

OPTIMA 15615

CASE Z-6-20-2

LOCATED SOUTH OF THE SOUTHEAST CORNER OF 71ST
STREET AND TIERRA BUENA LANE



1st Submittal: January 24, 2020
2nd Submittal: June 15, 2020
Hearing Draft: August 20, 2020
City Council Adopted: December 2, 2020

CITY OF PHOENIX

DEC 23 2020

**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.

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A. PURPOSE AND INTENT

A1: Project Overview and Goals

Optima 15615 is a seven (7) story multifamily community that will redevelop a two (2) story surface parked office building with new, Optima quality, luxury dwelling units. This project completes the redevelopment of the 71st Street corridor, which has converted from commercial to high-end residential living opportunities over the past few years. Preceding projects included the original Optima Kierland Center (directly south) in 2014, Greystar Kierland Overture in 2016, and LMC Kierland and LCG Kierland (directly north) in 2018. Consistent with the precedent projects on 71st Street, Optima 15615 proposes similar building setbacks, lot coverage and height as other non-highrise projects in the vicinity (such as Overture, LMC and LCG).

While similar in materials and appearance to the mid-rise Optima Kierland Center development, Optima 15615 is intended to be a “stand-alone” project with its own amenities and parking; this project is not connected to the larger mid-rise campus. This is a purposeful decision, as the goal of this development is to provide a lower-scale ambiance with a more intimate feeling for those residents who are attracted to the Kierland area and are interested in living in an Optima development but do not want to live in a high-rise building.

The Project will provide Optima-quality materials and building design, with an emphasis on completing the last link in the pedestrian-friendly, walkable streetscape that is developing along the east side of 71st Street. The Project will support resident pedestrian access (as well as for those other developments along 71st Street), to the shopping and entertainment offered by Kierland Commons, the heart of Kierland.

A2: Overall Design Concept

The overall design concept is a uniquely designed building that complements the architectural aesthetic of Optima Kierland by using the same architectural and sustainable principles, including high quality materials, large amounts of glass and the use of steel and concrete (not common for structures of this limited height) and the integration of contemporary landscape technology (which allows for consistent vegetation growth on upper floors of the building) to provide visual excitement and dynamic visual interest.

The creative use of these quality materials combined with the creation of a seamless transition from indoor to outdoor spaces will permit residents to maximize their enjoyment of the Sonoran Desert climate. The Project features generous landscaped balconies to bring a living edge to each dwelling unit as well as meaningful private outdoor space.

Similar in design vernacular to the internationally acclaimed Optima Kierland Center, Optima 15615 has an undulating façade which provides visual interest with dynamic shades and shadows.

Roof top landscaping visually softens the buildings, reduces the heat island effect and provides living amenity space that can be enjoyed year-round. Exterior louvers accent the building while enhancing the sustainable design.

The overall design theme is the use of contemporary, quality materials, which are combined with the natural environment (both by inclusion of vegetation at various levels and access to usable outdoor areas) to redefine urban Sonoran Desert living.



B. LAND USE PLAN

B1: Proposed Land Use Categories

The proposed Project is a 1.51-acre residential luxury multifamily community of 170 residences (approximately 113 du/ac) and associated private amenities.

B2: Conceptual Site Plan Summary

The following provides an overview of the conceptual site plan provided with this PUD:

Basement Levels (Lower Levels 1 and 2) are the below grade parking garage levels with approximately 238 parking spaces and ancillary storage, including bike storage and equipment rooms. Access to the garage is from the northwest corner of the Site, off of 71st Street.

Grade Level is the location of the of the main building entrance, the management office, ground floor amenities and the first level of residential units. The architecture and landscape support the strong pedestrian connection to Kierland Commons along the east side of 71st Street by including shade, interesting vegetation and hardscape. Along 71st Street the building will pull back to widen the landscape area at the ground level. The frontage will be activated by the development's interior amenity spaces, as well as by two outdoor amenity areas. The grade level also features a dog park amenity at the northeast corner of the site. The main lobby is located on the south side of the building, facing the existing private access drive. This location, along with queueing space provided, will provide a place for rideshare services (such as Uber or Lyft) and smaller delivery vehicles on the site, keeping them off of 71st Street. All formal loading activities (trash, delivery, move-ins) will occur at the loading area located at the northeast corner of the site.

Levels 2-5 are typical representation of the upper levels of the building. Here the residential dwelling units continue above the Level 2 podium. The typical residential building floor will have approximately 28 dwelling units. As the resident dwelling focused areas of the Project, there are no amenities on these upper levels.

Levels 6 - 7 is a continuation of the upper levels of the building, with approximately 24 dwelling units per floor. A two-level resident amenity space is provided on the north side of the building.

Roof Level will be occupiable and will contain a swimming pool and spa for resident use, along with gathering areas and lush landscaping. To continue the quality appearance, the necessary rooftop equipment will be organized and screened, with an emphasis on the AC condenser units which will be installed in a purposeful and prearranged manner.

C. LIST OF USES

C1: Permitted Uses¹

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

C2: Temporary Uses

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

C3: 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.

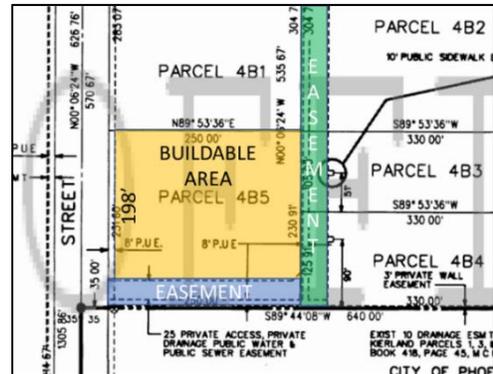
D. DEVELOPMENT STANDARDS

D1: Development Standards Table

The following development standards apply to any multifamily development of the Property; in the event non-multifamily development occurs, the development standards applicable to such development shall be those of Section 623, the C-2 General Commercial, Zoning District.

Development Standards	Proposed PUD
a. Density (Maximum)	113 dwelling units per acre, up to a maximum of 170 dwelling units
b. Height (Maximum)	70 feet ^{2 3}
c. Building Setbacks (Minimum)	West (71st Street): 10 feet North (Tierra Buena Lane): 10'-6" (except for garage ramps and their covers, see Section E1.i) South (Interior): 40 feet East (Interior): 0 feet
d. Lot Coverage (Maximum)	65% of net area
e. Open Space (Minimum)	20% of net area

Setbacks for the site are customized to respond to the existing access easements that burden the parcel. On the south side, there is a 25-foot-wide access easement to provide part of the shared “alley” (private accessway) that serves entire development block (see MCR Book 443, Page 392), providing access for vehicular traffic as well as to loading/service areas. In addition, there is an 8-foot-wide Public Utilities easement (resulting in a 33-foot-wide area that is limited for any vertical development) which limits building placement. The result of these limitations (shown in blue) is a lot of only 198 feet in usable width. Because the access easement limits development on the abutting parcel to the east (shown in green), setbacks along this “alley” are less than typical as the easement area provides sufficient open area between parcels, similar to how a public roadway provides separation between structures.



² Because of the substantial amount of rooftop amenities, in addition to those exceptions permitted by Section 701.B, building height limitations also expressly excludes the following, with limitations as noted:

- a. Roofing & Flooring Assemblies – up to 100% of roof area, no higher than 1 foot above maximum height.
- b. Raised Planters, Elevator Lobby/Penthouse, Shade Awnings/Trellises – maximum 30% of roof area, no higher than 21 feet above roof deck.
- c. Mechanical Equipment – limited to 30% of roof area.

³ While not enforced by the City, please note that the height limitations of the document recorded at MCR 2019-0822589, which are lower than the permitted height authorized by this PUD, supersede the height allotments permitted by this PUD until said document is terminated as per its terms.

D2: Landscape Standards Table

Minimum Landscape Standards	
<p>a. Landscape Setbacks⁴⁵ (Minimum)</p>	<p><u>West (71st Street):</u> 10 feet⁶ <u>North (Tierra Buena Lane):</u> 0 feet <u>South (Interior):</u> 36 feet <u>East (Interior):</u> 0 feet⁷</p>
<p>b. Streetscape - Adjacent to 71st Street (West Property Line)</p>	<p><u>Landscape Strip:</u> Provide minimum 6’ landscape strip between back of curb and sidewalk.</p> <p>Trees of 4”-caliper planted 20’ on center or in equivalent groupings, except for within driveways, sidewalks or sight visibility triangles.</p> <p>Minimum of five (5) 5-gallon drought-resistant shrubs per tree (maximum 24 inches tall at maturity).</p> <p><u>On-Site Landscaping:</u> Between sidewalk and outdoor amenity area fence or the building facade, a mix of drought-resistant vegetation to include accent plants, vines, shrubs and ground cover plants shall be planted to achieve 75% living groundcover coverage.</p> <p>At minimum, 75% of plants shall be five (5) gallon in size, 25% one (1) gallon in size.</p>
<p>c. Perimeter Property Lines – Not Adjacent to Public Right-of-Way (North, East, and South Property Line)</p>	<p>Trees of 4”-caliper planted 20’ on center or in equivalent groupings, except for within driveways, sidewalks or sight visibility triangles.</p> <p>Minimum of five (5) 5-gallon drought-resistant shrubs per tree (maximum 24 inches tall at maturity). All landscape setbacks shall be planted to achieve 75% living groundcover coverage.</p> <p><u>Modified Planting Standards for Limited Width Areas:</u> The landscaping strip needs to be at least 5 feet wide for trees. If the strip is less than 4 feet wide (2 feet to 4 feet)</p>

⁴ The private access drive (paved), garage ramps and sidewalks/paths may be located within Landscape Setbacks.

⁵ The Ground Level Outdoor Amenity Areas may be located within Landscape Setbacks, subject to Design Guideline E.1.e.

⁶ The 71st Street sidewalk may be within this Landscape Setback, subject to Design Guideline E.1.i and easements as required by the City of Phoenix.

⁷ While not enforced by the City, note that landscaping along this property line is to be provided “off-site” from edge of access drive to perimeter screen wall as required by the CC&R’s.

	the strip shall be planted with 5-gallon shrubs. If the strip is less than 2 feet, 1-gallon groundcover plants and vines shall be planted.
d. Minimum Common Open Space	A rooftop private common open space amenity shall be provided. Said amenity shall be a minimum of 20% of total roof area. 50% shade to be provided. See <u>Section D.5</u> for shade requirements and <u>Section E.4</u> for amenity requirements.
e. Minimum Total Open Space	Minimum of 20% of total Net Site Acreage. May be located at or above grade (i.e. on roof deck) and includes both active and passive open space areas. Excludes required landscape setback areas, private ground level courtyards and private terraces.
f. Minimum Public Sidewalk Width	5 Feet

D3: Parking

Parking Standards	
Minimum Parking Standards	
a. Residents	1.29 per unit
b. Unreserved Visitor	0.11 per unit
c. Bicycle Parking	0.25 per unit (maximum required 25)
Parking Location, Automotive	All parking is to be underground.
Parking Location, Bicycle	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 shall be located within the lower level parking garage.
Loading Bay	One (1) Loading Bay is required, to be located within the building.

D4: Fences/Walls

Fences/Walls
<p><u>Ground Level Residential Units</u>: Units may have a private yard to be screened by a perimeter theme wall, up to 7'-0" in height. Specific Design Guideline applies, see <u>Section E1.d</u>.</p> <p><u>Ground Level Outdoor Amenity Areas</u>: These areas are to be fenced with view type fencing up to 4' in height along 71st Street. Specific Design Guideline applies, see <u>Section E1.e</u>.</p> <p><u>All Other Fences and Walls</u>: Comply with the wall standards in Section 703 of the Zoning Ordinance. For non-residential development, Section 703.A.3 shall apply.</p>

D5: Shade

Shade	
Shading, which may be architectural, vegetative or any combination thereof, shall be provided as follows. All shade calculations shall be based on the summer solstice at noon.	
a. Public Sidewalks	Minimum 75%
b. Private Sidewalks	Minimum 75%

D6: Lighting Plan

Lighting
All lighting will be consistent with the standards of Section 704, Section 507.Tab A.II.A.8 and Section 23-100 of the Phoenix Zoning Ordinance and City Code. Pedestrian lighting to be provided along public and private sidewalks that comply with the standards of Section 1304.D and Section 1304.H.5.

E. DESIGN GUIDELINES

E1: Design Guidelines.

The Project proposes elevations that provide exceptional design and a unique visual appearance that acts as a transition from the high-rise Optima Kierland development to the more “traditional” podium apartment complexes to the north. By filling in the “gap” between these developments, this project will result in the east side of 71st Street being redeveloped (or is approved for redevelopment) along its entirety of those lots fronting it from Paradise Land to Kierland Boulevard.

At its core, the Project is intended as a modern urban development which contains vertically stacked courtyard homes in conjunction with grand civic courtyards and open space reminiscent of classical era planning. The private ground floor courtyard residences embrace the functionality of southwest indoor/outdoor living while providing visual interest and an opportunity for interaction with pedestrians, with above grade units offering terrace spaces as an alternative outdoor space. Each of these dwellings are designed as a dynamic combination of layered interior space expanding uninterrupted into lushly landscaped private terraces. Other 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):

E1. Design Guidelines	
a. Exterior Materials	<p>Elevations to include a minimum of:</p> <ul style="list-style-type: none"> • For east and west facades, 15%, and for north and south facades, 45% of the horizontal distance of all floors above the ground floor (excluding rooftop amenity area) shall include a “Vertically Integrated Architectural Landscaping System⁸” • For east and west facades, 50%, and for north and south facades, 75% of the horizontal distance of the rooftop amenity area shall include a “Vertically Integrated Architectural Landscaping System”. • 5% of total façade shall be concrete. • 70% of total façade shall be glazing. • 10% of total façade shall be metal.

