

CITY OF PHOENIX

SEP 16 2022

**Planning & Development
Department**



ICON KIERLAND

CASE NO. Z-76-21-2

LOCATED AT THE SOUTHWEST CORNER OF KIERLAND
BOULEVARD AND MARILYN ROAD

1ST SUBMITTAL: NOVEMBER 29, 2021

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CITY COUNCIL ADOPTED: JULY 1, 2022

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

Icon Kierland is a proposed luxury multifamily residential community on a 6.10-acre site located at the southwest corner of Kierland Boulevard and Marilyn Road. The subject property is located within the Kierland area—a highly desirable part of Phoenix due to its proximity to a number of high-end urban amenities including retail and dining as well as proximity to major employers supporting an estimated 55,000 jobs with an expectation to achieve 75,000 jobs spread across 4,000 employers by 2030.¹ The project proposes to redevelop an underutilized 2-story office building with surface parking (shown in image below) as a 6-story luxury rental residential community. Because the subject property is located immediately adjacent to the Kierland Golf Course, the project offers an opportunity to enhance the golf course edge with a contemporary residential development that provides an appropriate transition from the single-family residential development to the south to the more intense office and commercial development to the north.



Figure 1 (above): View of the existing development at the subject property (looking southwest on Marilyn Road)

The overall goal of the project is to provide quality, modern urban living experiences for its future residents and to create a pedestrian oriented, walkable environment along its 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, thus improving the diversity of housing in the larger surrounding area and improving connectivity for those residents who desire to live near jobs and services within the Kierland area.

¹ <https://www.azcentral.com/story/news/local/scottsdale/2015/05/15/report-record-job-numbers-scottsdale-airpark/27371845/>

A2: Overall Design Concept

The design and architectural style of the project is focused on a contemporary design, 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. In particular, the intent of design concept for the project is to (i) improve the architectural interest and pedestrian experience adjacent to the property along Kierland Boulevard and (ii) highlight the property's proximity to the adjacent Kierland Golf Course, a unique residential amenity for future residents of the project.

In order to support a strong pedestrian environment, the project incorporates thoughtful design techniques to minimize the visibility of the parking garage from adjacent public rights-of-way and neighboring properties. Along Kierland Boulevard, the project includes ground level residential units along which activate the streetscape and add architectural interest to the pedestrian realm adjacent to the property. The project provides visual interest for those passing by the property via the use of quality, durable materials with a particular emphasis on the adjacent Kierland Golf Course. Due to the high visibility of the property result from its location on two (2) adjacent roadways, as well as the adjacent golf course edge, this high-quality design is incorporated throughout the project, as demonstrated below.



Figure 2 (above): View of the proposed development at the subject property (looking south on Marilyn Road)

In summary, the project, as expressed in this PUD, results in a building that (i) complements the surrounding characteristics of the built environment by maintaining similar design and architectural features as proposed future developments to the northeast and east, (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

Icon Kierland is a luxury multifamily community of up to 319 dwelling units (maximum 52.30 du/ac) with associated private residential amenities located on an approximately 6.10-acre site. Because the General Plan Land Use Map designation for a portion of the property is categorized as “Industrial,” a companion Minor General Plan Amendment has been requested and will be processed concurrently with this PUD. In the event the property is not redeveloped with multifamily uses, commercial uses associated with the C-2 Intermediate Commercial zoning district in Section 623 of the Zoning Ordinance have been retained within this PUD.

B2: Conceptual Site Plan Summary

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

Basement Level is a below grade parking garage with ancillary storage, resident storage, building maintenance, pool equipment, bicycle storage, dog spa and equipment rooms. It also includes individual private garages.

Grade Level is the location of the main building entrance, the management/leasing office, ground floor amenities, including a club room, mail room, fitness center, spa, and pool courtyard, as well as the first level of residential units. Grade level is also the location of the first level of the parking garage, which is carefully screened by residential units on the east and west sides. The south side, and a portion of the north, is screened with an arcade and decorative metal infill panels. See Section E1.f for specific garage screening requirements. The project provides adequate on-site 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 primary vehicular entrance to the parking garage is accessed on the north side of the subject site via Marilyn Road with a secondary vehicular entrance located on the south side of the subject site via a private drive. All formal loading activities, such as trash, delivery, and move-ins, will also occur on the south side of the subject site.

Level 2 includes a large open courtyard space internal to the subject site with a breezeway on the west side of the subject site to overlook the pool courtyard and residential units below, as well as to provide elevated views of the Kierland Golf Course.

Levels 3-4 are typical representations of the upper levels of the building, where stacked residential dwelling units continue above grade level.

Levels 5-6 consists of the remainder of the residential units, some of which will be double—height units with interior loft spaces and large balconies.

C. LIST OF USES

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.

C1: Permitted Uses

- 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 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
- Single-Family, Attached or Detached
- Service Stations, Automobile
- Tobacco Oriented Retailers
- Veterinarian Hospitals and Offices
- Window Glass Installation Shop

² 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.

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-residential development occurs, the development standards applicable to such development shall be those of Ordinance Section 623, Commercial C-2 District—Intermediate Commercial.

Development Standards ³	
a. Density (Maximum)	319 Dwelling Units 52.30 Dwelling Units per Gross Acre
b. Minimum Lot Width/Depth	No Minimum
c. Building Setbacks (Minimum)	
North	20'
East	30'
South	25'
West	50'
d. Building Separation (Minimum)	No Minimum
e. Building Height (Maximum)	70'
f. Lot Coverage (Maximum)	60% of Total Net Site Area

D2: Landscape Standards Table

Minimum Landscape Standards	
a. Landscape Setbacks (Minimum)	
North	20' Adjacent to a Public Street; 0' Interior Property Lines
East	30'
South	5'
West	50'
b. Streetscape – Landscape Setback Adjacent to Marilyn Road (North Property Line)	<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 5' wide landscape strip between back of curb and sidewalk. A minimum of (50%) 2", (25%) 3" and (25%) 4" caliper trees to be planted 20' on center or in equivalent groupings. Where utility conflicts arise, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment. Five (5) 5-gallon drought-resistant shrubs per tree.</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. Where utility conflicts arise, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment. Minimum of five (5) 5-gallon drought-resistant shrubs per tree to be planted at grade. 75% living</p>

³ The property 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.

	<p>groundcover coverage. Retain existing trees and shrubs that do not conflict with new sidewalk placement to the extent practical.</p>
<p>c. Streetscape – Landscape Setback Adjacent to Kierland Boulevard (East Property Line)</p>	<p><u>Public Sidewalk</u>: Provide minimum 8’ wide shared use pathway to comply with Section 429 of the Maricopa Association of Governments Standards for Shared Use Pathways.</p> <p><u>Landscape Strip</u>: Provide minimum 8’ landscape strip between back of curb and sidewalk consistent with Cross Section E of the City’s Street Classification Map. A minimum of (50%) 2”, (25%) 3” and (25%) 4” caliper trees to be planted 20’ on center or in equivalent groupings. Where utility conflicts arise, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment. Five (5) 5-gallon drought-resistant shrubs per tree. 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. Where utility conflicts arise, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment. 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>d. Perimeter Property Lines – Not Adjacent to Public Right-of-Way (South and West Property Lines)</p>	<p>A minimum of (60%) 2” and (40%) 3” caliper trees to be planted 20’ on center or in equivalent groupings. Where utility conflicts arise, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.</p> <p>Minimum of five (5) 5-gallon drought-resistant shrubs per tree to be planted at grade. 50% living groundcover coverage.</p>
<p>e. Minimum Total Open Space</p>	<p>Minimum of 20% of total net site acreage. May be located at or above grade including both active and passive spaces. Excludes required landscape setback areas. Provide at least one (1) area of contiguous 7,000 square feet.</p>

D3: Parking

Parking Standards	
a. Minimum Parking Standards	
Vehicular	1.50 spaces per dwelling unit
Bicycle Parking	Resident parking shall comply with Section 1307.H of the Zoning Ordinance. A minimum of eight (8) visitor spaces shall be located near the main lobby entrance. Bicycle parking spaces shall be installed per Section 1307.H of the Zoning Ordinance except as follows: (i) Inverted-U style bicycle racks or artistic style racks consistent with the City of Phoenix preferred designs (see Comprehensive Bicycle Master Plan, Appendix K) shall be provided and (ii) secure resident bike storage may be located within the lower-level parking garage.
b. Parking Location, Automotive	
All parking is to be provided within the parking structure except for a maximum of five (5) parking spaces located along the main entry drive from Marilyn Road. See Section E1.f for garage screening requirements. Ordinance Section 702.B.2.b.(5) does not apply.	
c. Loading Bay	
Two (2) off-street loading space shall be located along the south side of the building, abutting the private driveway. Such spaces shall be a 10'x30' minimum in size, exclusive of access aisles and maneuvering space.	

