

KIERLAND SKY PUD

AMENDMENT

Development Narrative



Located at the southeast corner of Marilyn Road and Kierland Boulevard

CASE _____

1st Submittal: October 19, 2022

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Regulatory Statement

The Planned Unit Development (“PUD”) zoning district is authorized by Chapter 6, Section 671 of the Zoning Ordinance of the City of Phoenix (“Phoenix Zoning Ordinance”). A PUD is intended to be a stand-alone document that sets forth the regulatory framework, including permitted uses, development standards and design guidelines, for a particular project (“PUD Regulations”). The PUD may only modify provisions within the Phoenix Zoning Ordinance and does not modify other City of Phoenix codes, regulations or requirements. A PUD may include substantial background information and narrative discussion, including purpose and intent statements, which are intended to illustrate the overall character and vision for the development. Such statements are not regulatory and not requirements to be enforced by the City of Phoenix.

The PUD Regulations apply to all property within the PUD project boundary. The PUD Regulations supersede and replace all applicable Phoenix Zoning Ordinance requirements. If there is a conflict between PUD Regulations and the Phoenix Zoning Ordinance, including the design guidelines within the Phoenix Zoning Ordinance, the terms of this PUD shall apply. If a provision is not addressed by the PUD, then the Phoenix Zoning Ordinance controls. The purpose and intent statements are not requirements that will be enforced by the City of Phoenix.

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A. Purpose and Intent

This PUD development narrative outlines zoning case and the regulations that will apply to development plans for a 7.8-acre site located at 14635 N. Kierland Boulevard. Assessor parcel number 215-58-015E See **Exhibit 1** Project Location.



Figure 1 Project Location Assessor Map

The primary goals of this project are to redevelop the property and to meet the strong demand for multifamily housing surrounding the Kierland Commons area and near the office and retail uses located along the west side of Scottsdale Road while providing significant open space for tenants and the surrounding community to enjoy. The purpose is to maximize the use of existing infrastructure and resources while balancing the needs of the community to create an efficient, environmentally sound development that contributes more to the community than it receives.

This is an appropriate location for this use because it adds needed multifamily housing that contributes to a balance of uses in an area with shopping, entertainment, employment and resort uses all within walking distance (1/4 mile) of this site. It will provide a transition between the higher intensity commercial development to the north/east and the residential neighborhoods to the south/west.

The General Plan land use designation for this site is Industrial. See **Exhibit 2** General Plan Map. There is a General Plan amendment being processed concurrent with this PUD to allow for residential uses in addition to commercial use on this property.

This project will replace the existing 100,000 sq. ft. building and parking lot with three, multi-family residential buildings including mixed-use/amenity space on the ground level and significant open spaces amenities including a Community Focal Garden along Kierland Blvd. and a dog park. At buildout there will be 470,900 sq. ft. of residential area with approximately 420 dwelling units. See **Figure 3** and **Exhibit 3** Site Plan

Below is a photo of the site as it presently exists. Most of the site is paved for parking with very little landscaping or vegetation.



Figure 2 Existing Property looking west (Source: Google Street view dated March 2019)

This project will be completed in two phases. The first phase is the construction of a 6-story residential building of approximately 172,000 sq. ft. and 126 dwelling units. The maximum height of this building is 69 feet. This building is located on the north end of the site, parallel to Marilyn Road, facing an existing office building. Below the residential building will also be two levels of underground parking. See **Exhibit 11** Conceptual Underground Parking Plan.

Phase 2 includes two buildings, building 2 is approximately 195,000 sq. ft. containing 146 dwelling units and Building 3 is approximately 197,000 sq. ft. with 148 dwelling units. See **Exhibit 3** Conceptual Site Plan. Building 2 is an L-shaped 5 and 6-story building that is set back from Kierland Boulevard creating open space along Kierland Boulevard. The building is 5-stories at 58' tall closer to Kierland Boulevard and 6-stories at 69' for the portion of the building farther from the

neighborhood. Building 3 is a 6-story building that perpendicular to 71st Street. The building is 6-stories at 69' tall. Below residential buildings 1 and 3 will be two levels of underground parking.

Building heights for this project are stepped down from 69' at the northern and eastern portion of the site nearest Greenway Road to 58' for a portion of Building 2 located nearest the neighborhood.

Thirty-eight percent (38%) of the property is converted to open space by consolidating the uses into three multi-family buildings with underground parking. This open space is landscaped and developed for the residents and much of it will be available for the surrounding neighborhood to use. See **Figure 3** Conceptual Site Plan and **Exhibit 9** Conceptual Open Space Plan.

The purpose of this PUD is to amend development standards so that this project can further the goals of the General Plan and provide the following community benefits as outlined in the General Plan. Some of the community benefits provided by this plan are explained below¹:

Prosperity

This project contributes to resident's connectivity to jobs and services by increasing the potential number of housing units within walking distance of retail and employment uses including the Westin Kierland Resort & Spa, Kierland Commons to the north and the commercial and employment uses on the west side of Scottsdale Road.

