

CITY OF PHOENIX

JUN 25 2021

**Planning & Development
Department**



RD KIERLAND

CASE NO. Z-63-20-2

LOCATED AT THE SOUTHEAST CORNER OF
KIERLAND BOULEVARD AND GREENWAY PARKWAY

1ST SUBMITTAL: NOVEMBER 18, 2020
2ND SUBMITTAL: JANUARY 29, 2021
HEARING DRAFT: MARCH 15, 2021
CITY COUNCIL ADOPTED: JUNE 2, 2021

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

RD Kierland is a proposed luxury multifamily residential community in the Kierland area—a highly desirable neighborhood due to its availability of high-end urban amenities including retail, dining as well as proximity to major employers. The project provides an opportunity to redevelop two (2) underutilized 1-story office buildings with surface parking (shown in image below) on a 7.14-acre site located along the Greenway Parkway corridor with a five (5) story luxury rental residential community.



The overall goal of the project is to provide a quality, modern urban living experience for its future residents and to create a pedestrian friendly, walkable environment along its three (3) roadway frontages for the benefit of the larger community. This is an appropriate location for a residential use given the property's proximity to retail and office employment opportunities and will improve connectivity for those residents who desire to live near jobs and services within the Kierland area.

The overall design concept for the project is focused around its compatibility with the adjacent office uses by providing consistent and significant building setbacks along the adjacent rights-of-way with lush and unique landscaping treatments. The design and architecture style is focused on a mid-century modern design vernacular, complementing the surrounding built environment, while also following a development trend in the larger Kierland area that has reinvented the area with quality pedestrian edges, elimination of excessive surface parking lots, and an emphasis on quality design that has visual interest within the pedestrian realm and to the broader community. Three (3) centrally located, pedestrian friendly open space areas will also be provided within the interior of the project to provide residents opportunities to engage in recreational and social activities.

In addition to its generous building setbacks, the project maintains a maximum building height and building form that is consistent with the surrounding office uses. In order to support this design concept, the new multifamily community incorporates thoughtful design techniques to minimize the visibility of the parking garage from the adjacent rights-of-way. The project provides visual interest for those passing by the site through the use of quality, durable materials, with particular emphasis on the building corners visible for the adjacent rights-of-way. Due to the high visibility of the site resulting from its location on three (3) adjacent roadways, this high-quality design is incorporated throughout the project, as demonstrated below.



In summary, the project, as expressed in this PUD, results in a building that (i) fits the surrounding characteristics of the built environment by maintaining similar building setbacks and heights as the surrounding office uses, (ii) reinforces a strong pedestrian environment by providing ample shade and landscaping adjacent to the public rights-of-way, as well as concealing vehicle parking for the project, and (iii) preserves the high-quality design and architecture styles that have been established within the Kierland area through the use of a rich blend of materials and colors combined with a contemporary design.

B. LAND USE PLAN

B1: Proposed Land Use Categories

RD Kierland is a luxury multifamily community of up to 360 dwelling units (a maximum of 50.42 du/ac) with associated private residential amenities located on an approximately 7.14-acre site. In the event the property is not redeveloped with multifamily uses, commercial or commerce park uses of Section 623 and Section 626 of the Zoning Ordinance have been retained within this PUD to update the current Commerce Park allowed uses.

B2: Conceptual Site Plan Summary

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

Grade Level is the location of the main building entrance, the management/leasing office, ground floor amenities, including a club room, fitness center, and three (3) residential amenity courtyards, and the first level of residential units. The architecture and landscape support the strong pedestrian connection to Kierland Commons and other supporting retail and office uses in the area along the adjacent rights-of-way by its articulation in the building façade through the use of various colors and materials, as well as by providing shade and interesting vegetation. The proposed design for the project maintains a generous building setback along the adjacent rights-of-way, consistent with the surrounding office uses, including the recently approved project located immediately to the south, otherwise known as Kierland Sky. The Kierland Boulevard frontage will be activated by the development's main lobby and interior amenity spaces. This location, along with the vehicle turn around space provided, will create a place for prospective tenants to access the main lobby, as well as allow rideshare services, such as Uber and Lyft, and smaller delivery vehicles on-site, keeping them off the adjacent rights-of-way.

Grade level is also the location of the first level of the parking garage, which is carefully screened by residential units on the north, east, and west sides, as well as a faux façade on the south side to replicate the architecture of the project. The project provides adequate parking to support the anticipated

number of residents in order to ensure that overflow parking will not occur on surrounding retail and office properties. The residential entry to the parking garage is via an easement for shared access on the east side of the property. All formal loading activities, such as trash, delivery, move-ins, will also occur at the loading area located on the east side of the site.

Level 2-4 are typical representation of the upper levels of the building, where residential dwelling units continue above grade level. The typical residential building floor will have between approximately 72 to 76 dwelling units. A resident amenity area will also be provided on Level 2.

Level 5 shall include a minimum 750 square foot viewing deck on the east side of the building. This deck would be situated between two (2) residential units and accessed from an internal corridor. The viewing deck would be open on the east side and to the sky above. It shall contain three (3) of the following:

- Lounge deck
- Shaded outdoor dining area
- Barbecue
- Fire feature(s)
- Seating node(s)
- Outdoor furniture

C. LIST OF USES

C1: Permitted Uses

- Multifamily residential dwelling units up to 50.42 per acre, as governed herein¹
- C-2 uses as permitted by Section 623 of the City of Phoenix Zoning Ordinance
- CP/GCP uses as permitted by Section 626 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 are prohibited.
- 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
- Non-Profit Medical Marijuana Dispensary Facility
- Pawn Shop
- Service Stations, Automobile

¹ The Zoning Administrator may issue interpretations for land uses that are analogous to those listed in this section, as authorized by Zoning Ordinance Section 307.A.3.

- Tobacco Oriented Retailers
- Veterinarian Offices
- Veterinarian Hospitals
- Window Glass Installation Shop

D. DEVELOPMENT STANDARDS

D1: Development Standards Table

The following development standards apply to any multifamily development of the property (including mixed-use); in the event that stand-alone non-multifamily development occurs, the development standards applicable to such development shall be those of Ordinance Section 626.F, the Commerce Park District, General Commerce Park Option.

Development Standards ²	Proposed PUD
a. Density (Maximum)	360 Dwelling Units 50.42 Dwelling Units per Gross Acre
b. Minimum Lot Width/Depth	No Minimum
c. Building Setbacks (Minimum)	
North (Greenway Parkway)	30'
West (Kierland Boulevard)	30'
South (Marilyn Road)	30'
East (Interior)	15'
d. Building Height (Maximum)	68 Feet
e. Lot Coverage (Maximum)	55% of Total Net Site Area

D2: Landscape Standard Table

Minimum Landscape Standards	
a. Landscape Setbacks (Minimum)	
North (Greenway Parkway)	30'
West (Kierland Boulevard)	30'
South (Marilyn Road)	30'
East (Interior)	0' ³
b. Streetscape – Landscape Setback Adjacent to Greenway Parkway (North Property Line)	<p>Public Sidewalk: Retain existing approximately 7' wide detached sidewalk in current location to the extent feasible (modification for utilities, ADA upgrades, etc. are permitted).</p> <p><u>Landscape Strip</u>: Retain existing landscape strip between back of curb and sidewalk. A minimum of (60%) 2" and (40%) 3" caliper trees to be planted 20'</p>

² 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.

³ East (Interior) landscaping setback for the site is customized to respond to an existing declaration of shared access easement, recorded with the Maricopa County Recorder's Office at Recording No. 1997-0096344, to provide part of the shared "alley" (private accessway) that serves the development block. Therefore, due to the existing private accessway and utilities, there is no minimum landscape setback; however, all areas between the back of curb and the building shall be landscaped in conformance with the standards of Section D2.e.