D4: Fences/Walls

Fences and walls shall comply with Ordinance Section 703.

D5: Shade

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 analysis of summer solstice at noon.	
a. Public Sidewalk Shading	Minimum 75%
b. Private Sidewalk Shading	Minimum 50%

D6: Lighting Plan

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 provided along public and private sidewalks shall comply with the standards of Section 1304.D and Section 1304.H.5 of the Phoenix Zoning Ordinance.

E. DESIGN GUIDELINES

E1: Design Guidelines

The following design guidelines shall apply to any multifamily development. 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>Final elevations, except for the south elevation, which is subject to the specific standards of E1.g, shall include:</p> <ul style="list-style-type: none"> • Minimum of 25% glazing • Maximum of no more than 45% stucco • Minimum of 30% other materials (from list below) <p>Other materials utilized (at least two):</p> <ul style="list-style-type: none"> • Concrete • Masonry • Brick • Non-Reflective Coated Metal • Green Screen • Trellis System (behind which could be stucco) • Precast/GFRC Components • Decorative Wrought Iron Railing • Simulated wood • Decorative Tile
b. Private Balconies	<p>Residential dwelling units shall contain one (1) private balcony of a minimum of 50 square feet with a depth of 5 feet</p>
c. Kierland Fronting Ground Level Patios	<p>First floor units fronting onto Kierland Boulevard shall include a private patio, measuring a minimum of 50 sf with a minimum depth of 5 feet, and shall include a private entrance to the adjacent public right-of-way. Said patios are permitted to encroach into the required landscape setback in Section D2.a of the PUD up to 5 feet.</p>



	
<p>d. Marilyn Fronting Ground Level Patios</p>	<p>At least one ground floor unit fronting onto Marilyn Road shall include a private patio, measuring a minimum of 50 sf with a minimum depth of 5 feet, and shall include a private entrance to the adjacent public right-of-way. Said patio is permitted to encroach into the required landscape setback in Section D2.a of the PUD up to 5 feet.</p>
<p>e. Enhanced Corner</p>	<p>At Marilyn and Kierland, incorporate building articulation and architectural detailing that emphasizes the corner and is architecturally distinctive from the primary building façade. The final design should be generally consistent with the images below:</p> 
<p>f. Screen Walls</p>	<p>Architectural detailing consistent or complementary to the building façade</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:</p> <ul style="list-style-type: none"> • Minimum of 28% glazing • Maximum of no more than 46% stucco • Minimum of 26% other materials (from list below) <p>Other materials utilized (at least one):</p> <ul style="list-style-type: none"> • Concrete • Masonry • Brick • Non-Reflective Coated Metal • Decorative Metal Infill Panels • Green Screen • Trellis System (behind which could be stucco) • Precast/GFRC Components • Decorative Wrought Iron Railing • Simulated wood • Decorative Tile <p>The final design should be generally consistent with the image below:</p> 
<p>h. Pedestrian Access and Circulation</p>	<p>Buildings shall be oriented with common entries for residents near and facing the sidewalk, separating vehicular from pedestrian traffic.</p> <p>Common resident ingress/egress doors to provide pedestrian connections to Marilyn Road and Kierland Boulevard shall be provided. Said doors (i) shall be located on the west, east, south or north façade, (ii) shall feature an enhanced (defined as</p>

	<p>alternative paving surface, 50% shading and lined with shrubs or flowering plants to establish visual connection) sidewalk to connect to the public sidewalk, (iii) said door shall be architecturally enhanced to be easily identified as a common pedestrian doorway, and (iv) include an access control point system (i.e. keypad or keyed door) to allow residents easy access into the building.</p> <p>Enhanced surfacing material, such as stamped or colored concrete or other pavement treatment, that visually contrasts with the parking garage entrance surface, shall be provided to delineate where the pedestrian path crosses the access drive. Marked and convenient pedestrian walkways throughout the parking structure will be provided.</p>
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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

E2. Landscape Design Guidelines	
<p>a. Uniform Streetscape Design</p>	<p>On the adjacent public rights-of-way, the following shall be included:</p> <p>The 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 drought tolerant trees planted 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 drought tolerant trees planted 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 north, south, and west property lines 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</p>

	<p>will be comprised of:</p> <ul style="list-style-type: none"> • A mix of drought tolerant trees planted at 20' on center, or equivalent groupings • Five (5) different shrub species • Five (5) different accent species • Four (4) different groundcover species • Minimum 50% live ground coverage
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E3: Amenities

E3. Amenities	
<p>a. Resident Amenities</p>	<p>Within building:</p> <ul style="list-style-type: none"> • Clubhouse and fitness no less than 13,000 square feet <p>Within pool courtyard,</p> <ul style="list-style-type: none"> • Swimming pool and/or spa no less than 1,800 square feet, with at least three (3) of the following: <ul style="list-style-type: none"> ○ Lounge deck ○ Shaded outdoor seating areas ○ Covered patio for outdoor dining ○ Barbecue ○ Water feature(s) ○ Fire feature(s) ○ Seating node(s) <p>If provided, within 2nd floor internal courtyard,</p> <ul style="list-style-type: none"> • 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) ○ Pool and/or spa
<p>b. Implementation</p>	<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. • Covered Patio for outdoor dining 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)

	<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 Section 705 of the Zoning Ordinance and the adopted Kierland Comprehensive Sign Plan, as amended.

G. SUSTAINABILITY

G1: City Enforced Standards

The following are standards that are measurable and enforceable by the City and will be incorporated within the development:

- As encouraged by Reimagine Phoenix, recycling receptacles 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.
- Retention of existing detached sidewalks to the extent practical.
- Retention of existing perimeter vegetation to the extent practical.
- Provide 75% shade on public sidewalks adjacent to the development.

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 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 anticipated to provide any supplemental retention onsite, and maybe required to address “first flush” stormwater treatment in accordance with the City of Phoenix Storm Water Policies and Standards Manual, current edition. The western edge of the site is impacted by offsite run-on from adjacent private properties to the north, and a 15-ft wide drainage easement exists to accommodate that runoff. Storm water originating in 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 north will be maintained in concept. The development shall comply with all City of Phoenix requirements.

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 15-inch sanitary sewer main in Kierland Blvd. The capacity of the existing 15-inch sewer main is currently under review by the City of Phoenix as part of an overall study of the regional conveyance facilities.

H3: Circulation Systems

According to the traffic impact analysis that was conducted for Icon Kierland (filed under separate cover and reviewed under STIA2109501), it was determined that the proposed use of the site would generate 2,112 weekday trips with 129 trips (34 in/95 out) during the AM peak hour and 163 trips (99 in/64 out) during the PM peak hour. Resident traffic will enter and exit the parking garage on the north side of the project onto Marilyn Road and on the south side of the project via a private driveway onto Kierland Boulevard.

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, Scottsdale Road and Acoma Drive, and Scottsdale Road and Greenway Parkway/Butherus Drive, which are anticipated to operate with delays during the AM and 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:

- Streets should be designed to promote safety for all users, particularly children, the elderly, those with disabilities, transit users and more vulnerable modes (walking, bicycling, transit). See **Section E1.g: Pedestrian Access and Circulation**, “Enhanced surfacing material, such as stamped or colored concrete or other pavement treatment, that visually contrasts with the parking garage entrance surface, shall be provided to delineate where the pedestrian path crosses the access drive.”
- Shade should be a primary technique in projects to reduce ambient temperatures and reduce direct sunlight exposure for pedestrians and cyclists. See **Section D5: Shade**, “Shading, which may be architectural, vegetative or any combination thereof, shall be provided ...” at a minimum of 75% for all public sidewalks and 50% for all private sidewalks.
- All new street designs should include pedestrian infrastructure with pedestrian through zones free of impediments. See **Section E1.g: Pedestrian Access and Circulation**, “Development shall encourage pedestrian travel to adjacent retail and office uses by providing internal air-conditioned hallways so residents throughout the building can remain sheltered until they reach building exits.”
- Streets should be designed to expand the availability of public seating and bicycle racks. See **Section D3.a Bicycle Parking**, “... provide eight (8) [bicycle] 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.”

