
OPEN SPACE CALCULATION:		
7190 OPEN SPACE:	70.0%	
COMBINED OPEN SPACE:	72.6%	
SETBACK INFORMATION FOR PROPOSAL:		
EAST / N. SCOTTSDALE ROAD:	55' MIN.	
SOUTH / KIERLAND BLVD.:	25' MIN.	
WEST / N. 71ST STREET:	25' MIN.	
NORTH / PERIMETER PROPERTY LINE:	20' MIN.	
HEIGHT:		
HEIGHT:	104'-0"	
NUMBER OF STORIES:		
NUMBER OF STORIES:	10	
ALL PARKING SPACES PROVIDED IN UNDERGROUND GARAGE:		
ALL PARKING SPACES PROVIDED IN UNDERGROUND GARAGE:	1.40 SPACES SECURED PER UNIT 0.15 SPACES UNSECURED PER UNIT	
BICYCLE PARKING:		
BICYCLE PARKING:	PROVIDED	

- PROPERTY LINE/ R.O.W, TYP.
- VISIBILITY TRIANGLE 10' X 20', TYP.
- 7190 BUILDING SETBACK LINE, TYP.
- SUBJECT SITE OPTIMA KIERLAND CENTER 7190
- PROPERTY LINE, TYP.
- OPTIMA KIERLAND CENTER PUD Z-22-14-2
- 7180 BUILDING SETBACK LINE, TYP.

EXHIBIT 4.a

OVERALL SITE PLAN - GROUND FLOOR



OPTIMA KIERLAND CENTER - 7190

7157 East Rancho Vista Drive, Suite 109, Scottsdale AZ 85251 480-874-9900



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DEVELOPMENT INFORMATION - 7190	
SUBJECT SITE - OPTIMA KIERLAND CENTER - 7190	
ADDRESS:	15450 N. SCOTTSDALE ROAD.
PARCEL:	215-42-006C
EXISTING ZONING:	C-2 / PCD
PROPOSED ZONING:	PUD
LOT INFORMATION:	
GROSS LOT AREA OKC PUD Z-22-14-2:	(9.42 AC) 410,449 SF
GROSS LOT AREA OKC 7190:	(2.28 AC) 99,290 SF
GROSS LOT AREA COMBINED:	(11.70 AC) 509,739 SF
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NET LOT AREA COMBINED:	(9.21 AC) 401,347 SF
NO. DWELLING UNITS OKC PUD Z-22-14-2:	738
NO. DWELLING UNITS OKC 7190:	288
NO. DWELLING UNITS COMBINED:	1,026
OPEN SPACE CALCULATION:	
7190 OPEN SPACE:	70.0%
COMBINED OPEN SPACE:	72.6%
SETBACK INFORMATION FOR PROPOSAL:	
EAST / N. SCOTTSDALE ROAD:	55' MIN.
SOUTH / KIERLAND BLVD.:	25' MIN.
WEST / N. 71ST STREET:	25' MIN.
NORTH / PERIMETER PROPERTY LINE:	20' MIN.
HEIGHT:	104'-0"
NUMBER OF STORIES:	10
ALL PARKING SPACES PROVIDED IN UNDERGROUND GARAGE:	1.40 SPACES SECURED PER UNIT 0.15 SPACES UNSECURED PER UNIT
BICYCLE PARKING:	PROVIDED

PROPERTY LINE/
R.O.W, TYP.

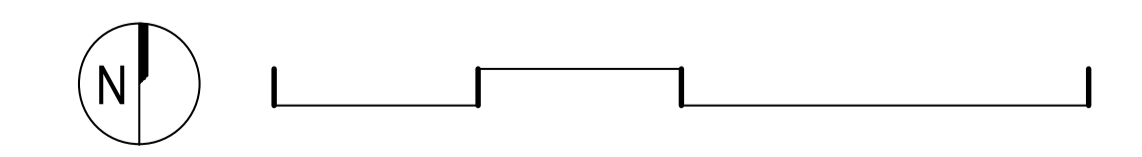
VISIBILITY TRIANGLE
10' X 20' TYP.

7190 BUILDING
SETBACK LINE, TYP.

SUBJECT SITE
OPTIMA KIERLAND
CENTER 7190

EXHIBIT 4.b

ENLARGED SITE PLAN - GROUND FLOOR



OPTIMA KIERLAND CENTER - 7190

7157 East Rancho Vista Drive, Suite 109, Scottsdale AZ 85251 480-874-9900



DEVELOPMENT INFORMATION - 7190	
SUBJECT SITE - OPTIMA KIERLAND CENTER - 7190	
ADDRESS:	15450 N. SCOTTSDALE ROAD.
PARCEL:	215-42-006C
EXISTING ZONING:	C-2 / PCD
PROPOSED ZONING:	PUD
LOT INFORMATION:	
GROSS LOT AREA OKC PUD Z-22-14-2:	(9.42 AC) 410,449 SF
GROSS LOT AREA OKC 7190:	(2.28 AC) 99,290 SF
GROSS LOT AREA COMBINED:	(11.70 AC) 509,739 SF
NET SITE AREA OKC PUD Z-22-14-2:	
NET SITE AREA OKC 7190:	(7.43 AC) 323,638 SF
NET LOT AREA COMBINED:	(1.78 AC) 77,709 SF
NET LOT AREA COMBINED:	(9.21 AC) 401,347 SF
NO. DWELLING UNITS OKC PUD Z-22-14-2:	
NO. DWELLING UNITS OKC 7190:	738
NO. DWELLING UNITS COMBINED:	288
NO. DWELLING UNITS COMBINED:	1,026
OPEN SPACE CALCULATION:	
7190 OPEN SPACE:	70.0%
COMBINED OPEN SPACE:	72.6%
SETBACK INFORMATION FOR PROPOSAL:	
EAST / N. SCOTTSDALE ROAD:	55' MIN.
SOUTH / KIERLAND BLVD.:	25' MIN.
WEST / N. 71ST STREET:	25' MIN.
NORTH / PERIMETER PROPERTY LINE:	20' MIN.
HEIGHT:	
HEIGHT:	104'-0"
NUMBER OF STORIES:	
NUMBER OF STORIES:	10
ALL PARKING SPACES PROVIDED IN UNDERGROUND GARAGE:	
ALL PARKING SPACES PROVIDED IN UNDERGROUND GARAGE:	1.40 SPACES SECURED PER UNIT 0.15 SPACES UNSECURED PER UNIT
BICYCLE PARKING:	
BICYCLE PARKING:	PROVIDED

PROPERTY LINE/ R.O.W

7190 BUILDING SETBACK LINE

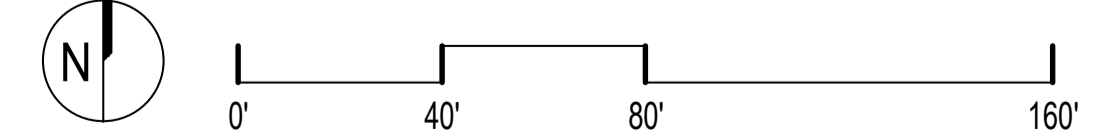
SUBJECT SITE OPTIMA KIERLAND CENTER 7190

OPTIMA KIERLAND CENTER PUD Z-22-14-2

7180 BUILDING SETBACK LINE

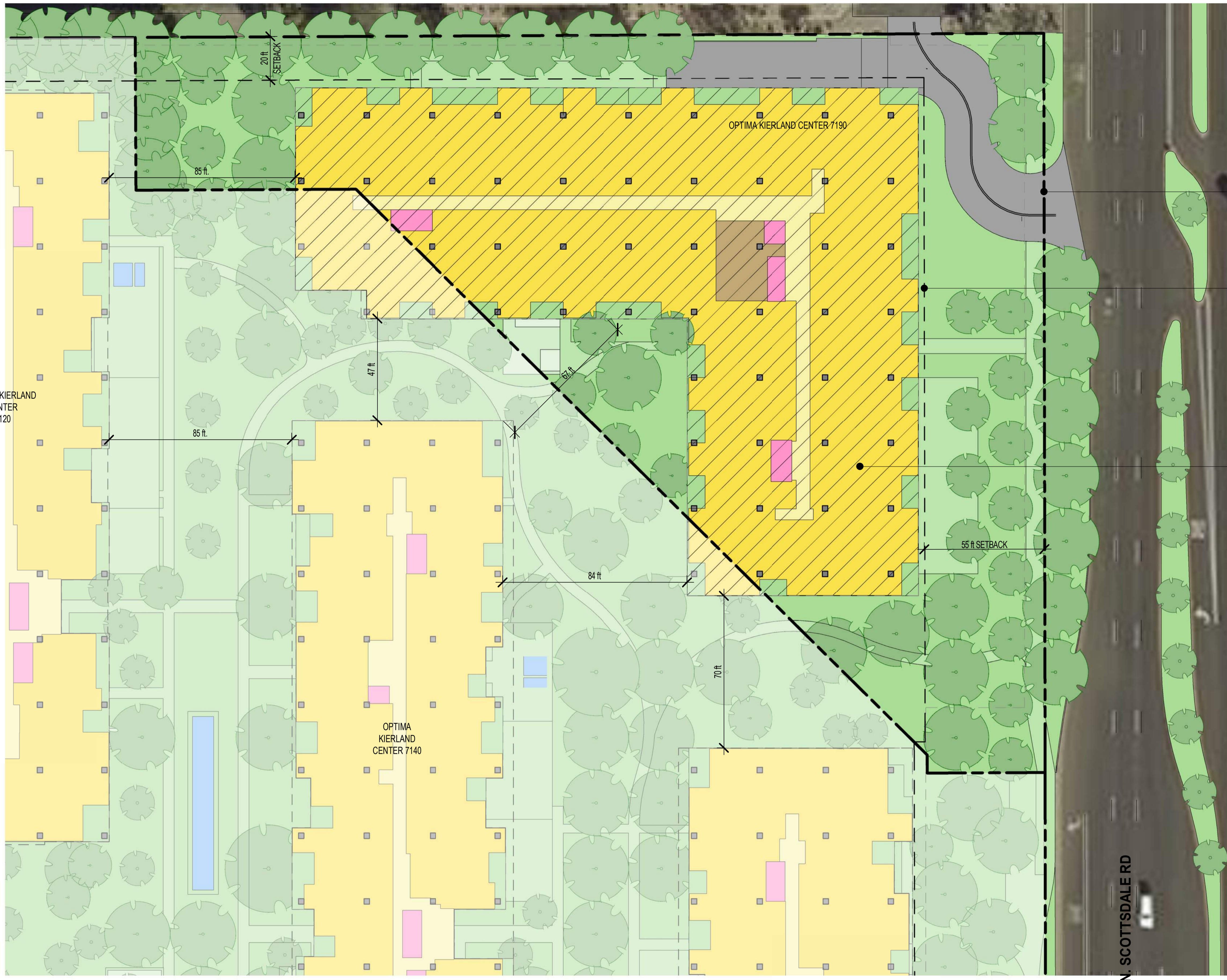
EXHIBIT 5.a

OVERALL SITE PLAN - TYPICAL RESIDENTIAL FLOOR



OPTIMA KIERLAND CENTER - 7190

7157 East Rancho Vista Drive, Suite 109, Scottsdale AZ 85251 480-874-9900



DEVELOPMENT INFORMATION - 7190	
SUBJECT SITE - OPTIMA KIERLAND CENTER - 7190	
ADDRESS:	15450 N. SCOTTSDALE ROAD.
PARCEL:	215-42-006C
EXISTING ZONING:	C-2 / PCD
PROPOSED ZONING:	PUD
LOT INFORMATION:	
GROSS LOT AREA OKC PUD Z-22-14-2:	(9.42 AC) 410,449 SF
GROSS LOT AREA OKC 7190:	(2.28 AC) 99,290 SF
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NET SITE AREA OKC 7190:	(1.78 AC) 77,709 SF
NET LOT AREA COMBINED:	(9.21 AC) 401,347 SF
NO. DWELLING UNITS OKC PUD Z-22-14-2:	738
NO. DWELLING UNITS OKC 7190:	288
NO. DWELLING UNITS COMBINED:	1,026
OPEN SPACE CALCULATION:	
7190 OPEN SPACE:	70.0%
COMBINED OPEN SPACE:	72.6%
SETBACK INFORMATION FOR PROPOSAL:	
EAST / N. SCOTTSDALE ROAD:	55' MIN.
SOUTH / KIERLAND BLVD.:	25' MIN.
WEST / N. 71ST STREET:	25' MIN.
NORTH / PERIMETER PROPERTY LINE:	20' MIN.
HEIGHT:	104'-0"
NUMBER OF STORIES:	10
ALL PARKING SPACES PROVIDED IN UNDERGROUND GARAGE:	1.40 SPACES SECURED PER UNIT 0.15 SPACES UNSECURED PER UNIT
BICYCLE PARKING:	PROVIDED

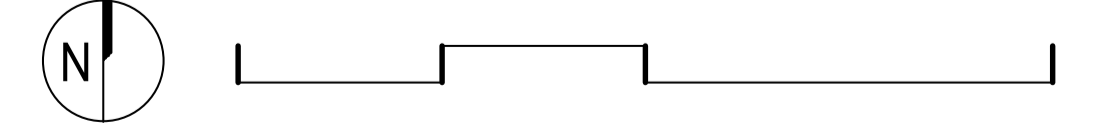
PROPERTY LINE/
R.O.W, TYP.