⁸ “Vertically Integrated Architectural Landscape System” is defined as the planters and vegetation therein that are installed on terraces and building rooftop to add living vegetation to the façade.

	<p>Materials (at least two):</p> <ul style="list-style-type: none"> • Glass • Concrete • Concrete Masonry Unit (CMU) • Non-reflective Coated Metals • Sandstone Panels • Weathered Steel
<p>b. Color Palette</p>	<p>Colors are limited to:</p> <ul style="list-style-type: none"> • Brown • Dark Brown • Tan • Red • Orange • Grey • Green <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 designed to meet the following:</p> <ul style="list-style-type: none"> • Minimum size of 40 square feet with a depth of 4'-6" feet. • Include a Vertically Integrated Architectural Landscape System.
<p>d. Ground Level Units</p>	<p>Ground level units shall have space defining walls creating a private courtyard space of a minimum of 40 square feet for each unit. These walls shall be complementary in design to building architecture, color and material and provide some visibility into these areas to provide visual interest and "eyes on the street" benefits with potential for neighborly interaction with pedestrians; for these courtyards, fully solid walls are not permitted. Example is shown to the right.</p>



<p>e. Ground Level Outdoor Amenity Areas</p>	<p>Ground level outdoor amenity areas shall include a space defining fence that is of view fence design, mesh wire or similar material to promote visibility while framing these semi-private spaces. Fully solid walls are not permitted. Example of this design intent:</p>  <p>Ground level outdoor amenity areas are permitted within the west and south landscape setbacks, subject to (i) each being no greater than 35'x15' in size, (ii) no greater than 525 square feet in total area each, and (iii) no more than three (3) total are to be provided for the project.</p>
<p>f. Screen Walls</p>	<p>Architectural detailing consistent or complementary to the building façade.</p>
<p>g. Satellite Dishes</p>	<p>Installation of such equipment on individual patios prohibited by developer, unless otherwise limited by federal law.</p>
<p>h. Mechanical Equipment Screening Methods</p>	<p>Methods to screen equipment may 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>i. Garage Entry</p>	<p>Garage entry shall be protected from the elements via an entry enclosure (roofed) that is no higher than the third floor, is architecturally similar to the main building and includes an opaque door designed to match the main façade with a constant material and color. Rooftop may be utilized as a terrace.</p>
<p>j. 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>

E2: Landscape Design Guidelines.

The following requirements apply to multifamily residential development (those not addressed herein, and for non-residential development, comply with Section 507 Tab A):

E2. Landscape Design Guidelines	
a. Uniform Streetscape Design	<p>On 71st Street, the following shall be included:</p> <p>The sidewalk 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. The landscape will be comprised of:</p> <ul style="list-style-type: none"> • 4" Caliper 'Rio Salado' Mesquite⁹ trees at 20' on center, or equivalent groupings. • Three (3) different shrub species. • Two (2) different accent species. • Three (3) different groundcover species. • Minimum 75% live ground coverage. <p>The sidewalk abutting On-Site Landscaping (located between sidewalk and the amenities fencing and/or building envelope) will provide a low groundcover/shrub buffer and vine planting strip that will grow vertically on the stone fence. The landscape will be comprised of:</p> <ul style="list-style-type: none"> • Three (3) different vine species • Two (2) different shrub species. • Three (3) different accent species. • Three (3) different groundcover species. • Minimum 75% live ground coverage.
b. Uniform Perimeter Design	<p>The East Property Line (abutting the private access drive) will provide a shade canopy of trees and a colorful mix of shrubs, accents, and groundcover to buffer the street from the building facade. The landscape will be comprised of:</p> <ul style="list-style-type: none"> • 4" Caliper 'Rio Salado' Mesquite¹⁰ trees at 20' on center, or equivalent groupings. • Five (5) different shrub species.

⁹ Unless otherwise conflicting with CC&R's.

¹⁰ Unless otherwise conflicting with CC&R's.

	<ul style="list-style-type: none"> • Six (6) different accent species. • Four (4) different groundcover species. • Three (3) different vine species. • Minimum 75% live ground coverage <p>The South Property Line (abutting the private access drive) will provide a shade canopy of trees placed either between the curb/sidewalk and the fence, and/or behind the fence within 10' of the back of sidewalk. Low groundcover/shrubs, and vines planted along fence will grow vertically on the stone fence. The landscape will be comprised of:</p> <ul style="list-style-type: none"> • 4" Caliper 'Cathedral' Oak trees¹¹ at 20' on center along fencing and 4" Caliper 'Rio Salado' Mesquite trees¹² at the building entry, or equivalent groupings. • Five (5) different shrub species. • Six (6) different accent species. • Four (4) different groundcover species. • Two (2) different vine species. • Minimum 75% live ground coverage <p>The North Property Line (within the private courtyards, standard does not apply to garage ramp areas) will be planted over the parking structure and will provide a shade canopy of trees placed behind the fence within 10' of the property line. Berms will be utilized to allow the planting of trees on top of the garage structure. Low groundcover/shrubs, and vines planted along fence will grow vertically on the stone fence. The landscape will be comprised of:</p> <ul style="list-style-type: none"> • 4" Caliper 'Rio Salado' Mesquite¹³ trees at 20' on center, or equivalent groupings (does not include ramp areas) • Two (2) different shrub species. • Three (3) different accent species. • Four (4) different groundcover species. • Two (2) different vine species. • Minimum 50% live ground coverage.
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¹¹ Unless otherwise conflicting with CC&R's.
¹² Unless otherwise conflicting with CC&R's.
¹³ Unless otherwise conflicting with CC&R's.

<p>c. Ground Floor Private Courtyards</p>	<p>The ground floor private courtyards are comprised of the areas between the perimeter fence and the units. These spaces are private yards and are only accessed through the units. The landscape for the courtyards is composed of the following areas/standards:</p> <p>The South Facade Courtyards will be planted with trees, low groundcover/shrubs, and vines at the stone fence. The landscape along the wall features the tree boulevard for the south access road frontage. The private courtyards will contain the following (including the south access drive planting standard):</p> <ul style="list-style-type: none"> • Two (2) different tree species. • Five (5) different shrub species. • Four (4) different accent species. • Four (4) different groundcover species. • Two (2) different vine species. • Minimum 50% live ground coverage. <p>The East Facade Courtyards are too small to contain landscaping materials; none required.</p> <p>The North Facade Courtyards will be planted with trees, low groundcover/shrubs, and vines at the stone fence. The landscape along the wall features the tree perimeter screening. The private courtyards will contain the following (including the north property line planting standard):</p> <ul style="list-style-type: none"> • Two (2) different tree species with berming for planting over structure. • Five (5) different shrub species. • Four (4) different accent species. • Four (4) different groundcover species. • Two (2) different vine species. • Minimum 50% live ground coverage.
<p>d. 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 7 Terrace Planters will 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"> • Twelve (12) different shrub/accent species. • Eight (8) different groundcover species. • Bark Mulch in all planters for moisture containment. <p>The Roof Deck Planters will 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"> • One (1) different tree species. • Six (6) different shrub species. • Four (4) different accent species. • Eight (8) different groundcover species. • Four (4) different vine species. • Bark Mulch in all planters for moisture containment.
e. Irrigation System	All ground level, over-structure planting, terrace planters, and rock deck landscape shall be irrigated by a drip irrigation system.
E3. Amenities	
a. Resident Amenities	<p>Ground Floor:</p> <ul style="list-style-type: none"> • Dog Park of no less than 500 square feet. <p>Within Building:</p> <ul style="list-style-type: none"> • Fitness Center/Residents Club to be no less than 4,500 square feet. <p>Rooftop:</p> <ul style="list-style-type: none"> • Swimming pool and/or spa to be no less than 800 square feet in area (water surface) with 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)

b. Implementation	<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 pit with a large border for sitting on)• Seating node areas shall be areas that are separate from other areas via wall, planters or other features to delineate the space
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F. SIGNS

F: Signs

Unless otherwise permitted herein, signage shall comply with Section 705 of the Zoning Ordinance. Signage shall also comply with the existing Kierland Comprehensive Sign Plan and any amendments thereto as well as the applicable requirements of the CC&R's.

G. SUSTAINABILITY

G1: City Enforced Standards

The following are standards that are measurable and enforceable by the City and will be provided:

- Recycling will be provided.

G2: Developer Enforced Standards

Optima 15615 Center 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 and waste diversion.
- 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.
- Use of pavers to allow for water to access vegetation and to reduce stormwater runoff, where possible.

H. INFRASTRUCTURE

H1: Grading and Drainage

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

H2: Water and Wastewater

Water. Water 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.

Wastewater. Wastewater systems exist in the immediate area, though City staff has identified a need to upsize sewer infrastructure in 71st Street and in Kierland Boulevard. Any improvements will be made as required by staff and will be designed to meet all City of Phoenix standards.

H3: Circulation Systems

The nearby public roadways (71st Street and Tierra Buena Lane) are built to a full public standard and are at their final build-out size and configuration. This PUD is not anticipated to negatively impact existing roadway capacities. Please see final Traffic Study under separate cover.

I. COMPARATIVE ZONING STANDARDS

I: Comparative Zoning Standards Table

Standards	R-3 Standards	Proposed PUD Standards
a. Minimum Lot Dimensions (Width and Depth)	60' width, 94' depth	None
b. Dwelling Unit Density (Units/Gross Acre)	14.5 Dwelling Units Per Acre	170 Dwelling Units, Maximum 113 Dwelling Units Per Acre
c. Perimeter Standards	20' Front; 15' Rear; 10' Side	None
d. Building Setbacks Front: Rear: Side:	25' Front 15' Rear 10' and 3' Side	10' West (Street Side) 10'-6" North 40' South 0' East
e. Landscape Setbacks Front: Rear: Side:	25' Front 5' Rear 5' Sides	10' West (Street Side) 0' North 36' South 0' East
f. Maximum Height	2 Stories of 30' for First 150'; 1' in 5' Increase to 48' High, 4-Story Maximum	70'
g. Lot Coverage	45%	65%
h. Common Areas	Minimum 5% of Gross Area	Minimum 20% of Net Area (Passive and/or Active Open Space Areas)

J. LEGAL DESCRIPTION

J. Legal Description: Per Warranty Deed recorded at 2018-0888512.

A portion of the northeast quarter of Section 10, Township 3 North, Range 4 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Parcel 4-B5, of KIERLAND PARCELS 4B & 6A, according to Book 443 of Maps, page 39, records of Maricopa County, Arizona.



EXHIBIT 1.b

SITE AERIAL



OPTIMA 15615 N. 71ST STREET

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

DEVELOPMENT INFORMATION

SUBJECT SITE - OPTIMA
 15615 N. 71st ST.
 PARCEL: 215-42-013

EXISTING ZONING	C-2 / PCD
PROPOSED ZONING	PUD
LOT AREA	
GROSS LOT AREA:	(1.51 AC) 65,800 SF
NET SITE AREA	(1.33 AC) 57,811 SF
NO. DWELLING UNITS	
CONDOMINIUM PLAT ANTICIPATED (OWNERSHIP OR RENTAL)	170
LOT COVERAGE	
OPEN SPACE	35,480 SF (61.4%)
	15,192 SF (26.3%)
SETBACK INFORMATION FOR PROPOSAL:	
SOUTH / INTERIOR	40'-0" MIN.
WEST / N. 71ST STREET	10'-0" MIN.
NORTH / INTERIOR	10'-6" MIN. (0'-0" AT RAMP WALLS)
EAST / ACCESS DRIVE:	0' MIN.
MAXIMUM HEIGHT	
NUMBER OF STORIES	70'-0" MAX. 7 STORIES
PARKING PROVIDED IN UNDERGROUND GARAGE TO BE 1.4 PER DWELLING UNIT.	
	238
BICYCLE PARKING:	
	PROVIDED

OPEN SPACE CALCULATION

LOT AREA			
NET SITE AREA	(1.33 AC)	57,811 SF	100%
AREA TYPES:			
BUILDING MASS	27,630 SF	57.8%	
DRIVES	10,863 SF	18.8%	
LANDSCAPE SETBACK	1,603 SF	2.8%	
OPEN SPACE ACTIVE (LEVELS 1 & ROOF)	10,596 SF	18.3%	
OPEN SPACE PASSIVE	4,596 SF	8.0%	
PRIVATE OPEN SPACE COURTYARD	11,238 SF	19.4%	
PRIVATE OPEN SPACE TERRACES (LEVELS 2-7)	14,367 SF	24.9%	
LANDSCAPE SETBACK INFORMATION FOR PROPOSAL:			
SOUTH / INTERIOR	36'-0" MIN.		
WEST / N. 71ST STREET	20'-0" MIN.		
NORTH / INTERIOR	0' MIN.		
EAST / ACCESS DRIVE:	0' MIN.		