I. COMPARATIVE ZONING STANDARDS

J: Comparative Zoning Standards Table

Standards	C-2 Standards	Proposed PUD Standards
a. Dwelling Unit Density (Units/Gross Acre)	88 Dwelling Units References to Section 615 (R-3) (Min 14.5 du/acre)	319 Dwelling Units 52.30 Dwelling Units per Gross Acre
b. Building Setbacks		
Marilyn Road:	20'	20'
Kierland Boulevard:	20'	30'
Interior Lot Line Not on a Street:	15'	25' (South); 50' (West)
c. Landscape Setbacks		
Marilyn Road:	20'	20'
Kierland Boulevard:	20'	30'
Interior Lot Line Not on a Street:	5'	0' (North), 5' (South), and 50' (West)
d. Maximum Height	2 stories or 30' for first 150'; 1' in 5' increase to 48' high, 4-story maximum (There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.)	70'
e. Lot Coverage	45%	60%
f. Vehicle Parking		
1-Bedroom (159 Units):	1.5 Spaces per Unit, or 239 Spaces	1.5 Per Dwelling Unit, or 239 Spaces
2-Bedroom (120 Units):	1.5 Spaces per Unit, or 180 Spaces	1.5 Per Dwelling Unit, or 180 Spaces
3-Bedroom (40 Units):	2 Spaces per Unit, or 80 Spaces	1.5 Per Dwelling Unit, or 60 Spaces

Total:	499 Total Spaces	479 Total Spaces
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J. LEGAL DESCRIPTION

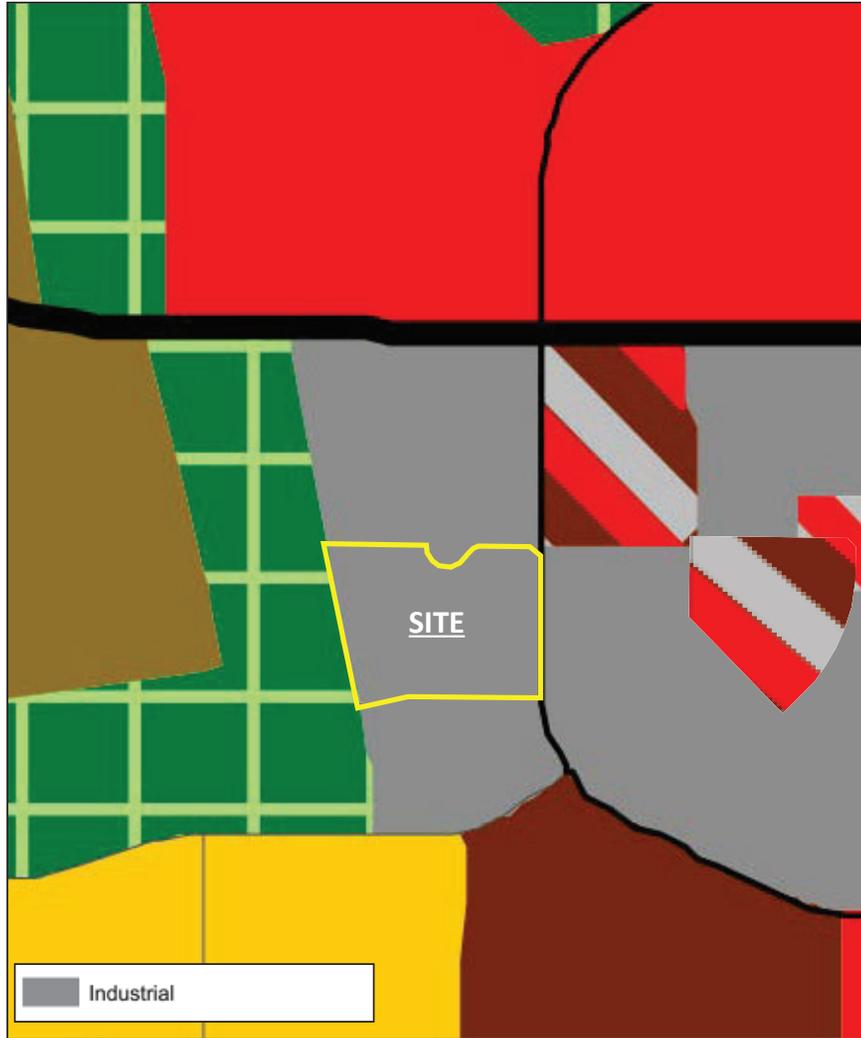
J. Legal Description

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:

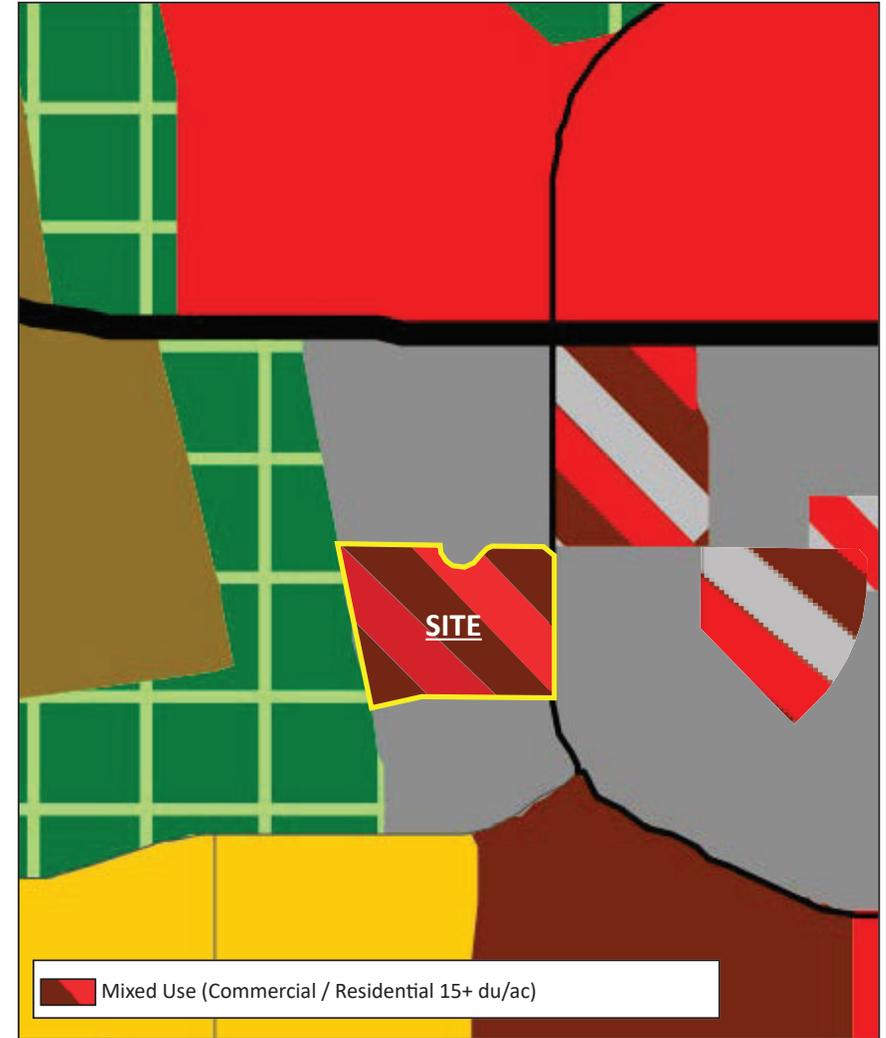
PARCEL 5B-2, KIERLAND PARCELS 5B-1 AND 5B-2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 431 OF MAPS, PAGE 8.

