

# LCG KIERLAND

CASE Z-91-18

LOCATED AT THE SOUTHEAST CORNER OF 71<sup>ST</sup> STREET  
AND TIERRA BUENA LANE



Date of Initial Submission: December 26, 2018  
Second Submittal: February 27, 2019  
Third Submittal: April 8, 2019  
Fourth Submittal: May 2, 2019  
Hearing Draft: May 13, 2019  
City Council Adoption: July 3, 2019  
Minor Amendment: December 4, 2019

**CITY OF PHOENIX**

, DEC 05 2019

**Planning & Development  
Department**



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

January 22, 2020

Noel Griemsmann  
Snell and Wilmer, LLP  
400 East Van Buren Street, Suite 1900  
Phoenix, Arizona 85004

RE: LCG KIERLAND PUD (Z-91-18-2)

Dear Mr. Griemsmann:

Thank you for the revised development narrative in relation to Minor Amendment-1 of the LCG Kierland PUD (Z-91-18-2). Your request includes revisions to Section D.3. (Parking) and E.1.e. (Design Guidelines, Private Balconies) as described below:

**Section D.3. (Parking):** A request to reduce the minimum combined sum of aisle width and parking dimension from 62 feet to 60 feet. The original PUD narrative did not explicitly override the Section 702 provision requiring a combined minimum dimension of 62 feet.

**Section E.1.e. (Design Guidelines, Private Balconies):** A request to require private balcony railings to include glass elements only on units which abut public right-of-way and those on the south building elevation rather than all private balconies.

Section 671.E. of the City of Phoenix Zoning Ordinances includes provisions to allow for major and minor amendments to Planned Unit Developments. An amendment is deemed minor if the Planning and Development Director determines the amendment does not meet the criteria established for major amendments. The Planning and Development Director has the authority to administratively approve minor amendments.

After review of your request, I concur with your assessment that the items in question should be deemed minor and I hereby approve the request subject to the following. The development narrative date stamped December 5, 2019 is consistent with the Development Narrative date stamped July 29, 2019 and incorporates the minor amendments proposed in the request letter date stamped December 5, 2019. This narrative will be used as the basis for future amendments should they be requested by the current or future owners.

If you have any further questions, please contact Nick Klimek, Village Planner, at [nick.klimek@phoenix.gov](mailto:nick.klimek@phoenix.gov) or (602) 534-7696.

Sincerely,

A handwritten signature in black ink, appearing to read "Alan Stephenson".

Alan Stephenson  
Planning and Development Director

c: Z-91-18-2  
Tierra Buena-Kierland, LLC  
7111 E. Tierra Buena Ln.  
Scottsdale, AZ 85254

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

## Principles and Development Team

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## A. PURPOSE AND INTENT

### **A1: Project Overview and Goals**

LCG Kierland is a six (6) story rental community that will add high quality dwelling units on the 71<sup>st</sup> Street corridor, the location of other high-end living opportunities. The goal of the project is to provide high-quality modern urban living experiences for residents of the Project and to create a pedestrian friendly, walkable environment streetscape along 71<sup>st</sup> Street for the benefit of the larger community. The Project will be pedestrian friendly, focused on connecting itself, as well as other developments along 71st Street, to the shopping and entertainment offered by Kierland Commons, the heart of Kierland.

### **A2: Overall Design Concept**

The design is focused on a “modern suburban” feel, similar to the experience of Kierland Commons and following a development trend that has reinvented 71<sup>st</sup> Street with quality pedestrian edges, elimination of surface parking lots and an emphasis on quality design that has visual interest at a walking pace.

To accomplish the Project’s pedestrian focus, all parking is located below grade or at grade (in which case it is fully screened by ground level units) which allows ground level residential units and primary front office functions to activate the streetscape and further enhance the pedestrian experience. The Project’s amenity courtyard and resort like pool open up to 71<sup>st</sup> Street and create multiple levels of activation and interest along the abutting pedestrian ways. Walking by the Project will be both interesting and safe.

Beyond the building’s design and placement of amenities and units, interest to those passing by is enhanced by the use of quality, durable materials combined with the creation of a seamless transition from indoor to outdoor spaces to permit the maximum enjoyment of the Sonoran Desert climate. The Project utilizes large amounts of glass to bring indoor living spaces of each dwelling unit to the outdoor spaces. Because the parcel upon which the Project is proposed is a corner property, there was an opportunity to establish a strong corner that marks the intersection of 71<sup>st</sup> and Tierra Buena with large expanses of glass, balconies and canopies.

In summary, the overall design concept is a building that (i) fits the surrounding scale by maintaining similar heights as its neighbors, (ii) reinforces a strong pedestrian environment by concealing vehicle parking, providing ground level dwelling units and enhanced streetscape design as well as (iii) the expression of the Kierland area’s reputation for a quality built environment via a rich blend of materials and colors combined with current, yet timeless, design.

## B. LAND USE PLAN

### **B1: Proposed Land Use Categories**

The Project is proposed as a residential luxury multi-family community of 220 homes and resident amenities.

### **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 approximately 199 parking spaces and ancillary storage, including bike storage and equipment rooms.

Grade Level is the location of the remainder of the vehicular parking (totaling 304 parking stalls) which is carefully screened by ground level units that front the adjacent streets, intended to activate the street frontage with direct ingress/egress from these units. The architecture and landscape support the strong pedestrian connection to Kierland Commons along the east side of 71<sup>st</sup> Street by including shade, interesting vegetation and hardscape as well as an area of respite that encourages pedestrians to stop, rest and gather. This level also features the main lobby, leasing/management offices, resident mail center and other back of house spaces being the primary uses. While the ground level street fronting open space is open to the public, the facilities located within the residential building are for the use of the residents and their guests only.

Level 2 is the main amenity level with the clubhouse that opens up to a large podium deck with the pool and cabana, quiet courtyard areas, landscaping, seating areas and sunbathing areas. Residential units are also on this floor, focused around views to either the surrounding area or, for internal units, into the courtyard areas.

Level 3-6 are typical representation of the upper levels of the building. Here the residential dwelling units continue above the Level 2 podium. The typical residential building floor will have approximately 43 dwelling units. As the resident dwelling focused areas of the Project, there are no amenities on these upper levels.

Roof Level will not be occupiable. To continue the quality appearance, the necessary rooftop equipment/mechanicals will be organized and screened, with an emphasis on the AC condenser units which will be installed in a purposeful and prearranged manner.

## C. LIST OF USES

### **C1: Permitted Uses**

- Multi-Family 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
- All Special Permit uses otherwise permitted in the C-2 Zoning District are prohibited.

### **C3: Prohibited Uses**

The following land uses are not permitted:

- Auto Title Loan Establishments
- Automobile Parts and Supplies, New Retail and Wholesale
- Boats, Retail Sale
- Car Wash
- Compressed Natural Gas Retail Sales
- Gas Stations
- Garage, Repair
- Hospital
- Motorcycles, Repair and Sales
- Nonprofit Medical Marijuana Dispensary Facility
- Pawn Shop
- Service Stations, Automobile
- Tobacco Oriented Retailers
- Veterinarian Offices
- Veterinarian Hospitals
- Window Glass Installation Shop

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

## D. DEVELOPMENT STANDARDS

### D1: Development Standards Table

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

<b>a. Maximum Residential Unit Count</b> Max Dwellings	220 dwelling units
<b>b. Minimum Lot Width/Depth</b>	No Minimum
<b>c. Minimum Building Setbacks</b>	<b>From Property Line</b>
North (Tierra Buena)	10'
West (71 <sup>st</sup> Street)	11'
South (Internal Property Line)	10'-6"
East (Internal Property Line)	4'
Integrated architectural design features that provide for visual enhancement, shading/shadow and/or weather protection may project into required setbacks only as follows:	
i. Balconies, Balcony Roofs, and Entryway Awnings (at garage and at entry doors) - up to 3'	
ii. Horizontal Roof Line Enhancements and Overhangs (at top 10% of façade elevation) - up to 3'	
iii. Decorative Bumpouts and/or Details in Façade (totaling 20% or less of the total façade area) - up to 2'	
Detailed Setback and Section Illustration Provided in <a href="#">Exhibit I</a>	
<b>e. Maximum Building Height</b>	70 Feet
i. Maximum Building Height is to be measured to the top of the roof deck surface as per Section 202.	
ii. Projections above this maximum are permitted for standard exceptions found in Section 701.B and rooftop screening elements required to implement the design guidelines in Section E3 of this PUD.	
iii. Due to the existing slope conditions on site (falling north to south), which alters technical height measurements under Section 202, additional flexibility in applying final height measurement is required. To simplify application of the Maximum Building Height standard, the building rooftop shall not exceed a horizontal plane height of 70', measured from six inches above the top of the existing curb closest to the northeast corner of the site. Prior to Preliminary Site Plan Approval, the project engineer shall establish the height of this point (the "Maximum Roof Height Level Line"). To maintain a uniform building height across the entire site, additional height up to 3'-8" is permitted to allow for measurement to established average grade plane around the building to accommodate site drainage and slope, subject to the limitation of the established Maximum Roof Height Level Line.	
<b>f. Maximum Lot Coverage</b>	85% of Total Net Site Area
<b>g. Divisions of Uses</b>	Not Applicable