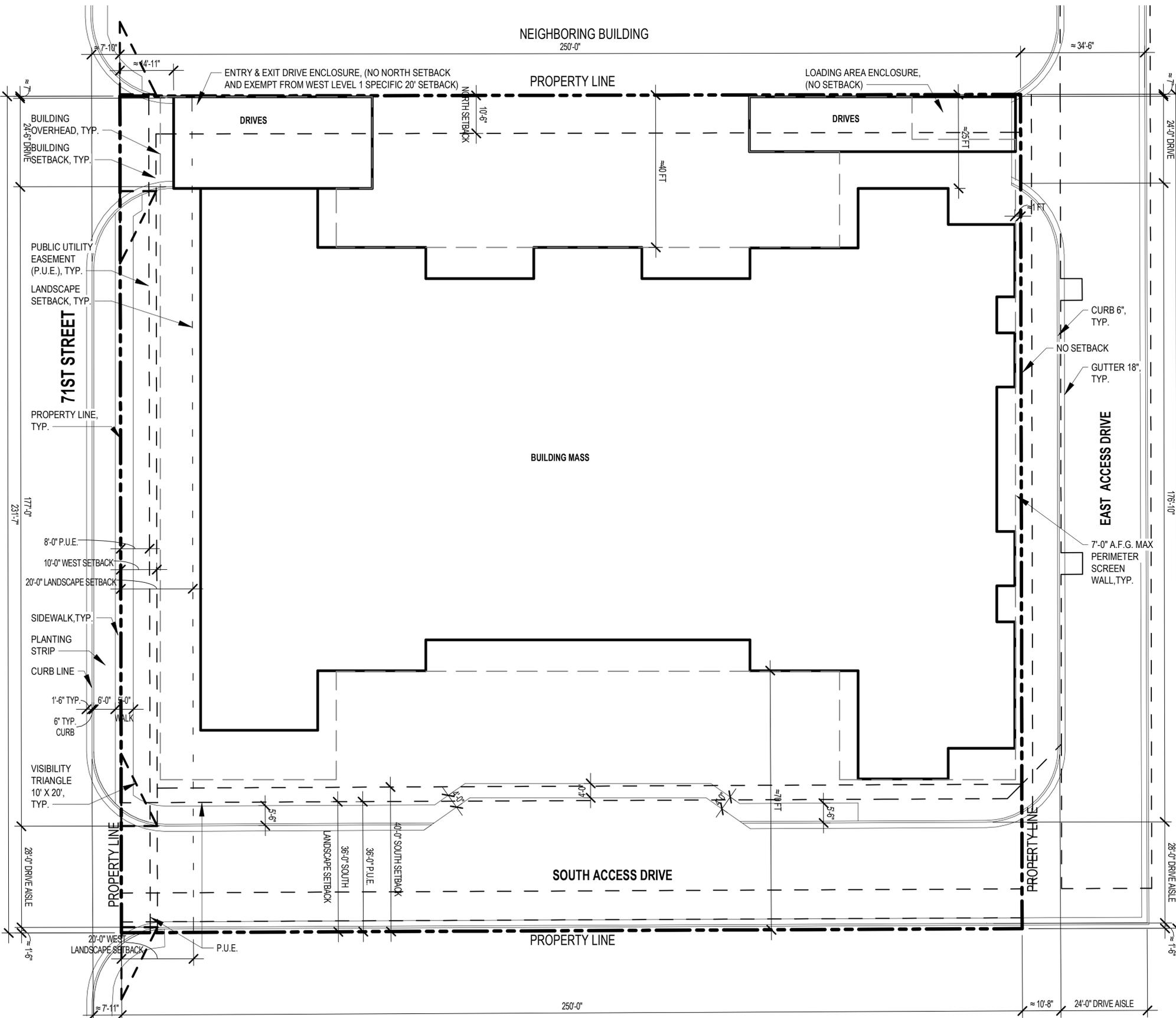


EXHIBIT 2.

SETBACK EXHIBIT

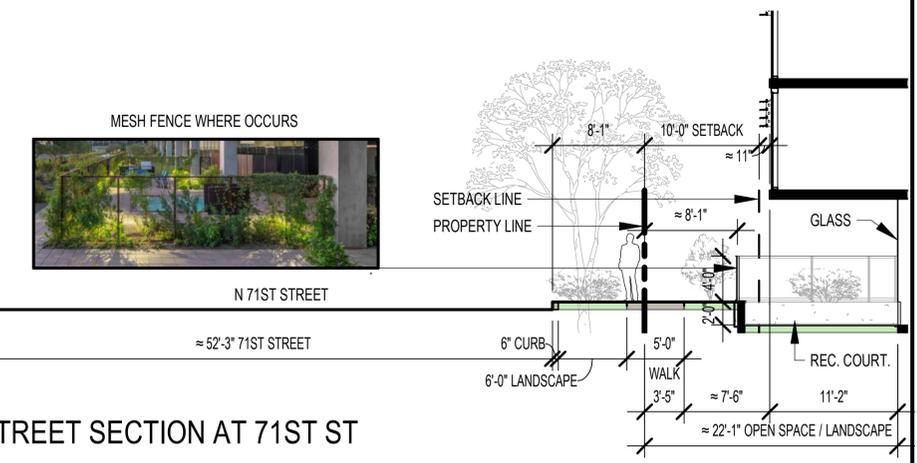


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DEVELOPMENT INFORMATION	
SUBJECT SITE - OPTIMA 15615 N. 71st ST. PARCEL: 215-42-013	
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PROPOSED ZONING	PUD
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LOT COVERAGE	
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NORTH / INTERIOR	10'-6" MIN. (0'-0" AT RAMP WALLS)
EAST / ACCESS DRIVE:	0' MIN.
MAXIMUM HEIGHT NUMBER OF STORIES	
	70'-0" MAX. 7 STORIES
PARKING PROVIDED IN UNDERGROUND GARAGE TO BE 1.4 PER DWELLING UNIT.	
	238
BICYCLE PARKING:	PROVIDED



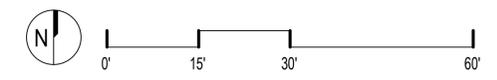
VICINITY MAP



A - STREET SECTION AT 71ST ST

EXHIBIT 3.a

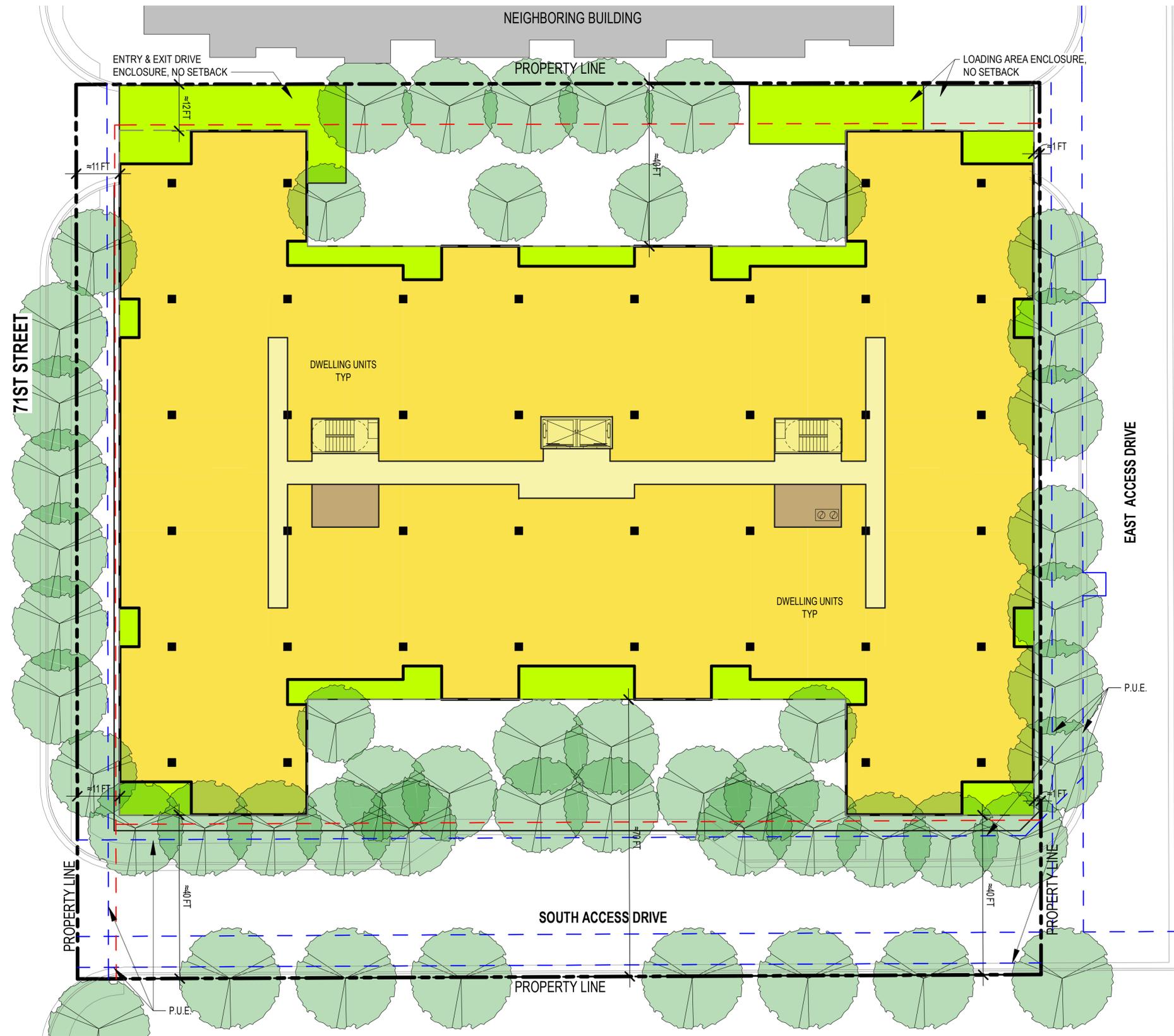
SITE PLAN - GROUND FLOOR



OPTIMA 15615 N. 71ST STREET

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





DEVELOPMENT INFORMATION	
SUBJECT SITE - OPTIMA	
15615 N. 71st ST.	
PARCEL: 215-42-013	
EXISTING ZONING	C-2 / PCD
PROPOSED ZONING	PUD
LOT AREA	
GROSS LOT AREA:	(1.51 AC) 65,800 SF
NET SITE AREA	(1.33 AC) 57,811 SF
NO. DWELLING UNITS	170
CONDOMINIUM PLAT ANTICIPATED (OWNERSHIP OR RENTAL)	
LOT COVERAGE	35,480 SF (61.4%)
OPEN SPACE	15,192 SF (26.3%)
SETBACK INFORMATION FOR PROPOSAL:	
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MAXIMUM HEIGHT	70'-0" MAX.
NUMBER OF STORIES	7 STORIES
PARKING PROVIDED IN UNDERGROUND GARAGE TO BE 1.4 PER DWELLING UNIT.	238
BICYCLE PARKING:	PROVIDED