TRAFFIC IMPACT STATEMENT SUBMITTED UNDER SEPARATE COVER
(STIA 2109501)

EXISTING LAND USE MAP



PROPOSED LAND USE MAP

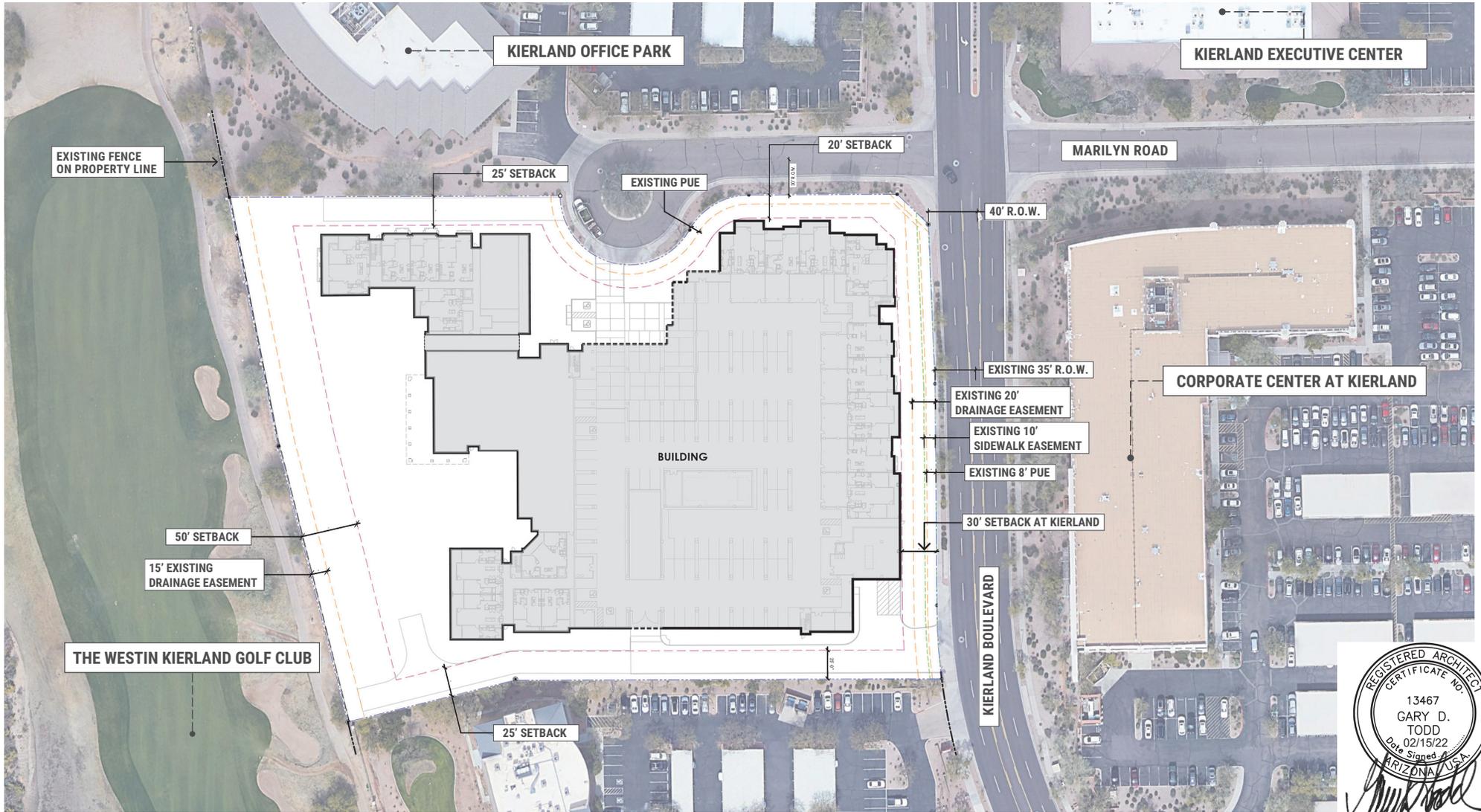


Snell & Wilmer
Committed to being your perfect fit.™
400 E Van Buren Street Phoenix, AZ 85004



GENERAL PLAN LAND USE MAP

EXHIBIT 1
ICON KIERLAND
APRIL 2022



REGISTERED ARCHITECT
 CERTIFICATE NO.
 13467
 GARY D.
 TODD
 02/15/22
 Date Signed
 ARIZONA, USA

[Signature]

BUILDING SETBACK PLAN

Icon Kierland

Phoenix, Arizona
 PUD SUBMITTAL

February 11, 2022



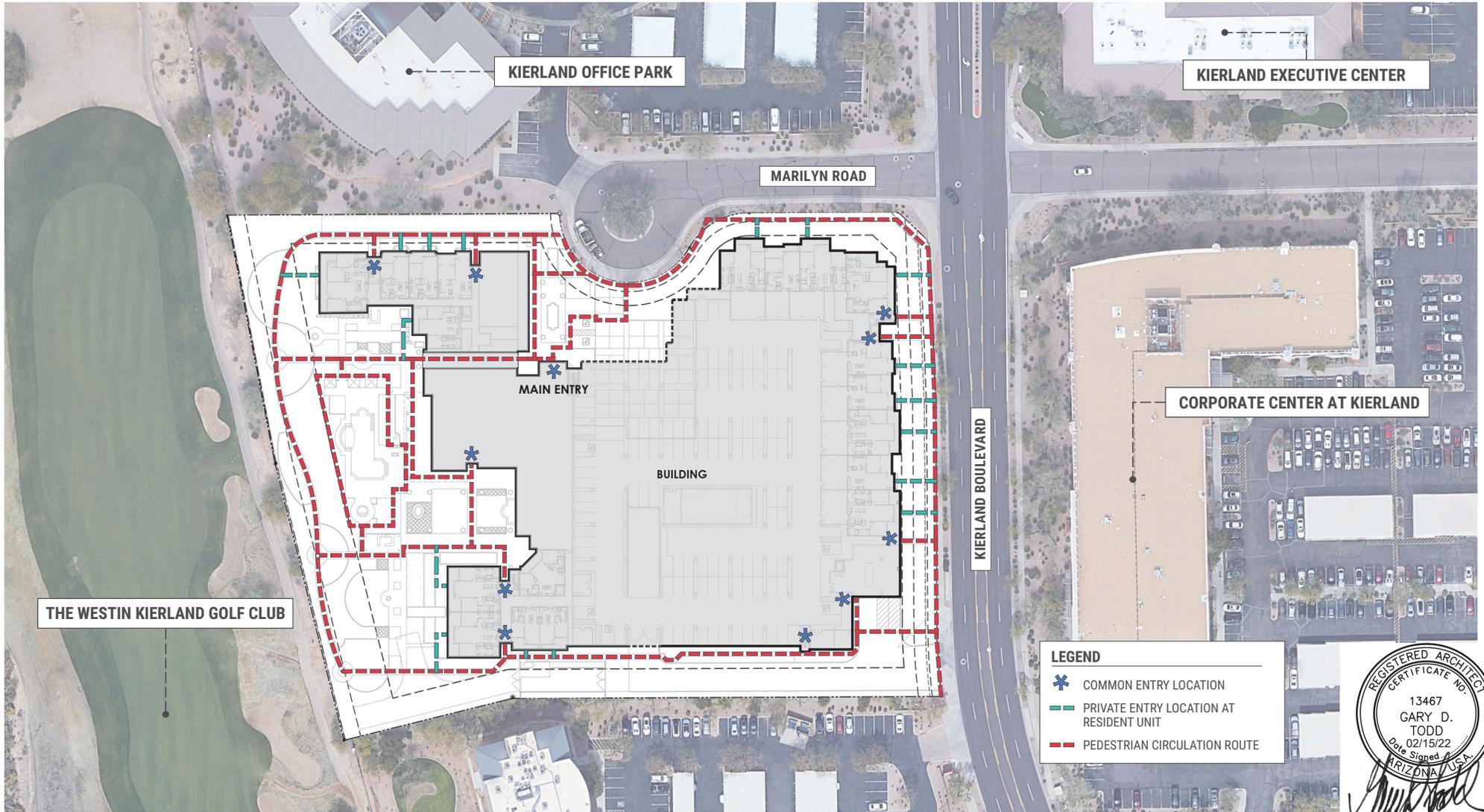
602-952-8280 / TODDASSOC.COM
 21-2054-01