	<p>on center or in equivalent groupings, except where utility conflicts exist. Five (5) 5-gallon drought-resistant shrubs per tree (maximum 24 inches tall at maturity). Retain existing trees and shrubs to the extent practical.</p> <p><u>On-Site Landscaping:</u> A minimum of (60%) 2" and (40%) 3" caliper trees to be planted 20' on center or in equivalent groupings, except where utility conflicts exist. Minimum of five (5) 5-gallon drought-resistant shrubs per tree to be planted at grade. 75% living groundcover coverage. Retain existing trees and shrubs to the extent practical.</p>
<p>c. Streetscape – Landscape Setback Adjacent to Kierland Boulevard (West Property Line)</p>	<p><u>Public Sidewalk:</u> Retain existing approximately 5' wide detached sidewalk in current location to the extent feasible (modification for utilities, ADA upgrades, etc. are permitted).</p> <p><u>Landscape Strip:</u> Retain existing landscape strip between back of curb and sidewalk. A minimum of (60%) 2" and (40%) 3" caliper trees to be planted 20' on center or in equivalent groupings, except where utility conflicts exist. Five (5) 5-gallon drought-resistant shrubs per tree (maximum 24 inches tall at maturity). Retain existing trees and shrubs to the extent practical.</p> <p><u>On-Site Landscaping:</u> A minimum of (60%) 2" and (40%) 3" caliper trees to be planted 20' on center or in equivalent groupings, except where utility conflicts exist. Minimum of five (5) 5-gallon drought-resistant shrubs per tree to be planted at grade. 75% living groundcover coverage. Retain existing trees and shrubs to the extent practical.</p>
<p>d. Streetscape – Landscape Setback Adjacent to Marilyn (South Property Line)</p>	<p><u>Public Sidewalk:</u> Remove existing attached sidewalk and replace with minimum 5' wide detached sidewalk.</p> <p><u>Landscape Strip:</u> Provide minimum approximately 5' wide landscape strip between back of curb and sidewalk. A minimum of (60%) 2" and (40%) 3" caliper trees to be planted 20' on center or in equivalent groupings, except where utility conflicts exist. Five (5) 5-gallon drought-resistant shrubs per tree (maximum 24 inches tall at maturity).</p>

	<p><u>On-Site Landscaping</u>: A minimum of (60%) 2" and (40%) 3" caliper trees to be planted 20' on center or in equivalent groupings, except where utility conflicts exist. Minimum of five (5) 5-gallon drought-resistant shrubs per tree to be planted at grade. 75% living groundcover coverage. Retain existing trees and shrubs that do not conflict with new sidewalk placement to the extent practical.</p>
<p>e. Perimeter Property Lines – Landscape Setback Not Adjacent to Public Right-of-Way (East Property Line)</p>	<p>A minimum of (60%) 2" and (40%) 3" caliper trees to be planted 20' on center or in equivalent groupings, except where utility conflicts exist.</p> <p>Minimum of five (5) 5-gallon drought-resistant shrubs per tree to be planted at grade. 50% living groundcover coverage.</p>
<p>f. Parking Areas</p>	<p>Surface parking lots shall comply with landscaping standards applicable to development under C-2, General Commercial Zoning District, Ordinance Section 623.</p>
<p>g. Minimum Total Open Space</p>	<p>A "Pool Courtyard" (minimum 14,000 square feet in size) and a minimum of two (2) additional resident courtyard (minimum 6,000 square feet in size each per Exhibit 5) private common open space amenities shall be provided. Minimum of 10% of total gross site acreage. Excludes required landscape setback areas.</p>
<p>Parking Standards</p>	
<p>a. Minimum Parking Standards</p>	
<p>Residents Unreserved Visitor Off-Street Loading Space Bicycle Parking</p>	<p>1.40 spaces per dwelling unit 0.18 spaces per dwelling unit 1 required Comply with Ordinance Section 1307.H.6.d plus provide two (2) visitor spaces, to be located near main lobby entrance and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department (maximum 25 spaces required).</p>
<p>b. Parking Location, Automotive</p>	<p>Up to fourteen (14) off-street surface parking spaces located on the east side of the site along the accessway. Up to nine (9) off-street surface parking spaces located on the west side of the site proximate to the leasing center/clubhouse. All other parking is to be within a parking garage and/or screened from public view. The combined depth of parking space and aisle width shall be a minimum of sixty (60) feet for a double loaded aisle.</p>

D3: Parking

c. Parking Location, Bicycle	To be installed in conformance with Ordinance 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 parking garage.
d. Loading Bay	One (1) off-street loading space shall be located only along the east side of the building, abutting the accessway. Such space shall be a 10'x30' minimum in size, exclusive of access aisles and maneuvering space.

Fences/Walls

D4: Fences/Walls

Fences and walls shall comply with Ordinance Section 703.

Shade

Building and 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 Sidewalk Shading	Minimum 75%
b. Private Sidewalk Shading	Minimum 50%

D5: Shade

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.

D6: Lighting Plan

E. DESIGN GUIDELINES

E1: Design Guidelines

The following design guidelines shall apply to any multifamily development (including mixed-use). Those standards not addressed herein, and for non-residential development, shall comply with Ordinance Section 507 Tab A:

E1. Design Guidelines	
a. Exterior Materials	<p>Façade to include a minimum:</p> <ul style="list-style-type: none"> • 30% Glazing (excludes ground floor) • 70% Other Materials <p>Percentage of other materials:</p> <ul style="list-style-type: none"> • 25% Masonry • 60% Stucco • 15% Other <p>Materials (at least two):</p> <ul style="list-style-type: none"> • Concrete • Masonry • Brick • Non-reflective coated metals • Stucco • Wood, painted or stained • Tile
b. Color Palette	Warm earth and neutral tones and glass accents
c. Private Balconies	All residential dwelling units shall contain one (1) private balcony of a minimum of 30 square feet with a depth of 5 feet
d. Building Corners	At the northwest corner, provide a change in color or material from immediately adjacent building sections on floors 1 through 4. Final design for these corners should be generally consistent with the conceptual image on the following page, which depicts the use of perforated metal panels, more specifically shown on Exhibit 8, and includes a wrap-around balcony (an interconnected balcony on north and west elevations) that is at least 25 percent larger in area than the minimum of Section E.1.c:

	
<p>e. Ground Level Units</p>	<p>Ground level units fronting onto Greenway Parkway, Kierland Boulevard, and Marilyn Road shall have space defining walls comprised of breeze block or perforated panels, creating a private patio space for each unit to include elements such as steel tube framed balcony railings. These walls/fences shall be complementary in design to building architecture, color and materials and provide some visibility into these areas to provide visual interest and “eyes on the street” benefits with potential for neighborly interaction with pedestrians.</p>
<p>f. Screen Walls</p>	<p>Architectural detailing consistent or complementary to the building facade.</p>
<p>g. Garage Screening</p>	<p>A minimum of 75% of the parking garage structure visible from the public right-of-way shall be screened by multifamily dwelling units. Any remaining portion of the parking garage structure visible from the public right-of-way or an off-site building shall be screened with material and design consistent with the primary building façade.</p> <p>Screening shall include a minimum of:</p> <ul style="list-style-type: none"> • 15% Brick or Brick-Look Product • 75% Stucco