7190 BUILDING
SETBACK LINE, TYP.

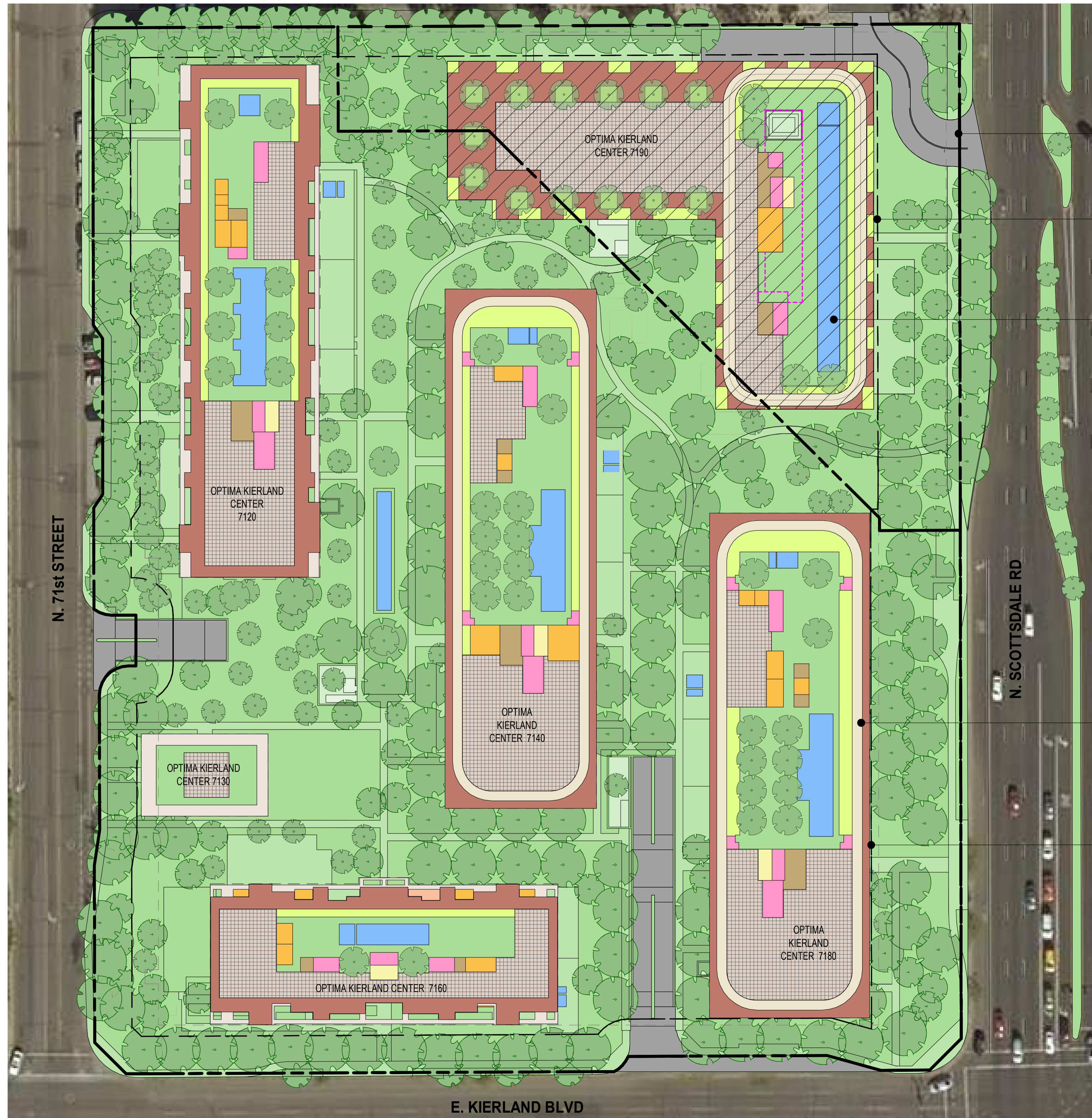
SUBJECT SITE
OPTIMA KIERLAND
CENTER 7190

EXHIBIT 5.b

ENLARGED SITE PLAN - TYPICAL RESIDENTIAL FLOOR



OPTIMA KIERLAND CENTER - 7190



DEVELOPMENT INFORMATION - 7190	
SUBJECT SITE - OPTIMA KIERLAND CENTER - 7190	
ADDRESS:	15450 N. SCOTTSDALE ROAD.
PARCEL:	215-42-006C
EXISTING ZONING:	C-2 / PCD
PROPOSED ZONING:	PUD
LOT INFORMATION:	
GROSS LOT AREA OKC PUD Z-22-14-2:	(9.42 AC) 410,449 SF
GROSS LOT AREA OKC 7190:	(2.28 AC) 99,290 SF
GROSS LOT AREA COMBINED:	(11.70 AC) 509,739 SF
NET SITE AREA OKC PUD Z-22-14-2:	
NET SITE AREA OKC 7190:	(7.43 AC) 323,638 SF
NET LOT AREA COMBINED:	(1.78 AC) 77,709 SF
NET LOT AREA COMBINED:	(9.21 AC) 401,347 SF
NO. DWELLING UNITS OKC PUD Z-22-14-2:	
NO. DWELLING UNITS OKC 7190:	738
NO. DWELLING UNITS OKC 7190:	288
NO. DWELLING UNITS COMBINED:	1,026
OPEN SPACE CALCULATION:	
7190 OPEN SPACE:	70.0%
COMBINED OPEN SPACE:	72.6%
SETBACK INFORMATION FOR PROPOSAL:	
EAST / N. SCOTTSDALE ROAD:	55' MIN.
SOUTH / KIERLAND BLVD.:	25' MIN.
WEST / N. 71ST STREET:	25' MIN.
NORTH / PERIMETER PROPERTY LINE:	20' MIN.
HEIGHT:	
HEIGHT:	104'-0"
NUMBER OF STORIES:	10
ALL PARKING SPACES PROVIDED IN UNDERGROUND GARAGE:	
ALL PARKING SPACES PROVIDED IN UNDERGROUND GARAGE:	1.40 SPACES SECURED PER UNIT 0.15 SPACES UNSECURED PER UNIT
BICYCLE PARKING:	PROVIDED

PROPERTY LINE/ R.O.W, TYP.

7190 BUILDING SETBACK LINE, TYP.

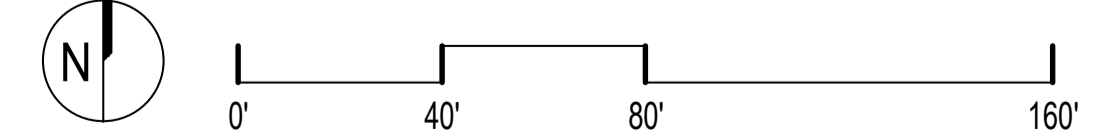
SUBJECT SITE
OPTIMA KIERLAND CENTER 7190

OPTIMA KIERLAND CENTER
PUD Z-22-14-2

7180 BUILDING SETBACK LINE, TYP.

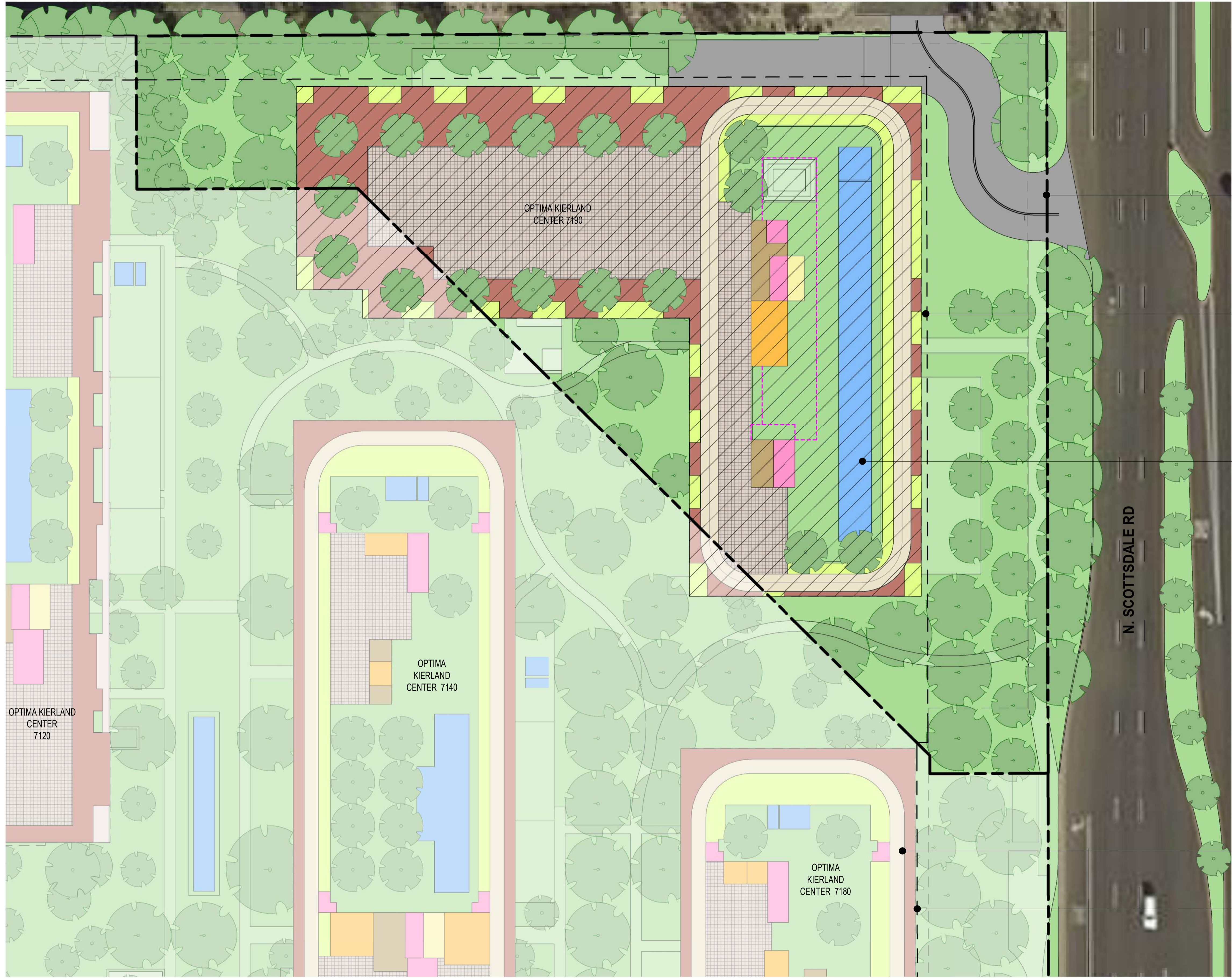
EXHIBIT 6.a

OVERALL SITE PLAN - ROOF LEVEL



OPTIMA KIERLAND CENTER - 7190

7157 East Rancho Vista Drive, Suite 109, Scottsdale AZ 85251 480-874-9900



DEVELOPMENT INFORMATION - 7190	
SUBJECT SITE - OPTIMA KIERLAND CENTER - 7190	
ADDRESS:	15450 N. SCOTTSDALE ROAD.
PARCEL:	215-42-006C
EXISTING ZONING:	C-2 / PCD
PROPOSED ZONING:	PUD
LOT INFORMATION:	
GROSS LOT AREA OKC PUD Z-22-14-2:	(9.42 AC) 410,449 SF
GROSS LOT AREA OKC 7190:	(2.28 AC) 99,290 SF
GROSS LOT AREA COMBINED:	(11.70 AC) 509,739 SF
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NET SITE AREA OKC 7190:	(1.78 AC) 77,709 SF
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NO. DWELLING UNITS OKC PUD Z-22-14-2:	738
NO. DWELLING UNITS OKC 7190:	288
NO. DWELLING UNITS COMBINED:	1,026
OPEN SPACE CALCULATION:	
7190 OPEN SPACE:	70.0%
COMBINED OPEN SPACE:	72.6%
SETBACK INFORMATION FOR PROPOSAL:	
EAST / N. SCOTTSDALE ROAD:	55' MIN.
SOUTH / KIERLAND BLVD.:	25' MIN.
WEST / N. 71ST STREET:	25' MIN.
NORTH / PERIMETER PROPERTY LINE:	20' MIN.
HEIGHT:	104'-0"
NUMBER OF STORIES:	10
ALL PARKING SPACES PROVIDED IN UNDERGROUND GARAGE:	1.40 SPACES SECURED PER UNIT 0.15 SPACES UNSECURED PER UNIT
BICYCLE PARKING:	PROVIDED

PROPERTY LINE/
R.O.W, TYP.