**THE RELATED GROUP
 RD ICON KIERLAND**

Preliminary Not For Construction



A1.1



LEGEND

- * COMMON ENTRY LOCATION
- PRIVATE ENTRY LOCATION AT RESIDENT UNIT
- PEDESTRIAN CIRCULATION ROUTE

REGISTERED ARCHITECT
 CERTIFICATE NO.
 13467
 GARY D.
 TODD
 02/15/22
 Date Signed
 ARIZONA, USA



PEDESTRIAN CIRCULATION PLAN

Icon Kierland
 Phoenix, Arizona
 PUD SUBMITTAL
 February 11, 2022

TODD+ ASSOCIATES
 602-952-8280 / TODDASSOC.COM
 21-2054-01

**THE RELATED GROUP
 RD ICON KIERLAND**
 Preliminary Not For Construction

RELATED

A1.2



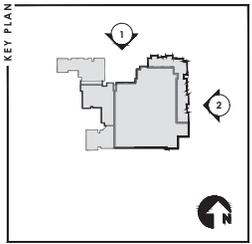
① NORTH ELEVATION SCALE: 1"=20'-0"



② EAST ELEVATION SCALE: 1"=20'-0"

FINISH COLOR SCHEDULE

LOCATION	MANUFACTURER / COLOR
A	STUCCO (BASE) MANUF: TBD COLOR: TBD
B	STUCCO (ACCENT 1) MANUF: TBD COLOR: TBD
C	STUCCO (ACCENT 2) MANUF: TBD COLOR: TBD
D	ROOF TILE MANUF: TBD COLOR: TBD
E	PRECAST STONE VENEER MANUF: TBD COLOR: TBD
F	METAL GUARDRAIL MANUF: TBD COLOR: TBD
G	ALUMINUM WINDOW FRAMES MANUF: TBD COLOR: TBD
H	LOW-E GLAZING MANUF: PPG OR EQUAL
I	SHALATED WOOD TRELLIS MANUF: TBD COLOR: TBD
J	DECORATIVE METAL SCREEN MANUF: TBD COLOR: TBD





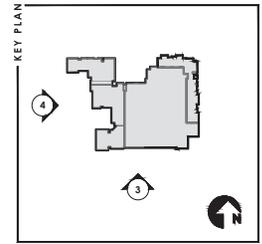
3 SOUTH ELEVATION
SCALE: 1"=20'-0"



4 WEST ELEVATION
SCALE: 1"=20'-0"

FINISH / COLOR SCHEDULE

LOCATION	MANUFACTURER / COLOR
A	STUCCO (BASE) MANUF: TBD COLOR: TBD
B	STUCCO (ACCENT 1) MANUF: TBD COLOR: TBD
C	STUCCO (ACCENT 2) MANUF: TBD COLOR: TBD
D	ROOF TILE MANUF: TBD COLOR: TBD
E	PRECAST STONE VENEER MANUF: TBD COLOR: TBD
F	METAL GUARDRAIL MANUF: TBD COLOR: TBD
G	ALUMINUM WINDOW FRAMES MANUF: TBD COLOR: TBD
H	LOW-E GLAZING MANUF: PPG OR EQUAL
I	SHIMULATED WOOD TRELLIS MANUF: TBD COLOR: TBD
J	DECORATIVE MTL SCREEN MANUF: TBD COLOR: TBD



LANDSCAPE CALCS

KIERLAND BOULEVARD	
STREET FRONTAGE LENGTH	450 LN. FT.
REQUIRED STREET TREES	1/20 = 23 TREES REQUIRED
REQUIRED SIZES	11 QTY 2" CALIPER 6 QTY 3" CALIPER 6 QTY 4" CALIPER
PROVIDED SIZES (30 TREES)	11 QTY 2" CALIPER 10 QTY 3" CALIPER 9 QTY 4" CALIPER
MARILYN ROAD	
STREET FRONTAGE LENGTH	345 LN. FT.
REQUIRED STREET TREES	1/20 = 18 TREES REQUIRED
REQUIRED SIZES	8 QTY 2" CALIPER 5 QTY 3" CALIPER 5 QTY 4" CALIPER
PROVIDED SIZES (31 TREES)	10 QTY 2" CALIPER 10 QTY 3" CALIPER 8 QTY 4" CALIPER

NORTH BOUNDARY (WEST OF MAIN ENTRY)	
STREET FRONTAGE LENGTH	289 LN. FT.
REQUIRED STREET TREES	1/20 = 15 TREES REQUIRED
REQUIRED SIZES	9 QTY 2" CALIPER 6 QTY 3" CALIPER
PROVIDED SIZES (16 TREES)	10 QTY 2" CALIPER 6 QTY 3" CALIPER
WEST BOUNDARY (WEST OF MAIN ENTRY)	
STREET FRONTAGE LENGTH	466 LN. FT.
REQUIRED STREET TREES	1/20 = 24 TREES REQUIRED
REQUIRED SIZES	15 QTY 2" CALIPER 9 QTY 3" CALIPER
PROVIDED SIZES (35 TREES)	11 QTY 2" CALIPER 10 QTY 3" CALIPER 18 QTY 3" CALIPER
SOUTH BOUNDARY	
STREET FRONTAGE LENGTH	523 LN. FT.
REQUIRED STREET TREES	1/20 = 27 TREES REQUIRED
REQUIRED SIZES	11 QTY 2" CALIPER 10 QTY 3" CALIPER 21 QTY 2" CALIPER
PROVIDED SIZES (31 TREES)	10 QTY 3" CALIPER