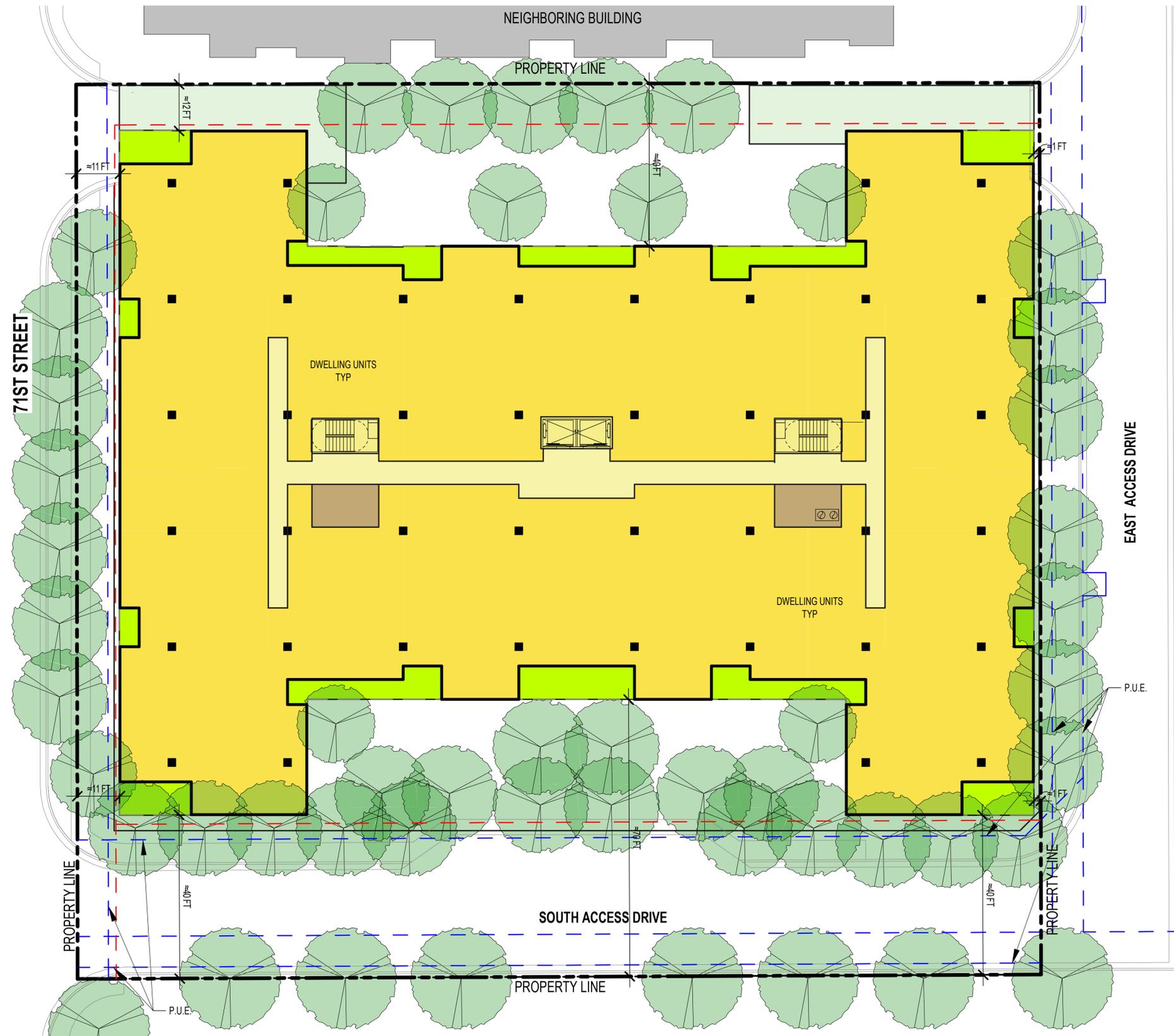
EXHIBIT 3.b

SITE PLAN - LEVEL 2



OPTIMA 15615 N. 71ST STREET

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



DEVELOPMENT INFORMATION		
SUBJECT SITE - OPTIMA 15615 N. 71st ST. PARCEL: 215-42-013		
EXISTING ZONING	C-2 / PCD	
PROPOSED ZONING	PUD	
LOT AREA		
GROSS LOT AREA:	(1.51 AC)	65,800 SF
NET SITE AREA	(1.33 AC)	57,811 SF
NO. DWELLING UNITS CONDOMINIUM PLAT ANTICIPATED (OWNERSHIP OR RENTAL)		
	170	
LOT COVERAGE		
OPEN SPACE	35,480 SF	(61.4%)
	15,192 SF	(26.3%)
SETBACK INFORMATION FOR PROPOSAL:		
SOUTH / INTERIOR	40'-0" MIN.	
WEST / N. 71ST STREET	10'-0" MIN.	
NORTH / INTERIOR	10'-6" MIN. (0'-0" AT RAMP WALLS)	
EAST / ACCESS DRIVE:	0' MIN.	
MAXIMUM HEIGHT NUMBER OF STORIES		
	70'-0" MAX. 7 STORIES	
PARKING PROVIDED IN UNDERGROUND GARAGE TO BE 1.4 PER DWELLING UNIT.		
	238	
BICYCLE PARKING:		
	PROVIDED	

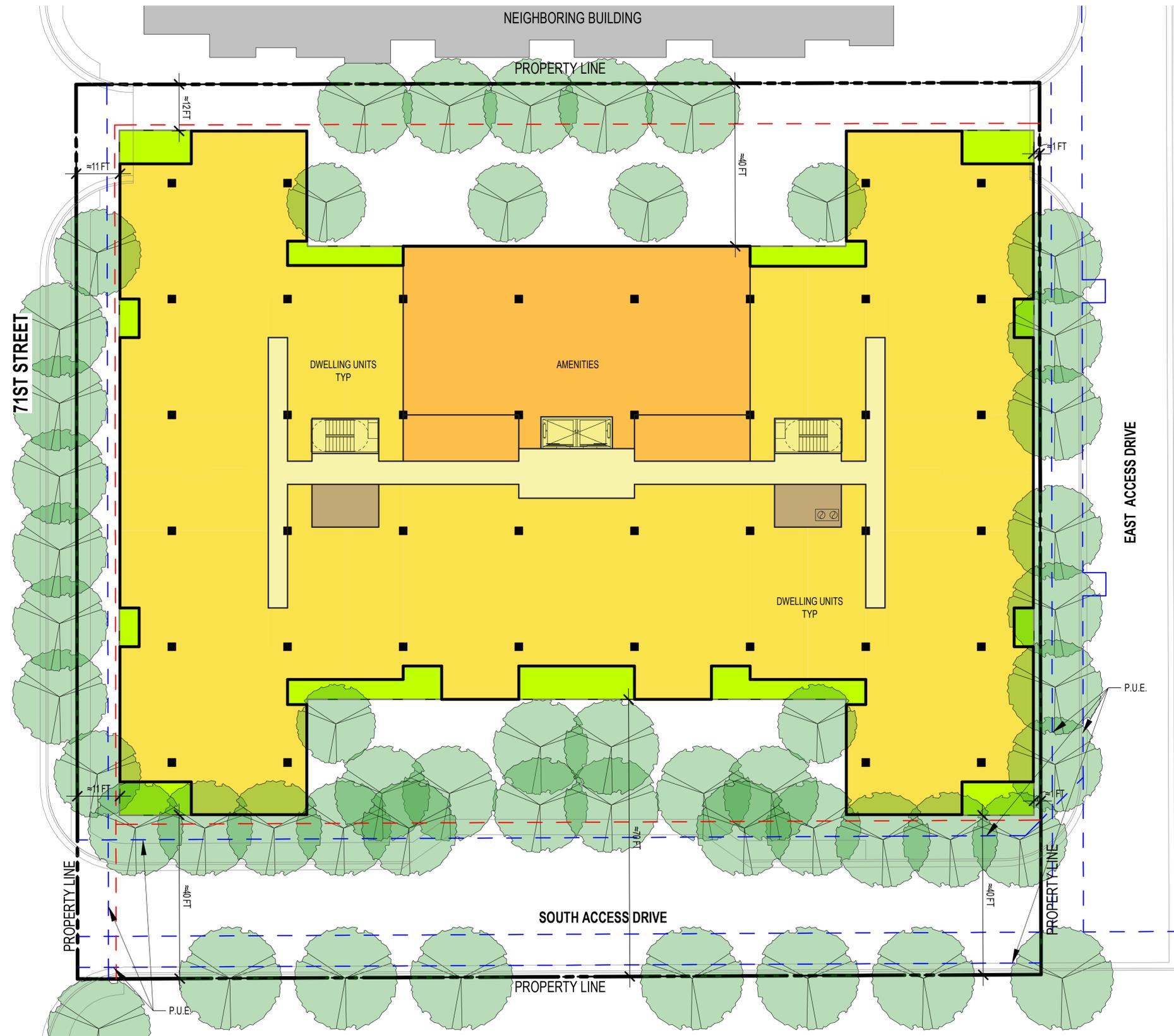
EXHIBIT 3.c

SITE PLAN - LEVELS 3-5



OPTIMA 15615 N. 71ST STREET

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



DEVELOPMENT INFORMATION		
SUBJECT SITE - OPTIMA		
15615 N. 71st ST.		
PARCEL: 215-42-013		
EXISTING ZONING	C-2 / PCD	
PROPOSED ZONING	PUD	
LOT AREA		
GROSS LOT AREA:	(1.51 AC)	65,800 SF
NET SITE AREA	(1.33 AC)	57,811 SF
NO. DWELLING UNITS	170	
CONDOMINIUM PLAT ANTICIPATED (OWNERSHIP OR RENTAL)		
LOT COVERAGE	35,480 SF	(61.4%)
OPEN SPACE	15,192 SF	(26.3%)
SETBACK INFORMATION FOR PROPOSAL:		
SOUTH / INTERIOR	40'-0" MIN.	
WEST / N. 71ST STREET	10'-0" MIN.	
NORTH / INTERIOR	10'-6" MIN. (0'-0" AT RAMP WALLS)	
EAST / ACCESS DRIVE:	0' MIN.	
MAXIMUM HEIGHT	70'-0" MAX.	
NUMBER OF STORIES	7 STORIES	
PARKING PROVIDED IN UNDERGROUND GARAGE TO BE 1.4 PER DWELLING UNIT.	238	
BICYCLE PARKING:	PROVIDED	

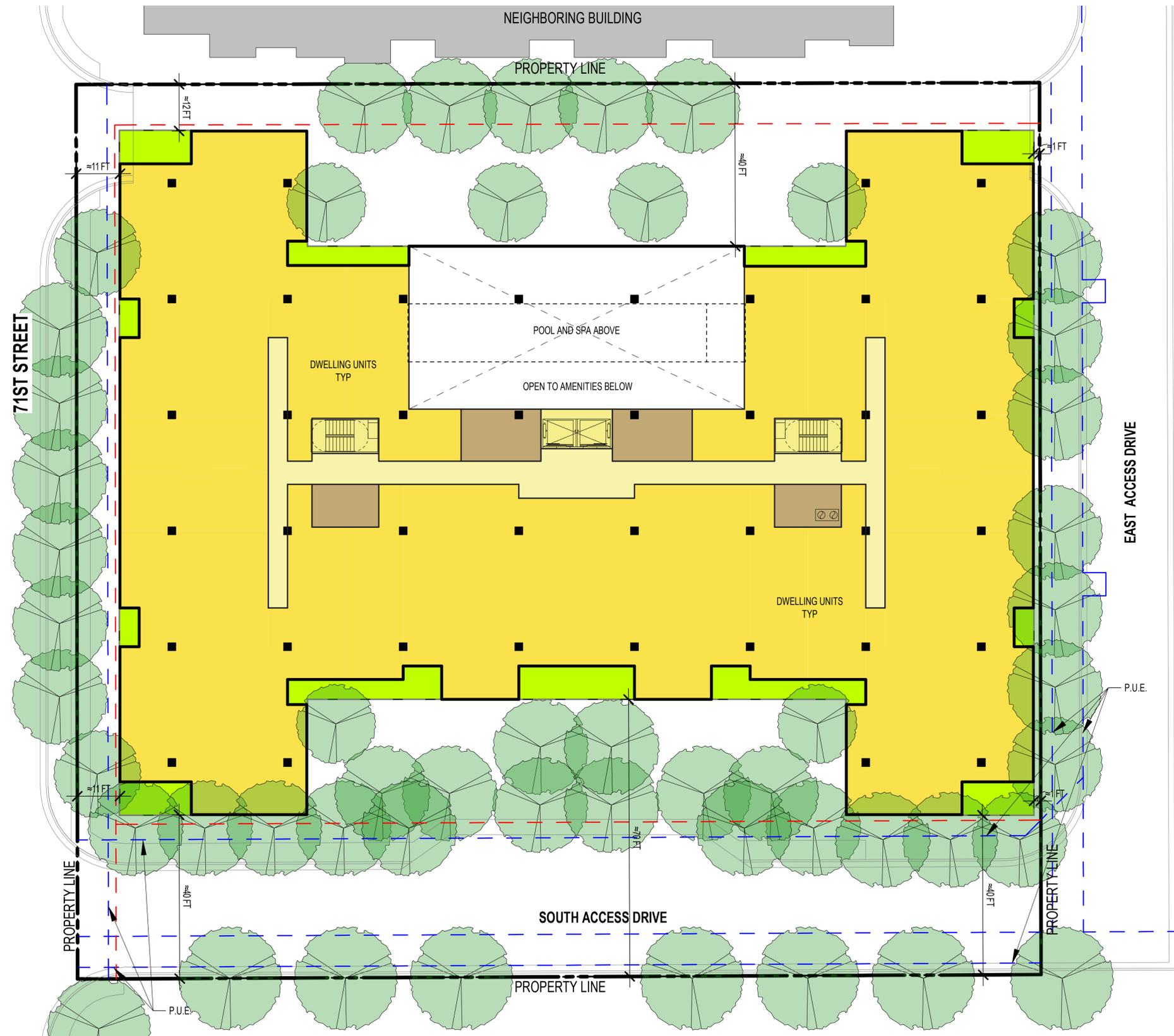
EXHIBIT 3.d

SITE PLAN - LEVEL 6



OPTIMA 15615 N. 71ST STREET

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



DEVELOPMENT INFORMATION	
SUBJECT SITE - OPTIMA 15615 N. 71st ST. PARCEL: 215-42-013	
EXISTING ZONING	C-2 / PCD
PROPOSED ZONING	PUD
LOT AREA	
GROSS LOT AREA:	(1.51 AC) 65,800 SF
NET SITE AREA	(1.33 AC) 57,811 SF
NO. DWELLING UNITS CONDOMINIUM PLAT ANTICIPATED (OWNERSHIP OR RENTAL)	
	170
LOT COVERAGE	
OPEN SPACE	35,480 SF (61.4%)
	15,192 SF (26.3%)
SETBACK INFORMATION FOR PROPOSAL:	
SOUTH / INTERIOR	40'-0" MIN.
WEST / N. 71ST STREET	10'-0" MIN.
NORTH / INTERIOR	10'-6" MIN. (0'-0" AT RAMP WALLS)
EAST / ACCESS DRIVE:	0' MIN.
MAXIMUM HEIGHT NUMBER OF STORIES	
	70'-0" MAX. 7 STORIES
PARKING PROVIDED IN UNDERGROUND GARAGE TO BE 1.4 PER DWELLING UNIT.	
	238
BICYCLE PARKING:	PROVIDED