### D2: Landscape Standards Table

<b>Minimum Landscape Setbacks</b>	
North (Tierra Buena)	10'
West (71 <sup>st</sup> Street)	11'
South (Internal Property Line)	10'-6"
East (Internal Property Line)	4'

<b>Minimum Landscape Standards</b>	
<b>a. Streetscape - Adjacent to Public Right-of-Way (West &amp; North Property Edges)</b>	(50%) 2" caliper trees, (50%) 3" caliper trees planted at 20'-0" on center or in equivalent groupings, except for within driveways and sidewalks, (5) 5-gallon drought-resistant shrub for each tree and minimum 50% of living ground-cover, and 75% shade at maturity.
<b>b. Perimeter Property Lines – Not Adjacent to Public Right-of-Way (South Property Edges)</b>	3" caliper trees planted at 20'-0" on center or in equivalent groupings, except for within driveways and sidewalks, (5) 5-gallon drought-resistant shrub for each tree and minimum 50% of living ground-cover.
<b>c. Perimeter Property Lines – Not Adjacent to Public Right-of-Way (East Property Edges)</b>	No Minimum, except any open area not improved or hardscaped shall include landscaping materials at a minimum of 50% living ground-cover.
<b>d. Adjacent to Buildings</b>	Not Applicable
<b>e. Parking Areas</b>	Applicable to surface parking lots only (not located within a structure or below ground); comply with Section 623.E
<b>f. Minimum Common Open Space</b>	See <u>Exhibit C</u> for Locations of the Following Zones
	<p><u>Pedestrian Realm Zone</u>: To be a minimum of 6'-0" of landscape area between back of established curb and sidewalk adjacent to public rights-of-way. Sidewalks are to be detached. Refer to Section D2.a for planting requirements.</p> <p><u>Public Court Zone</u>: To be a minimum of 1,325 square feet in size, and at least 10 feet deep, measured from the edge of Pedestrian Realm to building façade. This area is to be open to the public from dawn until dusk. Located on west side of site, adjacent to 71<sup>st</sup> Street. See Section D5 for shade requirements and E4 for amenity requirements.</p> <p><u>Resident Amenities Zones</u>: Common open space amenity, located on the podium, to be a minimum of 7,000 square feet and open to residents only. See Section D5 for shade requirements and E4 for amenity requirements.</p>
<b>g. Minimum Total Open Space</b>	Minimum of 20% of total Gross Site Acreage. May be above grade (See <u>Exhibit D</u> ).

**D3: Parking**

<b>Parking Standards</b>	
<b>Minimum Parking Standards</b>	
<b>a. Residents</b>	1.2 spaces per dwelling unit



<b>b. Unreserved Visitor</b>	.16 spaces per dwelling unit
<b>c. Bicycle Parking</b>	0.25 spaces per dwelling unit AND 4 visitor spaces (maximum requirement for bicycle parking is 50 spaces)
Detailed Parking Analysis Provided in <u>Exhibit M</u>	
<b>Parking Drive Aisle Dimensions</b>	24' (minimum total of stall and aisle width 60')
<b>Parking Location, Automotive</b>	All parking areas are to be screened from public view.
<b>Parking Location, Bicycle</b>	To be installed in conformance with Section 1307.H, except as follows: (i) Inverted-U style bicycle racks or artistic style racks consistent with the City of Phoenix preferred designs (see Comprehensive Bicycle Master Plan, Appendix K) shall be provided and (ii) secure resident bike storage may be located within the lower level parking garage.

**D4: Fences/Walls**

<b>Fences/Walls</b>
Fences and walls shall comply with the wall standards in Section 703 of the Zoning Ordinance. For non-residential development, Section 703.A.3 shall apply.

**D5: Shade**

<b>Shade</b>	
<b>Building and Shade</b>	
Shading, which may be corporeal, vegetative or any combination thereof, shall be provided as follows. All shade calculations shall be based on the summer solstice at noon.	
<b>a. Pedestrian Realm Shading</b>	75% minimum.
<b>b. Public Plaza</b>	75% minimum.
<b>c. Resident Amenities</b>	50% minimum. Total percentage required excludes pool surface and pool deck area.

**D6: Lighting Plan**

<b>Lighting</b>
All lighting will be consistent with the standards of Section 704 and section 507.Tab A.II.A.8 of the Phoenix Zoning Ordinance. The Plan includes exterior lighting appropriate for the Project. Special care will be taken with the podium lighting to provide lighting levels that promote security while avoiding spill over onto adjacent residential properties.

## E. DESIGN GUIDELINES

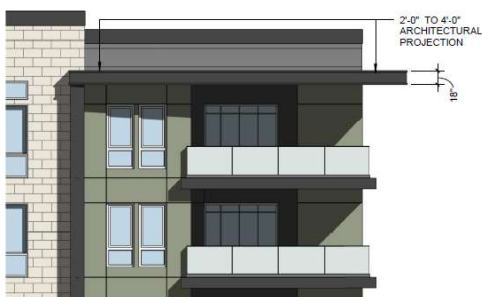
**E1: Design Guidelines.** The following design guidelines shall be provided for in the final plans for a multi-family structure (non-residential development shall comply with Section 507 Tab A):

a. **Exterior Materials** – Quality elevations require the use of a variety of materials, particularly in the details of the façade design. All sides of the building shall exhibit four-sided architecture. To achieve this, the following standards apply:

- Materials for the external façade may include:
  - Storefront glass at building corners
  - Concrete
  - Masonry
  - Brick
  - Non-reflective coated metals
  - Stucco
  - Wood, painted or stained
  - Tile
- Of these materials, there shall be no less than three (3) different materials utilized on each façade.
- Each façade shall include (i) masonry at a minimum of 10%; (ii) masonry with a stucco finish a minimum of 30%; and (iii) glazing at a minimum of 25%.

b. **Exterior Street Façades** – The exterior façade shall include architectural shading devices along public streets and shall not have blank walls as described below.

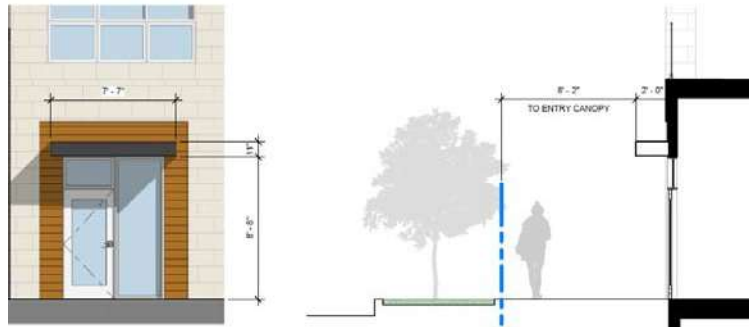
- All ground floor unit entries shall be defined by a projecting awning over the doorway.
- Ground floor blank walls visible from the public sidewalk will not exceed 20 linear feet without being interrupted by a window, or variation in building treatment or design.
- When utilized, Overhangs and Decorative Bumpouts shall be located and utilized in a manner similar to the following illustrative examples:



- c. Color Palette – Colors should be as illustrated on the color and materials palette included with this PUD application, unless otherwise modified by the Kierland Master Association. See Exhibit E.
- d. Pedestrian Realm – Provide pedestrian scale architecture and connectivity at grade level by including:
- A Public Court, which shall be a minimum of 1,325 square feet, along 71st Street.
  - Public Court shall include features required by Sections D5 and E4.
  - Along the frontage of the building adjacent to the Public Court, a “Decorative Art Screening Wall” shall be provided. This will be located on the building façade that is facing 71<sup>st</sup> Street.
  - The Decorative Art Screening Wall shall have a minimum area of 15 feet long by 5’-6” feet tall, with a total area of at least 180 square feet.
  - The Decorative Art Screening Wall shall include an affixed installation, which may be painted on the surface, a mosaic, installation of tile or other materials in an artistic manner or other installation that is distinctive from the rest of the building elevation and is artistic in nature.
  - All parking areas are to be located behind a building or within a parking structure, screened from view.
- e. Private Balconies – Private shaded balconies shall be provided for a minimum of 75% of the residences (excluding studio units). No balconies shall be required to be provided for studio units. Balconies shall:
- be a minimum of 40 square feet.
  - have a minimum dimension of 5 feet.
  - for those facades that abut public right-of-way, and for the south façade, these patios shall have guardrails that include glass (not required for interior balconies and along east façade).
- f. Building Corners – The building has three (3) key corners, the southwest, the northwest and the northeast as they are (i) visible from adjacent rights-of-way and (ii) are visible from nearby residential land uses. Therefore, each of these building corners will provide architectural distinction from the larger façade. These corners shall be designed to include the following:
- at the northwest corner, the utilization of storefront glazing that wraps the corner to create a visual focal point along all levels of the façade (consistent with Exhibit L).
  - at the northeast and southwest corners, provide balconies on floors 3, 4, 5 & 6 that extend to the corner of the façade.

- at the northeast and southwest corners, provide windows on both corners into ground level unit.

- g. Ground Level Units – To add ground level interest, each first-floor unit shall include a private entrance to the adjacent public right of way. Entryway Awnings shall be provided for these units, generally consistent with the adjacent image.