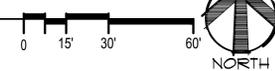
PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES				
	<i>Cassia gilliesii</i>	Yellow Bird of Paradise	2" Caliper	Multi - Trunk Dense Canopy
	<i>Acacia farnesiana</i>	Sweet Acacia	2 1/3" Caliper	Multi - Trunk Dense Canopy
	<i>Acacia salicina</i> 'Doris D'	Weeping Acacia	2" Caliper	Standard Trunk Dense Canopy
	<i>Ficus nitida</i> 'Columns'	Columnar Ficus	2" Caliper	Standard Trunk Dense Canopy
	<i>Olea europaea</i> 'Wilsonii'	Fruitless Olive	2 1/4" Caliper	Standard Trunk Dense Canopy
	<i>Olneya tesota</i>	Ironwood	6" Caliper	Multi - Trunk Dense Canopy
	<i>Parkinsonia praecox</i> 'AZT'	Palo Brea	4" Caliper	Multi - Trunk Dense Canopy
	<i>Phoenix dactylifera</i>	Date Palm	22' CTH	Diamond Cut Matching Form
	<i>Prosopis x 'Rio Salado'</i>	Rio Salado Mesquite	3" Caliper	Multi - Trunk Dense Canopy
	<i>Pithecellobium flexicaule</i>	Texas Ebony	4" Caliper	Standard Trunk Dense Canopy
	<i>Quercus virginiana</i> 'Heritage'	Southern Live Oak	3" Caliper	Standard Trunk Dense Canopy
	<i>Sophora secundiflora</i>	Texas Mountain Laurel	2 1/4" Caliper	Multi - Trunk Dense Canopy
ACCENTS/VINES				
	<i>Aloe vera</i>	Medicinal Aloe	5 Gal.	As Per Plan
	<i>Agave weberi</i>	Weber's Agave	5 Gal.	As Per Plan
	<i>Bougainvillea</i> 'Barbara Karst'	Vine Bougainvillea	5 Gal.	As Per Plan
	<i>Cycas revoluta</i>	Sago Palm	5 Gal.	As Per Plan
	<i>Dasylirion quadrangulum</i>	Toothless Desert Spoon	5 Gal.	As Per Plan
	<i>Hesperaloe parviflora</i>	Red Yucca	5 Gal.	As Per Plan
	<i>Trachelospermum jasminoides</i>	Star Jasmine	5 Gal.	As Per Plan
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	5 Gal.	As Per Plan
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	Regal Mist	5 Gal.	As Per Plan
	<i>Strelitzia reginae</i>	Tropical Bird of Paradise	5 Gal.	As Per Plan
	<i>Tecoma hybrid</i> 'Orange Jubilee'	Orange Jubilee	5 Gal.	Train to adjacent structure
SHRUBS				
	<i>Bougainvillea x hybrid</i> 'Alexandra'	Alexandra Bougainvillea	5 Gal.	As Per Plan
	<i>Bougainvillea x hybrid</i> 'Torch Glow'	Torch Glow Bougainvillea	5 Gal.	As Per Plan
	<i>Dodonaea viscosa</i>	Hopsed Bush	5 Gal.	As Per Plan
	<i>Dodonaea viscosa</i> 'Purpurea'	Purple Hopsed Bush	5 Gal.	As Per Plan
	<i>Ruellia equisetiformis</i>	Coral Fountain	5 Gal.	As Per Plan
	<i>Eremophila hygrophana</i> 'Blue Bells'	Blue Bells	5 Gal.	As Per Plan
	<i>Leucophyllum frutescens</i> 'Green Cloud'	Green Cloud Ranger	5 Gal.	As Per Plan
	<i>Nerium oleander</i> 'Compacta'	Petite Pink Oleander	5 Gal.	As Per Plan
	<i>Rosmarinus officinalis</i> 'Pyramidalis'	Upright Rosemary	5 Gal.	As Per Plan
	<i>Ruellia peninsularis</i>	Baja Ruellia	5 Gal.	As Per Plan
	<i>Tecoma hybrid</i> 'Lydia'	Tecoma Lydia	5 Gal.	As Per Plan
	<i>Tecoma hybrid</i> 'Bells of Fire'	Bells of Fire	5 Gal.	As Per Plan
	<i>Tecoma stans</i>	Yellow Bells	5 Gal.	As Per Plan
GROUND COVERS				
	<i>Lantana hybrid</i> 'Dallas Red'	Dallas Red Lantana	1 Gal.	As Per Plan
	<i>Lantana hybrid</i> 'New Gold'	New Gold Lantana	1 Gal.	As Per Plan
	<i>Lantana montevidensis</i>	Purple Trailing Lantana	1 Gal.	As Per Plan
	<i>Eremophila glabra</i>	Winter Blaze	1 Gal.	As Per Plan
	<i>Eremophila maculata</i>	Outback Sunrise	1 Gal.	As Per Plan
	<i>Wedelia trilobata</i>	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 -		
		6" Extruded Concrete Header		



CONCEPTUAL LANDSCAPE PLAN - LEVEL 1

SCALE: 1" = 30'-0"



COLLABORATIVE V
DESIGN STUDIO INC.
7116 EAST 1ST AVE.,
SUITE 103
SCOTTSDALE, ARIZONA
85251
OFFICE: 480-347-0590
FAX: 480-656-6012



EXPIRES 06 / 30 / 2022

CONCEPTUAL LANDSCAPE PLAN
THE GREENS AT KIERLAND
 14646 N Kierland Blvd, Scottsdale, AZ 85254

CONCEPTUAL LANDSCAPE PLAN

DESIGNED BY: SH/PV
 DRAWN BY: SH
 CHECKED BY: PV/MD
 DATE: November 23, 2021
 REVISIONS/CITY COMMENTS
 FEBRUARY 11, 2022

THE GREENS AT KIERLAND
PUD SUBMITTAL

CLS-1

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES				
	<i>Caesalpinia gilliesii</i>	Yellow Bird of Paradise	2" Caliper	Multi - Trunk Dense Canopy
	<i>Acacia farnesiana</i>	Sweet Acacia	2 1/3" Caliper	Multi - Trunk Dense Canopy
	<i>Acacia salicina</i>	Weeping Acacia	2" Caliper	Standard Trunk Dense Canopy
	<i>Ficus nitida</i>	Columnar Ficus	2" Caliper	Standard Trunk Dense Canopy
	<i>Olea europaea</i>	Fruitless Olive	2 1/4" Caliper	Standard Trunk Dense Canopy
	<i>Olinya tesota</i>	Ironwood	6" Caliper	Multi - Trunk Dense Canopy
	<i>Parkinsonia praecox</i>	Palo Brea	4" Caliper	Multi - Trunk Dense Canopy
	<i>Phoenix dactylifera</i>	Date Palm	22' CTH	Diamond Cut Matching Form
	<i>Prosopis x 'Rio Salado'</i>	Rio Salado Mesquite	3" Caliper	Multi - Trunk Dense Canopy
	<i>Pithecellobium flexicaule</i>	Texas Ebony	4" Caliper	Standard Trunk Dense Canopy
	<i>Quercus virginiana</i>	Southern Live Oak	3" Caliper	Standard Trunk Dense Canopy
	<i>Sophora secundiflora</i>	Texas Mountain Laurel	2 1/4" Caliper	Multi - Trunk Dense Canopy

ACCENTS/VINES

<i>Aloe vera</i>	Medicinal Aloe	5 Gal.	As Per Plan
<i>Agave weberi</i>	Weber's Agave	5 Gal.	As Per Plan
<i>Bougainvillea</i>	Vine Bougainvillea	5 Gal.	As Per Plan
<i>Cycas revoluta</i>	Sago Palm	5 Gal.	As Per Plan
<i>Dasylirocn quadrangulum</i>	Toothless Desert Spoon	5 Gal.	As Per Plan
<i>Hesperaloe parviflora</i>	Red Yucca	5 Gal.	As Per Plan
<i>Trachelospermum jasminoides</i>	Star Jasmine	5 Gal.	As Per Plan
<i>Hesperaloe funifera</i>	Giant Hesperaloe	5 Gal.	As Per Plan
<i>Muhlenbergia capillaris</i>	Regal Mist	5 Gal.	As Per Plan
<i>Strelitzia reginae</i>	Tropical Bird of Paradise	5 Gal.	As Per Plan
<i>Tecoma hybrid</i>	Orange Jubilee	5 Gal.	Train to adjacent structure