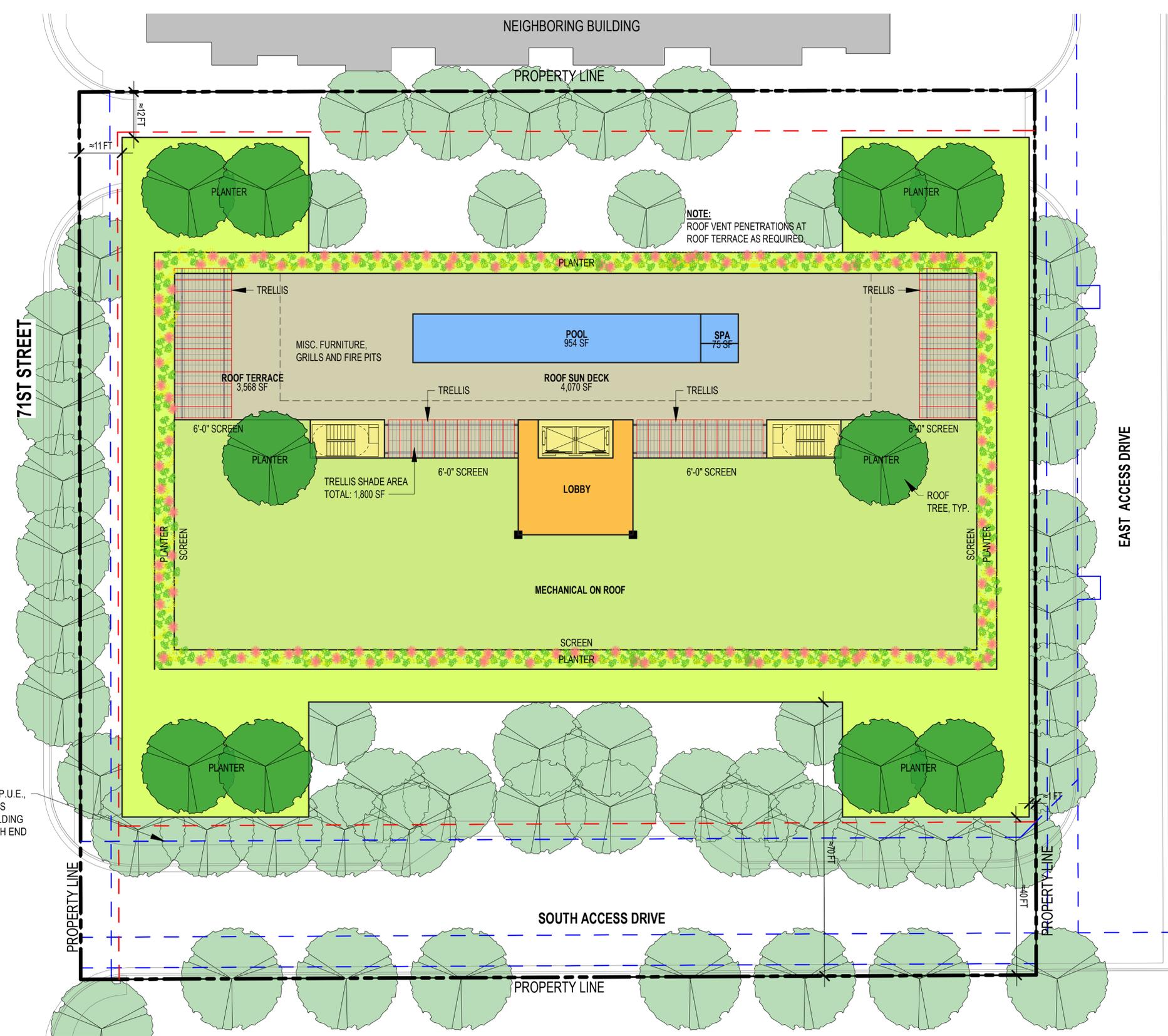
EXHIBIT 3.e

SITE PLAN - LEVEL 7



OPTIMA 15615 N. 71ST STREET

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

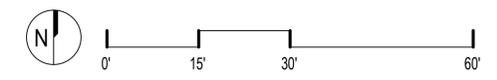


DEVELOPMENT INFORMATION		
SUBJECT SITE - OPTIMA		
15615 N. 71st ST.		
PARCEL: 215-42-013		
EXISTING ZONING	C-2 / PCD	
PROPOSED ZONING	PUD	
LOT AREA		
GROSS LOT AREA:	(1.51 AC)	65,800 SF
NET SITE AREA	(1.33 AC)	57,811 SF
NO. DWELLING UNITS		
CONDOMINIUM PLAT ANTICIPATED (OWNERSHIP OR RENTAL)		
170		
LOT COVERAGE		
OPEN SPACE	35,480 SF	(61.4%)
	15,192 SF	(26.3%)
SETBACK INFORMATION FOR PROPOSAL:		
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WEST / N. 71ST STREET	10'-0" MIN.	
NORTH / INTERIOR	10'-6" MIN. (0'-0" AT RAMP WALLS)	
EAST / ACCESS DRIVE:	0' MIN.	
MAXIMUM HEIGHT		
70'-0" MAX.		
NUMBER OF STORIES		
7 STORIES		
PARKING PROVIDED IN UNDERGROUND GARAGE TO BE 1.4 PER DWELLING UNIT.		
238		
BICYCLE PARKING:		
PROVIDED		

LOCATION OF P.U.E., LINE INDICATES POSSIBLE BUILDING LIMIT AT SOUTH END OF SITE

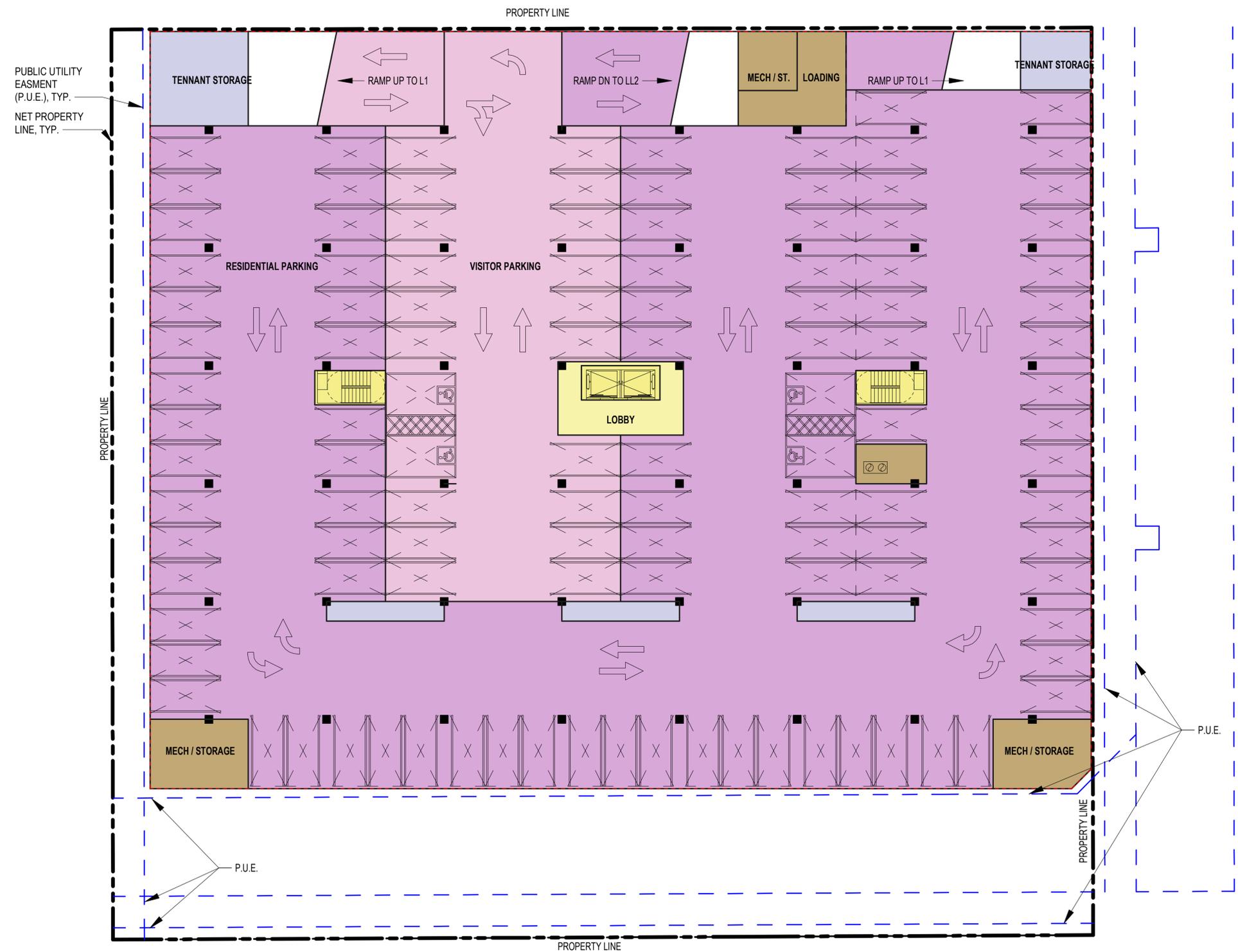
EXHIBIT 3.f

SITE PLAN - ROOF LEVEL



OPTIMA 15615 N. 71ST STREET

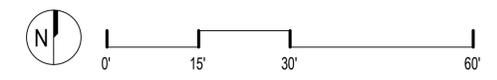
7157 East Rancho Vista Drive, Suite 109, Scottsdale AZ 85251 480-874-9900



DEVELOPMENT INFORMATION		
SUBJECT SITE - OPTIMA		
15615 N. 71st ST.		
PARCEL: 215-42-013		
EXISTING ZONING	C-2 / PCD	
PROPOSED ZONING	PUD	
LOT AREA		
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NET SITE AREA	(1.33 AC)	57,811 SF
NO. DWELLING UNITS		
CONDOMINIUM PLAT ANTICIPATED (OWNERSHIP OR RENTAL)		
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LOT COVERAGE		
OPEN SPACE	35,480 SF	(61.4%)
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NORTH / INTERIOR	10'-6" MIN. (0'-0" AT RAMP WALLS)	
EAST / ACCESS DRIVE:	0' MIN.	
MAXIMUM HEIGHT		
70'-0" MAX.		
NUMBER OF STORIES		
7 STORIES		
PARKING PROVIDED IN UNDERGROUND GARAGE TO BE 1.4 PER DWELLING UNIT.		
238		
BICYCLE PARKING:		
PROVIDED		

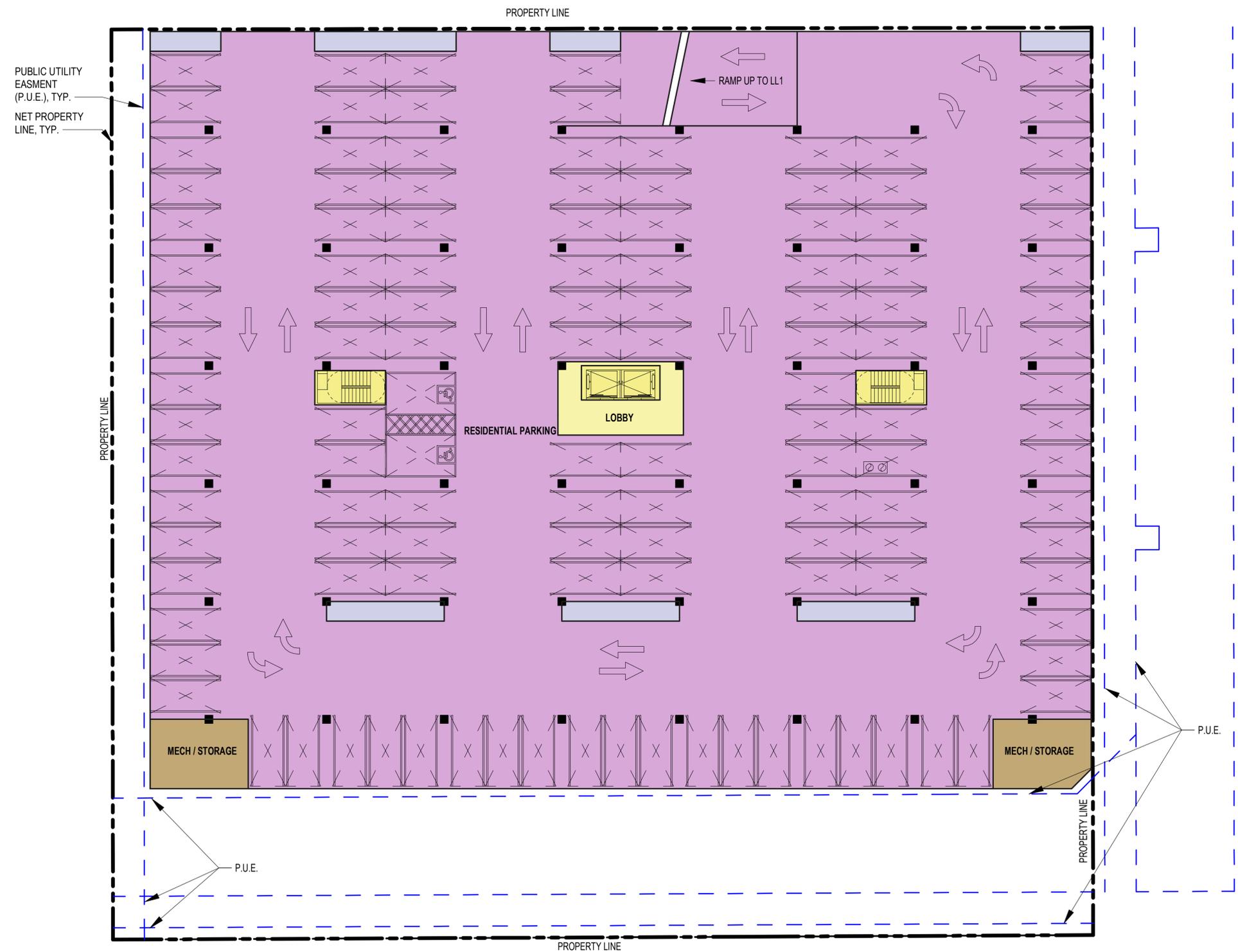
EXHIBIT 3.g

SITE PLAN - GARAGE LEVEL 1



OPTIMA 15615 N. 71ST STREET

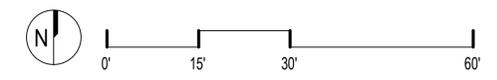
7157 East Rancho Vista Drive, Suite 109, Scottsdale AZ 85251 480-874-9900



DEVELOPMENT INFORMATION		
SUBJECT SITE - OPTIMA		
15615 N. 71st ST.		
PARCEL: 215-42-013		
EXISTING ZONING	C-2 / PCD	
PROPOSED ZONING	PUD	
LOT AREA		
GROSS LOT AREA:	(1.51 AC)	65,800 SF
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NO. DWELLING UNITS		
CONDOMINIUM PLAT ANTICIPATED (OWNERSHIP OR RENTAL)	170	
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MAXIMUM HEIGHT		
NUMBER OF STORIES	70'-0" MAX.	
	7 STORIES	
PARKING PROVIDED IN UNDERGROUND GARAGE TO BE 1.4 PER DWELLING UNIT.		
	238	
BICYCLE PARKING:		
	PROVIDED	

EXHIBIT 3.h

SITE PLAN - GARAGE LEVEL 2



OPTIMA 15615 N. 71ST STREET

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



CONCRETE



GLASS



LANDSCAPING



SUNSCREEN LOUVERS



HANDRAILS & PLANTERS

EXHIBIT 4.