	<p>Other materials may include:</p> <ul style="list-style-type: none"> • Concrete • Masonry • Non-reflective coated metals • Wood, painted or stained • Tile
h. Kierland Boulevard Streetscape Design	There shall be a maximum of one (1) driveway on Kierland Boulevard.
i. Pedestrian Access	<p>Development shall encourage pedestrian travel to Kierland Commons by providing internal air-conditioned hallways so residents throughout the building can remain sheltered until they reach the northern portions of the building.</p> <p>A primary resident ingress/egress door to provide direct pedestrian connection to Greenway Parkway shall be provided at the northwestern and northeastern corners of the building. Said doors (i) may be located on the west, east, or north façade, (ii) shall be within 150 feet or less of their respective northernmost corner of the site, (iii) shall feature an enhanced (defined as alternative paving surface, 100% shading and lined with shrubs or flowering plants to establish visual connection) sidewalk to connect to the public sidewalk, (iv) said door shall be architecturally enhanced (defined as increased size, color differentiated from surrounding colors and inclusion of a 20 square foot projection) to be easily identified as a primary pedestrian doorway from the intersection and (v) include an access control point system (i.e. keypad or keyed door) to allow residents easy access into the building.</p>

E2: Landscape Design Guidelines

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

E2. Landscape Design Guidelines	
a. Uniform Streetscape Design	<p>On the adjacent public rights-of-way, the following shall be included:</p> <p>The sidewalk landscape strip located between sidewalk and back of curb will provide a shade canopy of street trees and 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"> • A mix of 2" caliper Rio Salado Mesquite trees, 3" caliper Palo Brea, and 3" caliper Sweet Acacia 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>On-site landscaping located between the sidewalk and the building envelope will provide a shade canopy of street trees and a colorful mix of shrub, accents, and groundcover. The landscape will be comprised of:</p> <ul style="list-style-type: none"> • A mix of, 1" caliper Weeping Acacia, 2" caliper Texas Ebony, 2" caliper Texas Mountain Laurel, 2" caliper Rio Salado Mesquite, 3" and 4" caliper Ironwood and 3" caliper Palo Brea 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>b. Uniform Perimeter Design</p>	<p>The east property line (abutting the private access drive) will provide a shade canopy of street trees and colorful mix of shrubs, accents, and groundcover to buffer the street from the project. The landscape will be comprised of:</p> <ul style="list-style-type: none"> • A mix of 1" caliper Weeping Acacia, 2" caliper Rio Salado Mesquite, and 3" caliper Sweet Acacia at 20' on center, or equivalent groupings • Five (5) different shrub species • Six (6) different accent species • Four (4) different groundcover species • Minimum 50% live ground coverage
<p>c. Landscape Planting Width</p>	<p>Due to the varying width of landscaping areas along the east side of the site, Section D2.e standards may be modified for narrow conditions as follows: The landscaping strip/area needs to be at least 5 feet wide for trees. If the strip/area is less than 4 feet wide (2 feet to 4 feet) the area shall be planted with 5-gallon shrubs. If the strip/area is less than 2 feet, 1-gallon groundcover plants and vines shall be planted.</p>

E3. Amenities	
a. Resident Amenities	<p>Within building:</p> <ul style="list-style-type: none"> • Clubhouse no less than 9,000 square feet • Fitness Center no less than 1,800 square feet <p>Within internal courtyards:</p> <ul style="list-style-type: none"> • One (1) shall include a swimming pool and/or spa no less than 1,800 square feet and/or 110 square feet, respectively, with at least three (3) of the following: <ul style="list-style-type: none"> ○ Lounge deck ○ Shaded outdoor dining area ○ Barbecue ○ Water feature(s) ○ Fire feature(s) ○ Seating node(s) • Outdoor furniture • One (1) shall include a barbecue • One (1) shall include a ramada • One (1) shall include yard games/pickle ball court <p>Within 5th Floor:</p> <ul style="list-style-type: none"> • May contain a viewing deck no less than 750 square feet to be located on the eastern portion of the building with at least one (1) of the following: <ul style="list-style-type: none"> ○ Outdoor furniture ○ Barbecue ○ Fire feature
b. Implementation	<p>To implement the above, amenities standards are provided below, where applicable:</p> <ul style="list-style-type: none"> • Lounge Deck shall be a minimum of 500 square feet and include sufficient space for permanent or placed seating, tables, and/or reclining sun chairs for a minimum of 10 persons. • Shaded Outdoor Dining Area shall be a minimum of 500 square feet for the location of no less than four (4) table and chair sets under a cover (structural and/or vegetative) and shall have an enclosure element to separate the space from other areas, which may be a wall, planters or other feature to delineate the area.

	<ul style="list-style-type: none">• Water Features should be designed to limit loss of water by evaporation by avoiding placement in locations that experience long periods of direct sunlight and using non-spraying fountains (i.e. water features that move water via gravity, not larger pump driven fountains). Also see 507 Tab A.11.3.4.1.• 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 large border for sitting on).• Seating Node areas shall be areas that are separated from other areas via wall, planters or other features to delineate the space.
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F. SIGNS

F1: Permitted Signs

Signage shall comply with the adopted Kierland Comprehensive Sign Plan and Section 705 of the Zoning Ordinance.

G. SUSTAINABILITY

G1: City Enforced Standards

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

- As encouraged by Reimagine Phoenix, recycling receptacles and chutes will be provided in the refuse room. These will be commercial bins, serviced by private solid waste provider.
- Dual Glaze Windows with High Performance Low-e Glazing.
- All landscape and exterior building lighting will be LED lighting.
- Provide water efficient landscaping (drought tolerant plants).
- Utilize a drip irrigation system with a 'smart' controller to minimize water waste.
- Salvage and reuse of existing trees is strongly encouraged, particularly along Greenway Parkway and Marilyn Road
- Retention of existing detached sidewalks to the extent practical
- Retention of existing perimeter vegetation to the extent practical

G2: Developer Enforced Standards

The following are sustainability practices that are highly encouraged and planned to be utilized but which are not enforceable by the City:

- Utilize low water usage plumbing fixtures.
- Encourage the design of buildings' HVAC systems to eliminate the usage of CFC's and CFC based refrigerants.
- Encourage the use of water-based adhesives on all VCT and vinyl flooring to minimize VOC off gassing.
- Lower flow toilets and showerheads.
- Energy Star Rated appliances.
- Reduce heat island effect through ample open space, desert adapted landscaping and vegetation to include, shrubs etc.
- Use of synthetic turf (outside of any landscape setback) on podium. Provide as much shade as practical.
- On-site amenities and activity programs to encourage residents to remain on property, reducing off-site traffic trips.
- Recycling services will be provided for tenants.
- Tenant invoicing and billing services will be paperless.
- Consider use of grey water or condensate to supplement potable irrigation water.

H. INFRASTRUCTURE

H1: Grading and Drainage

Existing grades in and around the ±5.5-acre improved site are generally flat and slope from north to south at 1% or less. The proposed development will accommodate the existing grades by cutting/filling on the site interior and tying back to the existing perimeter with slopes and/or retaining walls as necessary. All sites within the Kierland Master Plan are designed to drain to a regional storm water retention facility where the full 100-year, 2-hour storage volume is provided. Therefore, the subject site is not required to provide any supplemental retention onsite, but will be required to address “first flush” stormwater treatment in accordance with the City of Phoenix Storm Water Policies and Standards Manual, current edition. The site is not impacted by offsite runoff from adjacent public rights-of-way. Storm water originating in Greenway Parkway, Kierland Boulevard, and Marilyn Road will be collected by the City’s public storm drain systems and conveyed to the regional storage facility noted above. Cross drainage between the subject site and the existing developed site to the east will be maintained in concept.