**E2: Landscape Design Guidelines.** The primary goal of the Conceptual Landscape Plan soften the building’s exterior adjacent to sidewalks to enhance the pedestrian experience. To accomplish this goal, the following requirements apply to multi-family residential development (non-residential development shall comply with Section 507 Tab A):

- a. Uniform Perimeter Design - The perimeter shall be developed to have a consistent look and shall include the following:
- themed street trees included in the plan.
  - use of a mix of flowering desert shrubs and groundcovers.
  - all screen walls will include architectural detailing consistent or complementary to the building facade.
  - use of accent trees (such as queen palms) to emphasize the corner of 71<sup>st</sup> and Terra Buena.

**E3: Rooftop Screening Design Guidelines.** Due to taller neighboring residential properties, the aesthetic quality of a roof as viewed from nearby residential units above the height of the structure is considered by this PUD for multi-family developments. As such, rooftop treatment to enhance the appearance of a flat roof to reduce potential visual impact those surrounding homeowners with clear views to the rooftop have been included, as follows:

- a. Definitions. For the purpose of these guidelines, certain words and terms used herein are herewith defined (see Exhibit J: Roof Top Mechanical Screening for examples of the defined screening below and intent of this Section).

**“Mechanical Equipment”** Any apparatus used in a building system mounted on the building or on-site Rooftop Reference to equipment, such as mechanical equipment, that is mounted on a roof.

**“Screen Wall”** A wall constructed for the purpose of visual screening of

mechanical equipment, etc. or for the purpose of reducing the visual impact of unattractive but necessary building equipment.

b. Rooftop Site Line Visibility. The degree of visibility from all adjacent public ways should be evaluated. The design goal is a minimal visibility of the equipment from a pedestrians' view or from the view of adjacent taller buildings.

c. Mechanical Screening Design Guidelines. All roof-mounted mechanical equipment, solar collectors, satellite dishes, communication devices, and other equipment should be concealed from view of public streets, Optima Kierland, and pedestrian areas, to the greatest extent possible. To accomplish this, the following shall be applied to final plans for the project:

- Roof plans shall designate equipment zones on roof tops.
- View shed analysis shall be provided from Optima Kierland and from various ground level locations.
- Special attention should be given to buildings whose roofs are viewed from Optima Kierland.
- Rooftop equipment shall be integrated into the design of the roof.
- The roofscape should be as orderly and uncluttered as possible when viewed from above by using screening devices to the top of the equipment or on all visible sides to obscure equipment if viewed from Optima Kierland.
- Rooftop equipment and screened enclosures shall be low in scale and should not significantly increase the perceived height of the building.
- Screened enclosures and rooftop equipment shall be located at least four feet from all exterior parapet walls in order to provide adequate emergency and firefighting access.
- Screened enclosures shall be constructed of materials that are visually compatible with the building exterior.
- The color of the screening should blend with the roof or building façade when viewed from the street, right-of-way and adjacent buildings.
- The screening material shall be dull and non-reflective.

d. Mechanical Equipment Screening Methods. Rooftop mechanical unit screens shall obscure visible sides of the roof top equipment by use of one (1) or more of the following methods to screen equipment:

- Building parapets.
- Independent, structurally supported screen walls providing screening for rooftop mechanical equipment when the parapet is lower than the mechanical units.
- Metal screen walls with a height to screen or enclose the rooftop equipment;
- Removable decorative panels.
- Architecturally integrated enclosures with concealed venting.

- Other enhanced features comprised of complementary building materials.
- e. Prohibited Means of Screening and Installing Mechanical Equipment
- Adhesive materials with photographs of natural materials on their surface.
  - Use of mansard roof profiles to conceal equipment.
  - Elevating equipment on a platform above the roof surface beyond any minimums required by building and/or mechanical codes.
- f. Satellite Dishes and Master Cabling. To keep balconies clear of unsightly satellite dishes, the developer shall install cabling infrastructure so that each unit has access a location on the rooftop for installation of satellite dishes and shall prohibit installation of such equipment on individual patios, unless otherwise limited by federal law.
- g. Rooftop Surface Treatments
- Enhance rooftop surface treatments shall be considered for all flat roofs that can be viewed from existing adjacent properties, including one (1) or more of the following means of surface improvements:
    - Painted roof designs.
    - Tiling.
    - Mixing of compatible materials to provide variation.
    - Other alternative roof materials that provide visual interest as viewed from adjacent properties.

**E4: Amenities Guidelines.** The following amenities are required for multi-family development:

<b>a. Resident Amenities (in building)</b>
Clubhouse/Event Space of no less than 2,000 square feet
Fitness Center of no less than 2,000 square feet
Bicycle Repair Station or Room of no less than 120 square feet
<b>b. Resident Amenities (on podium and dog park)</b>
Swimming Pool and/or Spa of no less than 1,000 square feet
Elevated Amenity Courtyard of no less than 7,000 square feet
Dog Park of no less than 1,200 square feet
Dog Wash area to be provided
In addition to the above, provide at least (3) of the following:
Lounge deck
Shaded outdoor dining area
Water feature(s)
Outdoor fitness area



Fire feature(s)
Seating node(s)
Art installation

c. Public Court (at grade)
Bench seating
In addition, provide at least two (2) of the following:
Accent paving
Water feature(s)
Public art installation (in addition to required decorative art screening wall required by E1.d)
Drinking fountain (with pet level)

d. To implement the above, amenities standards are provided below, where applicable:

- Lounge Decks shall include sufficient space for permanent or placed seating, tables, and/or reclining sun chairs for a minimum of 20 persons.
- Shaded Outdoor Dining Area shall be an area for the location of no less than four (4) table and chair sets under a cover (corporal 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.
- 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 (ie water features that move water via gravity, not larger pump driven fountains).
- Outdoor Fitness Area shall provide sufficient area for a minimum of 10 persons to exercise; these areas shall be separated from other amenities via screening.
- 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 and shall provide sufficient room for at least four (4) persons.
- Accent Paving shall be stamped concrete, brick pavers, or similar material that is decorative in nature and is visually different than typical site paving/sidewalks.
- Bench Seating shall be permanent installation of seating surfaces for at least four (4) persons.
- Drinking Fountains, when provided outdoors, shall include (i) service for human use and (ii) a lower ground level service for pets.

- Public Art options include murals, sculpture, frescos, individual art pieces (such as paintings) or other non-structural features.

## F. SIGNS

### **F: Signs**

Unless otherwise permitted herein, signage shall comply with Section 705 of the Zoning Ordinance. Signage shall also comply with the existing Kierland Comprehensive Sign Plan and any amendments thereto. If developed with commercial uses, signage standards must comply with the commercial standards in Table D-1 of Section 705.

If developed with multifamily residential, signage standards must comply with the multifamily residential standards in Table D-1 of Section 705 and the following:

**F1. Permitted Signs.** This PUD only permits the following signage for multifamily development:

- a. Corner Signage, Wall Mounted or Freestanding;
- b. Directional Wayfinding Signage, Wall Mounted or Freestanding; and
- c. Window Signs.

**F2. Prohibited Signs.** This PUD prohibits the following signage for multifamily development:

- a. A-Frame Signs;
- b. Animated Signs;
- c. Blade Signs;
- d. Electronic Message Display Signs;
- e. All banners, flags, and pennants;
- f. Inflatable Signs or any type of portable signs;
- g. Roof Signs;
- h. Any sign covering over 25% of windows; and
- i. Strobe lights.

**F.3 Signage Location.**

- a. Corner Signage. Located at the northwest corner of the site.
- b. Garage Wayfinding Signage. Located above garage entryway.
- c. Directional Wayfinding Signage. Located near pedestrian plaza and main clubhouse.

See Exhibit K: Signage for approximate location of signage.

#### F.4 Permitted Sign Area and Quantity

- a. Corner Signage. One (1) sign which may be either Wall Mounted (120 Square Feet Max) or Freestanding (110 Square Feet Max).
- b. Garage Wayfinding Signage. One (1) sign located above the entryway, up to 120 square feet.
- c. Directional Wayfinding Signage. Three (3) signs, up to two (2) per frontage, up to 6 square feet of sign area. Architectural embellishments are permitted as shown on Exhibit K.

## G. SUSTAINABILITY

### **G1: City Enforced Standards**

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

- Recycling receptacles and chutes will be provided in the refuse room.
- Bicycle parking for multi-family residential shall be provided in a secured location which may include individual lockers or racks. At least one area will be accessible within 250-feet from the street. The location and dimension of bike racks is subject to the City's approval during the technical site plan review process.
- Dual Glaze Windows with High Performance Low-e Glazing.
- All primary site lighting will be LED lighting.
- Site design for minimized heat island effect. Resident parking is shaded below building minimizing asphalt exposure, building roof to be light colored to maximize SRI.
- A minimum of four (4) Level II E.V. car charging stations will be provided.

### **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:

- Provide water efficient landscaping (drought tolerant plants).
- Utilize a drip irrigation system to minimize water waste.
- 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.
- Use of synthetic turf (outside of any landscape setback) on podium and dog park.
- 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

## H. INFRASTRUCTURE

### **H1: Grading and Drainage**

Typically in the City of Phoenix and in Maricopa County, there is a requirement to provide onsite storm-water retention of the 100-year, 2-hour storm water volume. This site currently does not provide any on-site retention.