Health

This project will contribute to resident's health by providing significantly more walkable open space than currently exists on the property or is required by the City of Phoenix Zoning ordinance. This open space will also provide peaceful gardens and walking paths throughout the site for both tenants and residents of the neighborhood to enjoy. Providing more housing and open space within walking distance of the transit stops on Greenway and Scottsdale Roads will encourage using alternative modes of travel such as walking and biking which are healthier options. This project also promotes health by providing shaded walkable areas for people that will encourage them to walk for exercise and enjoyment.

Environment

This project improves the environment in several ways, as follows:

- Improves connectivity to open space. Tenants and the surrounding neighborhoods will have access to new open space that will improve their quality of life. The open space is designed to encourage pedestrian activity and encourage walking as a form of recreation, exercise and mobility it is also designed to provide relaxation and stress relief with the focal garden, waterfall and other features.
- Mitigates the urban heat island effect. The additional open space and reduced paved surface in this proposal will help mitigate the impact of the urban heat island effect.

¹ More detail on how this plan furthers the goals of the General Plan is provided in the Project Information Summary Dated October 19, 2022 included with the application to amend the PUD.

- Makes efficient use of infrastructure. Intensifying the development and providing more housing opportunities on this infill property means that natural desert somewhere else will be preserved because we are able to provide more housing on redeveloped land, supported by existing infrastructure.

This PUD is intended to be a stand-alone document of zoning regulations for this particular project. Provisions not specifically regulated by the PUD are governed by the Phoenix Zoning Ordinance. If there are conflicts between specific provisions of this PUD, and the Phoenix Ordinance or design guidelines, the terms of this PUD shall apply. The PUD only modifies the zoning ordinance regulations and does not modify other City Codes or requirements. The purpose and intent statements are not requirements that will be enforced by the City of Phoenix.

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B. Land Use Plan

1. Overall Design Concepts

There are four main objectives driving the design for this project. These objectives are as follows:

1. Establish a strong presence and serve as a gateway into the site from the developments to the north and,
2. Be conscientious and respectful of the residential neighborhoods to the southwest.
3. Consider the context of the site and improve the quality of development.
4. Improve the quality of the environment in the area surrounding Kierland Commons and within the Paradise Valley Village.

Consequently, the Phase 1 building is oriented east/west along Marilyn Road along the north of the site adjacent to future residential uses that are approved for that site, while the Phase 2 contains two buildings. The building at the southwest corner, building 2 steps down in height from 69' to 58' and, is oriented at a northeast angle and set back from the street in order to minimize the visual impact of the building on Kierland Boulevard and the neighborhood to the southwest while creating a view of the open space from the street. Building 3 is oriented along the eastern property line facing the proposed Davis Residential project to the east. Together the buildings address their surrounding context and create a dynamic environment that opens up to the streetscape and welcomes the existing neighborhood. See **Figure 3** and **Exhibit 3** Conceptual Site Plan

The public open space between the two phases is envisioned as a Focal Garden that opens to Kierland Boulevard and is activated by surrounding amenity spaces and residential patios located on the first floor of the residential buildings. With a variety of meditative ponds, water features and lush desert landscaping, the area serves as a local amenity to the surrounding neighborhood as well as a focal point for the residents to gather and view from above.

The Open Garden Space is passive landscape open space with a pathway that buffers the buildings from the adjacent neighborhood, but also provides pedestrian and bicycle circulation through the site and connects the community to the provided neighborhood Dog Park amenity. See **Exhibit 9** Conceptual Open Space Plan

The site plan creates a neighborhood like setting for this multi-family residential / mixed-use / open space project. Figure 4 is a perspective view of the buildings from Kierland Boulevard. Figure 5 shows conceptual elevations for the buildings. The numbers on the site plan correspond to the elevations depicted in Figure 5.



Figure 3 Conceptual Site Plan



Figure 4 View from Kierland Boulevard Conceptual Rendering

1. Architectural Character

The architectural character of Kierland Sky was developed after analyzing the surrounding neighborhood, nearby commercial development, and our unique Sonoran Desert environment. Utilizing a mix of natural stone materials, metal panel with a natural patina finish, low-e glazing, and metal shading elements the new buildings are designed to be locally contextual, while still establishing their own unique personality.

Being conscious of the desert environment, the building aesthetics are inspired by the celebration of gardens and water. The buildings play with glazing textures, colors and use various vertical elements (slatted louvers, twisted metal and/or fritted glazing) that ‘flow’ from the building and create a waterfall effect. While also visually appealing, these will functionally shade the building and protecting residents from the harsh desert sun as well. Subsequently, integrated planters along unit balconies will allow vegetation to act as a living building material that cascades across the building, contributing to the oasis in the desert effect. Ultimately, the articulation of the building breaks down the mass of the building to a scale that is more appropriate for the neighborhood adjacent while maintaining a strong visual presence. See **Figure 5** Conceptual Elevations. Design Guidelines to implement this vision are in this document under section E Design Guidelines.