H2: Water and Wastewater

Public water infrastructure exists in the adjacent public roads and is assumed to be of sufficient capacity to service the proposed development. New private domestic and fire suppression services will be provided as necessary onsite per current City development codes and policies. Existing services will be evaluated for reuse by the new development as appropriate. The existing office development currently discharges to the 12-inch sanitary sewer main in Kierland Blvd. The capacity of the existing 12-inch sewer main is not sufficient to accommodate the proposed development and other new developments in the locality. Therefore, a new 15-inch sanitary sewer main in Kierland Boulevard (proposed by others) is currently under construction as of the timing of this PUD application. The proposed development will connect to the new 15-inch sanitary sewer main, per City of Phoenix PAPP 2013764.

According to the traffic impact analysis that was conducted for RD Kierland (filed under separate cover and reviewed under STIA 2015428), it was determined that the proposed use of the site would generate 1,960 weekday trips, 120 trips during the AM peak hour, (31 in/ 89 out), and 152 trips during the PM peak hour (93 in 59 out). The analysis determined that, during the peak hours, a large distribution of vehicles (40%) will exit the property at the south driveway heading east on Marilyn Road to make a right turn onto Scottsdale Road. Resident traffic will enter and exit the parking garage via an easement for shared access onto Greenway Parkway and Marilyn Road.

The adjacent public roadways (Greenway Parkway, Kierland Boulevard, and Marilyn Road) are built to full public standards and are at their final build out sizes and configurations. In fact, according to the results of the Synchro analysis conducted as part of the traffic impact analysis for the project, most study intersections are anticipated to operate with acceptable levels of service with the exception of Kierland Boulevard at Greenway Parkway, which is anticipated to operate with delays during PM peak hours, with or without the development of the project proposed herein. In summary, this PUD is not anticipated to negatively impact existing roadway capacities.

The City of Phoenix Complete Streets Design Guidelines include a number of suggestions for new development, some of which are applicable to this project.

Convenience and Comfort. The Phoenix street infrastructure has been developed in a way that exacerbates the high temperatures and impedes the easy movement of active transportation users. This project will forward the “Design for Comfort and Convenience” by providing shade as a primary technique along adjacent rights-of-way to reduce ambient temperatures and reduce direct sunlight exposure for pedestrians and cyclists adjacent to the project.

Connectivity. This project will forward the “Design for Safety” and “Design for Connectivity” recommendations by its location and inclusion of an emphasized pedestrian pathway network to encourage pedestrian movements to/from the adjacent office and retail uses. The project will identify where pedestrians are crossing automotive pathways to reduce conflicts.

Sustainability. Streets present an extraordinary opportunity to improve the environmental health of the City. The project will forward the “Design for Sustainability” recommendations by minimizing impermeable surfaces and maximizing vegetation on streets outside of vehicular travel lanes. The project will also incorporate the existing sidewalks along Greenway Parkway and Kierland Boulevard, thus minimizing the additional materials required to support the development of the project.

Green Infrastructure. Vegetation is an essential element of Green Infrastructure practices. The benefits of vegetation (particularly trees) are wide-ranging from human

health to wildlife to aesthetic. The project will salvage and reuse existing trees to the extent practical, resulting in the preservation of drought-tolerant and desert-adapted species that are native to the region, including existing Palo Verde and Mesquite trees.

I. COMPARATIVE ZONING STANDARDS

I: Comparative Zoning Standards Table

Standards	CP/GP Standards	Proposed PUD Standards
a. Maximum Building Height	18' Within 30' of Perimeter Lot Line; 1' Increase per 3' Additional Setback, Maximum 56'	68'
b. Lot Coverage	50%	55%
c. FAR	None	None
d. Dwelling Unit Density (Units/Gross Acre)	Not Permitted	50.42 Dwelling Units/Acre 360 Dwellings
d. Building Setbacks		
Greenway Parkway:	30'	30'
Kierland Boulevard:	30'	30'
Marilyn Road:	30'	30'
Interior Lot Line Not on a Street (East):	0'	15'
e. Landscape Standards		
Required Setbacks Adjacent to a Street:	Shall be Landscaped	Not Applicable
Greenway Parkway:	Not Applicable	30'
Kierland Boulevard:	Not Applicable	30'
Marilyn Road:	Not Applicable	30'
Interior Lot Line Not on a Street (East):	Not Applicable	10' (subject to exceptions noted in Section D.2.a)

J. LEGAL DESCRIPTION

J: Legal Description

A PORTION OF THE EAST HALF OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 AND 2, KIERLAND COMMERCE SOUTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 465 OF MAPS, PAGE 10.

EXHIBIT 1

PLANNED UNIT DEVELOPMENT APPLICATION

Nelson Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t 480.349.6800
nelsenpartners.com



PROJECT TEAM

DEVELOPER: RELATED GROUP
14636 N SCOTTSDALE RD, SUITE 150
SCOTTSDALE, AZ 85254
602.649.5322
relatedgroup.com

ARCHITECT: NELSEN PARTNERS, INC.
15210 N SCOTTSDALE RD, SUITE 300
SCOTTSDALE, AZ 85254
480.949.6800
nelsenpartners.com

CIVIL: KIMLEY-HORN & ASSOCIATES, INC.
7740 N 16TH ST, SUITE 300
PHOENIX, AZ 85020
602.944.5500
kimley-horn.com

LANDSCAPE: COLLABORATIVE V DESIGN STUDIO
7116 E 1ST AVE, SUITE 103
SCOTTSDALE, AZ 85251
480.347.0590
collaborativev.com

PROJECT INFORMATION

PROPERTY ADDRESS: 7025 E GREENWAY PKWY
SCOTTSDALE, AZ 85254

14811 N KIERLAND BLVD
SCOTTSDALE, AZ 85254

PARCEL NUMBERS: 215-58-012 & 215-58-013

CURRENT ZONING: CP/GCP PCD
PROPOSED ZONING: PUD

GROSS SITE AREA: 7.14 ACRES
(310,802 SF)

NET LOT AREA: 5.52 ACRES
(240,479 SF)