7190 BUILDING
SETBACK LINE, TYP.

SUBJECT SITE
OPTIMA KIERLAND
CENTER 7190

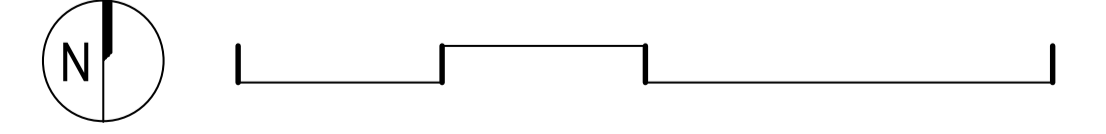
N. SCOTTSDALE RD

OPTIMA KIERLAND
CENTER
PUD Z-22-14-2

7180 BUILDING
SETBACK LINE, TYP.

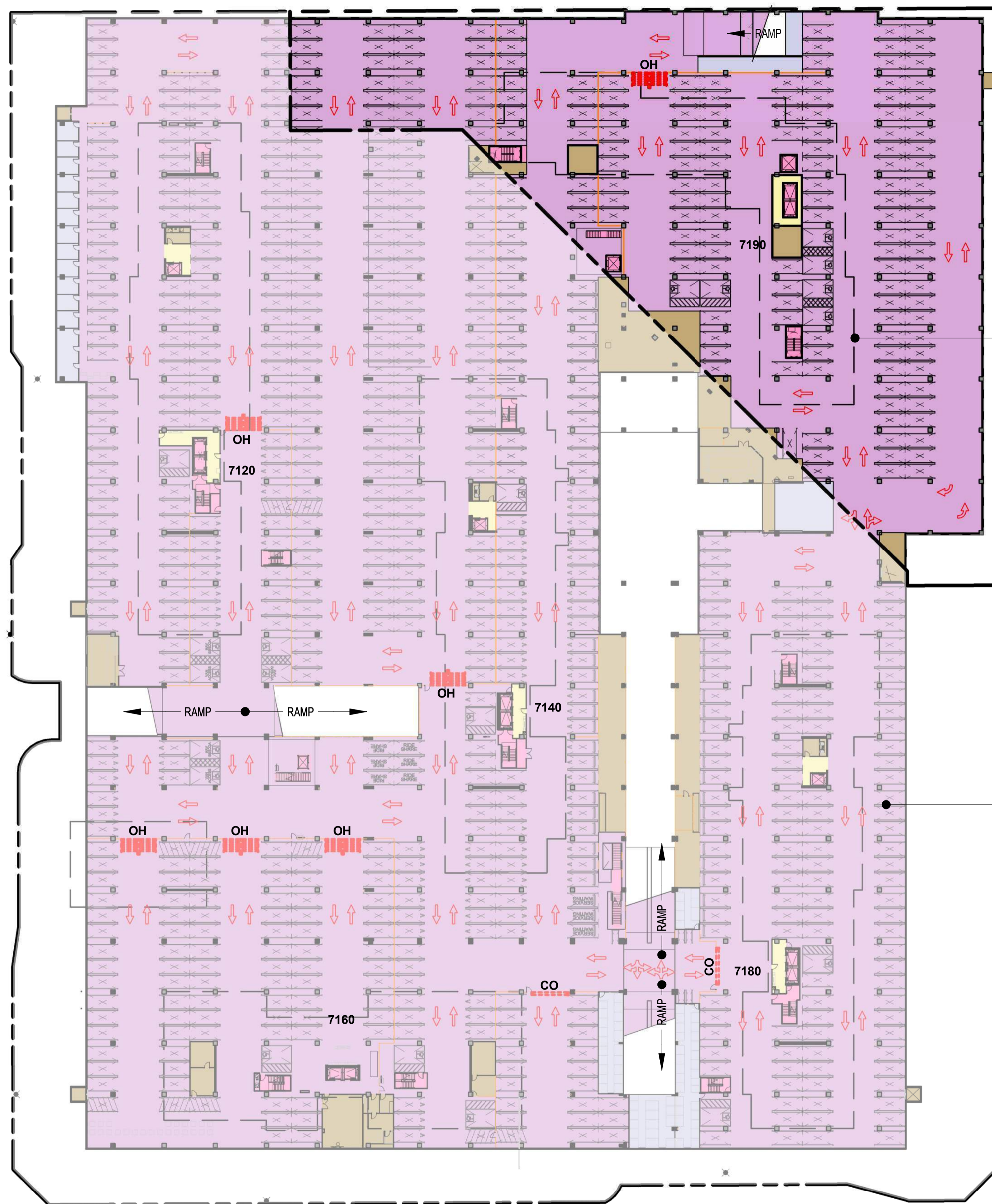
EXHIBIT 6.b

ENLARGED SITE PLAN - ROOF LEVEL



OPTIMA KIERLAND CENTER - 7190

1157 East Rancho Vista Drive, Suite 109, Scottsdale AZ 85251 480-874-9900



SUBJECT SITE
OPTIMA KIERLAND CENTER 7190

OPTIMA KIERLAND CENTER
PUD Z-22-14-2

DEVELOPMENT INFORMATION - 7190

SUBJECT SITE - OPTIMA KIERLAND CENTER - 7190		
ADDRESS:	15450 N. SCOTTSDALE ROAD.	
PARCEL:	215-42-006C	
EXISTING ZONING:	C-2 / PCD	
PROPOSED ZONING:	PUD	
LOT INFORMATION:		
GROSS LOT AREA OKC PUD Z-22-14-2:	(9.42 AC)	410,449 SF
GROSS LOT AREA OKC 7190:	(2.28 AC)	99,290 SF
GROSS LOT AREA COMBINED:	(11.70 AC)	509,739 SF
NET SITE AREA OKC PUD Z-22-14-2:	(7.43 AC)	323,638 SF
NET SITE AREA OKC 7190:	(1.78 AC)	77,709 SF
NET LOT AREA COMBINED:	(9.21 AC)	401,347 SF
NO. DWELLING UNITS OKC PUD Z-22-14-2:	738	
NO. DWELLING UNITS OKC 7190:	288	
NO. DWELLING UNITS COMBINED:	1,026	
OPEN SPACE CALCULATION:		
7190 OPEN SPACE:	70.0%	
COMBINED OPEN SPACE:	72.6%	
SETBACK INFORMATION FOR PROPOSAL:		
EAST / N. SCOTTSDALE ROAD:	55' MIN.	
SOUTH / KIERLAND BLVD.:	25' MIN.	
WEST / N. 71ST STREET:	25' MIN.	
NORTH / PERIMETER PROPERTY LINE:	20' MIN.	
HEIGHT:	104'-0"	
NUMBER OF STORIES:	10	
ALL PARKING SPACES PROVIDED IN UNDERGROUND GARAGE:	1.40 SPACES SECURED PER UNIT 0.15 SPACES UNSECURED PER UNIT	
BICYCLE PARKING:	PROVIDED	