1 SITE WEST ELEVATION



2 SITE SOUTH ELEVATION



3 SITE EAST ELEVATION



4 SITE NORTH ELEVATION

Figure 5 Conceptual Elevations

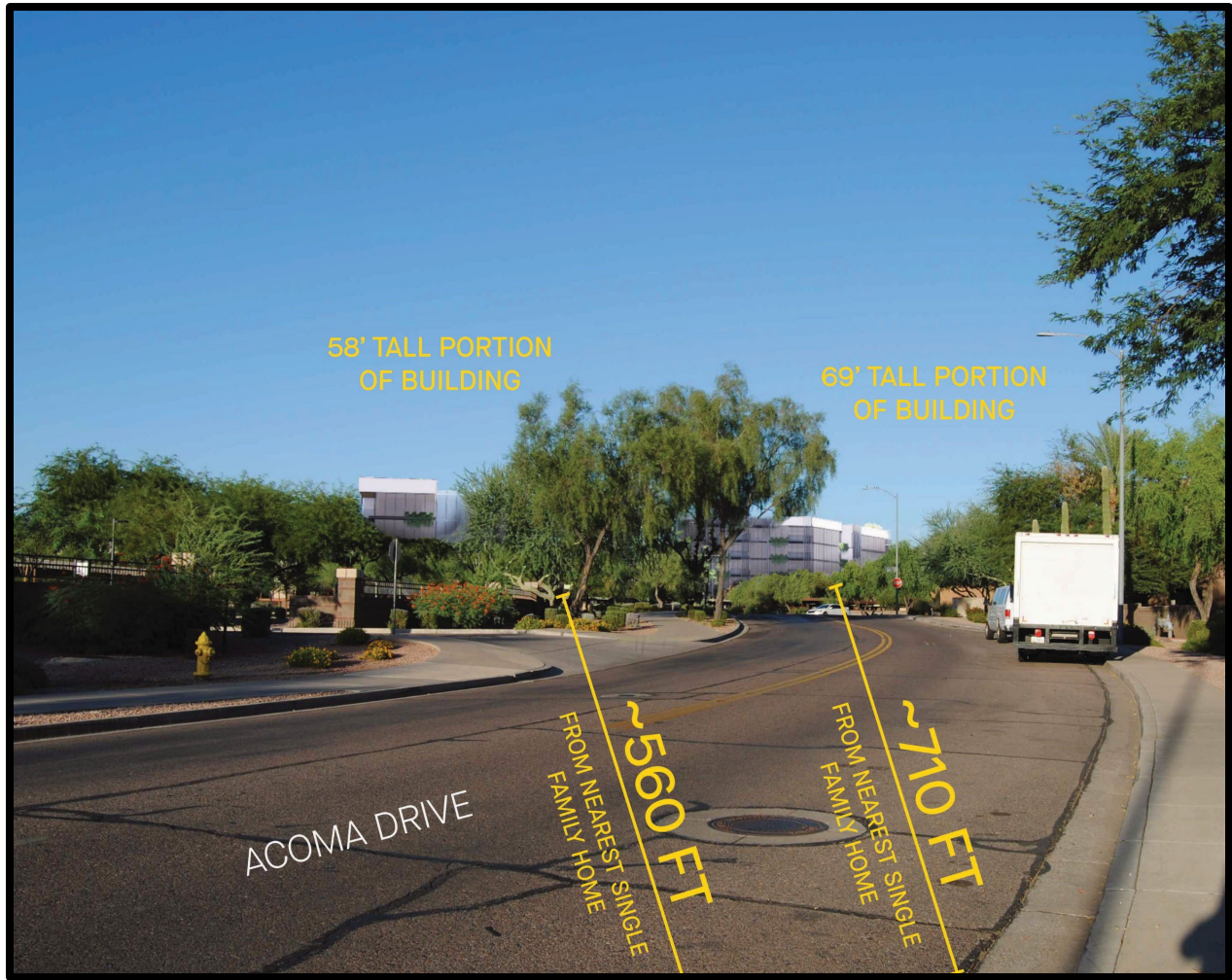


Figure 6 Perspective View from the sidewalk adjacent to the entrance to the Plaza Residences to the southwest.

Figure 6 provides a perspective of what the project will look like from the residential neighborhood to the southwest. This figure also shows the distance, from the nearest single-family home and the 58' foot building (560 feet) and the distance from the 69' building to the nearest single-family home, (710 feet).