Runoff from the site is conveyed by the paved drive lanes and parking areas to the adjacent public streets (both 71st Street and Tierra Buena Lane). A 36 inch RGRCP storm drain, with pipe full capacity of about 58 cfs has been constructed in 71st Street and in Tierra Buena Lane. The street storm drain system provides 3 - 37 foot long curb opening catch basins to accept street flows at the northeast corner of the intersection. From the intersection, the 36 inch pipe extends west, through the adjacent residential condominium development to the Kierland golf course; thence the flow is routed to and through Retention Basin #2 in the Kierland golf course.

This area at Kierland, including this site, was designed to drain to the public street drainage system to the golf course, and no on-site retention should be required on this site. Since the Kierland system has been designed to accept, convey and retain flows from this site, the proposed, on-site storm drainage system should be designed to outlet to the existing storm drain system at the intersection.

### **H2: Water and Wastewater**

Water. The City of Phoenix has existing public water mains adjacent to the project. The existing water system in the project vicinity includes an 8 inch main in Tierra Buena Lane, a 12 inch main in 71st Street, and an 8 inch main in the 25 foot water and sewer easement located on the east side of the project.

Wastewater. There is an existing 8 inch sewer tap to the site, located at the manhole in 71st Street, about 200 feet north of the intersection. City of Phoenix Water Services Department has been contacted regarding the existing sewer capacity of the existing 8 inch outfall sewer in 71st Street. The City has indicated that the current sewer system is at capacity and would require upsizing to increase system capacity. An existing 12" sewer line has been installed by the project directly to the south. Since the current 8" line in 71st is at capacity, this 12" can be extended to our property to provide service.

### **H3: Circulation Systems**

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



## I. LEGAL DESCRIPTION

**I. Legal Description:** Per Warranty Deed recorded at 2015-0440082.

LOT 4B1, KIERLAND PARCELS 4B AND 6A, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 443 OF MAPS, PAGE 39.

UNIT MIX - TOTALS				
Name	Unit Description	Area (Units/Floor)	Total Area	Max. Number
UNIT L1	LOFT	0/1 SF	0/0 SF	14
UNIT L2	LOFT	0/1 SF	0/0 SF	1
UNIT L3	LOFT	0/1 SF	0/0 SF	1
UNIT A1	1 BED 1 BATH	713 SF	28,229 SF	40
UNIT A2	1 BED 1 BATH	739 SF	28,229 SF	40
UNIT A3	1 BED 1 BATH	739 SF	28,229 SF	40
UNIT A4	1 BED 1 BATH	739 SF	28,229 SF	40
UNIT A5	1 BED 1 BATH	739 SF	28,229 SF	40
UNIT A6	1 BED 1 BATH	739 SF	28,229 SF	40
UNIT A7	1 BED 1 BATH	739 SF	28,229 SF	40
UNIT A8	1 BED 1 BATH	739 SF	28,229 SF	40
UNIT A9	1 BED 1 BATH	739 SF	28,229 SF	40
UNIT A10	1 BED 1 BATH	739 SF	28,229 SF	40
UNIT B1	2 BED 2 BATH	1056 SF	42,240 SF	40
UNIT B2	2 BED 2 BATH	1056 SF	42,240 SF	40
UNIT B3	2 BED 2 BATH	1056 SF	42,240 SF	40
UNIT B4	2 BED 2 BATH	1056 SF	42,240 SF	40
UNIT B5	2 BED 2 BATH	1056 SF	42,240 SF	40
UNIT B6	2 BED 2 BATH	1056 SF	42,240 SF	40
UNIT B7	2 BED 2 BATH	1056 SF	42,240 SF	40
UNIT C1	3 BED 3 BATH DEN	1627 SF	61,020 SF	37
UNIT C2	3 BED 3 BATH DEN	1627 SF	61,020 SF	37
UNIT C3	3 BED 3 BATH DEN	1627 SF	61,020 SF	37
UNITS GRANTED TOTAL 220			204,840 SF	220

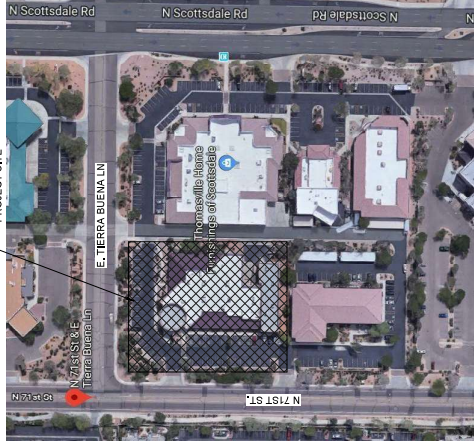
PARKING REQUIREMENTS:  
 BASED ON EXHIBIT M ANALYSIS:  
 1.2 SPACES PER UNIT = 264 SPACES  
 PROVIDED = 304

OVERALL PARKING MIX	
PARKING TYPE	COUNT
ACCESSIBLE	3
GUEST	3
STANDARD	10
STANDARD GUEST	288
TOTAL	304

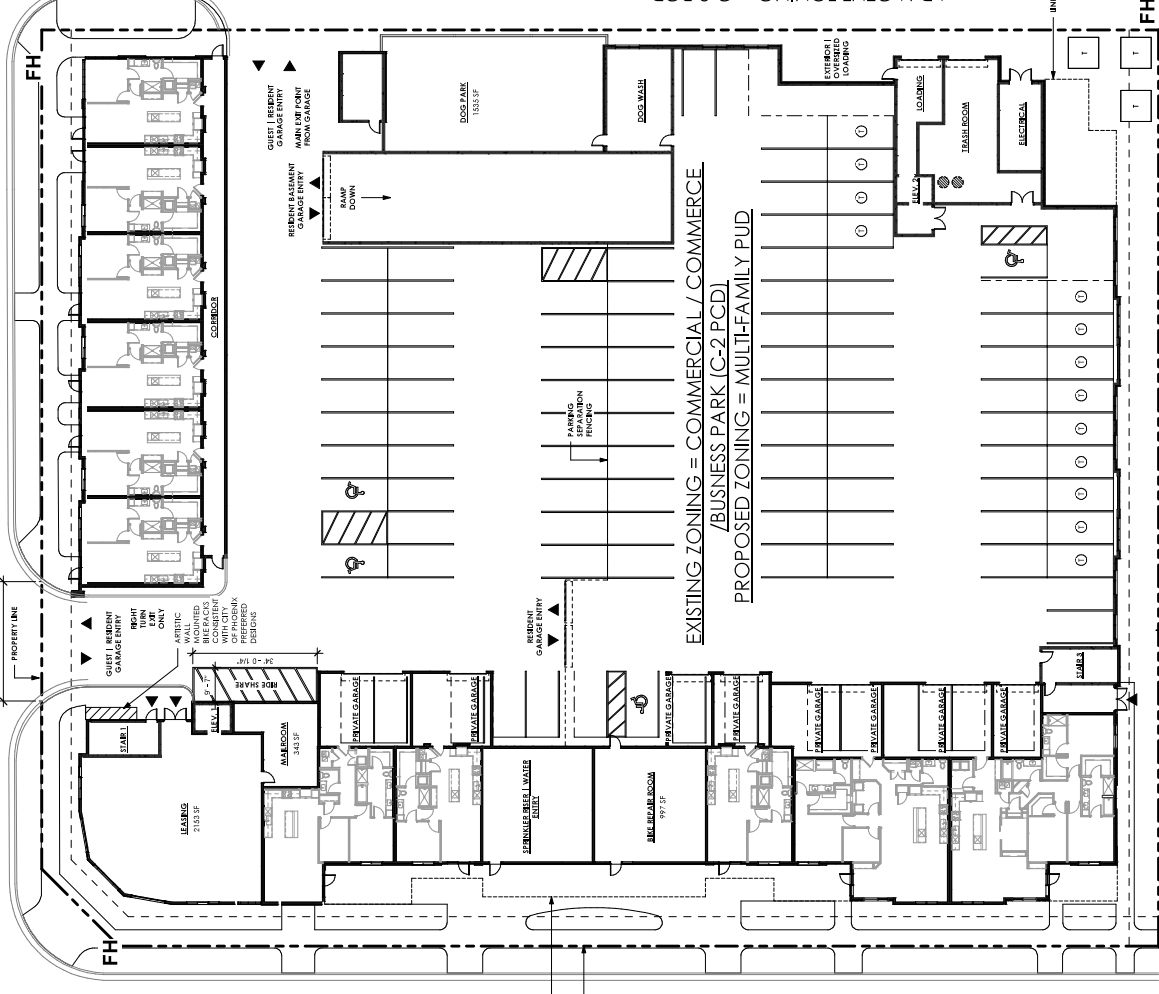
SITE DATA:  
 GROSS AREA: 2.29 ACRES  
 NET AREA: 1.74 ACRES  
 DUA/GROSS ACRE: 100.4 DU/ACRE  
 SITE COVERAGE: 85%

INFORMATION:

EXISTING OFFICE BUILDING - 1 STORY  
 PROPOSED RESIDENT BUILDING - 10 STORIES - 70' TO TOP OF ROOF SHEATHING  
 OWNERSHIP: LEON CAPITAL GROUP, 3600 MAPLE AVE, SUITE 1800, DALLAS, TX 75219