COLORS & MATERIALS SAMPLE BOARD



OPTIMA 15615 N. 71ST STREET

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



EXHIBIT 5.a

CONCEPTUAL RENDERING



EXHIBIT 5.b

CONCEPTUAL RENDERING



EXHIBIT 5.c

CONCEPTUAL RENDERING



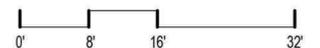
WEST ELEVATION



EAST ELEVATION

EXHIBIT 6.a

CONCEPTUAL ELEVATIONS



OPTIMA 15615 N. 71ST STREET

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



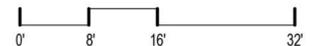
NORTH ELEVATION



SOUTH ELEVATION

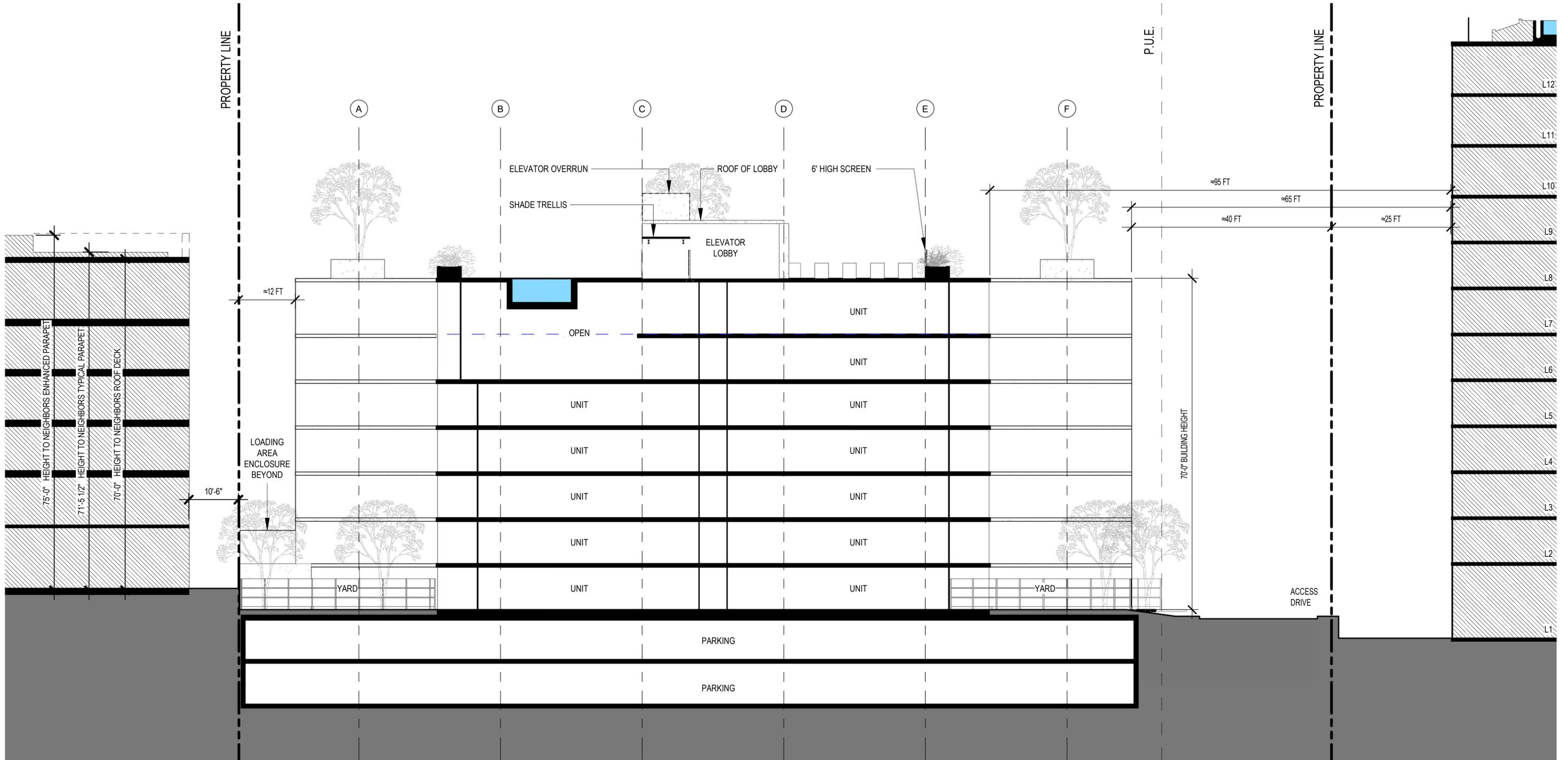
EXHIBIT 6.b

CONCEPTUAL ELEVATIONS



OPTIMA 15615 N. 71ST STREET

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



LEON GROUP PUD

PROPOSED SECTION DIAGRAM

EXISTING KIERLAND 7120

EXHIBIT 7.

SITE SECTION - LOOKING EAST
7-STORIES

DEVELOPMENT INFORMATION	
SUBJECT SITE - OPTIMA 15615 N. 71st ST. PARCEL: 215-42-013	
EXISTING ZONING	C-2 / PCD
PROPOSED ZONING	PUD
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	170
LOT COVERAGE	
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	15,192 SF (26.3%)
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EAST / ACCESS DRIVE:	0' MIN.
MAXIMUM HEIGHT	
NUMBER OF STORIES	70'-0" MAX. 7 STORIES
PARKING PROVIDED IN UNDERGROUND GARAGE TO BE 1.4 PER DWELLING UNIT.	
	238
BICYCLE PARKING:	
	PROVIDED

OPEN SPACE CALCULATION		
LOT AREA		
NET SITE AREA	(1.33 AC)	57,811 SF 100%
AREA TYPES:		
BUILDING MASS	27,630 SF	57.8%
DRIVES	10,863 SF	18.8%
LANDSCAPE SETBACK	1,603 SF	2.8%
OPEN SPACE ACTIVE (LEVELS 1 & ROOF)	10,596 SF	18.3%
OPEN SPACE PASSIVE	4,596 SF	8.0%
PRIVATE OPEN SPACE COURTYARD	11,238 SF	19.4%
PRIVATE OPEN SPACE TERRACES (LEVELS 2-7)	14,367 SF	24.9%
LANDSCAPE SETBACK INFORMATION FOR PROPOSAL:		
SOUTH / INTERIOR	36'-0" MIN.	
WEST / N. 71ST STREET	20'-0" MIN.	
NORTH / INTERIOR	0' MIN.	
EAST / ACCESS DRIVE:	0' MIN.	

OPEN SPACE LEGEND

- BUILDING MASS
- DRIVES
- LANDSCAPE SETBACK
- OPEN SPACE ACTIVE
- OPEN SPACE PASSIVE
- PRIVATE OPEN SPACE COURTYARD

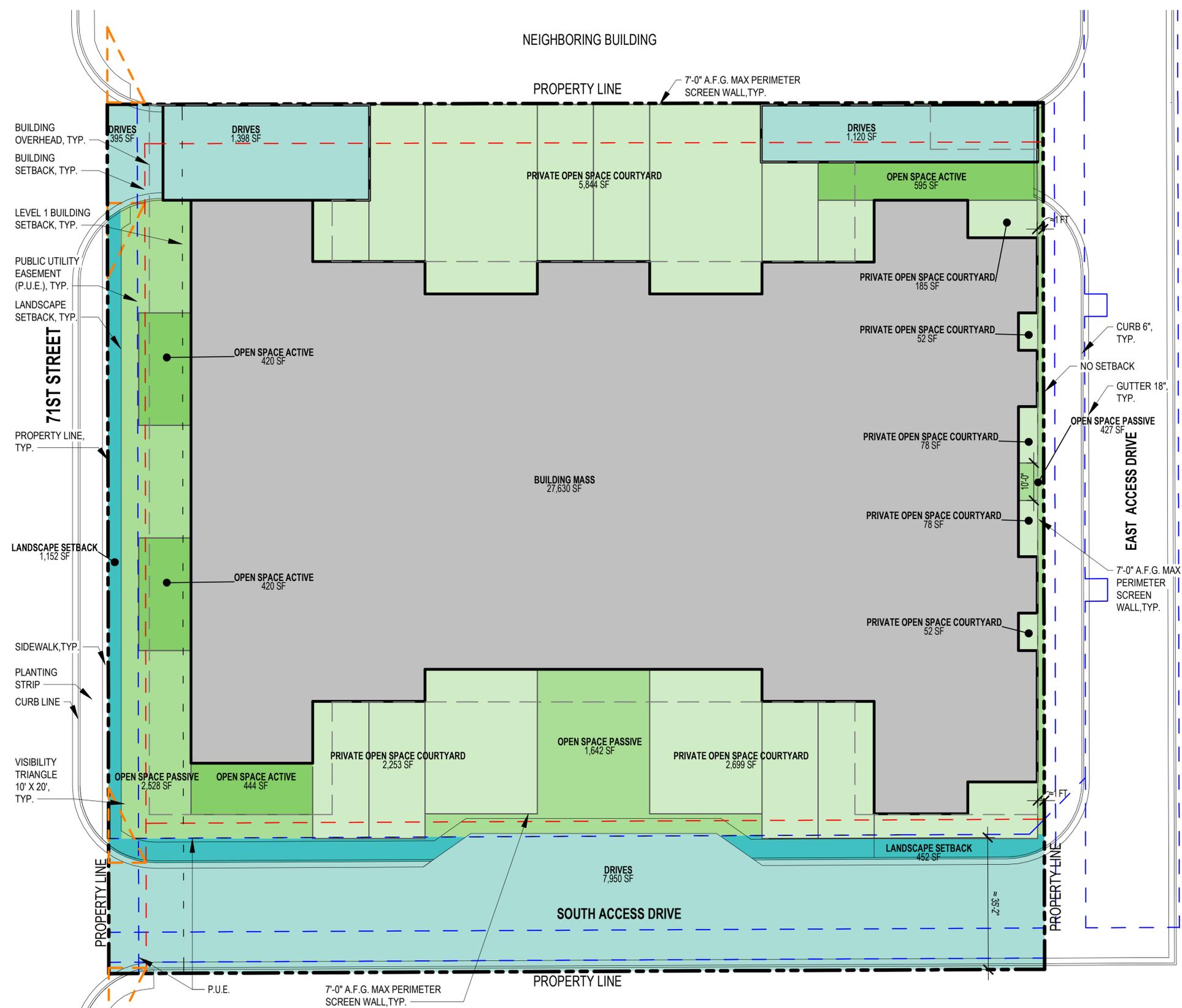
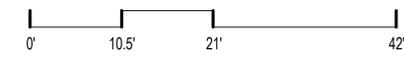


EXHIBIT 8.a

OPEN SPACE DIAGRAM - GROUND FLOOR



OPTIMA 15615 N. 71ST STREET

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



DEVELOPMENT INFORMATION			
SUBJECT SITE - OPTIMA 15615 N. 71st ST. PARCEL: 215-42-013			
EXISTING ZONING	C-2 / PCD		
PROPOSED ZONING	PUD		
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LOT COVERAGE	35,480 SF	(61.4%)	
OPEN SPACE	15,192 SF	(26.3%)	
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WEST / N. 71ST STREET	10'-0" MIN.		
NORTH / INTERIOR	10'-6" MIN. (0'-0" AT RAMP WALLS)		
EAST / ACCESS DRIVE:	0' MIN.		
MAXIMUM HEIGHT	70'-0" MAX.		
NUMBER OF STORIES	7 STORIES		
PARKING PROVIDED IN UNDERGROUND GARAGE TO BE 1.4 PER DWELLING UNIT.	238		
BICYCLE PARKING:	PROVIDED		

OPEN SPACE CALCULATION			
LOT AREA			
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AREA TYPES:			
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LANDSCAPE SETBACK	1,603 SF	2.8%	
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SOUTH / INTERIOR	36'-0" MIN.		
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NORTH / INTERIOR	0' MIN.		
EAST / ACCESS DRIVE:	0' MIN.		