2. Open Space and Landscape and Plan

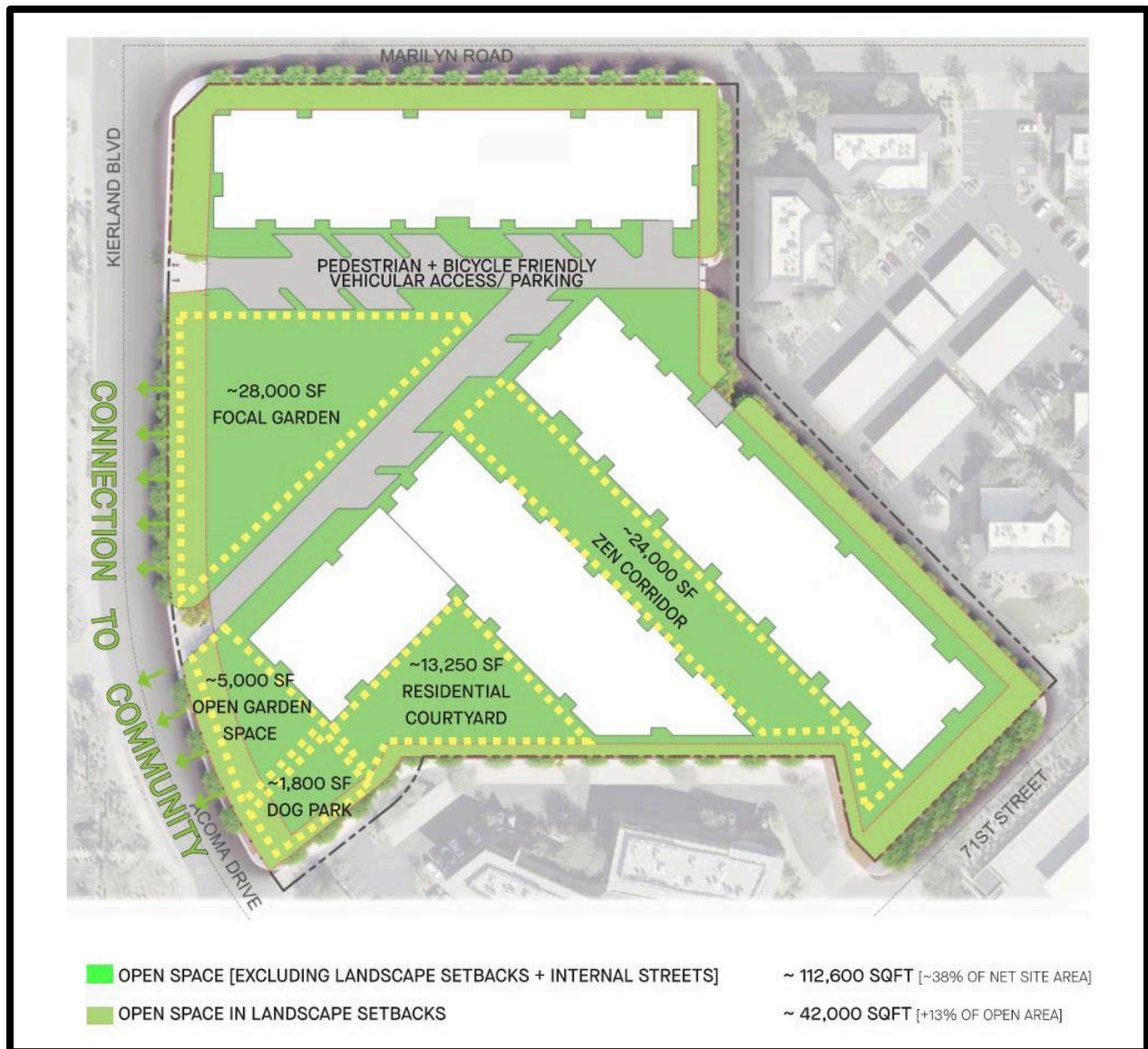


Figure 7 Conceptual Open Space Plan

Wabi Sabi design is a way of designing our environment with the idea of 'Beauty in imperfection'. This technique focuses on the forms of nature and natural processes. It looks to connect people with nature through exploration, changes to the landscape over time, and how nature interacts with objects in the built environment. This design principle is the basis for the conceptual open space and landscape plan. See **Figures 7 and 8**.

The open space provides connection between the multifamily residential and the residential neighborhoods to the southwest. There are four types of open space provided.

First is the Focal Garden, which is open to the public. This space is envisioned as a community space with opportunities to play, gather, relax and find peace. With a variety of meditative ponds, a waterfall, water features and lush desert landscaping, the area serves the residents as a focal point to gather and view from above.

The second is the Zen Corridor which includes at grade planters with desert landscaping, shade trees and outdoor furniture to create “garden rooms” for residents looking to extending living quarters to the outdoors. The corridor is expected to be the focus of the most pedestrian traffic, activating the community uses on the ground floor, and providing a xeric, yet lush experience.

Third is the building 2 Residential Courtyard which includes a Pool, Spa, Fire Pit, and various outdoor Gathering Areas for residents to enjoy while adding more landscape area to reduce the amount of paved and hard surfaces that hold heat in the hot summer.

Fourth is an Open Garden Space and Dog Park, which is open to the public and buffers the buildings from the adjacent neighborhood and provides an outdoor amenity for both building residents as well as the adjacent local community. All these elements together help to create a connected Zen Desert Oasis for all to experience.

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Figure 8 Conceptual Landscape Plan (Views the numbered points are depicted in Figure 9)

The following site design principles guided the development of the landscape design depicted in Figure 8 Conceptual Landscape Plan.