PLAN LEGEND

- OH OVERHEAD SECTIONAL GARAGE VEHICLE DOOR
- CO COILING RUBBER GARAGE VEHICLE DOOR
- DIRECTION ARROWS

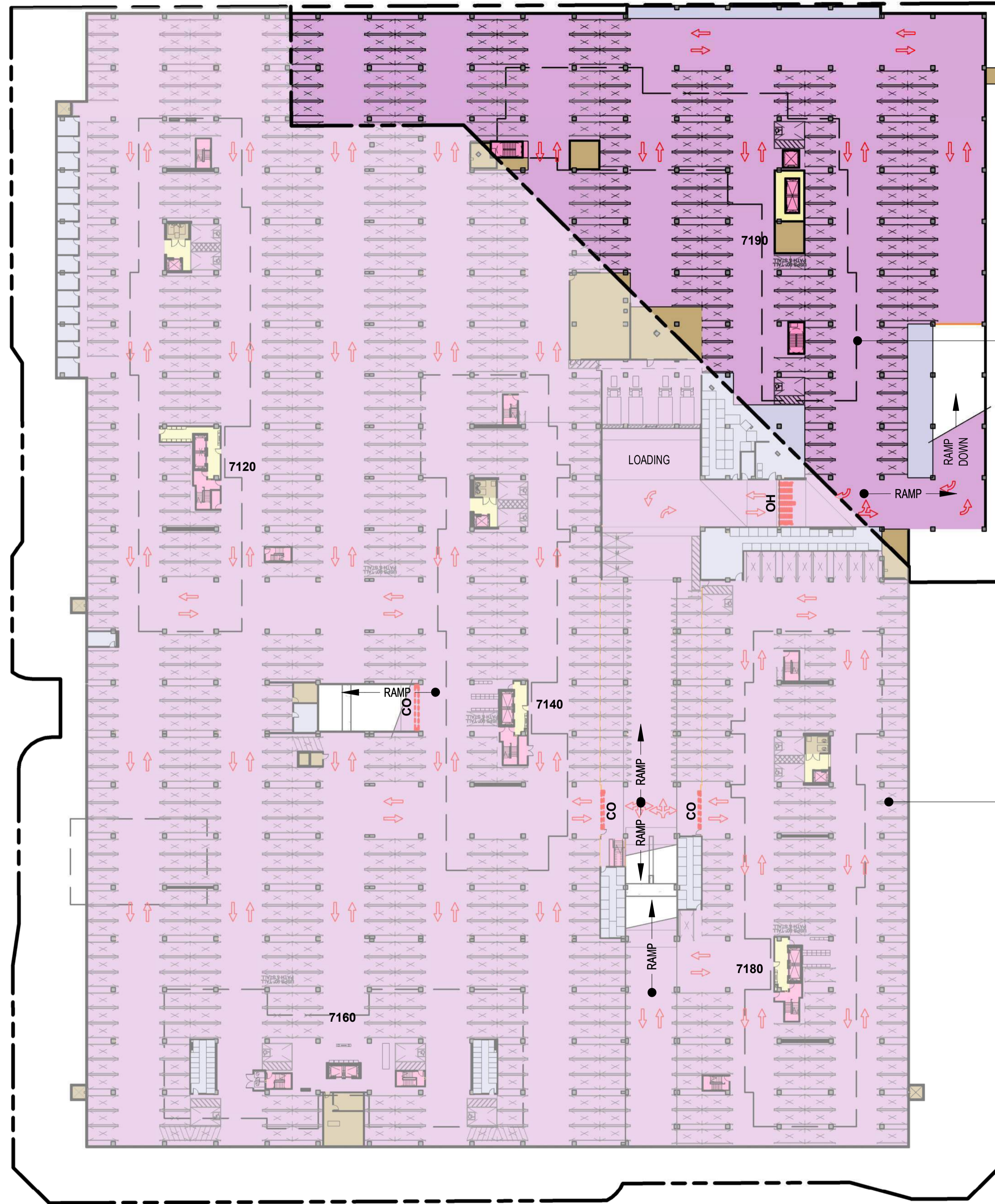
EXHIBIT 7.a

SITE PLAN - LOWER LEVEL 1



OPTIMA KIERLAND CENTER - 7190

7157 East Rancho Vista Drive, Suite 109, Scottsdale AZ 85251 480-874-9900



SUBJECT SITE
OPTIMA KIERLAND CENTER 7190

OPTIMA KIERLAND CENTER
PUD Z-22-14-2

DEVELOPMENT INFORMATION - 7190

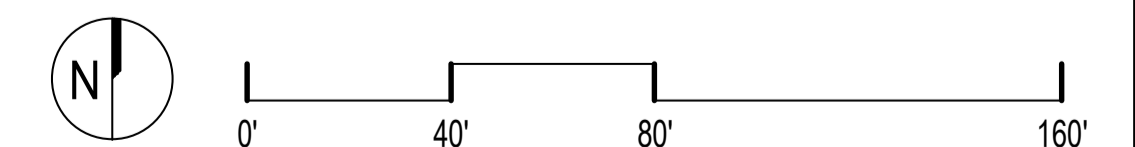
SUBJECT SITE - OPTIMA KIERLAND CENTER - 7190	
ADDRESS:	15450 N. SCOTTSDALE ROAD.
PARCEL:	215-42-006C
EXISTING ZONING:	C-2 / PCD
PROPOSED ZONING:	PUD
LOT INFORMATION:	
GROSS LOT AREA OKC PUD Z-22-14-2:	(9.42 AC) 410,449 SF
GROSS LOT AREA OKC 7190:	(2.28 AC) 99,290 SF
GROSS LOT AREA COMBINED:	(11.70 AC) 509,739 SF
NET SITE AREA OKC PUD Z-22-14-2:	(7.43 AC) 323,638 SF
NET SITE AREA OKC 7190:	(1.78 AC) 77,709 SF
NET LOT AREA COMBINED:	(9.21 AC) 401,347 SF
NO. DWELLING UNITS OKC PUD Z-22-14-2:	738
NO. DWELLING UNITS OKC 7190:	288
NO. DWELLING UNITS COMBINED:	1,026
OPEN SPACE CALCULATION:	
7190 OPEN SPACE:	70.0%
COMBINED OPEN SPACE:	72.6%
SETBACK INFORMATION FOR PROPOSAL:	
EAST / N. SCOTTSDALE ROAD:	55' MIN.
SOUTH / KIERLAND BLVD.:	25' MIN.
WEST / N. 71ST STREET:	25' MIN.
NORTH / PERIMETER PROPERTY LINE:	20' MIN.
HEIGHT:	104'-0"
NUMBER OF STORIES:	10
ALL PARKING SPACES PROVIDED IN UNDERGROUND GARAGE:	1.40 SPACES SECURED PER UNIT 0.15 SPACES UNSECURED PER UNIT
BICYCLE PARKING:	PROVIDED

PLAN LEGEND

- OH OVERHEAD SECTIONAL GARAGE VEHICLE DOOR
- CO COILING RUBBER GARAGE VEHICLE DOOR
- DIRECTION ARROWS

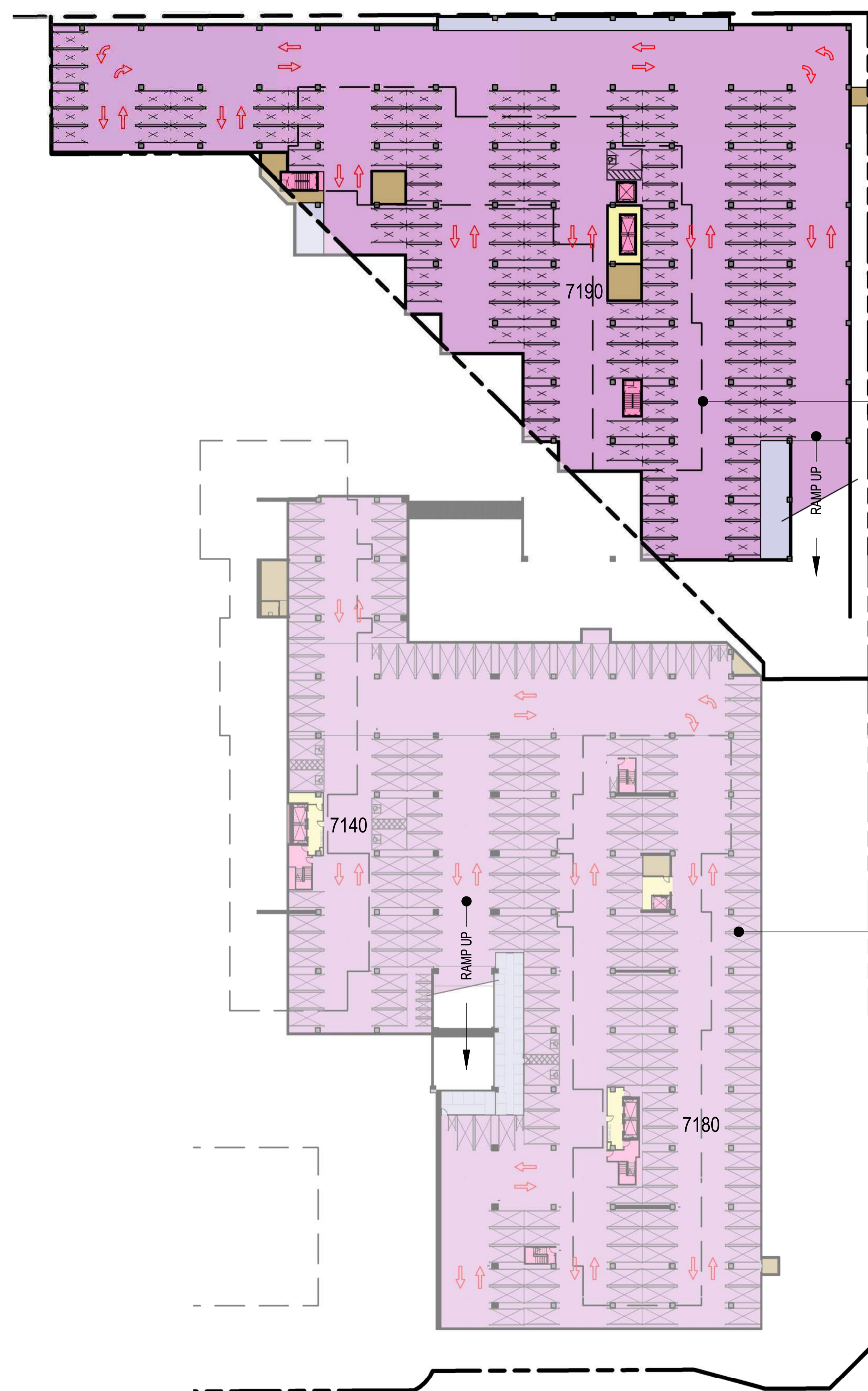
EXHIBIT 7.b

SITE PLAN - LOWER LEVEL 2



OPTIMA KIERLAND CENTER - 7190

7157 East Rancho Vista Drive, Suite 109, Scottsdale AZ 85251 480-874-9900



SUBJECT SITE
OPTIMA KIERLAND CENTER 7190

OPTIMA KIERLAND CENTER
PUD Z-22-14-2

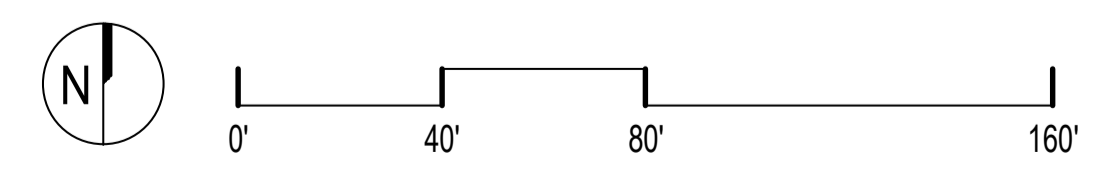
DEVELOPMENT INFORMATION - 7190	
SUBJECT SITE - OPTIMA KIERLAND CENTER - 7190	
ADDRESS:	15450 N. SCOTTSDALE ROAD.
PARCEL:	215-42-006C
EXISTING ZONING:	C-2 / PCD
PROPOSED ZONING:	PUD
LOT INFORMATION:	
GROSS LOT AREA OKC PUD Z-22-14-2:	(9.42 AC) 410,449 SF
GROSS LOT AREA OKC 7190:	(2.28 AC) 99,290 SF
GROSS LOT AREA COMBINED:	(11.70 AC) 509,739 SF
NET SITE AREA OKC PUD Z-22-14-2:	(7.43 AC) 323,638 SF
NET SITE AREA OKC 7190:	(1.78 AC) 77,709 SF
NET LOT AREA COMBINED:	(9.21 AC) 401,347 SF
NO. DWELLING UNITS OKC PUD Z-22-14-2:	738
NO. DWELLING UNITS OKC 7190:	288
NO. DWELLING UNITS COMBINED:	1,026
OPEN SPACE CALCULATION:	
7190 OPEN SPACE:	70.0%
COMBINED OPEN SPACE:	72.6%
SETBACK INFORMATION FOR PROPOSAL:	
EAST / N. SCOTTSDALE ROAD:	55' MIN.
SOUTH / KIERLAND BLVD.:	25' MIN.
WEST / N. 71ST STREET:	25' MIN.
NORTH / PERIMETER PROPERTY LINE:	20' MIN.
HEIGHT:	104'-0"
NUMBER OF STORIES:	10
ALL PARKING SPACES PROVIDED IN UNDERGROUND GARAGE:	1.40 SPACES SECURED PER UNIT 0.15 SPACES UNSECURED PER UNIT
BICYCLE PARKING:	PROVIDED