DENSITY: 360 DU / 7.14 AC = 51 DU/AC

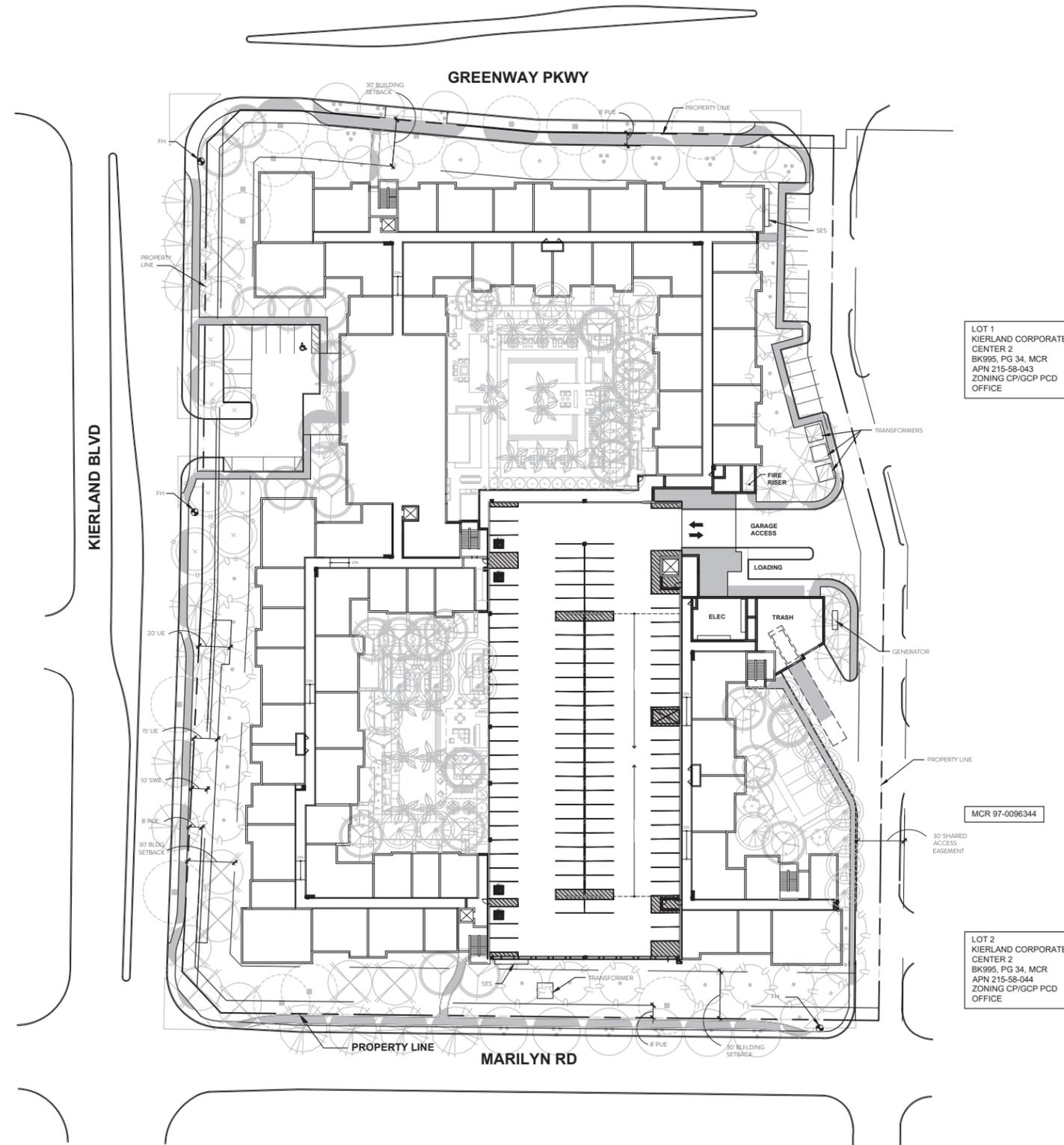
PROPOSED HEIGHT: 68 FT (5 LEVELS)

LOT COVERAGE: 122,404 SF / 240,479 SF = 50.9%

OPEN SPACE: MINIMUM OF 10% OF TOTAL GROSS SITE ACREAGE

PROPOSED UNIT MIX

STUDIO	43 UNITS (12%)
1 BDRM	129 UNITS (36%)
2 BDRM	163 UNITS (45%)
3 BDRM	25 UNITS (7%)
TOTAL	360 UNITS



14811 KIERLAND
14811 N. KIERLAND BLVD
SCOTTSDALE, ARIZONA

Date
JANUARY 26, 2021



VICINITY MAP

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Project No.
20052

A101
SITE PLAN

01 SITE PLAN
SCALE: 1"=40'

EXHIBIT 2



LANDSCAPE CALCS

STREET	STREET FRONTAGE LENGTH	REQUIRED STREET TREES	REQUIRED SIZES	PROVIDED SIZES
GREENWAY PARKWAY	400 LN. FT.	1/20 = 20 TREES REQUIRED	10 QTY 2" CALIPER 5 QTY 3" CALIPER 5 QTY 4" CALIPER	10 QTY 2" CALIPER 6 QTY 3" CALIPER 6 QTY 4" CALIPER
KIERLAND BOULEVARD	941 LN. FT.	1/20 = 28 TREES REQUIRED	14 QTY 2" CALIPER 7 QTY 3" CALIPER 7 QTY 4" CALIPER	14 QTY 2" CALIPER 8 QTY 3" CALIPER 9 QTY 4" CALIPER
MARILYN ROAD	438 LN. FT.	1/20 = 22 TREES REQUIRED	10 QTY 2" CALIPER 6 QTY 3" CALIPER 6 QTY 4" CALIPER	11 QTY 2" CALIPER 6 QTY 3" CALIPER 8 QTY 4" CALIPER

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
(Symbol)	Remain in Place Tree (See Salvage Plan)			
(Symbol)	Acacia farnesiana	Sweet Acacia	3 1/4" Caliper	Multi-Trunk Dense Canopy
(Symbol)	Acacia salicina 'Doris D'	Weeping Acacia	2" Caliper	Standard Trunk Dense Canopy
(Symbol)	Olneya tesota	Ironwood	4" Caliper	Multi-Trunk Dense Canopy
(Symbol)	Parkinsonia praecox 'AZT'	Palo Brea	3 1/4" Caliper	Standard Trunk Dense Canopy
(Symbol)	Phoenix dactylifera	Date Palm	22" CTH	Diamond Cut Matching Form
(Symbol)	Prosopis x 'Rio Salado'	Rio Salado Mesquite	2" Caliper	Multi-Trunk Dense Canopy
(Symbol)	Pithecellobium flexicaule	Texas Ebony	2" Caliper	Standard Trunk Dense Canopy
(Symbol)	Quercus virginiana 'Heritage'	Southern Live Oak	3" Caliper	Standard Trunk Dense Canopy
(Symbol)	Sophora secundiflora	Texas Mountain Laurel	3" Caliper	Multi-Trunk Dense Canopy

ACCENTS/VINES	COMMON NAME	SIZE	AS PER PLAN
Aloe vera	Medicinal Aloe	5 Gal.	As Per Plan
Agave usneberl	Weber's Agave	5 Gal.	As Per Plan
Bougainvillea 'Barbara Karet'	Vine Bougainvillea	5 Gal.	As Per Plan
Cycas revoluta	Sago Palm	5 Gal.	As Per Plan
Dasylirion quadrangulum	Toothless Desert Spoon	5 Gal.	As Per Plan
Hesperaloe parviflora	Red Yucca	5 Gal.	As Per Plan
Trachelocephum jasminoides	Star Jasmine	5 Gal.	As Per Plan
Hesperaloe funifera	Giant Hesperaloe	5 Gal.	As Per Plan
Muhlenbergia capillaris	Regal Mist	5 Gal.	As Per Plan
Strelitzia reginae	Tropical Bird of Paradise	5 Gal.	As Per Plan
Tecoma hybrid 'Orange Jubilee'	Orange Jubilee	5 Gal.	Train to adjacent structure

SHRUBS	COMMON NAME	SIZE	AS PER PLAN
Bougainvillea x hybrid 'Alexandra'	Alexandra Bougainvillea	5 Gal.	As Per Plan
Bougainvillea x hybrid 'Torch Glow'	Torch Glow Bougainvillea	5 Gal.	As Per Plan
Dodonaea viscosa	Hopseed Bush	5 Gal.	As Per Plan
Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	5 Gal.	As Per Plan
Ruellia equisetiformis	Coral Fountain	5 Gal.	As Per Plan
Eremophila hygrophana 'Blue Bells'	Blue Bells	5 Gal.	As Per Plan
Leucophyllum frutescens 'Green Cloud'	Green Cloud Ranger	5 Gal.	As Per Plan
Nerium oleander 'Compacta'	Petite Pink Oleander	5 Gal.	As Per Plan
Rosmarinus officinalis 'Pyramidalis'	Upright Rosemary	5 Gal.	As Per Plan
Ruellia peninsularis	Baja Ruellia	5 Gal.	As Per Plan
Tecoma hybrid 'Lydia'	Tecoma Lydia	5 Gal.	As Per Plan
Tecoma hybrid 'Bells of Fire'	Bells of Fire	5 Gal.	As Per Plan
Tecoma stans	Yellow Bells	5 Gal.	As Per Plan