1. Wabi Sabi Design focuses on aspects of the natural world and contributes to human health by creating:
 - Spaces that promote human connections to outdoors
 - Opportunities to incorporate architectural objects with nature
 - Low maintenance spaces that are non-static
 - Design for user exploration to interact with space

2. Sustainable and productive landscape that minimizes operational costs and maximizes productivity by:
 - Using an environmentally sensitive plant palette
 - Creating a sense of habitat
 - Utilizing permeable, reflective surfaces and natural surfaces
 - Responding to microclimate and sun exposure/maximize architecture
 - Capture and harvest rainwater to supplement landscape irrigation

3. The communal neighborhood experience – creating a community focused landscape that functions for all by incorporating:
 - Prioritization of the pedestrians and of the connection to nature
 - Varied paving/at-grade curbs for better pedestrian experience
 - Inclusive design
 - Encourage exploration and social interaction
 - Integrated program to outdoor spaces

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Figure 9 Conceptual Landscape Views (refer to Landscape Plan for number location of each view)

Figure 9 above shows conceptual views of the landscape plan. The numbers on Figure 8 Landscape plan correspond to the numbered views.

The Open Space and Landscape plan creates a communal neighborhood like atmosphere for Kierland Sky by establishing a variety of open outdoor spaces for residents of the buildings and the local community alike to enjoy. Standards to implement the open space concept are in the Development Standards section.

C. List of Uses

The developer(s) or any property owner within the defined limits of the PUD may request an interpretation of analogous uses to the defined list below from the City of Phoenix Zoning Administrator. The Zoning Administrator may administratively approve a use analogous to those listed below.

Permitted uses

Multifamily Residential maximum density 54 units per acre

Permitted commercial uses shall be in accordance with the list of uses permitted in Section 622 Commercial C-1 District of the City of Phoenix Zoning Ordinance. C-2 uses will comply with all applicable sections of the City of Phoenix Zoning Ordinance.

Prohibited Uses

- 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
- There shall be no outdoor live music or DJ music on site, only outdoor background dining music shall be allowed.

Temporary Uses

All temporary uses shall be permitted as set forth in Section 708 of the City of Phoenix Zoning Ordinance effective May 19, 2018

D. Development Standards Multifamily Residential Use

Development Standards Table	
Max Height Phase 1 Building	69'-0"
Max Height Phase 2 Building	69'-0" Stepdown to 58'0" ²
Max. F.A.R.	2
Lot Coverage	Min 30% Max 50%
Density	Max 54 units per acre
Building Setbacks:	
Kierland Blvd.	30'
Marilyn Rd.	Min 20' Max 25'
71st St.	25'
Adjacent to shared property line	10'
Along shared service drive (east)	15'
Landscape Setbacks:	
Kierland Blvd.	30'
Marilyn Rd.	20'
71st St.	25'
Shared service drive (east)	15'
All other Property lines	10'
Sidewalk Standards	
Kierland Boulevard	8'0" minimum width
Marilyn Road	8'0" minimum width
71 st Street	6'0" minimum
Internal Walkways/Pathways	5'0" minimum
Parking:	
Studio	1
1 bedroom	1.5 spaces/unit
2 bedroom	2 spaces/unit
3 bedroom	3 spaces/unit.
Guest	25
Bicycle Parking:	
Spaces	Minimum of 1 bicycle space per 25 parking stalls maximum of 50

² The Southern building will be no higher than 58 feet, and no closer than a minimum of approximately 560 feet away from the closest existing single-family residence; and the building connected to it, no higher than 69 feet, and no closer than approximately 700 feet away from the closest exiting single family residence.

Bike Racks	Bicycle racks shall consist of an inverted-U or other decorative design and installed per the requirements of Section 1307. H. At least one bike rack will be provided adjacent to the focal garden
Parking Landscape:	
Interior surface area (exclusive of perimeter landscaping and all required setbacks)	Provide a minimum of one (1) tree per five (5) parking ground level parking stalls. Trees should be single trunk with minimum 3" caliper.

Landscape Standards:	
General Site Landscape	- Exceed the minimum zoning landscaping requirements by providing minimum 2-inch caliper trees, of which, a minimum 20 percent of all trees shall have a minimum caliper of three inches. - Provide 50% living vegetation ground coverage. - All Landscape should be irrigated with a permanent automatic irrigation system.
Streetscapes	- Preserve all viable, healthy large mature trees (over six-inch caliper) in place. Includes trees in the right-of-way along the frontage of the development - Exceed the minimum zoning landscaping requirements by providing three-inch caliper trees along all public rights-of-way including Kierland Boulevard, Marilyn Parkway and 71st Avenue.
Trees	- Minimum 2-inch caliper trees - At least 20% will be 3-inch caliper - Minimum 3-inch caliper along public rights-of-way - Minimum of 1 tree per five ground level outdoor parking stalls. Single trunk min 3-inch caliper
Ground Cover	50% Living ground cover
Amenity Standards	
Public Art	A minimum of four pieces of public art will be provided
Picnic /Dining	Picnic and Outdoor Dining will be provided
Benches/ Seating	A minimum of 10 outdoor seating areas will be provided
Community Open Space	A minimum of 30,000 square feet of open space will be open and accessible to the public
Lighting Standards:	
Sidewalk Lighting	Maximum Height of 20 feet

Building	Uniform pedestrian scale lighting should be used for all on-site lighting at building entrance and exits, and in public assembly and parking areas
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Shade Standards	
Public Sidewalks	Minimum of 75% of public and private sidewalks, pedestrian pathways, and common amenities areas shall be shaded using landscaping, architectural features or projections, or other stand-alone structural shading devices. Shade calculations shall be based on the summer solstice at 12:00 p.m.
Terraces	- A minimum of 30% open space will be provided - Provide shade for a minimum of 50 percent of occupiable roof areas using minimum 5-gallon shrubs for vegetation and structural shade.
Open Space	A minimum of 50 percent of all accessible public and private open space areas shall be shaded. This calculation includes only occupiable hardscape areas not considered public sidewalks.