E TIERRA BUENA LN - 70' WIDTH ADJACENT ZONING = PLANNED UNIT DEVELOPMENT



ADJACENT ZONING = R-4 PCD

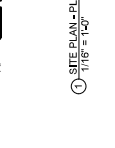
ADJACENT ZONING = C-2 PCD

ADJACENT ZONING = MULTI-FAMILY PUD

EXISTING ZONING = COMMERCIAL / COMMERCE

PROPOSED ZONING = MULTI-FAMILY PUD

ADJACENT ZONING = C-2 PCD





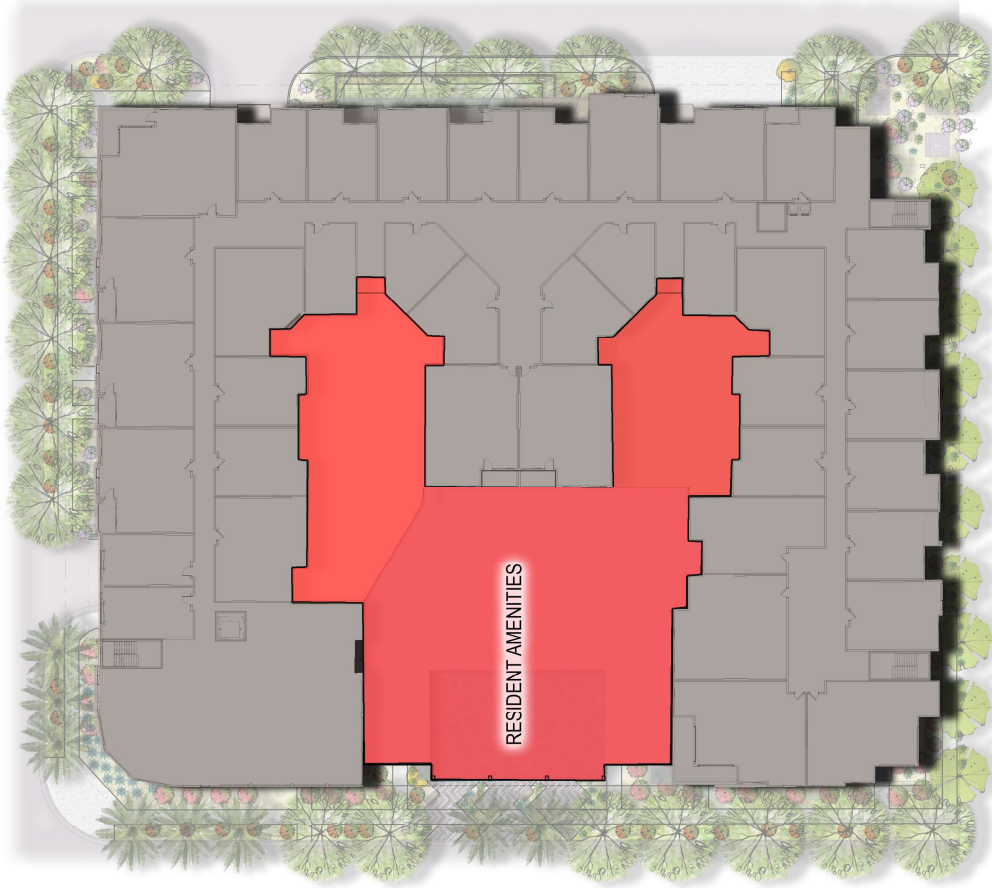




Tierra Buena



Street Level



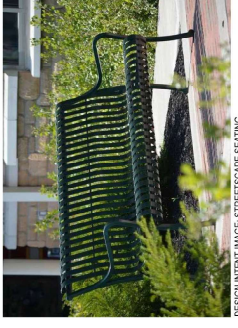
Podium Deck

Public Court and Resident Amenities	
Landscaped Zone	Quantity
Public Court (Street Level)	1,350 S.F.
Resident Amenities	16,850 S.F.
Total	18,200 S.F.
Open Space Acreage	.47 AC.
Site Gross Acreage	2.23 AC.
Percentage of Gross	21.50%

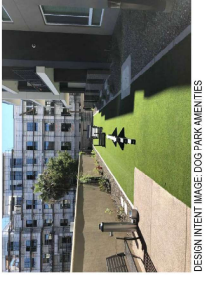
Tierra Buena



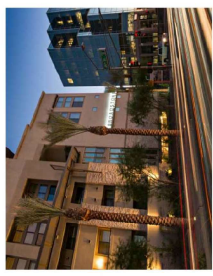
STREETSCAPE



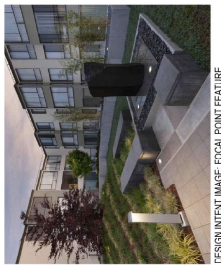
SHADED DOG PARK



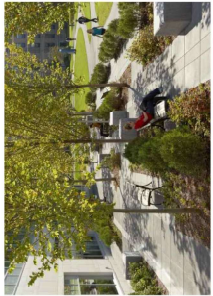
CORNER ENTRY WITH SIGNAGE



PEDESTRIAN REALM & PUBLIC COURT



STREETSCAPE





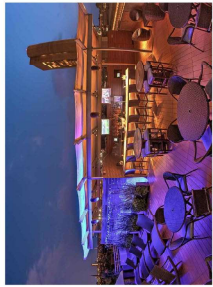


DESIGN INTENT IMAGE: INTERIOR-EXTERIOR TRANSPARENCY

CLUBHOUSE WITH INDOOR  
OUTDOOR USER EXPERIENCE  
BBQ AND DINING

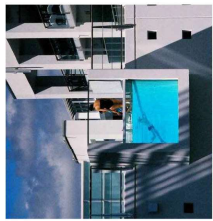


DESIGN INTENT IMAGE: SHADED OUTDOOR DINING

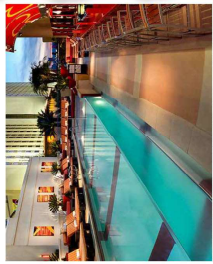


DESIGN INTENT IMAGE: SHADED OUTDOOR DINING

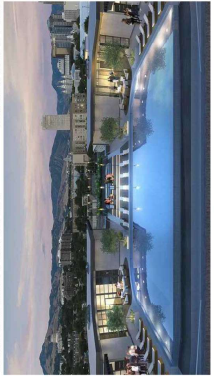
PODIUM POOL WITH GLASS WALL



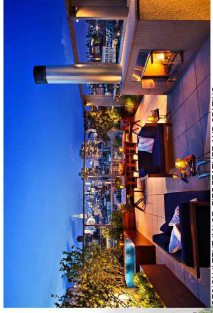
DESIGN INTENT IMAGE: GLASS POOL WALL



DESIGN INTENT IMAGE: DINING AND POOL CONNECTION



DESIGN INTENT IMAGE: POOL WITH LOUNGE SEATING

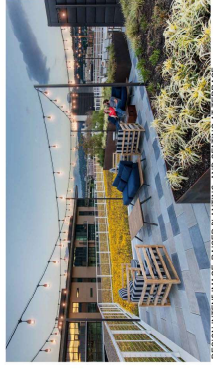


DESIGN INTENT IMAGE: FIRE FEATURE AND SEATING

GAME GARDEN  
BEER BAG TOSS  
BEER GARDEN  
FESTIVE LIGHTING  
FIRE FEATURES

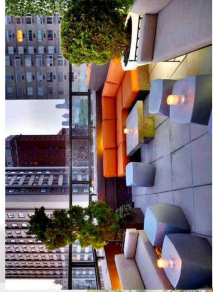


DESIGN INTENT IMAGE: GAME BOARDS



DESIGN INTENT IMAGE: RAISED PLANTING AND SEATING AT TERRACE

OUTDOOR READING GARDEN AND YOGA TERRACE  
SEATING  
WATER FEATURE/FIRE FEATURES  
QUIET AREA  
YOGA SPACE



DESIGN INTENT IMAGE: LOUNGE SPACE



DESIGN INTENT IMAGE: FESTIVE LIGHTING OUTDOOR SPACE



DESIGN INTENT IMAGE: YOGA DECK



DESIGN INTENT IMAGE: ZEN SPACE



METAL SIDING  
1'-0" x 5'-0" Staggered Panels



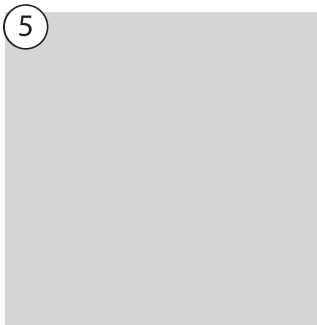
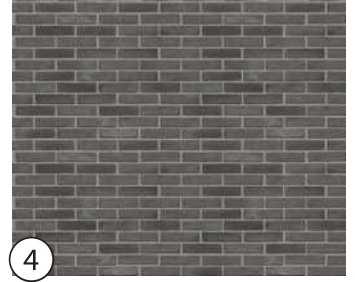
METAL SIDING - RED CEDAR  
6" BOARDS



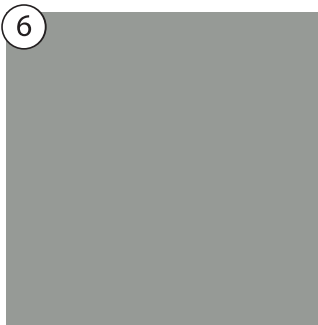
STONE SIDING - DOVE TAIL  
12" H x 24" L