GROUND COVERS	COMMON NAME	SIZE	AS PER PLAN
Lantana hybrid 'Dallas Red'	Dallas Red Lantana	1 Gal.	As Per Plan
Lantana hybrid 'New Gold'	New Gold Lantana	1 Gal.	As Per Plan
Lantana montevidensis	Purple Trailing Lantana	1 Gal.	As Per Plan
Eremophila glabra	Winter Blaze	1 Gal.	As Per Plan
Eremophila maculata	Outback Sunrise	1 Gal.	As Per Plan
Wedelia trilobata	Wedelia	1 Gal.	As Per Plan
Seasonal Annuals	Seasonal Annuals	4" Pots	8" O.C. Per Plan

- MISCELLANEOUS**
- DG Decomposed Granite - 2" Depth in All Planting Areas (Typ) -
 - SYNTHETIC TURF Synthetic Turf - EasyTurf Revolution Olive Lush or equal -
 - PET TURF Synthetic Pet Turf - EasyTurf Pedigree or equal -
 - 4" Extruded Concrete Header
 - Root Barrier - any trees with in 6' of water or sewer line must be accompanied by a root barrier off-set a minimum of 6' from water or sewer line. root barrier must be a minimum of 28" thick, installed 2' above grade to a depth of 8' below grade



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



CONCEPTUAL LANDSCAPE PLAN
14811 KIERLAND
 14811 NORTH KIERLAND BLVD. PHOENIX, AZ 85254

DESIGNED BY:	SH/MD
DRAWN BY:	MD
CHECKED BY:	PV
DATE:	November 4, 2020
REVISION:	01/22/2021 Second Submittal
	03/10/2021 Third Submittal

14811 KIERLAND PUD SUBMITTAL

EXHIBIT 3





EXHIBIT 4



North Elevation



West Elevation



South Elevation



East Elevation



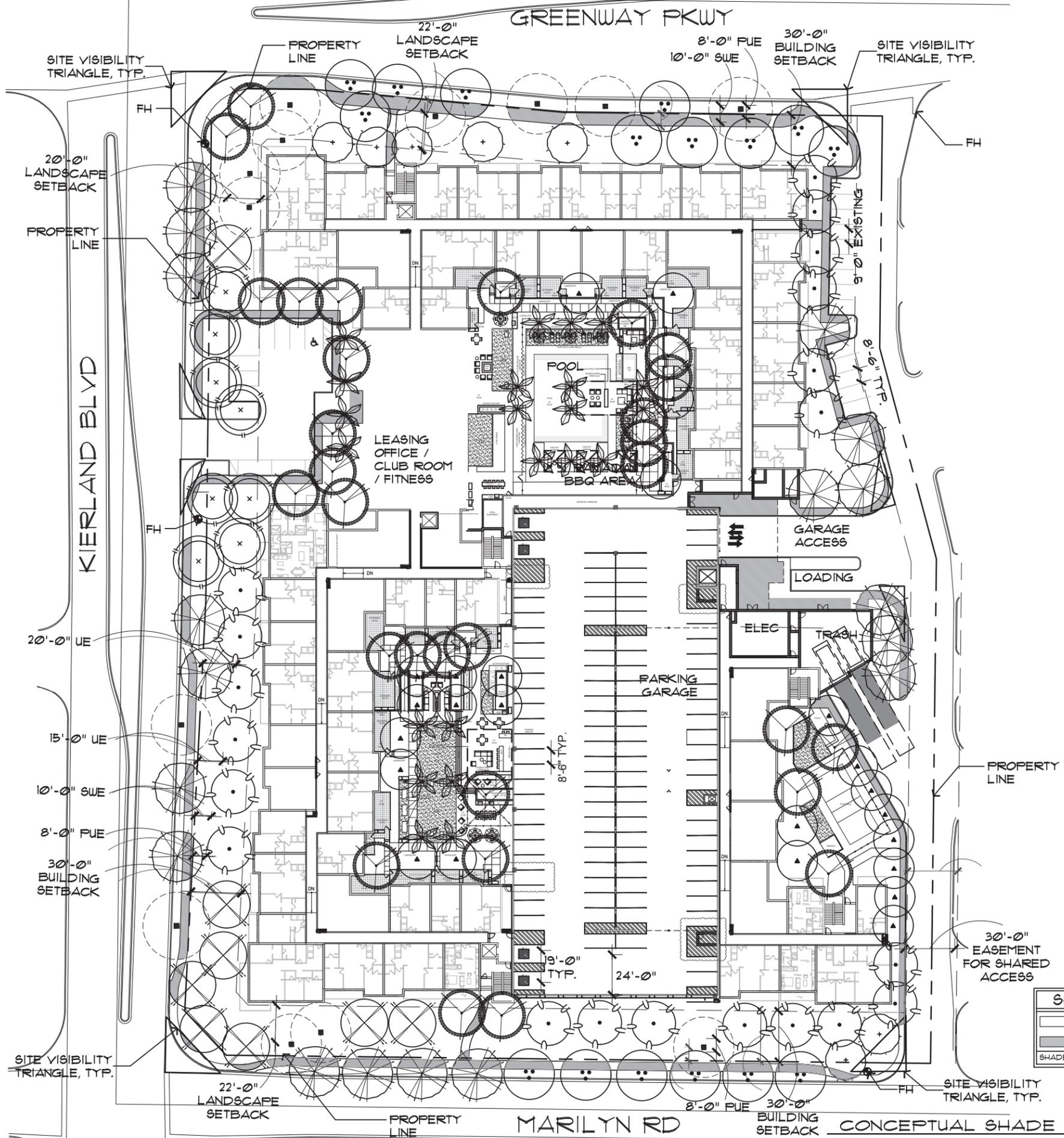
South Garage Elevation

MATERIALS LEGEND

	PRODUCT	MANUF.	COLOR
STC-1	STUCCO	TBD	TO MATCH SHERWIN WILLIAMS SW6113 (INTERACTIVE CREAM)
STC-2	STUCCO	TBD	TO MATCH SHERWIN WILLIAMS SW7000 (IBIS WHITE)
BK-1	BRICK	SUMMIT BRICK COMPANY	GRAPHITE
M-1	METAL	TBD	PERFORATED METAL SCREEN
M-2	METAL	TBD	PERFORATED METAL SCREEN AT ENHANCED CORNER BALCONIES

EXHIBIT 5

EXHIBIT 6



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES				
(Symbol)	Remain in Place Tree (See Salvage Plan)			
(Symbol)	Acacia farnesiana	Sweet Acacia	3 1/4" Caliper	Multi - Trunk Dense Canopy
(Symbol)	Acacia salicina 'Doris D'	Weeping Acacia	2" Caliper	Standard Trunk Dense Canopy
(Symbol)	Oleaya tesota	Ironwood	4" Caliper	Multi - Trunk Dense Canopy
(Symbol)	Parkinsonia praecox 'AZT'	Palo Brea	3 1/4" Caliper	Standard Trunk Dense Canopy
(Symbol)	Phoenix dactylifera	Date Palm	22" CTH	Diamond Cut Matching Form
(Symbol)	Prosopis x 'Rio Salado'	Rio Salado Mesquite	2" Caliper	Multi - Trunk Dense Canopy
(Symbol)	Pithecellobium flexicaule	Texas Ebony	2" Caliper	Standard Trunk Dense Canopy
(Symbol)	Quercus virginiana 'Heritage'	Southern Live Oak	3" Caliper	Standard Trunk Dense Canopy
(Symbol)	Sophora secundiflora	Texas Mountain Laurel	3" Caliper	Multi - Trunk Dense Canopy