3

Fences and Walls

All site fences and walls will be consistent with **Section 703.A** of the Phoenix Zoning Ordinance, in addition to the following:

1. All refuse locations shall be screened by a 6'-0" minimum height decorative screen wall that complements the design and character of the primary building.

Amenity Standards

1. Provide civic space that is improved open space intended for use by the general public. Civic space is designed to the same standards within this document but differs by being visually and physically accessible by the general public.

³ Shade cast from a building shall count towards shade calculations

2. Include public amenities such as lit bollards, waste receptacles (recycling and trash), wayfinding, benches, and decorative pedestrian lighting in all civic space areas on the site to create an inviting community open space. In addition, include the following:
 - a. Picnic / Dining Area
 - b. Seating Areas
 - c. 4 pieces of Public Art
 - d. Community Open Space
3. Provide a bicycle “Fix-it-station” behind the sidewalk along 71st Street where a future bike lane is planned.

Lighting Standards

Pedestrian paths and the front of the property will be illuminated. All lighting will be consistent with the standards of **Section 704** and **Section 626.G.5** of the Phoenix Zoning Ordinance in addition to the following:

1. Lighting fixtures should be consistent with and complement the design and character of the primary building.
2. Uniform pedestrian scale lighting should be used for all on-site lighting at building entrance and exits, and in public assembly and parking areas.
3. Large "flood" type lights should be avoided.
4. Sidewalk lighting should be limited to a maximum height of 20 feet

Pedestrian Access and Circulation

1. Primary entrances adjacent to streets will be at a pedestrian scale, shall connect to public sidewalks
 2. Development should provide a pedestrian network connecting each building together and to public sidewalks and common areas.
 3. All pedestrian plazas should be visible, and connect to, the sidewalk of a public street.
 4. An enhanced level of pedestrian amenities such as benches, lights, signage, street trees, and shade structures should be provided at pedestrian plaza areas.
 5. The pedestrian walkways and paving patterns shall encourage a more pedestrian-friendly and slow vehicular traffic environment.
 6. Pedestrian Crossing of the internal drives shall be marked with alternative paving material to slow traffic and improve pedestrian safety.
 7. Alternative paving materials such as permeable pavers, porous concrete or similar materials are encouraged for on-site hardscaping to reduce urban heat island effect, and to allow natural drainage and filtration. (See Sustainability Section)
 8. All driveways and walks shall be enhanced by using decorative concrete, joint pattern, texture, brick, pavers or integral colored concrete.
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9. Sidewalk Standards.

- a. The minimum sidewalk width shall be clear of obstacles except for tree grates and public amenities.

Sidewalk Standards	Minimum Width
Kierland Boulevard Streetscape	8'-0"
Marilyn Road Streetscape	8'-0"
71 st Avenue	6'-0"
Internal Walkways	5'-0'

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E. Design Guidelines

The project shall comply the following Design Guidelines in addition to the City of Phoenix Zoning Ordinance standards and will utilize sustainable best practices for designing in the desert.

Design Guidelines / Architectural Standards

Architectural Style

The development shall be a contemporary style that is an extension of a natural desert landscape and minimizes the perception of building height. Vertical windows blur building floors and adjacent shading elements provide solar protection and a continuous visual connection to the surrounding landscape. The ground floors of buildings shall be transparent to encourage views through buildings connecting the landscape throughout the entire development. The color palette should reflect the surrounding desert hues and incorporate natural accents.

Architectural Diversity

Building design should provide diversity in color, material and depth of plane. A combination of wall plane, vertical elements and horizontal plane shall be incorporated on all four sides of the building's exterior elevations.

Architectural Design Elements

Building entries shall be clearly defined and identifiable. Designs shall incorporate consistent detailing for each side of the building. The use of high-quality exterior materials such as non-reflective and patina metal, glass and stone is encouraged.

Roof Lines

Roofs may be pitched or flat. Continuous roof lines and deep overhangs are encouraged. Vertical and/or horizontal variation in roof lines is encouraged to create variation in the depth of plane and overall massing.

Colors and Materials

The color and materials should be consistent with the surrounding environment. Accent colors are encouraged at railings, fenestration, columns, balconies, copings and fascia.

Mechanical Equipment

All rooftop and ground mounted mechanical equipment shall be fully screened from any adjacent property or right of way.