PLAN LEGEND

- OH OVERHEAD SECTIONAL GARAGE VEHICLE DOOR
- CO COILING RUBBER GARAGE VEHICLE DOOR
- DIRECTION ARROWS

EXHIBIT 7.c

SITE PLAN - LOWER LEVEL 3



OPTIMA KIERLAND CENTER - 7190

7157 East Rancho Vista Drive, Suite 109, Scottsdale AZ 85251 480-874-9900



10/20/2020 5:30:34 PM

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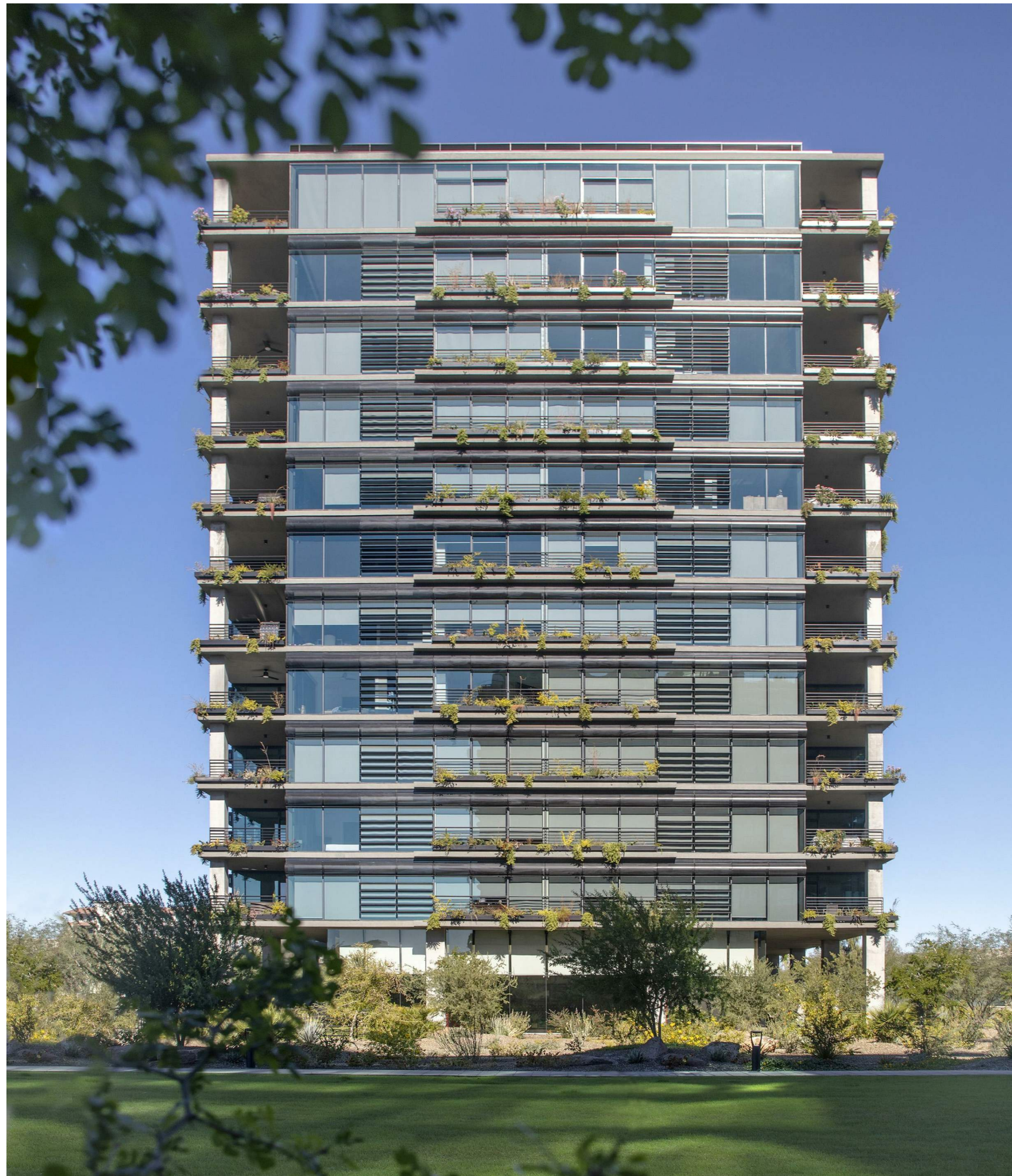
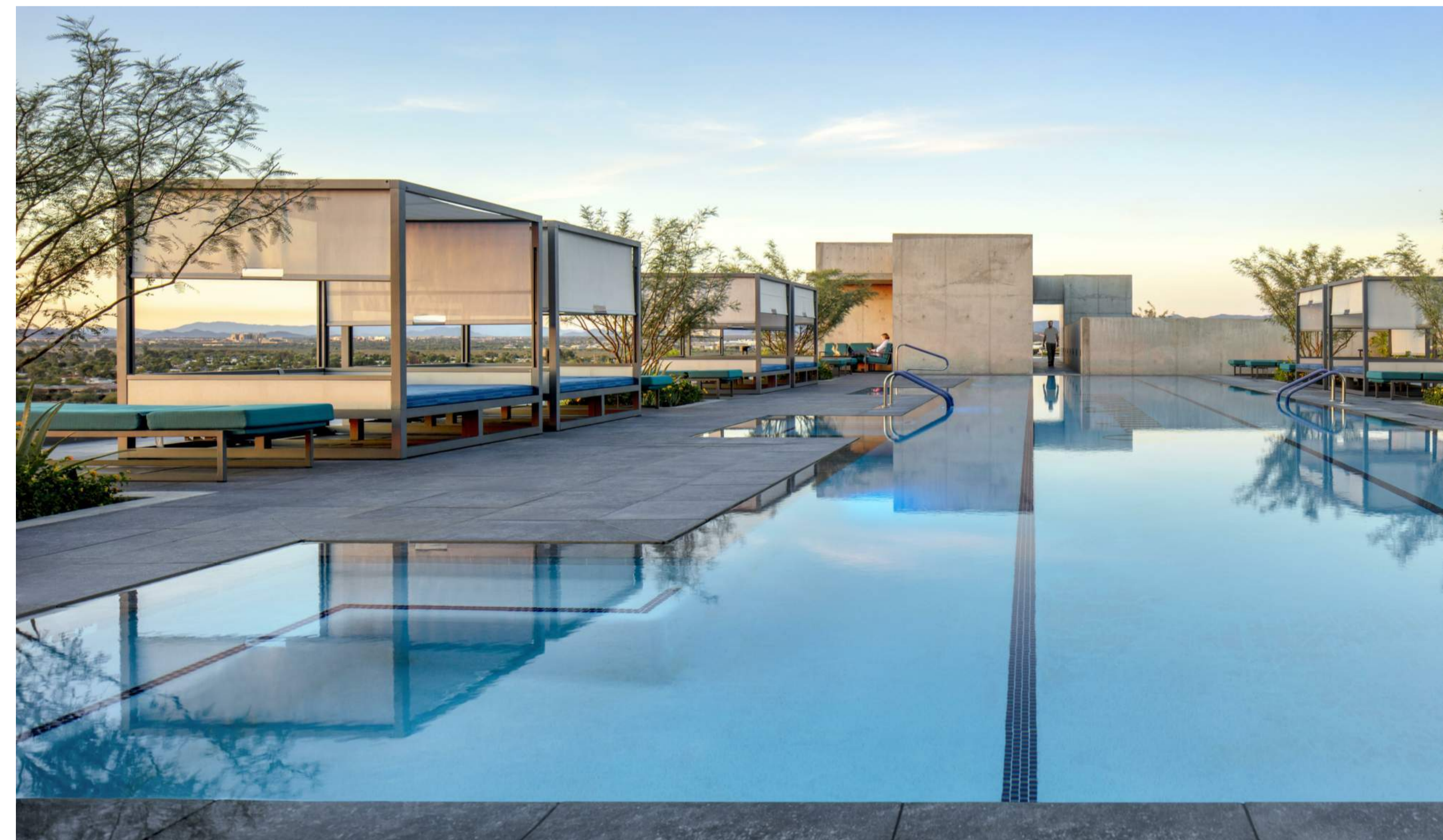


EXHIBIT 8.
MATERIALS & EXAMPLES



optima®

10/20/2020 5:21:56 PM

EXHIBIT 9.
MATERIALS & EXAMPLES

OPTIMA KIERLAND CENTER - 7190

7157 East Rancho Vista Drive, Suite 109, Scottsdale AZ 85251 480-874-9900



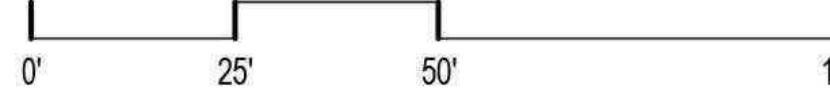
NORTH ELEVATION



EAST ELEVATION

EXHIBIT 10.a

CONCEPTUAL ELEVATIONS



OPTIMA KIERLAND CENTER - 7190

7157 East Rancho Vista Drive, Suite 109, Scottsdale AZ 85251 480-874-9900



SUBJECT SITE (7190)

WEST ELEVATION

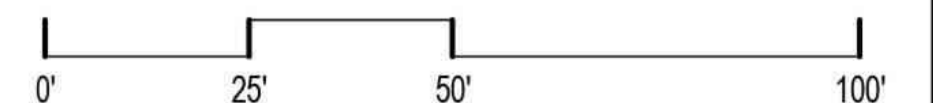


SUBJECT SITE (7190)

SOUTH ELEVATION

EXHIBIT 10.b

CONCEPTUAL ELEVATIONS





GROUND LEVEL PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES				
	CAESALPINIA GACALAGO 'SMOOTHIE'	CASCALOTE 'SMOOTHIE'	36" BOX/2" CAL. 48" BOX/4" CAL.	MULTI-TRUNK, DENSE CANOPY
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	24" BOX	MULTI-TRUNK (MIN. 3)
	PROSOPIS HYBRID	'RIO SALADO' MESQUITE (V&P NURSERY)	48" BOX/ 4" CAL.	MULTI-TRUNK, DENSE CANOPY
ACCENTS				
	AGAVE DESMETTIANA	DWARF AGAVE	15 GAL	AS PER PLAN
	AGAVE PARRYI	PARRY'S AGAVE	15 GAL	AS PER PLAN
	ASCLEPIAS MICRODASY'S	DESERT MILKWEED	5 GAL	AS PER PLAN
	BOUGAINVILLEA SPP. 'ALEXANDRA'	'ALEXANDRA' BOUGAINVILLEA	5 GAL	AS PER PLAN
	DASYLIRION WHEELERI	DESERT SPOON	15 GAL	AS PER PLAN
	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	5 GAL	AS PER PLAN
	HESPERALOE 'PERPA'	BRAKELIGHTS RED YUCCA	5 GAL	AS PER PLAN
	TECOMA 'SPARKY'	'SPARKY' TECOMA	5 GAL	AS PER PLAN
	TECOMA STANS	YELLOW BELLS	15 GAL	AS PER PLAN
	YUCCA RUPICOLA	TWIST LEAF YUCCA	5 GAL	AS PER PLAN
VINES				
	BIGNONIA 'TANGERINE BEAUTY'	'TANGERINE BEAUTY' VINE	5 GAL	AS PER PLAN
	BOUGAINVILLEA SPP. 'LA JOLLA'	'LA JOLLA' BOUGAINVILLEA	5 GAL	AS PER PLAN
	FIGUS FUMILA	CREEPING FIG VINE	5 GAL	AS PER PLAN
	TECOMA STANS	ORANGE JUBILEE	5 GAL	AS PER PLAN
SHRUBS				
	CALLIANDRA CALIFORNICA 'SARITA'	PROSTRATE RED FAIRY DUSTER	5 GAL	AS PER PLAN
	DODONEA VISCOSEA	HOPSEED BUSH	5 GAL	AS PER PLAN
	EREMOPHILA MACULATA	'VALENTINE' BUSH	5 GAL	AS PER PLAN
	JUSTICIA SPICIGERA	MEXICAN HONEYBUCKLE	5 GAL	AS PER PLAN
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	TEXAS SAGE 'GREEN CLOUD'	5 GAL	AS PER PLAN
	PLUMBAGO AURICULATA	CAPE PLUMBAGO	1 GAL	AS PER PLAN
	ROSMARINUS 'HUNTINGTON CARPET'	'HUNTINGTON CARPET' ROSEMARY	1 GAL	AS PER PLAN
	RUPELLIA PENINSULARIS	BAJA RUPELLIA	5 GAL	AS PER PLAN
	SIMMONDSIA CHINENSIS	JOJOBA	5 GAL	AS PER PLAN
GROUND COVERS				
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	1 GAL	AS PER PLAN
	LANTANA CAMARA	RED LANTANA	1 GAL	AS PER PLAN
	LANTANA MONTEVIDENSIS	YELLOW TRAILING LANTANA	1 GAL	AS PER PLAN
	MYOPORUM PROSTRATE	MYOPORUM	1 GAL	AS PER PLAN
	RUPELLIA 'KATIE'	'KATIE' RUPELLIA	1 GAL	AS PER PLAN
	WEDELIA TRILOBATA	YELLOW DOTS	1 GAL	AS PER PLAN
MISCELLANEOUS				
	1/2" SCREENED 'MAHOGANY BROWN' DECOMPOSED GRANITE			2" DEPTH MIN.
	SYNTHETIC TURF- MANUFACTURER AND COLOR AS SELECTED			
	SURFACE SELECT GRANITE BOULDERS			2'3' x 4' DIA.