ACCENTS/VINES

(Symbol)	Aloe vera	Medicinal Aloe	5 Gal.	As Per Plan
(Symbol)	Agave webberi	Webber's Agave	5 Gal.	As Per Plan
(Symbol)	Bougainvillea	Vine Bougainvillea	5 Gal.	As Per Plan
(Symbol)	Cycas revoluta	Sago Palm	5 Gal.	As Per Plan
(Symbol)	Dasylirion quadrangulum	Toothless Desert Spoon	5 Gal.	As Per Plan
(Symbol)	Hesperaloe parviflora	Red Yucca	5 Gal.	As Per Plan
(Symbol)	Tracheloparum jasminoides	Star Jasmine	5 Gal.	As Per Plan
(Symbol)	Hesperaloe funifera	Giant Hesperaloe	5 Gal.	As Per Plan
(Symbol)	Muhlenbergia capillaris	Regal Mist	5 Gal.	As Per Plan
(Symbol)	Streitzia reginae	Tropical Bird of Paradise	5 Gal.	As Per Plan
(Symbol)	Tecoma hybrid 'Orange Jubilee'	Orange Jubilee	5 Gal.	Train to adjacent structure

SHRUBS

(Symbol)	Bougainvillea x hybrid 'Alexandra'	Alexandra Bougainvillea	5 Gal.	As Per Plan
(Symbol)	Bougainvillea x hybrid 'Torch Glow'	Torch Glow Bougainvillea	5 Gal.	As Per Plan
(Symbol)	Dodonaea viscosa	Hopseed Bush	5 Gal.	As Per Plan
(Symbol)	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	5 Gal.	As Per Plan
(Symbol)	Ruellia equisetiformis	Coral Fountain	5 Gal.	As Per Plan
(Symbol)	Eremophila hygrophana	Blue Bells	5 Gal.	As Per Plan
(Symbol)	Leucophyllum frutescens 'Green Cloud'	Green Cloud Ranger	5 Gal.	As Per Plan
(Symbol)	Nerium oleander 'Compacta'	Petite Pink Oleander	5 Gal.	As Per Plan
(Symbol)	Rosmarinus officinalis 'Pyramidalis'	Upright Rosemary	5 Gal.	As Per Plan
(Symbol)	Ruellia peninsularis	Baja Ruellia	5 Gal.	As Per Plan
(Symbol)	Tecoma hybrid 'Lydia'	Tecoma Lydia	5 Gal.	As Per Plan
(Symbol)	Tecoma hybrid 'Bells of Fire'	Bells of Fire	5 Gal.	As Per Plan
(Symbol)	Tecoma stans	Yellow Bells	5 Gal.	As Per Plan

GROUND COVERS

(Symbol)	Lantana hybrid 'Dallas Red'	Dallas Red Lantana	1 Gal.	As Per Plan
(Symbol)	Lantana hybrid 'New Gold'	New Gold Lantana	1 Gal.	As Per Plan
(Symbol)	Lantana montevidensis	Purple Trailing Lantana	1 Gal.	As Per Plan
(Symbol)	Eremophila glabra	Winter Blaze	1 Gal.	As Per Plan
(Symbol)	Eremophila maculata	Outback Sunrise	1 Gal.	As Per Plan
(Symbol)	Wedelia trilobata	Wedelia	1 Gal.	As Per Plan
(Symbol)	Seasonal Annuals	Seasonal Annuals	4" Pots	8" O.C. Per Plan

MISCELLANEOUS

- DG Decomposed Granite - 2" Depth in All Planting Areas (Typ) -
- SYNTHETIC TURF Synthetic Turf - EasyTurf Revolution Olive Lush or equal -
- PET TURF Synthetic Pet Turf - EasyTurf Pedigree or equal -
- 4" Extruded Concrete Header
- Root Barrier - any tree with in 6' of water or sewer line must be accompanied by a root barrier off-set a minimum of 6' from water or sewer line. root barrier must be a minimum of 0.8" thick, installed 2" above grade to a depth of 8' below grade
- Note: Indicates species not on the Arizona Department of Water Resources "Low Water Use Plant List"

(Symbol)	PUBLIC WALK	15,104 SQ. FT.
(Symbol)	PUBLIC WALK WITH SHADE COVERAGE	11,261 SQ. FT.
(Symbol)	SHADED WALK COVERAGE %	75% (75% REQ.)



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office: 480-347-0590
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CONCEPTUAL LANDSCAPE PLAN

14811 KIERLAND

14811 NORTH KIERLAND BLVD. PHOENIX, AZ 85254

CONCEPTUAL SHADE STUDY

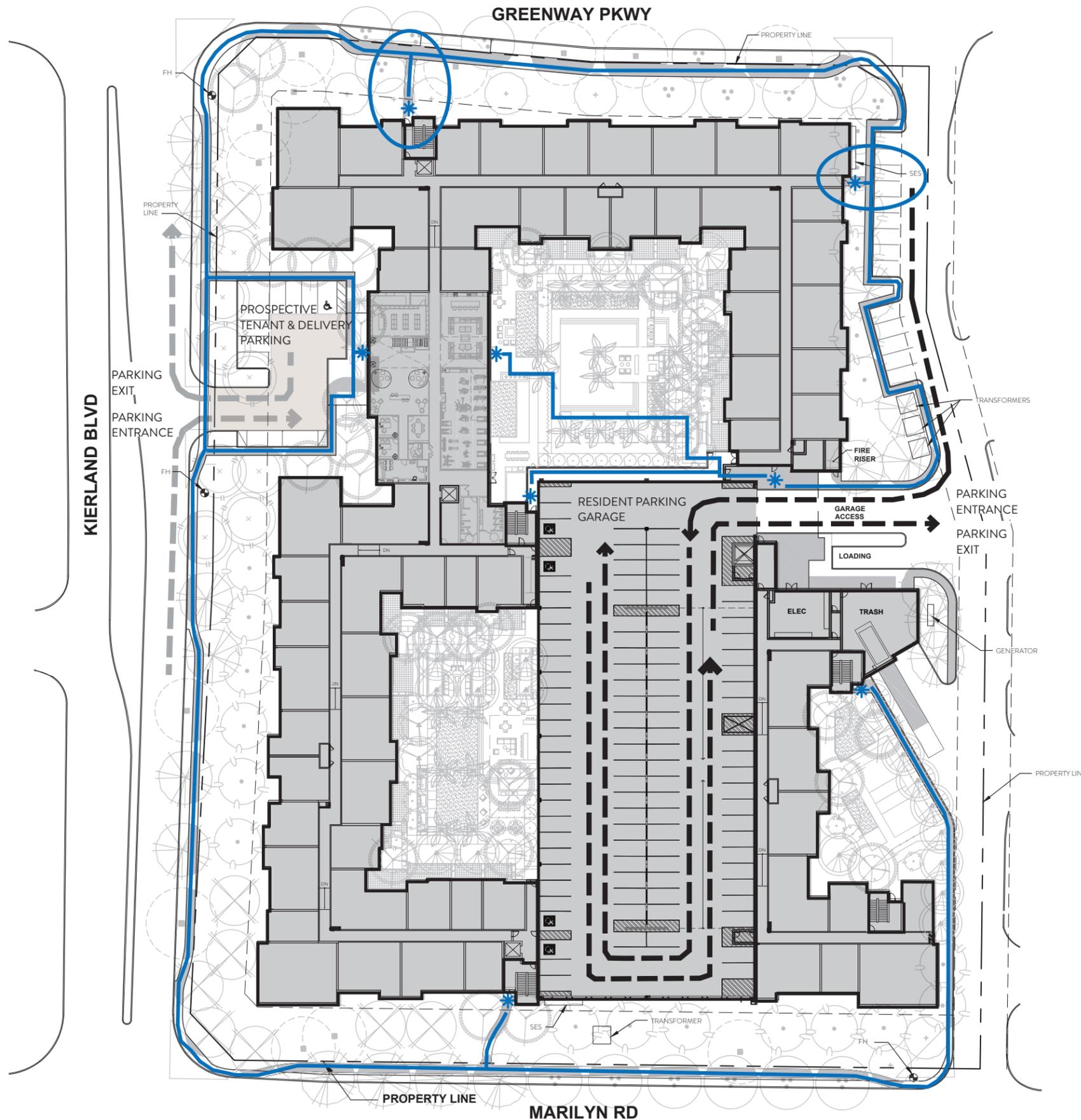
DESIGNED BY: SH/MD
DRAWN BY: MD
CHECKED BY: PV
DATE: November 4, 2020
REVISION: 01/22/2021 Second Submittal
03/10/2021 Third Submittal