OPEN SPACE LEGEND
 OPEN SPACE ACTIVE

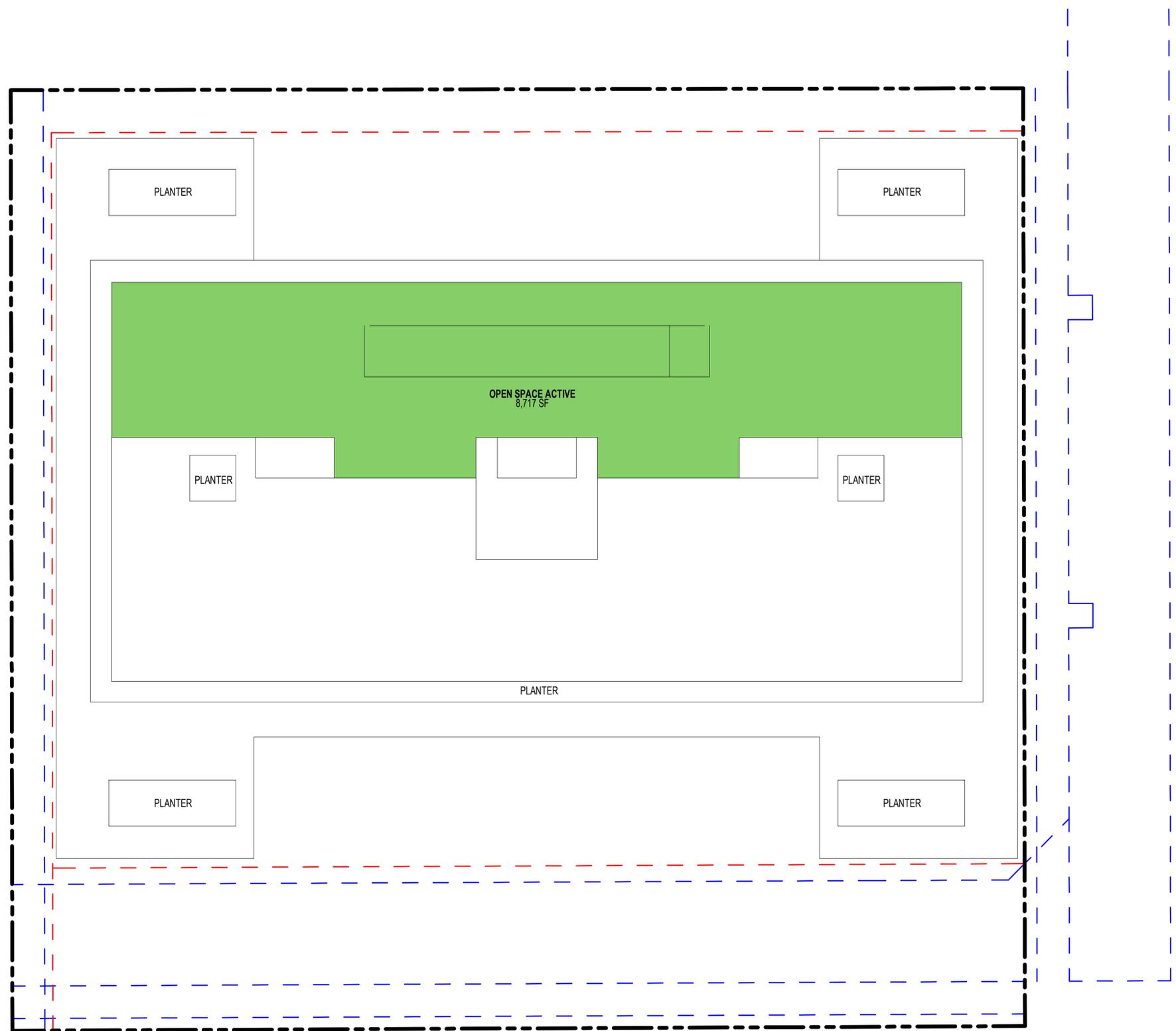


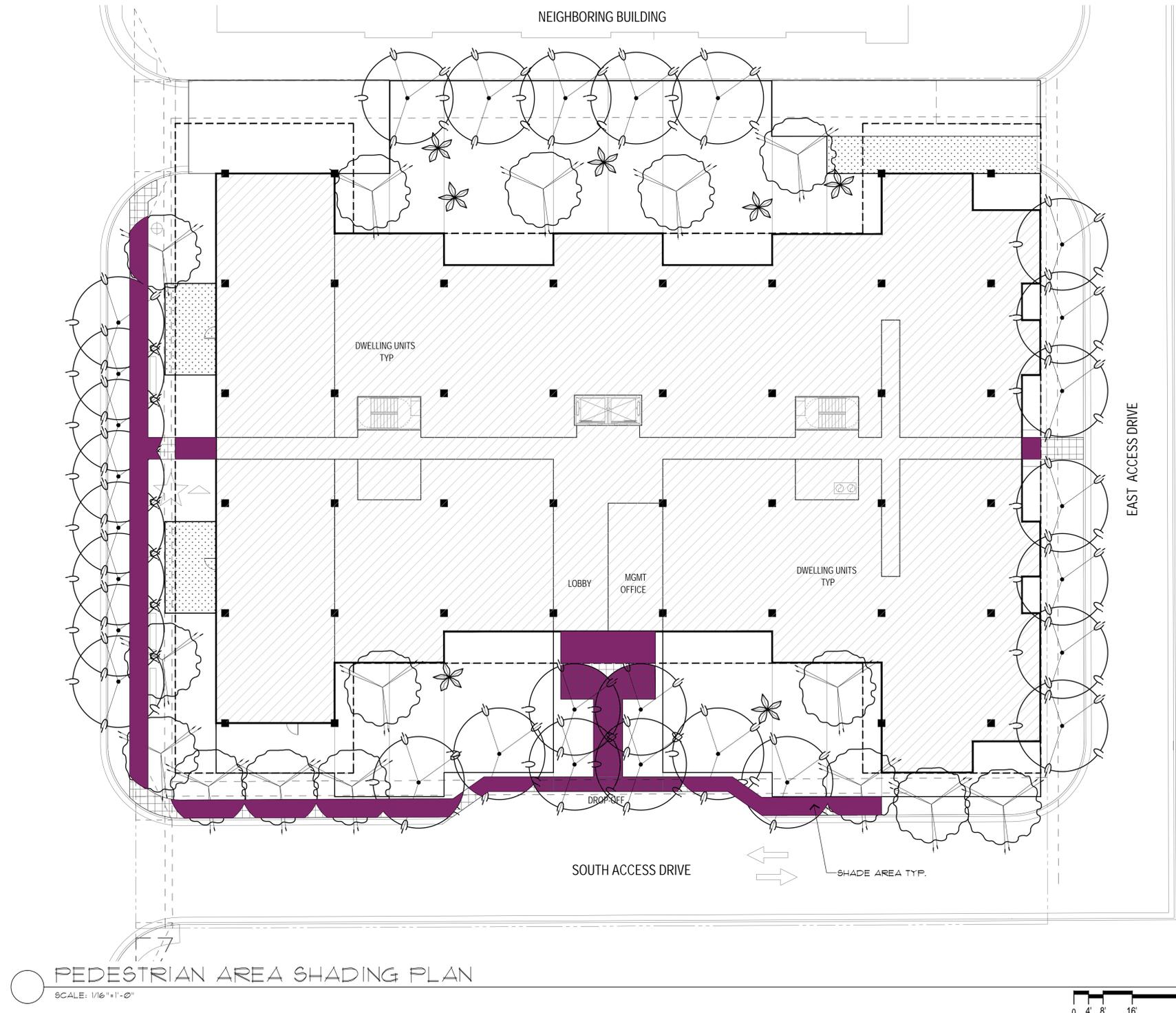
EXHIBIT 8.b

OPEN SPACE DIAGRAM - ROOF



OPTIMA 15615 N. 71ST STREET

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



PEDESTRIAN SHADE CALCULATIONS

PEDESTRIAN SIDEWALK AREA:	2,550 S.F.
SHADE AREA REQUIRED %:	15%
SHADE AREA PROVIDED:	2,381 S.F.
SHADE AREA PROVIDED %:	94%

PEDESTRIAN AREA SHADING PLAN
SCALE: 1/16"=1'-0"

EXHIBIT 9.



Collaborative V
Design Studio Inc.
7116 East 1st Ave.,
Suite 103
Scottsdale, Arizona
85251
office: 480-347-0590
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Landscape Improvements
OPTIMA
 15615 N. 71st Street, Phoenix, Arizona

Pedestrian Shading Plan

DESIGNED BY: AH
 DRAWN BY: AH
 CHECKED BY: PV / MD / AH
 DATE: 07.30.20
 REVISIONS:

OPTIMA

L1.4

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GROUND LEVEL PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES				
	CAESALPINIA CACALACO '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)
	PROSOPIA HYBRID	'RIO SALADO' MESQUITE (1/4P 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 BARITA	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
	FLUMBAGO AURICULATA	CAPE FLUMBAGO	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				
	DG	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.

GROUND LEVEL PLANTING PLAN
SCALE: 1/16"=1'-0"

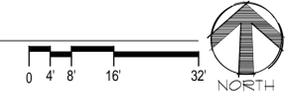


EXHIBIT 9.a

Ground Floor Planting Plan

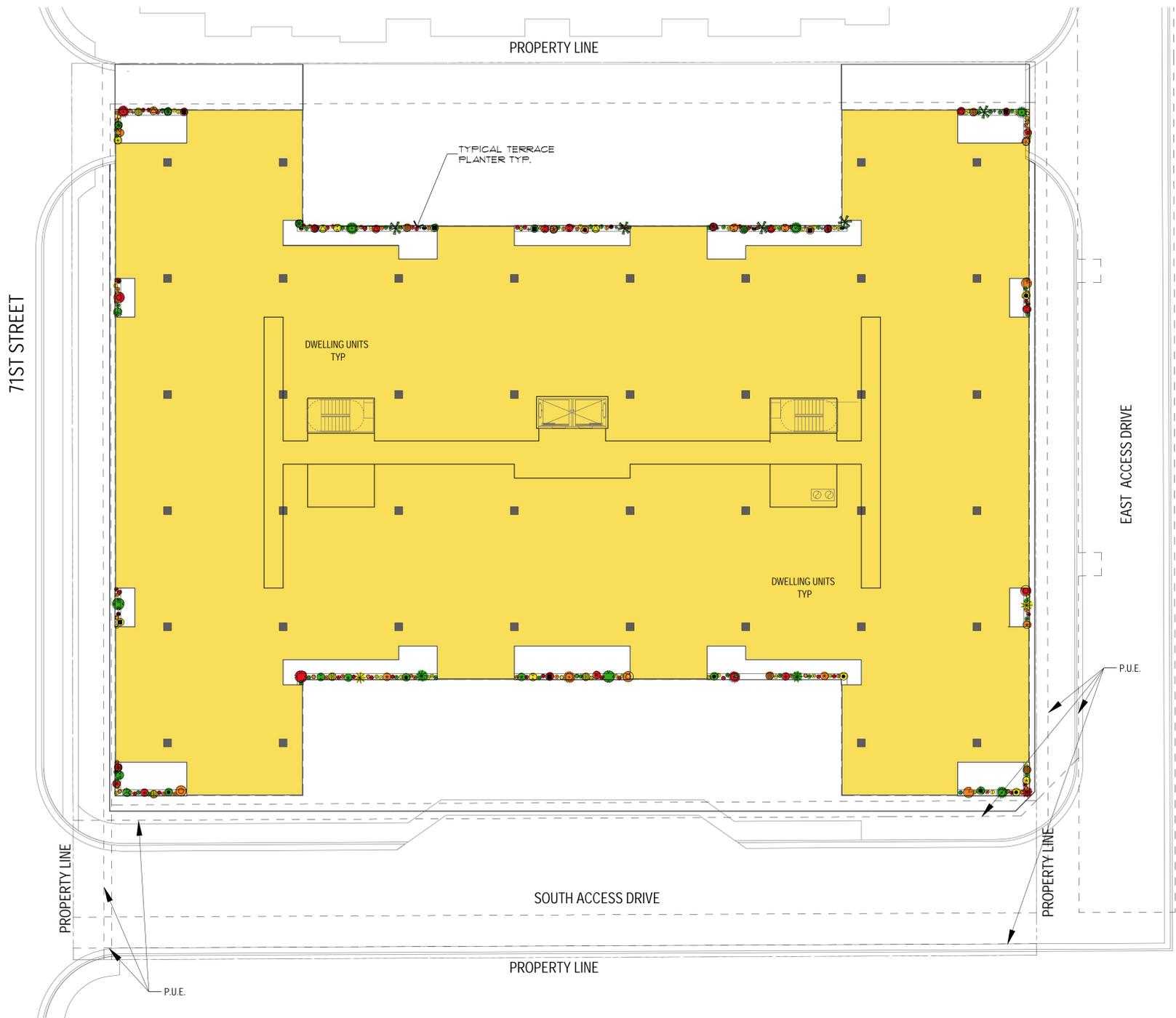
DESIGNED BY:	AH
DRAWN BY:	AH
CHECKED BY:	PV / MD / AH
DATE:	07.30.20
REVISIONS:	

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**Landscape Improvements
OPTIMA
15615 N. 71st Street, Phoenix, Arizona**



**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 HONEYSUCKLE	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
⊙	SETCREASEA 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.