Architectural Standards Table	
a. Building Form Guidelines	• Buildings should minimize the perception of height through façade articulation that breaks down the mass of the building. • A combination of wall plane setbacks and vertical setback elements shall be incorporated on all four sides of the building's exterior elevations.
b. Building Design Elements	• Building design shall be a contemporary style that draws design cues from the natural desert landscape. • Common entrance lobbies shall be clearly defined and identifiable from the exterior of the building. • Building design shall be consistent for all sides of the building. • Roofs shall be pitched or flat. Continuous roof lines and deep overhangs are encouraged. Vertical and/or horizontal variation in roof lines is encouraged to create variation in the depth of plane and overall massing. • Vertical and horizontal shade elements are encouraged. • Vegetation shall be planted on roof top terraces.
c. Building Colors and Materials	• Building color palette shall reflect the surrounding desert hues and incorporate natural accent colors. • Accent colors are encouraged at railings, fenestration, columns, balconies, copings and fascia. • 20% of façade shall be natural stone • 20% of façade shall be metal with a natural patina finish • 60% of façade shall be glazing. • The reflectivity of glazing shall be limited to 20%.
d. Screening Guidelines	• All rooftop and ground mounted mechanical equipment shall be fully screened from any adjacent property or right of way to the height of the highest equipment. • Screening material shall be consistent with the design and character of the primary building.

F. Signs

Signage within the PUD shall be governed by the regulations applicable to signs as established in the City of Phoenix Zoning Ordinance Section 705, and definitions within Section 202, unless modified within the PUD.

For the purpose of the PUD, all signs, including advertising, informational and directional signage not visible from public streets, along with directional and informational signs of less than three (3) feet in height, shall not be considered as signs (permanent or temporary) and conformance with the following regulations, and permitting with the City of Phoenix shall not be required.

Sign Design Standards

- New signage will directly complement the surrounding area and future residential development.
- Signage within the PUD will maintain a sense of architectural continuity by using similar architectural styles to adjacent buildings and structures.
- Signs shall utilize complementary colors, textures, and materials.
- Sign locations should be integrated with and not visually dominate the adjacent structures and streetscape.
- Signs should be oriented to promote readability and serve their intended purpose.
- Nothing herein shall affect the Owners' ability to use trademarked font or styles in their signage.
- Illumination of signs will be carefully designed to provide a soft, indirect glow that does not negatively impact the community or surrounding properties and conform to
- Section 705.C.6 of the City of Phoenix Zoning Ordinance.

G. Sustainability

This project will be designed in accordance with sustainable best practices to reduce its adverse impact on the environment guided by the following goals:

- Reduced heat island effect through ample open space, desert adapted landscaping and vegetated terraces to include, shrubs etc.
- Promote connectivity to the larger natural environment using Biophilic design principles
- Utilize low use water fixtures and high efficiency HVAC systems
- Building siting and integrated shading strategies to reduce heating/cooling loads
- Promote pedestrian activity through on-site pathways, shaded outdoor seating areas and bicycle amenities. These encourage bicycles and pedestrian, reducing car use.

Guidelines

This section is to identify sustainability standards that are measurable and enforceable by the City and identify practices or techniques for which the property owner/developer will be responsible that are integral to this unique Project. The purpose of this section is to promote fair, comprehensive, and enforceable regulations that will create a positive sustainable environment for the Property.

Planning principles that advocate for a sustainable community are integral to the Project and are an important foundational element of the PUD. Development within the Project will advance sustainability through land planning principles, building techniques and methodology. The following sustainability measures will be incorporated as appropriate and feasible within the development:

Landscape:

- Use of native, drought tolerant plants is required. Irrigation provided to establish new plantings and then tapered off to only times of drought.
- Vegetation will be planted on the terraces.
- Invasive plant species shall not be used.
- Plant selections should support native insects and birds by providing habitat and food resources.
- Retain all rainwater on site, use of bosques and bioswales with appropriate plantings is required.
- Natural shade to be provided along all walkways.
- Non-potable or gray water for required irrigation is encouraged.
- Shade trees to be provided around buildings with focus on south and west elevation to diffuse glare and minimize heat island effect.
- Effort should be made to manage stormwater on site through use of permeable pavements and Low Impact Development details.

- Design shall focus on creating Indoor/Outdoor connections to plants and daylight that help reduce stress and promote well-being.

Hardscape:

- The project shall reduce Heat Island Effects:
 - Comply with Shade Standards within this document that are more stringent than current CP/GCP Zoning
 - 75% percent of hardscape area should be shaded or be a non-absorptive material (Have Minimum SRI Value of .33 at time of installation)
- Hardscape to be minimized around site, pervious paving is encouraged.
- Walkways and plazas to be high albedo (0.70 - 0.80) to minimize heat gain but due to glare concerns these areas must be shaded.
- Walkways and plazas to have benches, planter areas, bike parking, bike service station, waste receptacles (recycling and trash), drinking fountains and pick up/drop off areas that are easily accessible to building entries.
- Asphalt areas should be minimized with no extraneous parking or drives. Vegetated islands within parking areas and along the perimeter should contain mature trees (48" box minimum) and provide shade for 20% of the parking area.
- As an alternate to tree shading of parking areas, structured covered parking is acceptable. This, in turn, provides an opportunity for photovoltaic panels.
- Parking area to provide minimum 4 car recharging stations.
- All site lighting to be LED lighting with full cut-off fixtures.