SHRUBS

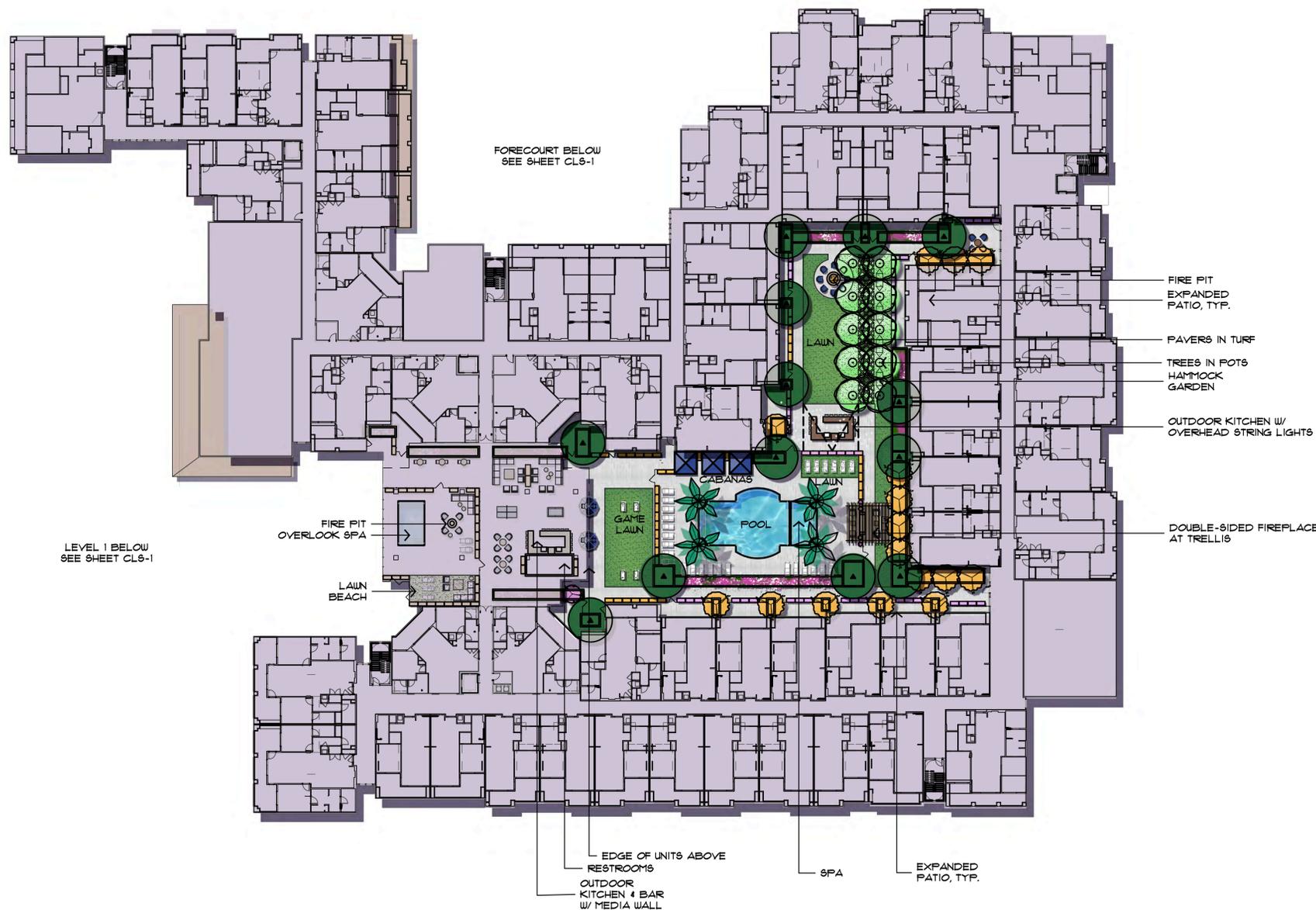
<i>Bougainvillea x hybrid</i>	Alexandra Bougainvillea	5 Gal.	As Per Plan
<i>Bougainvillea x hybrid</i>	Torch Glow Bougainvillea	5 Gal.	As Per Plan
<i>Dodonaea viscosa</i>	Hopsed Bush	5 Gal.	As Per Plan
<i>Dodonaea viscosa</i>	Purple Hopsed Bush	5 Gal.	As Per Plan
<i>Ruellia equisetiformis</i>	Coral Fountain	5 Gal.	As Per Plan
<i>Eremophila hygrophana</i>	Blue Bells	5 Gal.	As Per Plan
<i>Leucophyllum frutescens</i>	Green Cloud Ranger	5 Gal.	As Per Plan
<i>Nerium oleander</i>	Petite Pink Oleander	5 Gal.	As Per Plan
<i>Rosmarinus officinalis</i>	Upright Rosemary	5 Gal.	As Per Plan
<i>Ruellia peninsularis</i>	Baja Ruellia	5 Gal.	As Per Plan
<i>Tecoma hybrid</i>	Tecoma Lydia	5 Gal.	As Per Plan
<i>Tecoma hybrid</i>	Bells of Fire	5 Gal.	As Per Plan
<i>Tecoma stans</i>	Yellow Bells	5 Gal.	As Per Plan

GROUND COVERS

<i>Lantana hybrid</i>	Dallas Red Lantana	1 Gal.	As Per Plan
<i>Lantana hybrid</i>	New Gold Lantana	1 Gal.	As Per Plan
<i>Lantana montevidenis</i>	Purple Trailing Lantana	1 Gal.	As Per Plan
<i>Eremophila glabra</i>	Winter Blaze	1 Gal.	As Per Plan
<i>Eremophila maculata</i>	Outback Sunrise	1 Gal.	As Per Plan
<i>Wedelia trilobata</i>	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 -
	6" Extruded Concrete Header



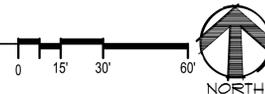
COLLABORATIVE V DESIGN STUDIO INC.
7116 EAST 1ST AVE., SUITE 103
SCOTTSDALE, ARIZONA 85251
OFFICE: 480-347-0590
FAX: 480-656-6012



CONCEPTUAL LANDSCAPE PLAN
THE GREENS AT KIERLAND
 14646 N Kierland Blvd, Scottsdale, AZ 85254

CONCEPTUAL LANDSCAPE PLAN - LEVEL 2

SCALE: 1" = 30'-0"



CONCEPTUAL LANDSCAPE PLAN

DESIGNED BY: SH/PV
 DRAWN BY: SH
 CHECKED BY: PV/MD
 DATE: November 23, 2021
 REVIEWER: CITY COMMENTS
 FEBRUARY 11, 2022

THE GREENS AT KIERLAND
 PUD SUBMITTAL

CLS-2

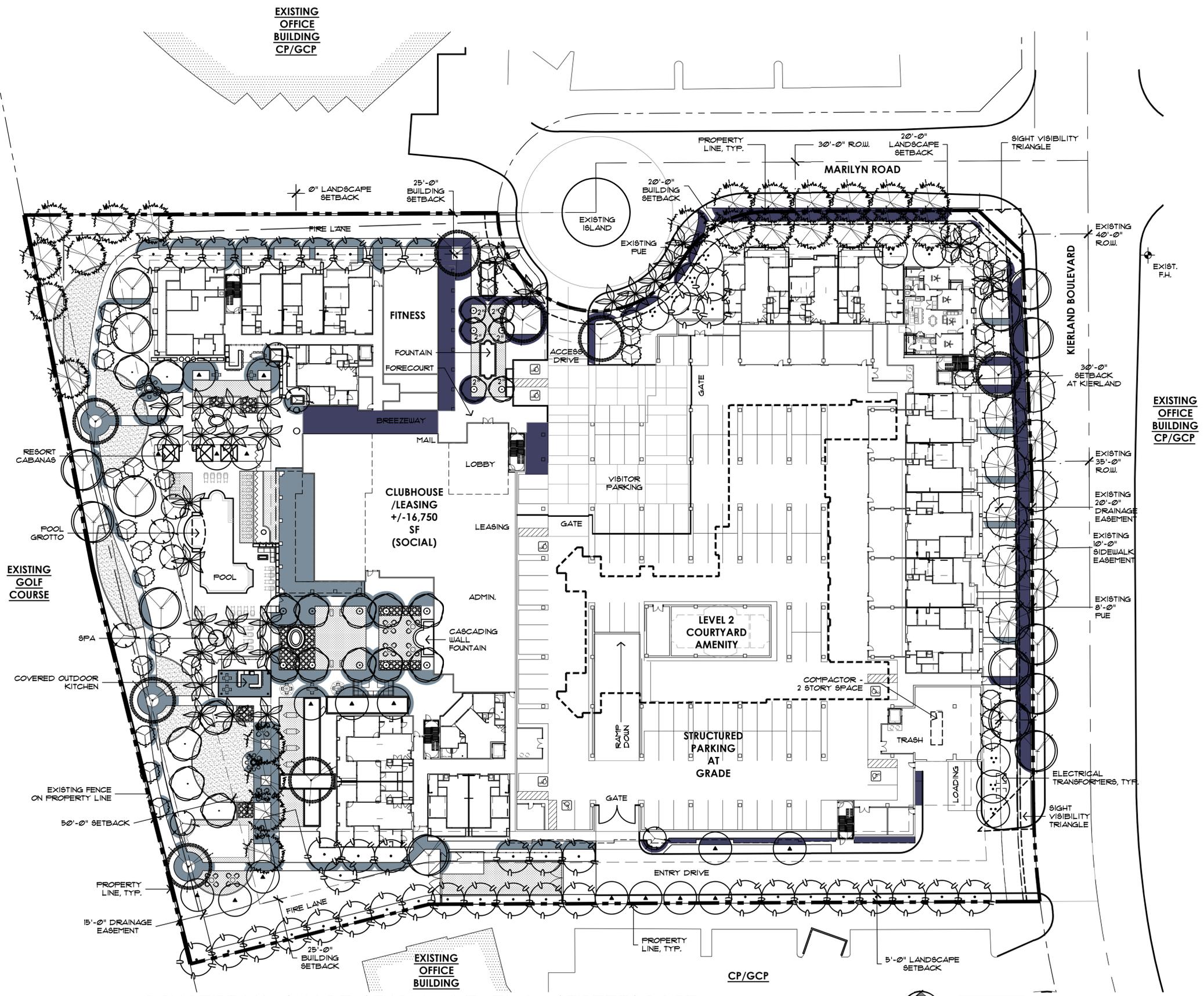
2 OF 4



PUBLIC SHADE STUDY LEGEND	
PUBLIC WALK	10,923 SQ. FT.
REQUIRED SHADE	8,192 SQ. FT. (75%)
PROVIDED SHADE	8,214 SQ. FT. (76%)