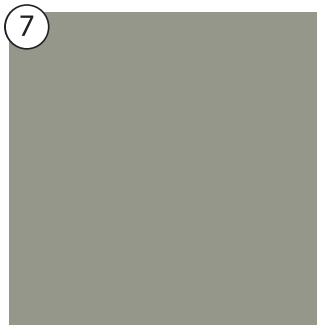
BRICK - ONYX  
KING BRICK



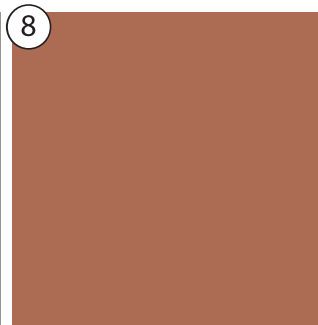
CEMENTITIOUS PANEL - PAINTED  
SW REFLECTION (SW 7661)  
R: 211, G: 213, B: 211



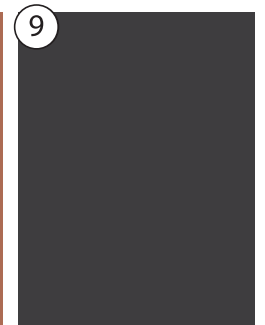
CEMENTITIOUS PANEL SIDING  
SW EARL GRAY (SW 7660)  
R: 150, G: 154, B: 150



CEMENTITIOUS PANEL SIDING  
SW EVERGREEN FOG (SW 9130)  
R: 149, G: 151, B: 138



CEMENTITIOUS PANEL/LAP SIDING  
SW CAVERN CLAY (SW 7701)  
R: 172, G: 107, B: 83

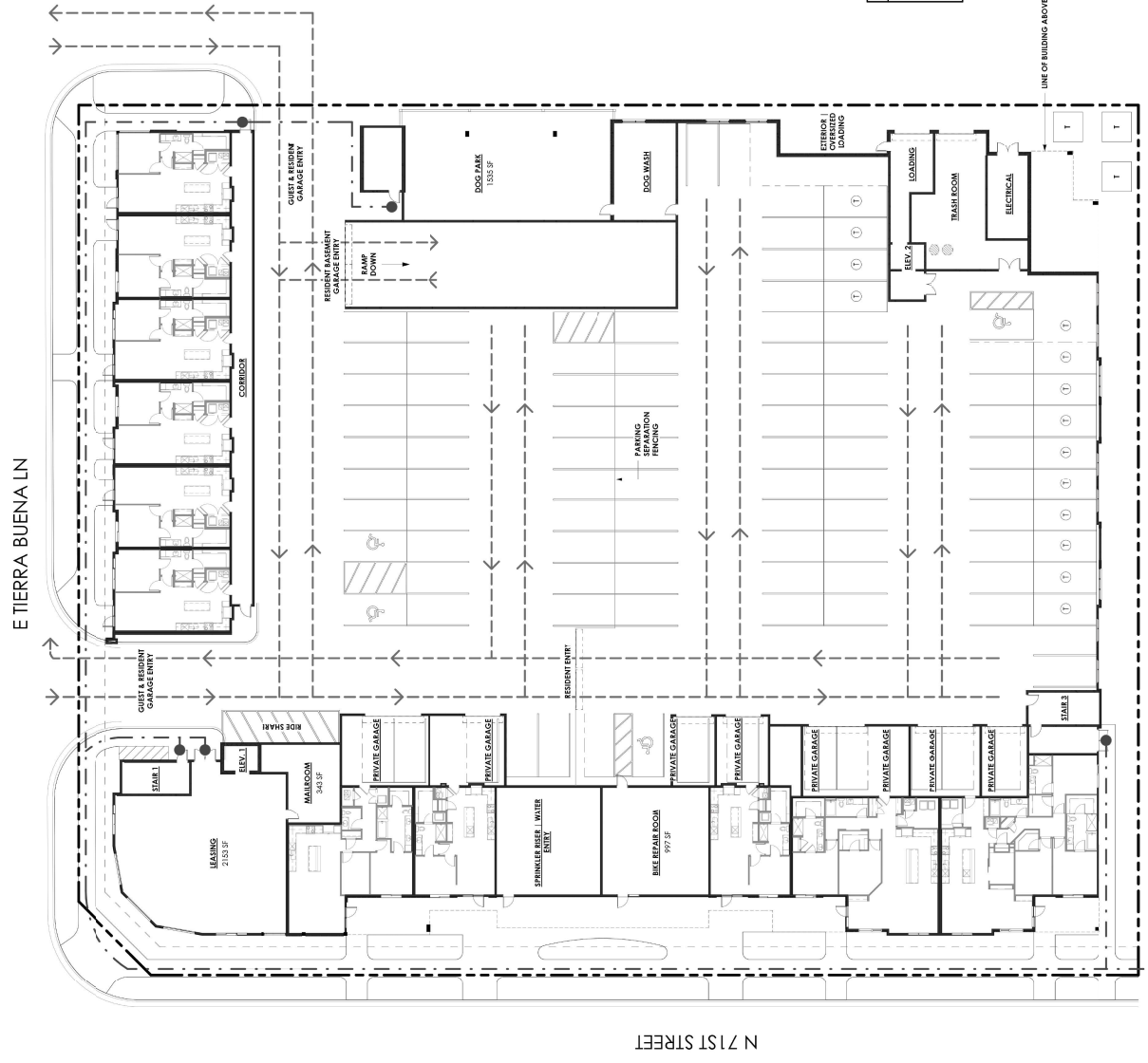


BUILDING METAL TRIM  
R: 51, G: 51, B: 51

NO.	ELEVATION KEYNOTES	DESCRIPTION
101	REL. TO. PARAPET FOR ROOF TOP CONDENSER SCREENING	
102	REL. TO. PARAPET	
103	REL. TO. ROOF SHEATHING	
104	REL. TO. FINISH FLOOR	
105	REL. TO. FINISH CEILING	
106	REL. TO. FINISH WALL	
107	REL. TO. FINISH EXTERIOR WALL	
108	REL. TO. FINISH EXTERIOR CORNER	
109	REL. TO. FINISH EXTERIOR BALCONY	
110	REL. TO. FINISH EXTERIOR TERRACE	
111	REL. TO. FINISH EXTERIOR STAIR	
112	REL. TO. FINISH EXTERIOR RAMP	
113	REL. TO. FINISH EXTERIOR DRIVEWAY	
114	REL. TO. FINISH EXTERIOR PAVEMENT	
115	REL. TO. FINISH EXTERIOR CURB	
116	REL. TO. FINISH EXTERIOR FENCE	
117	REL. TO. FINISH EXTERIOR SIGNAGE	
118	REL. TO. FINISH EXTERIOR LIGHTING	
119	REL. TO. FINISH EXTERIOR MECHANICAL	
120	REL. TO. FINISH EXTERIOR LANDSCAPE	







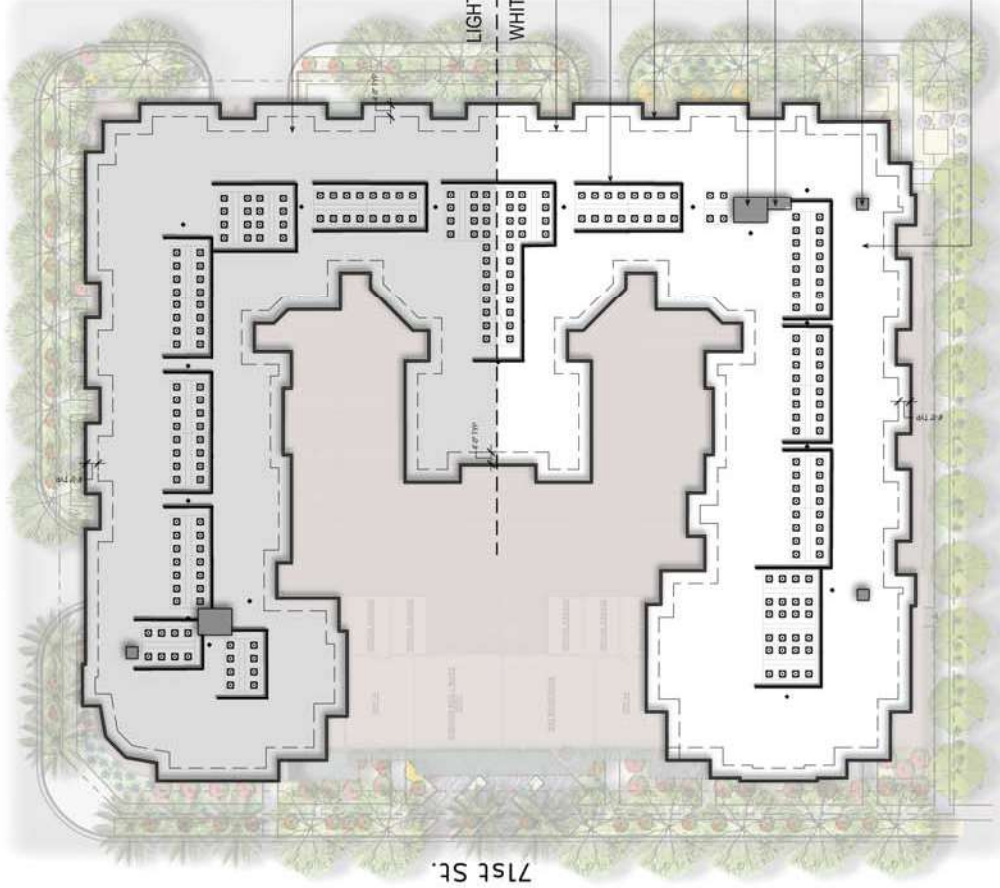
1 CIRCULATION DIAGRAM  
 1/16" = 1'-0"







Tierra Buena



71st St.