TYPICAL UPPER FLOOR TERRACE PLANTING PLAN
SCALE: 1/16" = 1'-0"

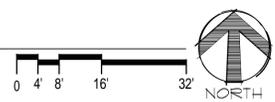


EXHIBIT 9.b

Typical Upper Floor Terrace Planters

**Landscape Improvements
OPTIMA**

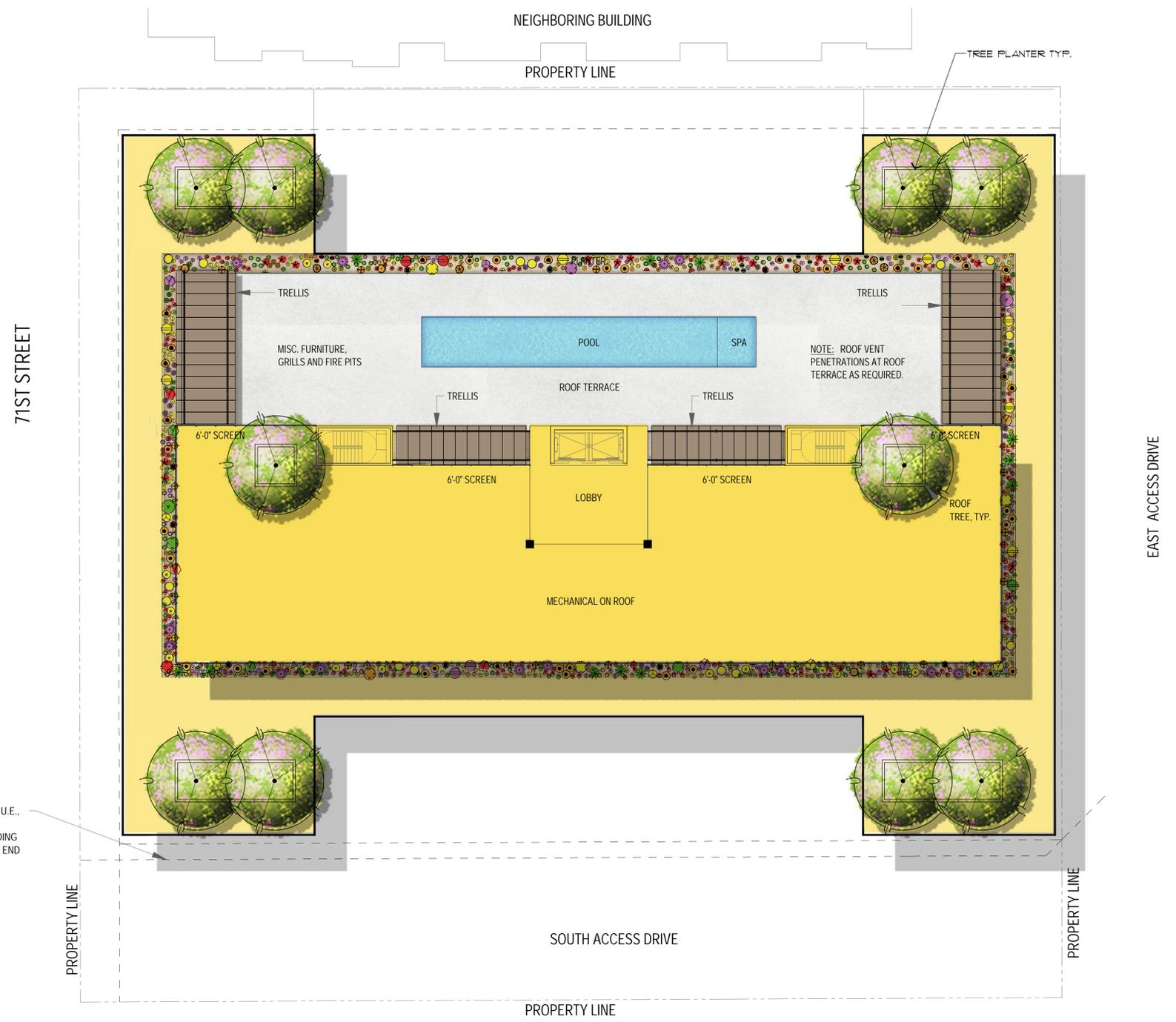
15615 N. 71st Street, Phoenix, Arizona

DESIGNED BY: AH
DRAWN BY: AH
CHECKED BY: PV / MD / AH
DATE: 07.30.20
REVISED:

OPTIMA

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**ROOF DECK
PLANT SCHEDULE**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES				
(Symbol)	PROSOPIS HYBRID	'RIO SALADO' MESQUITE	48" BOX 4" CALIFER, 13 QTY	
NOTE: TO BE HAND SELECTED BY LANDSCAPE ARCHITECT				
VINES				
(Symbol)	ANTIGONON LEPTOPUS	CORAL VINE	5 GAL	3 QTY
(Symbol)	BIGONIA 'TANGERINE BEAUTY'	'TANGERINE BEAUTY' VINE	5 GAL	22 QTY
(Symbol)	BOUGAINVILLEA SPP. 'LA JOLLA'	'LA JOLLA' BOUGAINVILLEA	5 GAL	13 QTY
(Symbol)	FICUS FUMILA	CREEPING FIG	5 GAL	13 QTY
(Symbol)	PODRANEA RICOSOLIANA	PINK TRUMPET VINE	5 GAL	11 QTY
(Symbol)	TECOMA STANS	ORANGE JUBILEE	5 GAL	8 QTY
ACCENTS				
(Symbol)	ALOE 'BLUE ELF'	'BLUE ELF' ALOE	5 GAL	4 QTY
(Symbol)	ALOE VERA	MEDICAL ALOE	5 GAL	2 QTY
(Symbol)	DASYLIRION WHEELERI	DESERT SPOON	5 GAL	16 QTY
(Symbol)	HESPERALOE FUNIFERA	GIANT HESPERALOE	5 GAL	6 QTY
(Symbol)	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	14 QTY
(Symbol)	YUCCA RECURVIFOLIA	CURVELEAF YUCCA	5 GAL	14 QTY
SHRUBS				
(Symbol)	DURANTA ERRECTA 'SWEET MEMORY'	GOLDEN DEW DROPS	5 GAL	1 QTY
(Symbol)	EREMOPHILA HYGROPHANA	BLUE BELLS	5 GAL	7 QTY
(Symbol)	EREMOPHILA 'WINTER BLAZE'	'WINTER BLAZE' EMU	5 GAL	54 QTY
(Symbol)	NERIUM OLEANDER	PETITE PINK OLEANDER	5 GAL	21 QTY
(Symbol)	RUELLIA PENINSULARIS	BAJA RUELLIA	5 GAL	8 QTY
(Symbol)	RUSSELLIA EQUISETIFORMIS	CORAL BUSH	5 GAL	19 QTY
(Symbol)	TECOMA STANS	YELLOW BELLS	5 GAL	3 QTY
(Symbol)	TECOMA STANS 'SPARKY'	'SPARKY' TECOMA	5 GAL	9 QTY
GROUND COVERS				
(Symbol)	CALLISTEMON 'LITTLE JOHN'	'LITTLE JOHN' BOTTLE BRUSH	1 GAL	56 QTY
(Symbol)	CARISSA MACROCARPA	NATAL PLUM	1 GAL	65 QTY
(Symbol)	EREMOPHILA 'OUTBACK SUNRISE'	'OUTBACK SUNRISE' EMU	1 GAL	46 QTY
(Symbol)	LANTANA 'NEW GOLD'	'NEW GOLD' LANTANA	1 GAL	81 QTY
(Symbol)	LANTANA 'DALLAS RED'	'DALLAS RED' LANTANA	1 GAL	37 QTY
(Symbol)	LANTANA 'LAVENDER SWIRL'	'LAVENDER SWIRL' LANTANA	1 GAL	15 QTY
(Symbol)	LAYANDULA DENTATA	FRENCH LAVENDER	1 GAL	33 QTY
(Symbol)	MYOPORUM PROSTRATE	DWARF 'PROSTRATE' MYOPORUM	1 GAL	32 QTY
(Symbol)	ROSMARINUS 'HUNTINGTON CARPET'	'HUNTINGTON CARPET' ROSEMARY	1 GAL	49 QTY
(Symbol)	SETCREASEA PALLIDA	PURPLE HEART	5 GAL	34 QTY
(Symbol)	TEUCRIUM CHAMAEDRYS	CREEPING GERMANDER	1 GAL	37 QTY
MISCELLANEOUS				
(Symbol)	2" THICK LAYER OF CEDAR BARK MULCH			

LOCATION OF P.U.E.
LINE INDICATES
POSSIBLE BUILDING
LIMIT AT SOUTH END
OF SITE

ROOF DECK PLANTING PLAN
SCALE: 1/16"=1'-0"

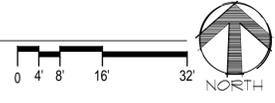


EXHIBIT 9.c

Landscape Improvements
OPTIMA
 15615 N. 71st Street, Phoenix, Arizona

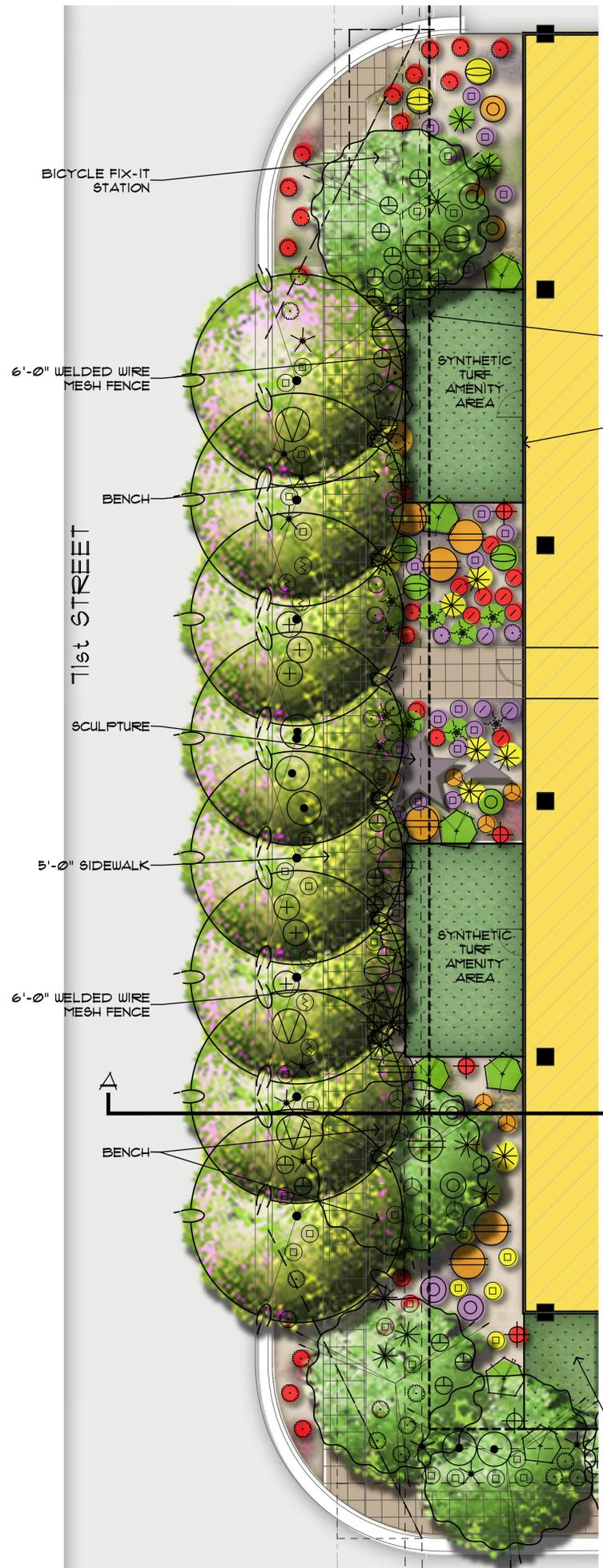
Roof Deck Planting Plan

DESIGNED BY:	AH
DRAWN BY:	AH
CHECKED BY:	PV / MD / AH
DATE:	07.30.20
REVISIONS:	

OPTIMA

L1.3

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EDGE OF BUILDING ABOVE FIRST FLOOR
FIRST FLOOR BUILDING FACE



T1ST STREET SECTION A-A
SCALE: 3/16"=1'-0"

GROUND LEVEL PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES				
⊕	CAESALPINIA CACALACO '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)
⊕	PROSOPIA HYBRID	'RIO SALADO' MESQUITE (V4P NURSERY)	48" BOX/ 4" CAL.	MULTI-TRUNK, DENSE CANOPY
ACCENTS				
⊕	AGAVE DESMETTIANA	DWARF AGAVE	15 GAL	AS PER PLAN
⊕	AGAVE PARRYI	FARRY'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'	BRACKELIGHTS 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
⊕	FICUS 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 HONEYSUCKLE	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 RUELLIA	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' RUELLIA	1 GAL	AS PER PLAN
⊕	WEDELIA TRILOBATA	YELLOW DOTS	1 GAL	AS PER PLAN

DG	1/2" SCREENED 'MAHOGANY BROWN' DECOMPOSED GRANITE	2" DEPTH MIN.
ST	SYNTHETIC TURF- MANUFACTURER AND COLOR AS SELECTED	
SB	SURFACE SELECT GRANITE BOULDERS	2'3' x 4' DIA.

EXHIBIT 10

T1ST STREET PLANTING ENLARGEMENT
SCALE: 1/8"=1'-0"



T1st Street Enlargement and Sections

DESIGNED BY:	AH
DRAWN BY:	AH
CHECKED BY:	PV / MD / AH
DATE:	07.30.20
REVISIONS:	

OPTIMA

L1.1

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