OVERALL GROUND LEVEL PLANTING PLAN
SCALE: 1"=40'-0"

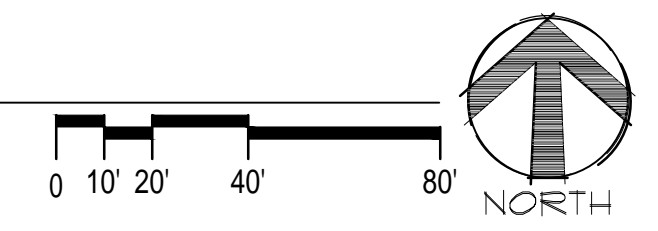


EXHIBIT 11.a

Overall Ground Floor Planting Plan

**Landscape Improvements
OPTIMA
7190 E. Kierland Blvd, Phoenix, Arizona**

DESIGNED BY: AH
DRAWN BY: AH
CHECKED BY: PV / MD / AH
DATE: 07.31.20
REVISIONS:

OPTIMA

L1.0

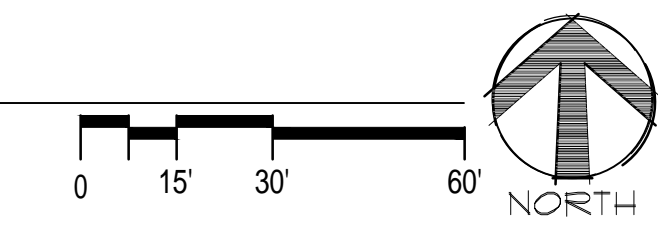
1 of 5



GROUND LEVEL PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES				
	CAESALPINIA GACALAGO 'SMOOTHIE'	CASCALOTE 'SMOOTHIE'	36" BOX/2" CAL. 48" BOX/4" CAL.	MULTI-TRUNK, DENSE CANOPY
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	24" BOX	MULTI-TRUNK (MIN. 3)
	PROSOPIS HYBRID	RIO SALADO' MESQUITE (V&P NURSERY)	48" BOX/ 4" CAL.	MULTI-TRUNK, DENSE CANOPY
ACCENTS				
	AGAVE DESMETTIANA	DIWARF AGAVE	15 GAL	AS PER PLAN
	AGAVE PARRYI	PARRY'S AGAVE	15 GAL	AS PER PLAN
	ASCLEPIAS MICRODASY	DESERT MILKWEED	5 GAL	AS PER PLAN
	BOUGAINVILLEA SPP. 'ALEXANDRA'	'ALEXANDRA' BOUGAINVILLEA	5 GAL	AS PER PLAN
	DASYLIRION WHEELERI	DESERT SPOON	15 GAL	AS PER PLAN
	ECHINOCACTUS GRISONII	GOLDEN BARREL CACTUS	5 GAL	AS PER PLAN
	HESPERALOE 'PERPA'	BRAKELIGHTS RED YUCCA	5 GAL	AS PER PLAN
	TECOMA 'SPARKY'	'SPARKY' TECOMA	5 GAL	AS PER PLAN
	TECOMA STANS	YELLOW BELLS	15 GAL	AS PER PLAN
	YUCCA RUPICOLA	TWIST LEAF YUCCA	5 GAL	AS PER PLAN
VINES				
	BIGNONIA 'TANGERINE BEAUTY'	'TANGERINE BEAUTY' VINE	5 GAL	AS PER PLAN
	BOUGAINVILLEA SPP. 'LA JOLLA'	'LA JOLLA' BOUGAINVILLEA	5 GAL	AS PER PLAN
	FIGUS FUMILA	CREEPING FIG VINE	5 GAL	AS PER PLAN
	TECOMA STANS	ORANGE JUBILEE	5 GAL	AS PER PLAN
SHRUBS				
	CALLIANDRA CALIFORNICA 'SARITA'	PROSTRATE RED FAIRY DUSTER	5 GAL	AS PER PLAN
	DODONEA VISCOSA	HOPSEED BUSH	5 GAL	AS PER PLAN
	EREMOPHILA MACULATA	'VALENTINE' BUSH	5 GAL	AS PER PLAN
	JUSTICIA SPICIGERA	MEXICAN HONEYBUCKLE	5 GAL	AS PER PLAN
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	TEXAS SAGE 'GREEN CLOUD'	5 GAL	AS PER PLAN
	PLUMBAGO AURICULATA	CAPE PLUMBAGO	1 GAL	AS PER PLAN
	ROSMARINUS 'HUNTINGTON CARPET'	'HUNTINGTON CARPET' ROSEMARY	1 GAL	AS PER PLAN
	RUPELLIA PENINSULARIS	BAJA RUPELLIA	5 GAL	AS PER PLAN
	SIMMONDSIA CHINENSIS	JOJOBA	5 GAL	AS PER PLAN
GROUND COVERS				
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	1 GAL	AS PER PLAN
	LANTANA CAMARA	RED LANTANA	1 GAL	AS PER PLAN
	LANTANA MONTEVIDENSIS	YELLOW TRAILING LANTANA	1 GAL	AS PER PLAN
	MYOPORUM PROSTRATE	MYOPORUM	1 GAL	AS PER PLAN
	RUPELLIA 'KATIE'	'KATIE' RUPELLIA	1 GAL	AS PER PLAN
	WEDELIA TRILOBATA	YELLOW DOTS	1 GAL	AS PER PLAN
MISCELLANEOUS				
	1/2" SCREENED 'MAHOGANY BROWN' DECOMPOSED GRANITE			2" DEPTH MIN.
	SYNTHETIC TURF- MANUFACTURER AND COLOR AS SELECTED			
	SURFACE SELECT GRANITE BOULDERS			2'3" x 4' DIA.

ENLARGED GROUND LEVEL PLANTING PLAN
SCALE: 1" = 30'-0"



Enlarged Ground Floor Planting Plan

Landscape Improvements
OPTIMA
7190 E. Kierland Blvd, Phoenix, Arizona

EXHIBIT 11.b

DESIGNED BY:	AH
DRAWN BY:	AH
CHECKED BY:	PV / MD / AH
DATE:	07.31.20
REVISIONS:	

OPTIMA

L1.1

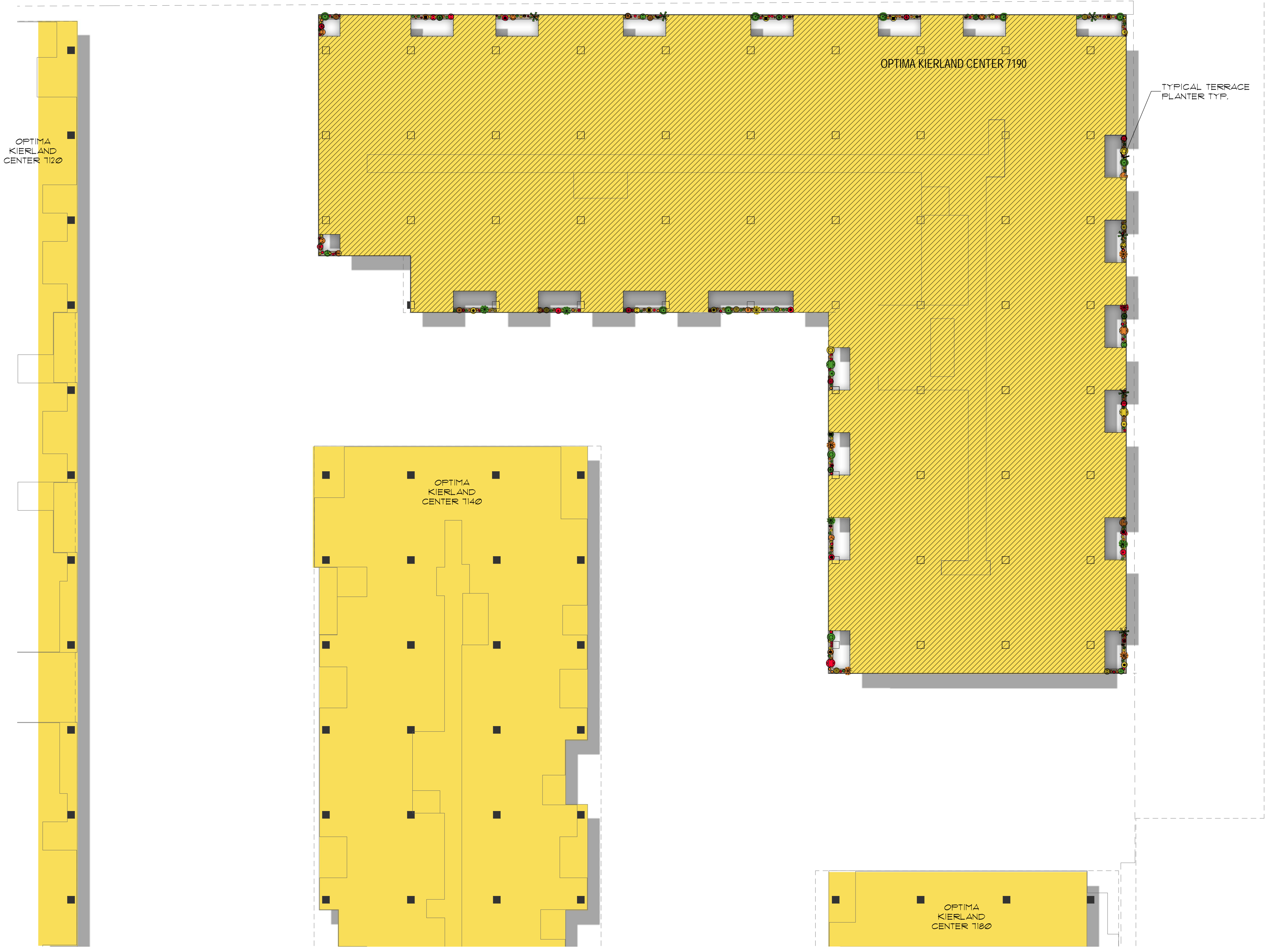
2 of 5



**TYPICAL UPPER FLOOR TERRACE
PLANT SCHEDULE**

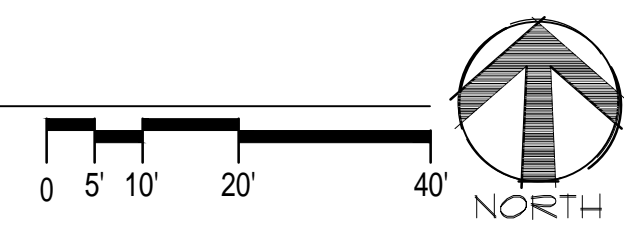
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
SHRUBS			
●	ALOE 'BLUE ELF'	'BLUE ELF' ALOE	5 GAL
⊗	ALOE VERA	MEDICAL ALOE	5 GAL
*	BOUGAINVILLEA SPP. 'ALEXANDRA'	'ALEXANDRA' BOUGAINVILLEA	5 GAL
⊕	CONVOLVULUS SABATIUS	GROUND MORNING GLORY	5 GAL
✱	CYCAS REVOLUTA	SAGO PALM	5 GAL
⊙	DURANTA ERECTA 'SWEET MEMORY'	GOLDEN DEW DROPS	5 GAL
⊕	EREMOPHILA 'VALENTINE'	'VALENTINE' BUSH	5 GAL
⊕	EREMOPHILA HYGROPHANA	BLUE BELLS	5 GAL
⊕	EREMOPHILA 'WINTER BLAZE'	'WINTER BLAZE' EMU	5 GAL
✱	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL
⊕	JUSTICIA SPICIGERA	MEXICAN HONEYBUCKLE	5 GAL
⊕	NERIUM OLEANDER	PETITE PINK OLEANDER	5 GAL
⊗	PORTULACARIA AFRA	ELEPHANT PLANT	5 GAL
⊕	RAPHIOLEPIS INDICA 'JACK EVANS'	'JACK EVANS' INDIAN HAWTHORN	5 GAL
⊗	RUSSELLIA EQUISETIFORMIS	CORAL BUSH	5 GAL
⊕	BETCREAEEA PALLIDA	PURPLE HEART	5 GAL
⊕	TECOMA STANS 'SPARKY'	'SPARKY' TECOMA	5 GAL
⊕	YUCCA RECURVIFOLIA	CURVELEAF YUCCA	5 GAL
GROUND COVERS			
⊕	CALLISTEMON 'LITTLE JOHN'	'LITTLE JOHN' BOTTLE BRUSH	1 GAL
⊕	CARISSA MACROCARPA	NATAL PLUM	1 GAL
⊕	EREMOPHILA 'OUTBACK SUNRISE'	'OUTBACK SUNRISE' EMU	1 GAL
⊕	LANTANA 'NEW GOLD'	'NEW GOLD' LANTANA	1 GAL
⊕	LANTANA 'DALLAS RED'	'DALLAS RED' LANTANA	1 GAL
⊕	LANTANA 'LAVENDER SWIRL'	'LAVENDER SWIRL' LANTANA	1 GAL
⊕	LANTANA CAMARA 'RADIATION'	'RADIATION' LANTANA	1 GAL
⊕	LAVANDULA DENTATA	FRENCH LAVENDER	1 GAL
⊕	MYOPORUM PROSTRATE	DWARF 'PROSTRATE' 'MYOPORUM'	1 GAL
⊕	ROSMARINUS 'HUNTINGTON CARPET'	'HUNTINGTON CARPET' ROSEMARY	1 GAL
⊕	TEUCRIUM CHAMAEDRYS	CREeping GERMANDER	1 GAL

NOTE: ALL PLANTING TO BE TOP DRESSED WITH A 2" THICK LAYER OF CEDAR BARK MULCH, TYP.