OPTIONAL ROOF COLOR  
"LIGHT GRAY"

LIGHT GRAY  
WHITE

NO MECHANICAL EQUIPMENT  
WITHIN 4'-0" SETBACK  
SCREEN WALL AT A/C CONDENSERS  
12" PARAPET

ELEVATOR OVERRUN  
TRASH CHUTE VENT

ROOF ACCESS

OPTIONAL ROOF COLOR  
"WHITE"

\* REFER TO LANDSCAPE PLAN FOR FINAL  
TREE AND PLANT LOCATIONS.  
EXHIBIT INTENDED FOR UTILITY SCREENING  
AND ROOF TREATMENT ONLY.



Roof Plan

KIERLAND



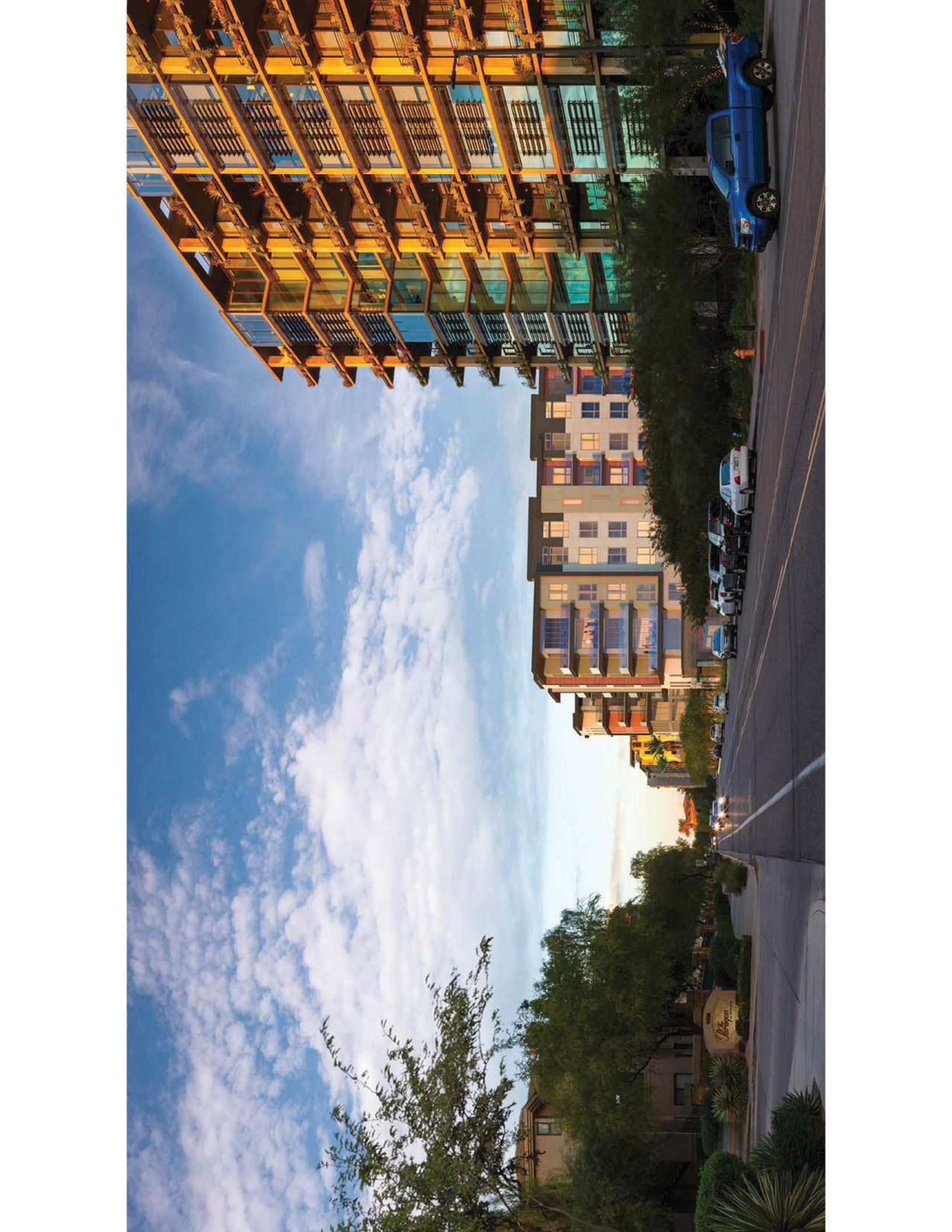












April 30, 2019

Mr. Thomas Hoy  
Leon Capital Group  
3500 Maple Avenue, Suite 1600  
Dallas, Texas 75219



*Joseph F. Spadafino*

**RE: Parking Study for LCG Kierland – Phoenix, Arizona**

Dear Mr. Hoy:

Thank you for retaining CivTech Inc. to prepare this parking study for the proposed LCG Kierland development located in the southeast corner of 71<sup>st</sup> Street and Tierra Buena Lane in Phoenix, Arizona.

## **BACKGROUND**

The developer informed CivTech about their customized parking proposed for the project, which would reflect a reduction from the typically required parking under the City of Phoenix Zoning Ordinance. To support the project-specific parking ratio, the developer engaged CivTech to prepare a report documenting the required parking rates and supporting information. The City of Phoenix Zoning Ordinance, Chapter 7 Development Standards of General Applicability, 702 Off-Street Parking and Loading outlines the approved rates for a variety of land uses. CivTech analyzed the conditions proposed by the developer and prepared this parking study.

## **SITE PLAN AND LAND USES**

There is currently one (1) existing driveway into the site along 71<sup>st</sup> Street that will be removed with another one (1) proposed to provide primary access to the project via Tierra Buena Lane. The existing cross access with the property bordering the proposed site to the east will also remain upon full build out of the development as a secondary access. The proposed driveways will allow for guests or future residents to enter the development from Tierra Buena Lane for parking and passenger drop off/pick up purposes. It will consist of a proposed 220 multi-family units with a total of 304 parking spaces, a rate of 1.38 parking spaces per dwelling unit. There will be 13 garage parking spaces, 232 standard parking spaces, 52 tandem parking spaces, and 7 accessible parking spaces. The ground floor site plan is provided as an **Attachment A**.

## **PARKING RATES AND CALCULATIONS**

### **City of Phoenix Parking Requirements**

The City's base parking ratio requirements can be found in the section of the City of Phoenix Zoning Ordinance, 702 Off-Street Parking and Loading. These can be seen in **Attachment B**. The parking rate required by the City of Phoenix for typical multi-family units is 1.3 spaces per efficiency unit (the category under which the development's proposed "loft" units will be evaluated), 1.5 spaces per 1- or 2-bedroom unit, and 2 spaces per 3- or more-bedroom unit. Also, additional unreserved parking typically includes 0.5 spaces per each 1- or 2-bedroom unit and 1.0 space per each 3- or more-bedroom unit when reserved parking is provided. This city-wide standard often results in overparking a development. Therefore, a specific analysis of targeted tenant demographics (household size, travel patterns and use of alternative transport such as ride share), as well as site location and context, is appropriate to establish project specific minimum parking standards for residents and guests.



## Online Research and Parking Standards

Leon Capital Group provided a demographic profile of the anticipated residents, basing it on similar developments within the vicinity of the project. Online research was conducted to obtain various documentation on apartments. Some other resources were also reviewed, such as the Institute of Transportation Engineers' *Parking Generation* Manual (ITE) and the Urban Land Institute's (ULI) *Shared Parking*.

ITE – Additional parking standards were explored to determine the typical rate for multi-family complexes. Parking requirements using ITE's 4<sup>th</sup> Edition *Parking Generation* were evaluated. The rate for the Low/Mid-Rise Apartment Land Use (Land Use Code 221) is an average of 1.20 spaces per unit. ITE provides a 95 percent confidence interval for the data which indicates that the upper limit of the range would park at a rate of 1.33 spaces per dwelling unit.

ULI – Parking requirements using ULI's *Shared Parking* 2<sup>nd</sup> Edition were evaluated. Multi-family communities would be categorized under the single category residential, rental land use. ULI does not have specific residential rates for different types of apartments, condos, or townhomes. The rate for the single category residential, rental land use is one (1) space per dwelling unit. This rate is collected from a broad range of data for different residential rental types in urbanized locations; therefore, it is on the lower limit of parking required, and may not accurately represent the proposed LCG Kierland location.

Similar Surrounding Developments – Data was collected for and observations made at two similar multi-family apartments developments, both within one mile of the site. The data obtained included the number of units, the total provided parking, occupied stalls, and total occupancy. The average parking supply was calculated using the total number of parking stalls provided for each of the locations to determine an average supply rate. More information about the observed parking demand is included below in a section comparing the occupancy of similar developments. The average parking supply ratio provided for these facilities is 1.327 spaces per unit. The collected information and calculations on the similar surrounding developments can be found in **Attachment C**.