14811 KIERLAND PUD SUBMITTAL

CLS-2

2 OF 3

EXHIBIT 7



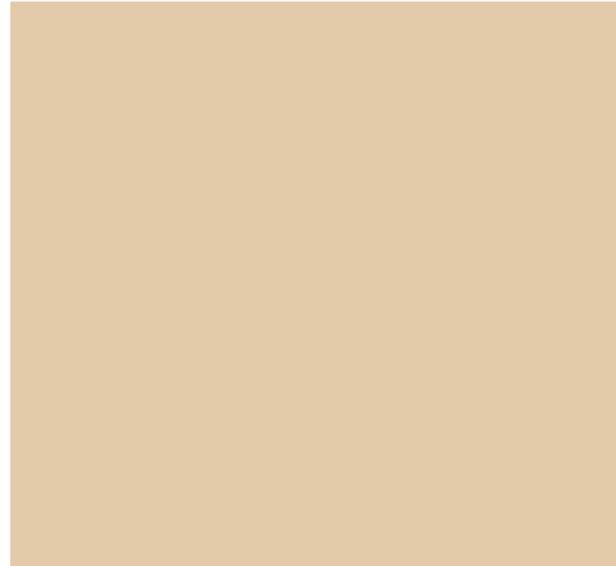
LEGEND

- PEDESTRIAN WALKWAY
- * PEDESTRIAN BUILDING ACCESS POINTS
- - - VISITOR / DELIVERY VEHICULAR CIRCULATION
- - - RESIDENCE VEHICULAR CIRCULATION
- ENHANCED PEDESTRIAN ENTRY

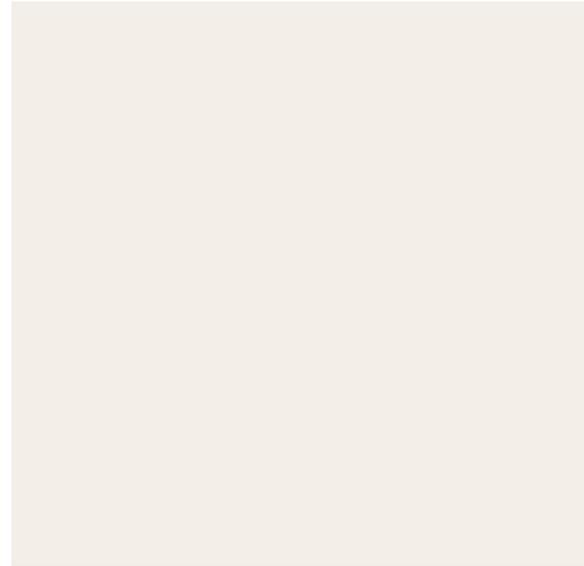
Circulation Plan

SCALE: 1" = 30' | 0' | 30' | 60'

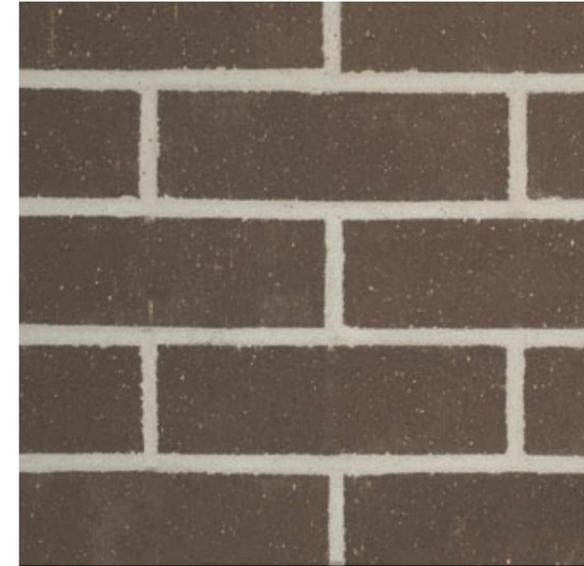
EXHIBIT 8



STUCCO
STUCCO TO MATCH SHERWIN WILLIAMS SW6113 (INTERACTIVE CREAM)



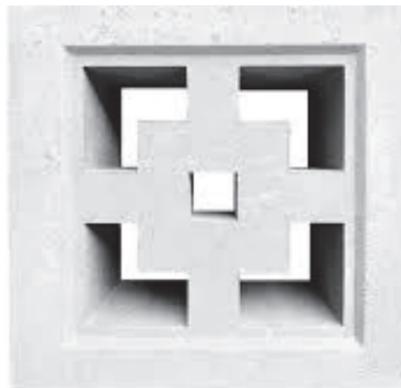
STUCCO
TO MATCH SHERWIN WILLIAMS SW7000 (IBIS WHITE)



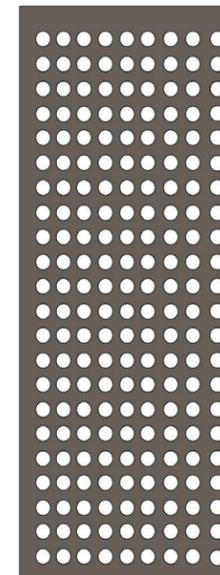
BRICK
SUMMIT BRICK COMPANY, FACE BRICK, GRAPHITE COLOR



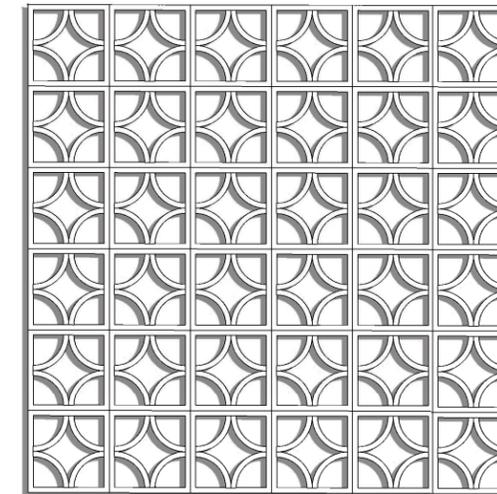
WOOD
BALCONY SOFFITS



BREEZE BLOCK AT 1ST LEVEL PATIOS



METAL
PERFORATED METAL PANEL AT BALCONY
(DARK BRONZE COLOR)



METAL
PERFORATED METAL PANEL AT ENHANCED CORNER
BALCONY TO MATCH SW7000 (IBIS WHITE)