SCOTTSDALE ROAD

TYPICAL UPPER FLOOR TERRACE PLANTING PLAN
SCALE: 1"=20'-0"



Typical Upper Floor Terrace Planting Plan
Landscape Improvements
OPTIMA
 7190 E. Kierland Blvd, Phoenix, Arizona

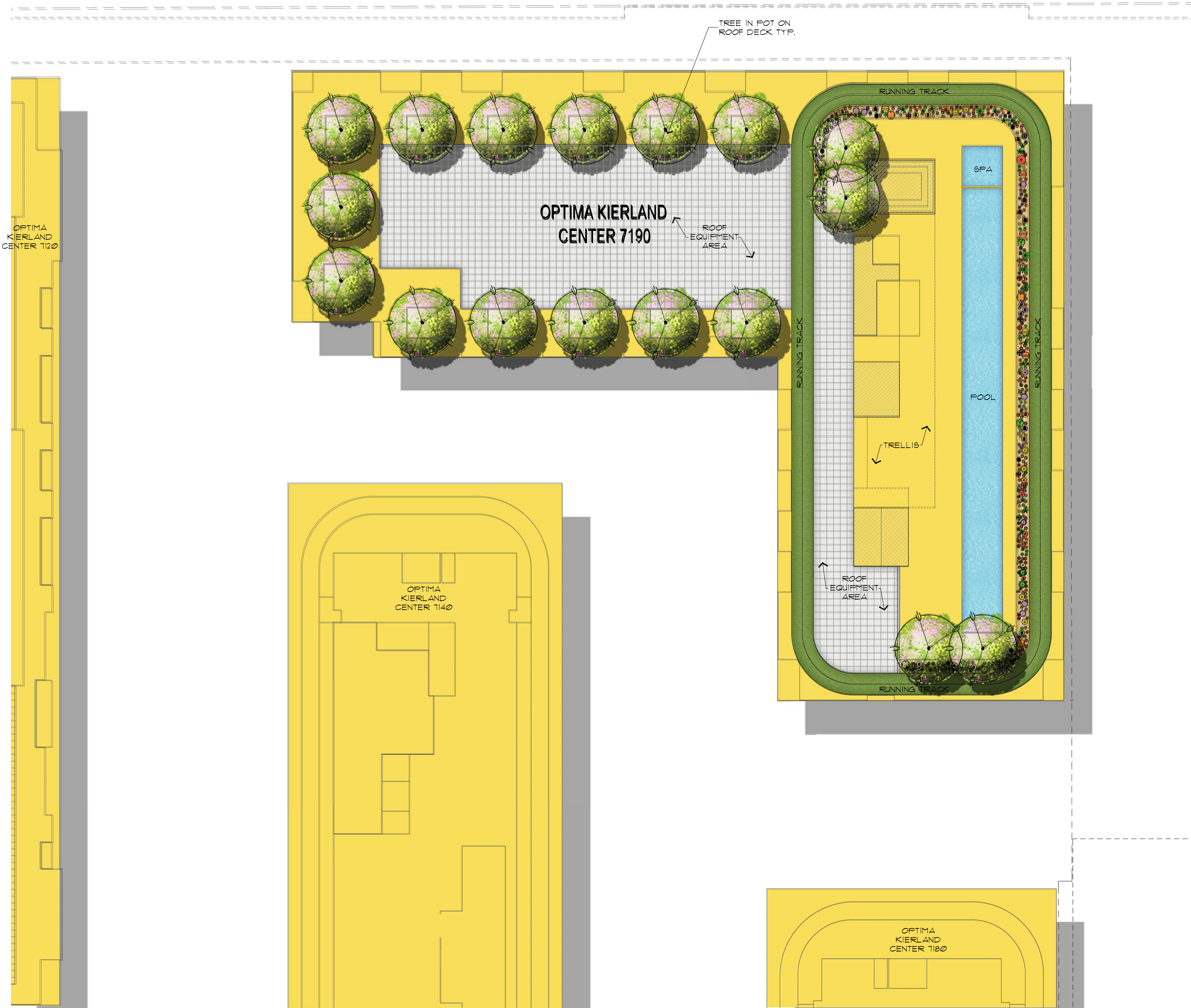
DESIGNED BY: AH
 DRAWN BY: AH
 CHECKED BY: PV / MD / AH
 DATE: 07.31.20
 REVISIONS:

EXHIBIT 11.c

OPTIMA

L1.2

3 of 5

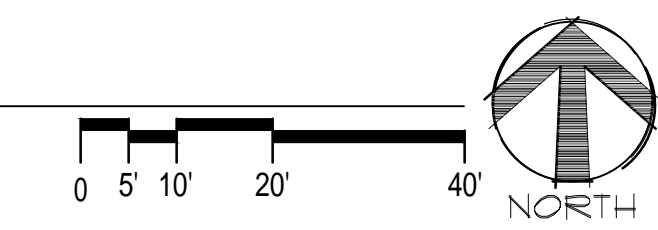


ROOF DECK PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES				
⊙	PROSOPIS HYBRID	'RIO SALADO' MESQUITE	48" BOX 4" CALIFER, 13 QTY	
NOTE: TO BE HAND SELECTED BY LANDSCAPE ARCHITECT				
VINES				
⊕	ANTIGONON LEPTOFIUS	CORAL VINE	5 GAL	3 QTY
⊕	BIGONIA 'TANGERINE BEAUTY'	'TANGERINE BEAUTY' VINE	5 GAL	22 QTY
⊕	BOUGAINVILLEA SPP. 'LA JOLLA'	'LA JOLLA' BOUGAINVILLEA	5 GAL	13 QTY
⊕	FICUS FUMILA	CREEPING FIG	5 GAL	13 QTY
⊕	PODRANEA RICOSOLIANA	PINK TRUMPET VINE	5 GAL	11 QTY
⊕	TECOMA STANS	ORANGE JUBILEE	5 GAL	8 QTY
ACCENTS				
⊕	ALOE 'BLUE ELF'	'BLUE ELF' ALOE	5 GAL	4 QTY
⊕	ALOE VERA	MEDICAL ALOE	5 GAL	2 QTY
⊕	DASYLIRION WHEELERI	DESERT SPOON	5 GAL	16 QTY
⊕	HESPERALOE FUNIFERA	GIANT HESPERALOE	5 GAL	6 QTY
⊕	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	14 QTY
⊕	YUCCA RECURVIFOLIA	CURVELEAF YUCCA	5 GAL	14 QTY
SHRUBS				
⊕	DURANTA ERECTA 'SWEET MEMORY'	GOLDEN DEW DROPS	5 GAL	1 QTY
⊕	EREMOPHILA HYGROPHANA	BLUE BELLS	5 GAL	7 QTY
⊕	EREMOPHILA 'WINTER BLAZE'	'WINTER BLAZE' EMU	5 GAL	54 QTY
⊕	NERIUM OLEANDER	PETITE PINK OLEANDER	5 GAL	21 QTY
⊕	RUELLIA PENINSULARIS	BAJA RUELLIA	5 GAL	8 QTY
⊕	RUSSELLIA EQUISETIFORMIS	CORAL BUSH	5 GAL	19 QTY
⊕	TECOMA STANS	YELLOW BELLS	5 GAL	3 QTY
⊕	TECOMA STANS 'SPARKY'	'SPARKY' TECOMA	5 GAL	9 QTY
GROUND COVERS				
⊕	CALLISTEMON 'LITTLE JOHN'	'LITTLE JOHN' BOTTLE BRUSH	1 GAL	56 QTY
⊕	CARISSA MACROCARPA	NATAL PLUM	1 GAL	65 QTY
⊕	EREMOPHILA 'OUTBACK SUNRISE'	'OUTBACK SUNRISE' EMU	1 GAL	46 QTY
⊕	LANTANA 'NEW GOLD'	'NEW GOLD' LANTANA	1 GAL	81 QTY
⊕	LANTANA 'DALLAS RED'	'DALLAS RED' LANTANA	1 GAL	31 QTY
⊕	LANTANA 'LAVENDER SWIRL'	'LAVENDER SWIRL' LANTANA	1 GAL	15 QTY
⊕	LAVANDULA DENTATA	FRENCH LAVENDER	1 GAL	33 QTY
⊕	MYOPORIUM PROSTRATE	DWARF 'PROSTRATE' 'MYOPORIUM'	1 GAL	32 QTY
⊕	ROSMARINUS 'HUNTINGTON CARPET'	'HUNTINGTON CARPET' ROSEMARY	1 GAL	49 QTY
⊕	SETCREASEA PALLIDA	PURPLE HEART	5 GAL	34 QTY
⊕	TEUCRIUM CHAMAEDRYS	CREEPING GERMANDER	1 GAL	31 QTY
MISCELLANEOUS				
MULCH	2" THICK LAYER OF CEDAR BARK MULCH			

SCOTTSDALE ROAD

ROOF DECK PLANTING PLAN
SCALE: 1"=20'-0"



Collaborative V
Design Studio Inc.
7116 East 1st Ave.,
Suite 103
Scottsdale, Arizona
85251
office: 480-347-0590
fax: 480-656-6012



Landscape Improvements
OPTIMA
7190 E. Kierland Blvd, Phoenix, Arizona

Roof Deck Planting Plan

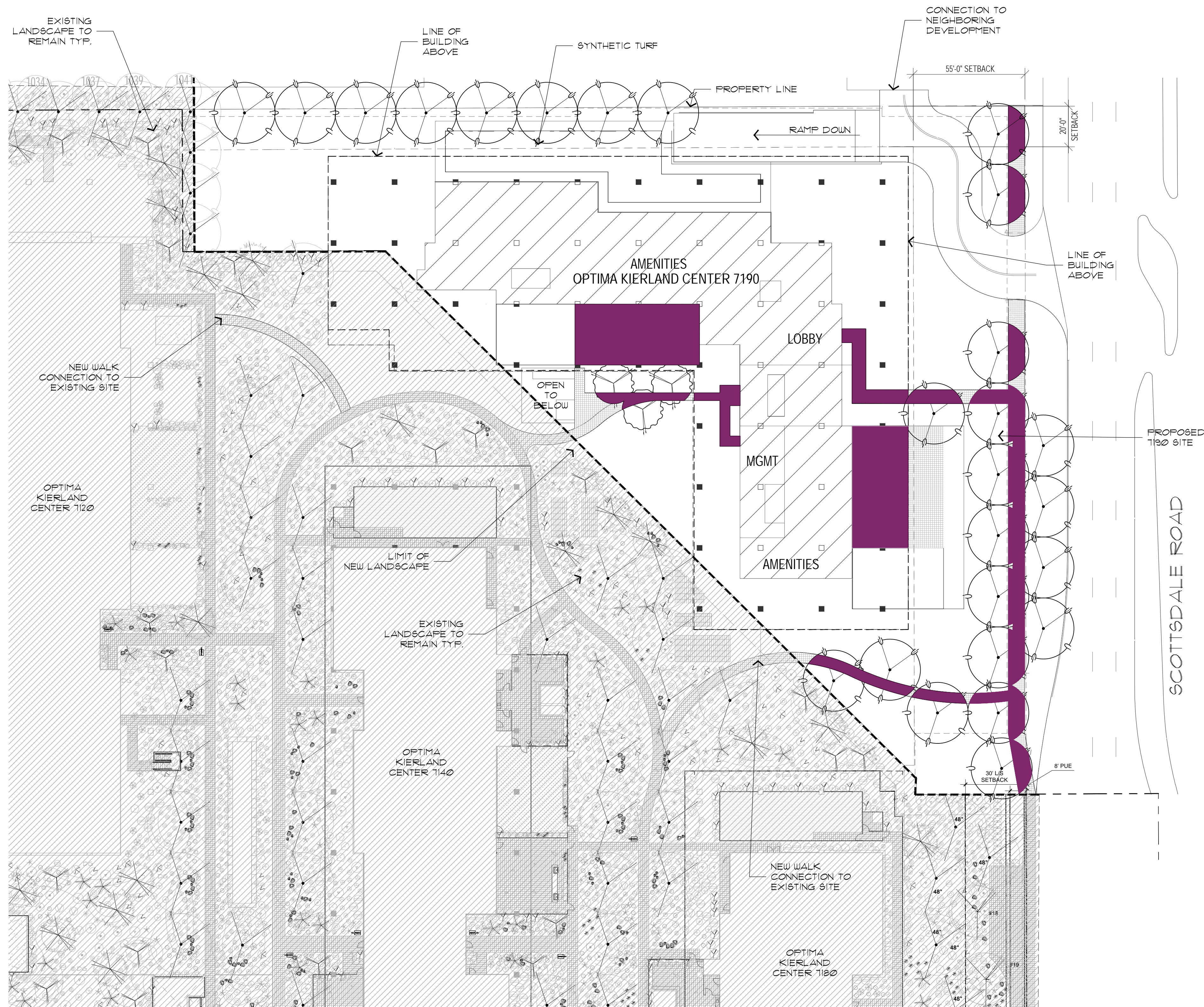
DESIGNED BY: AH
DRAWN BY: AH
CHECKED BY: PV / MD / AH
DATE: 07.31.20
REVISIONS:

EXHIBIT 11.d

OPTIMA

L1.3

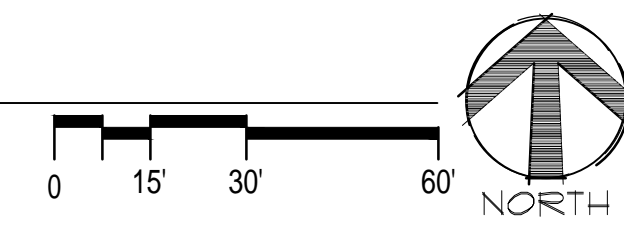
4 of 5



PEDESTRIAN SHADE CALCULATIONS

PEDESTRIAN SIDEWALK AREA:	8,348 S.F.
SHADE AREA REQUIRED %:	15%
SHADE AREA PROVIDED:	1,181 S.F.
SHADE AREA PROVIDED %:	20%

PEDESTRIAN AREA SHADING PLAN
SCALE: 1" = 30'-0"



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Scottsdale, Arizona
85251
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fax: 480-656-6012



Landscape Improvements
OPTIMA
7190 E. Kierland Blvd, Phoenix, Arizona

Pedestrian Area Shading Plan

DESIGNED BY: AH
DRAWN BY: AH
CHECKED BY: PV / MD / AH
DATE: 07.31.20
REVISIONS:

OPTIMA

EXHIBIT 12.

L1.4
3 of 5



PROPERTY LINE/ R.O.W, TYP.

SUBJECT SITE
OPTIMA KIERLAND CENTER 7190

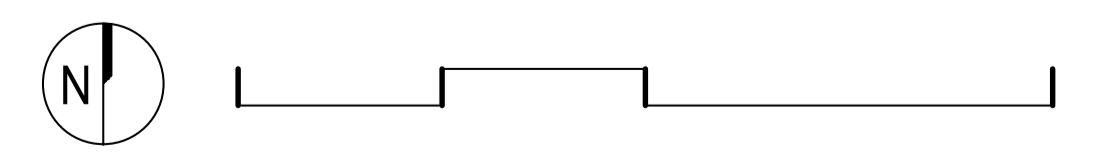
CIRCULATION PATH, TYP.

OPTIMA KIERLAND CENTER
PUD Z-22-14-2

DEVELOPMENT INFORMATION - 7190	
SUBJECT SITE - OPTIMA KIERLAND CENTER - 7190	
ADDRESS:	15450 N. SCOTTSDALE ROAD.
PARCEL:	215-42-006C
EXISTING ZONING:	C-2 / PCD
PROPOSED ZONING:	PUD
LOT INFORMATION:	
GROSS LOT AREA OKC PUD Z-22-14-2:	(9.42 AC) 410,449 SF
GROSS LOT AREA OKC 7190:	(2.28 AC) 99,290 SF
GROSS LOT AREA COMBINED:	(11.70 AC) 509,739 SF
NET SITE AREA OKC PUD Z-22-14-2:	
NET SITE AREA OKC PUD Z-22-14-2:	(7.43 AC) 323,638 SF
NET SITE AREA OKC 7190:	(1.78 AC) 77,709 SF
NET LOT AREA COMBINED:	(9.21 AC) 401,347 SF
NO. DWELLING UNITS OKC PUD Z-22-14-2:	
NO. DWELLING UNITS OKC PUD Z-22-14-2:	738
NO. DWELLING UNITS OKC 7190:	288
NO. DWELLING UNITS COMBINED:	1,026
OPEN SPACE CALCULATION:	
7190 OPEN SPACE:	70.0%
COMBINED OPEN SPACE:	72.6%
SETBACK INFORMATION FOR PROPOSAL:	
EAST / N. SCOTTSDALE ROAD:	55' MIN.
SOUTH / KIERLAND BLVD.:	25' MIN.
WEST / N. 71ST STREET:	25' MIN.
NORTH / PERIMETER PROPERTY LINE:	20' MIN.
HEIGHT:	
HEIGHT:	104'-0"
NUMBER OF STORIES:	10
ALL PARKING SPACES PROVIDED IN UNDERGROUND GARAGE:	
ALL PARKING SPACES PROVIDED IN UNDERGROUND GARAGE:	1.40 SPACES SECURED PER UNIT 0.15 SPACES UNSECURED PER UNIT
BICYCLE PARKING:	PROVIDED

EXHIBIT 13.

PEDESTRIAN CIRCULATION PLAN



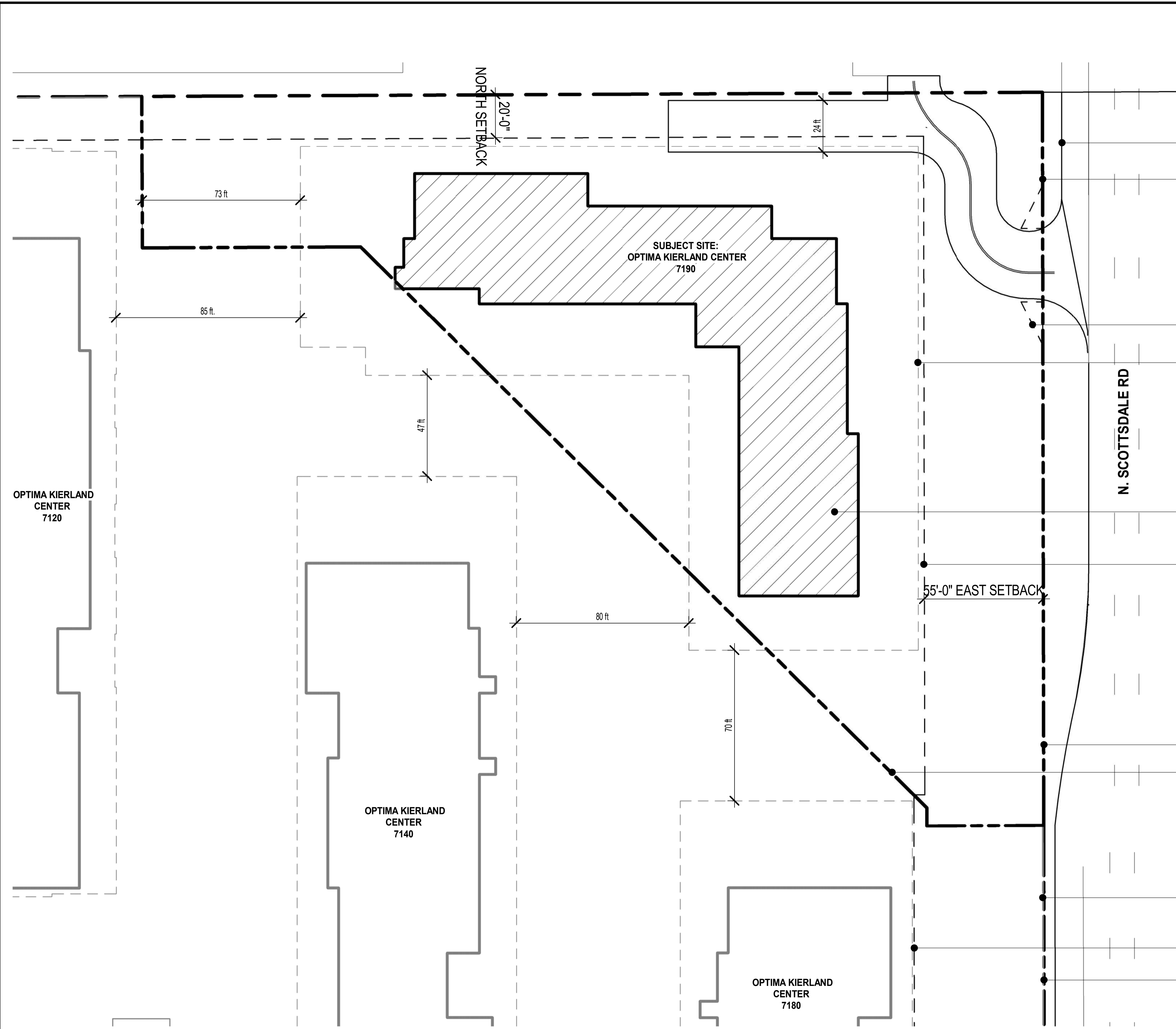
OPTIMA KIERLAND CENTER - 7190

7157 East Rancho Vista Drive, Suite 109, Scottsdale AZ 85251 480-874-9900



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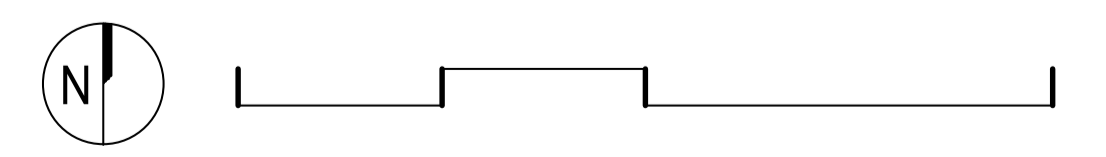
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- CURB LINE, TYP.
- NET LOT AREA OPTIMA KIERLAND CENTER 7190 77,709 SF
- VISIBILITY TRIANGLE 10' X 20', TYP.
- BUILDING OVERHEAD, TYP.
- SUBJECT SITE OPTIMA KIERLAND CENTER 7190
- 7190 BUILDING SETBACK LINE, TYP.
- PROPERTY LINE / R.O.W., TYP.
- INTERNAL SHARED PROPERTY LINE 0 FT SETBACK, TYP.
- NET LOT AREA OPTIMA KIERLAND CENTER PUD Z-22-14-2 323,638 SF
- 7180 BUILDING SETBACK LINE
- PROPERTY LINE / R.O.W.

DEVELOPMENT INFORMATION - 7190	
SUBJECT SITE - OPTIMA KIERLAND CENTER - 7190	
ADDRESS:	15450 N. SCOTTSDALE ROAD.
PARCEL:	215-42-006C
EXISTING ZONING:	C-2 / PCD
PROPOSED ZONING:	PUD
LOT INFORMATION:	
GROSS LOT AREA OKC PUD Z-22-14-2:	(9.42 AC) 410,449 SF
GROSS LOT AREA OKC 7190:	(2.28 AC) 99,290 SF
GROSS LOT AREA COMBINED:	(11.70 AC) 509,739 SF
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NET SITE AREA OKC 7190:	(1.78 AC) 77,709 SF
NET LOT AREA COMBINED:	(9.21 AC) 401,347 SF
NO. DWELLING UNITS OKC PUD Z-22-14-2:	738
NO. DWELLING UNITS OKC 7190:	288
NO. DWELLING UNITS COMBINED:	1,026
OPEN SPACE CALCULATION:	
7190 OPEN SPACE:	70.0%
COMBINED OPEN SPACE:	72.6%
SETBACK INFORMATION FOR PROPOSAL:	
EAST / N. SCOTTSDALE ROAD:	55' MIN.
SOUTH / KIERLAND BLVD.:	25' MIN.
WEST / N. 71ST STREET:	25' MIN.
NORTH / PERIMETER PROPERTY LINE:	20' MIN.
HEIGHT:	104'-0"
NUMBER OF STORIES:	10
ALL PARKING SPACES PROVIDED IN UNDERGROUND GARAGE:	1.40 SPACES SECURED PER UNIT 0.15 SPACES UNSECURED PER UNIT
BICYCLE PARKING:	PROVIDED

EXHIBIT 14.
SITE SETBACK EXHIBIT



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