## Proposed Parking Rate

The proposed 220 multi-family units with a total of 304 parking spaces has a rate of 1.38 parking spaces per dwelling unit. This proposed rate is larger than the rates published in ITE and ULI and the average rate found in similar surrounding developments.

**Table 1** summarizes the parking rate required by the City of Phoenix, the average rate provided at similar developments, and the proposed rate for the development.

Applying City of Phoenix base parking ratios, 332 vehicle parking spaces are required for the apartment land use. The similar surrounding developments base parking ratio resulted in 292 vehicle parking spaces. The proposed rate parking demand resulted in 304 vehicle parking spaces. The 304 parking spaces proposed by the LGC Kierland development exceed the surrounding development parking demand of 292 by 12 spaces and the ITE parking demand of 293 by 11 spaces. The proposed rate is slightly higher than the surrounding developments, which use a rate similar to the ITE rate.

Although the City of Phoenix requires 28 parking spaces more than the proposed and similar surrounding developments requires, there is more than sufficient justification for the City to allow

**Table 1: Parking Ratio Comparison**

Land Use	Quantity Units	Requirement	Required Vehicle Spaces
Multi-family Homes (City of Phoenix Code)	16 Efficiency DU [Lofts]	1.3 space per 1 DU	21
	195 1 or 2 bedroom DU	1.5 space per 1 DU	293
	9 3 or more bedroom DU	2 space per 1 DU	18
	<b>Total Required Parking Spaces</b>		
ITE	220 DU	1.33 space per 1 DU	<b>293</b>
Similar Developments	220 DU	1.327 space per 1 DU	<b>292</b>
LCG Kierland (Proposed)	220 Total DU	1.38 space per 1 DU	<b>304</b>

this. First, the 304 spaces are actually 11 more than would be required by using the ITE ratio of 1.33 spaces per dwelling unit. Second, the number of spaces is 38% more than the 220 spaces that would be required under the ULI’s ratio of 1 space/DU. Third, the number to be provided is 12 more than would be required if the parking ratio used was equivalent to other similar developments in the area and a realistic amount for the area based on the collected data. From this, CivTech has concluded that the 304 spaces should provide sufficient parking to accommodate the peak occupancy for the LCG Kierland development.

**COMPARISON OF SIMILAR DEVELOPMENT OCCUPANCY**

Leon Capital Group provided a demographic profile of residents within a one-mile radius of the site. The site is within close proximity to Kierland Commons and the Broadstone Scottsdale Quarter providing retail and restaurants with pedestrian friendly incentives. Additional resources were reviewed such as *Institute of Transportation Engineers Parking Generation Manual* (ITE), *Urban Land Institute* (ULI), and similar developments, although they do not provide data for a land use specific to apartments within close proximity to retail and restaurant with pedestrian friendly areas. The reason for obtaining the similar surrounding development data was to provide relevant information to compare to the proposed rate.

The data obtained provides the number of units, the total provided parking, occupied stalls, and total occupancy for each individual development. **Table 2** provides the data and calculated parking information. An average supply of 1.327 spaces per unit is provided for the similar surrounding developments. The City of Phoenix requirements for parking demand do not realistically represent the results at these locations provided that there are vacancies at both of the studied locations. The proposed development will provide sufficient parking using the proposed rate.

**ASSESSMENT OF DROP-OFF/PICK-UP AREA**

Based on a prior site plan, which showed a pick-up/drop-off area along 71<sup>st</sup> Street, City reviewers expressed concerns about the potential of vehicles queuing back onto 71<sup>st</sup> Street. The developer addressed this concern by relocating that area into the garage. This can now be seen in **Attachment A**.

**Table 2: Similar Surrounding Developments Parking Rates & Occupancy**

Subject Property	Distance to Site	# of Units	Total Parking	Total Parking Ratio Per Unit	Maximum Occupied Stalls	Total Parking Occupancy
Broadstone Scottsdale Quarter	0.33	275	381	1.39	374	98%
Lincoln	0.75	264	335	1.27	264	79%
TOTALS	-	539	716	1.327	638	89%

## CONCLUSIONS

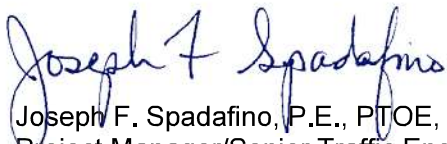
From the above, the following can be concluded:

- The proposed 220 multi-family units with a total of 304 parking spaces has a rate of 1.38 parking spaces per dwelling unit. There will be 13 garage parking spaces, 232 standard parking spaces, 52 tandem parking spaces, and 7 accessible parking spaces.
- The parking rate required by the City of Phoenix for typical multi-family units is 1.3 spaces per efficiency unit, 1.5 spaces per 1- or 2-bedroom unit, and 2 spaces per 3- or more-bedroom unit with additional unreserved parking typically includes 0.5 spaces per each 1- or 2-bedroom unit and 1.0 space per each 3- or more-bedroom unit when reserved parking is provided. Applying City ratios results in a requirement of 332 parking spaces.
- The 304 parking spaces proposed by the LGC Kierland development exceed the surrounding development parking demand of 292 by 12 spaces and the ITE parking demand of 293 by 11 spaces. The proposed rate is slightly higher than the surrounding developments, which use a rate similar to the ITE rate.
- Although the City of Phoenix Zoning Ordinance would typically require 28 parking spaces more than the proposed and similar surrounding developments requires, there is more than sufficient justification for the City to allow this. The number to be provided is 12 more than would be required if the parking ratio used was equivalent to other similar developments in the area and the 304 spaces are a realistic amount for the area based on the collected data. The 304 spaces should provide sufficient parking to accommodate the expected peak occupancy for the LCG Kierland development.
- To address City concerns about the potential of vehicles queuing back onto 71<sup>st</sup> Street in the planned drop-off/pick-up area along 71<sup>st</sup> Street, the developer relocated that area into the garage.

Thank you for allowing CivTech to assist you on this project. Please contact me with any questions you may have on this study.

Sincerely,

### CivTech



Joseph F. Spadafino, P.E., PTOE, PTP  
Project Manager/Senior Traffic Engineer

#### Attachments (3)

- A. Ground Floor Plan
- B. City Parking Ratios
- C. Data from Other Developments







public event facilities)	
+18 Convention/Conference Centers	1 space per 100 sq. ft.
Court Rooms, Detention Facilities	1 space per 60 s.f. of hearing rooms or 1 space per 90 lineal inches of pew space and 1 space per 300 s.f. office area and 1 space per 3 employees in jail area and 1 space per 5 beds
*28 Day Care Center (Adult and Child Care)	1 space per 300 s.f. of floor area (20% reduction allowed for storage, restrooms, etc).
Dormitories, Fraternity and Sorority Houses	1 space per 1 dwelling unit and 1 space for each 2 guest rooms
Dwelling Unit, Multi-family	Total required parking 1.3 spaces per efficiency unit and 1.5 spaces per 1 or 2 bedroom unit and 2 spaces per 3 or more bedroom unit, 1.0 space per unit of less than 600 square feet regardless of number of bedrooms *16 *22 When the required parking is reserved for residents, additional unreserved parking is required as follows: +220.3 spaces for each efficiency unit and 0.5 spaces per each 1 or 2 bedroom unit and 1.0 space per each 3 or more bedroom unit. +22 Exception for unreserved parking: where minimum 18-foot driveways are provided for individual units, .25 space per each unit. +22 Unreserved parking shall be distributed throughout the site. Note: Any unreserved parking spaces required by this section may be counted toward the total required parking count.
Dwelling Unit, Single- Family Attached	1.3 spaces per efficiency unit and 1.5 spaces per 1 or 2 bedroom unit and 2 spaces per 3 or more bedroom unit, 1.0 space per unit of less than 600 square feet regardless of number of bedrooms
Dwelling Unit, Single- Family Detached	2 spaces per 1 dwelling unit
+18 Field Sports i.e.	15 spaces per field

Broadstone Scottsdale Quarter

Unit Type	# of Units	% of Units		Parking Type	# of Spaces	Rate:
Studio	43	15.6%	*Receives 1 reserved space per unit	Assigned	332	
1BR	175	63.6%	*Receives 1 reserved space per unit	Rentable	42 (\$75/month)	
2BR	57	20.7%	*Receives 2 reserved spaces per unit	Open	7	
<b>Total</b>	<b>275</b>	<b>100.0%</b>		<b>Total</b>	<b>381</b>	<b>1.39</b>

Lincoln

Unit Type	# of Units	% of Units		Parking Type	# of Spaces	Rate:
Studio	57	21.6%	*Receives 1 reserved space per unit	Assigned	264	
1BR	65	24.6%	*Receives 1 reserved space per unit	Rentable	0	
2BR	124	47.0%	*Receives 1 reserved space per unit	Open	71	
PH	18	6.8%	*Receives 1 reserved space per unit	<b>Total</b>	<b>335</b>	<b>1.27</b>
<b>Total</b>	<b>264</b>	<b>100.0%</b>				

1.37 Proposed parking rate  
 1.327197 average of both rates