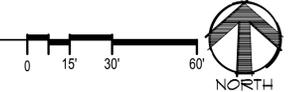
PRIVATE SHADE STUDY LEGEND	
PRIVATE WALK / PATIO	15,210 SQ. FT.
REQUIRED SHADE	7,635 SQ. FT. (50%)
PROVIDED SHADE	10,290 SQ. FT. (67%)

* POOL AREA IS NOT INCLUDED IN PATIO TOTAL



CONCEPTUAL SHADE STUDY - LEVEL 1 / STREETSCAPE

SCALE: 1" = 30'-0"



CONCEPTUAL LANDSCAPE PLAN
THE GREENS AT KIERLAND
14646 N Kierland Blvd, Scottsdale, AZ 85254

CONCEPTUAL SHADE STUDY

DESIGNED BY:	SH/PV
DRAWN BY:	SH
CHECKED BY:	PV/MD
DATE:	November 23, 2021
REVISION:	CITY COMMENTS FEBRUARY 11, 2022

THE GREENS AT KIERLAND
PUD SUBMITTAL

CLS-3



EXPIRES 06 / 30 / 2022

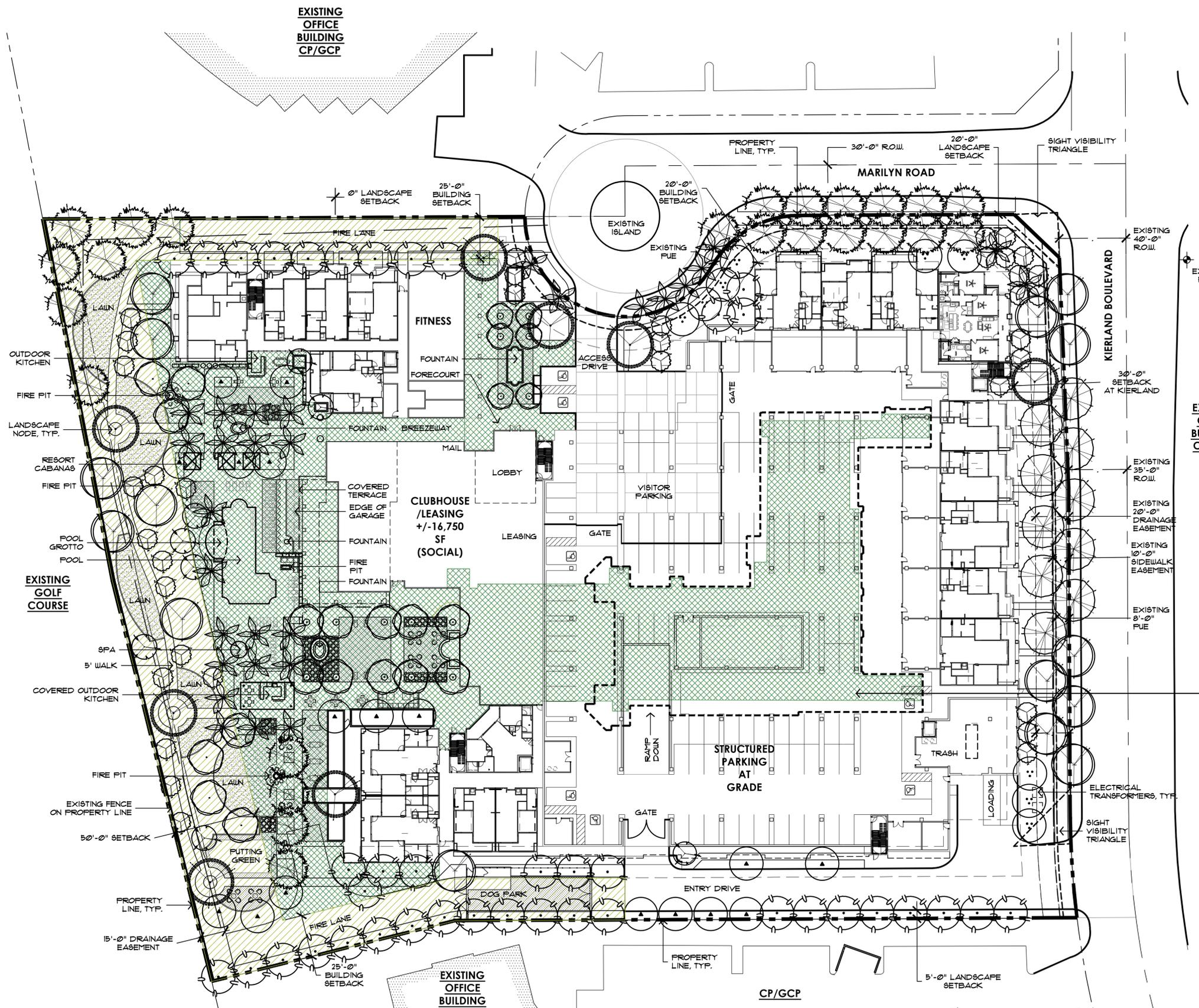
**OPEN SPACE
CALCULATIONS**

SITE AREA	
GROSS:	266,416 SF / 6.12 ACRES
NET:	236,006 SF / 5.42 ACRES
OPEN SPACE	
REQUIRED:	53,081 SF (20% OF GROSS ACREAGE)
PROVIDED:	59,173 SF. (22 %)
LEVEL 1 COURTYARD	30,112 SF
LEVEL 2 COURTYARD	23,116 SF
FOURCOURT/BREEZEWAY	5,945 SF
TOTAL	59,173 SF

**ADDITIONAL
GREEN SPACE**

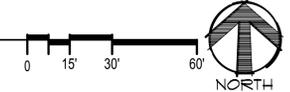
GREEN SPACE IN LANDSCAPE SETBACK- 33,636 SF
NOTE: PER CITY OF PHOENIX ZONING CODE,
GREEN SPACE WITHIN LANDSCAPE SETBACKS CAN
NOT COUNT TOWARDS OPEN SPACE REQUIREMENTS

LEVEL 2 COURTYARD HAS BEEN INCLUDED
IN OPEN SPACE CALCULATIONS. REFER TO
SHEET CLS-2 FOR AMENITY DETAILS



CONCEPTUAL OPEN SPACE PLAN

SCALE: 1" = 30'-0"



**CONCEPTUAL LANDSCAPE PLAN
THE GREENS AT KIERLAND**
14646 N Kierland Blvd, Scottsdale, AZ 85254

CONCEPTUAL OPEN SPACE PLAN

DESIGNED BY:	SH/PV
DRAWN BY:	SH
CHECKED BY:	PV/MD
DATE:	November 23, 2021
REVISION:	CITY COMMENTS FEBRUARY 11, 2022

THE GREENS AT KIERLAND
PUD SUBMITTAL

CLS-4

TRAFFIC IMPACT STATEMENT SUBMITTED UNDER SEPARATE COVER
(STIA 2109501)



City of Phoenix
STREET TRANSPORTATION DEPARTMENT

December 7, 2021

Joseph Spadafino, P.E.
CivTech, Inc
10605 N Hayden Road, Suite 140
Scottsdale, AZ 8526

RE: Approval Letter for Traffic Impact Statement 14646 North Kierland Boulevard – KIVA 21-4571

Mr. Spadafino,

The City of Phoenix Street Transportation Department has reviewed this submittal of the Traffic Impact Statement for 14646 North Kierland Boulevard Project does not have any comments. Please consider this to be your approval letter. If you have any questions, please contact me at Muhannad.zubi@Phoenix.gov. Thank you.

Best Regards,

Muhannad Zubi

Muhannad Al Zubi, PE, PTOE
Traffic Engineer III
City of Phoenix
Street Transportation Department

C: Chris Kowalsky

Derek Fancon