Energy:

- Buildings are required to commission an energy model to determine efficient HVAC strategy for the project and inform glazing and insulation requirements.
- Each building is to be provided with centralized HVAC systems that can provide cooling to all spaces. A chilled water loop economizer system is preferred.
- Energy recovery mechanical units to be provided to all common spaces.
- Programmable thermostats are to be provided for all tenant spaces.
- A routine maintenance program is required for all tenant spaces. This is to include regular changing of air filters and verification that all systems are working properly.
- All supply and return ducts are to be sealed.
- Passive strategies are to be considered: exterior shading devices on west and south facades, less glazing with higher performance windows on west and south facades, orienting buildings to take advantage of north and east sunlight and views, and daylighting of all occupied space.
- Commissioning of all HVAC systems is required.
- Ventilation control systems should be provided.
- CO2 based occupancy control systems are encouraged.

- LED lighting is required throughout with a recommended 700-5000K in color temperature and a CRI (Color Rendering Index) score of 80. LED lighting should be provided with dimming controls.
- All building rooftops to be “solar ready” structure to support a ballasted system and there should be a dedicated conduit run from the rooftop to the electrical room allowing easy hookup in the future.
- Buildings should be provided with rooftop photovoltaic panels.

Building Construction Type:

- Steel should be made from 90% recycled materials and ideally created by the electric arc method.
- Construction waste is to be recycled at 75% minimum.
- Foamed plastic roofs are encouraged, all roof membranes to be white to minimize heat island effect. Roof system should have high R-value, no less than continuous R-30.
- Walls to be provided with 2” continuous rigid insulation with thermal breaks. Wall cavities to be filled with closed cell spray insulation.
- Windows to be energy efficient with low U-value with low E coatings and thermal breaks.
- Exterior doors to be insulated.
- Building to provide recycling stations in each resident apartment and all common spaces.

Interiors:

- The use of recycled or rapidly renewable materials is encouraged.
- Materials in common spaces to be durable, cleanable and should be antimicrobial.
- Organic materials such as natural stone, cork, wool or wood are encouraged.
- Low VOC content for all materials and adhesives is required, reference <https://www.usgbc.org/credits/regeq4r0> for these guidelines.
- All wood products to FSC (Forest Stewardship Council) certified.
- Materials shall be encouraged to not be Red List materials, reference <https://living-future.org/declare/declare-about/red-list/> for these materials.
- Biophilic design is encouraged: indoor plantings or living walls are ideal, natural textures and products such as wood are encouraged. Materials used artfully to suggest natural patterns or designs are encouraged. Daylighting of common spaces should be emphasized.

H. Infrastructure

1. Grading and Drainage

This site is a redevelopment site and all Grading and Drainage for the Site will be designed to meet all City of Phoenix standards.

2. Water and Wastewater

According to the original infrastructure fact finding for this site, Water and wastewater will be provided by the City of Phoenix. There are water and sewer mains adjacent to the site however extension of those lines to service the development onsite will be the responsibility of the developer.

EXISTING WATER

8-inch ACP watermain within Kierland Blvd. 8-inch ACP watermain within Marilyn Rd.

8-inch DIP water main within 71st St.

EXISTING SEWER

12-inch VCP sewermain in Kierland Blvd.

8-inch VCP sewermain within Marilyn Rd.

8-inch VCP sewermain 71st St.

Services: City map shows an 8-inch sewertap off of the 8-inch in main in Marilyn.

3. Circulation

The goal of the circulation plan for this project is to minimize traffic flows onto Kierland Boulevard and Acoma Drive, and more specifically limit traffic flows into the neighborhood to the southwest. For that reason, the access points along Kierland Boulevard have been limited. Figure 10 shows the circulation plan for Kierland Sky. The northernmost access point is limit with no left turns out, the second access point is a one-way access point into the property.

A traffic impact analysis was conducted for Kierland Sky; what follows is a summary of the findings and recommendations for improvements. A copy of the study was submitted with this application and the executive summary is attached as Appendix A.

A Traffic Impact Analysis performed by CivTech in May 2022 determined the proposed use will generate less traffic than the existing entitlement would generate. The proposed multifamily use would generate 1,956 daily weekday trips while the entitled office option would generate 5,448 daily weekday trips. There will be four points of access to the property. Two of those will be along a shared driveway that borders the property and exits on to Marilyn Road and 71st Street and by two access points, both along Kierland Boulevard. The northern access point on Kierland will be 3 turn movement access point, an entrance with right and left in and a right only out access. The Kierland Blvd. driveway to the south will be in only. No traffic will be leaving the property will turn left onto Kierland Blvd.

Vehicular

The infrastructure fact finding also concluded that there are no roadway dedications for this site; however, the study showed that signal timing issues will need to be address and improvements to the left turn lane onto Greenway Parkway heading west will be required to maintain existing levels of service for roadways in the area.

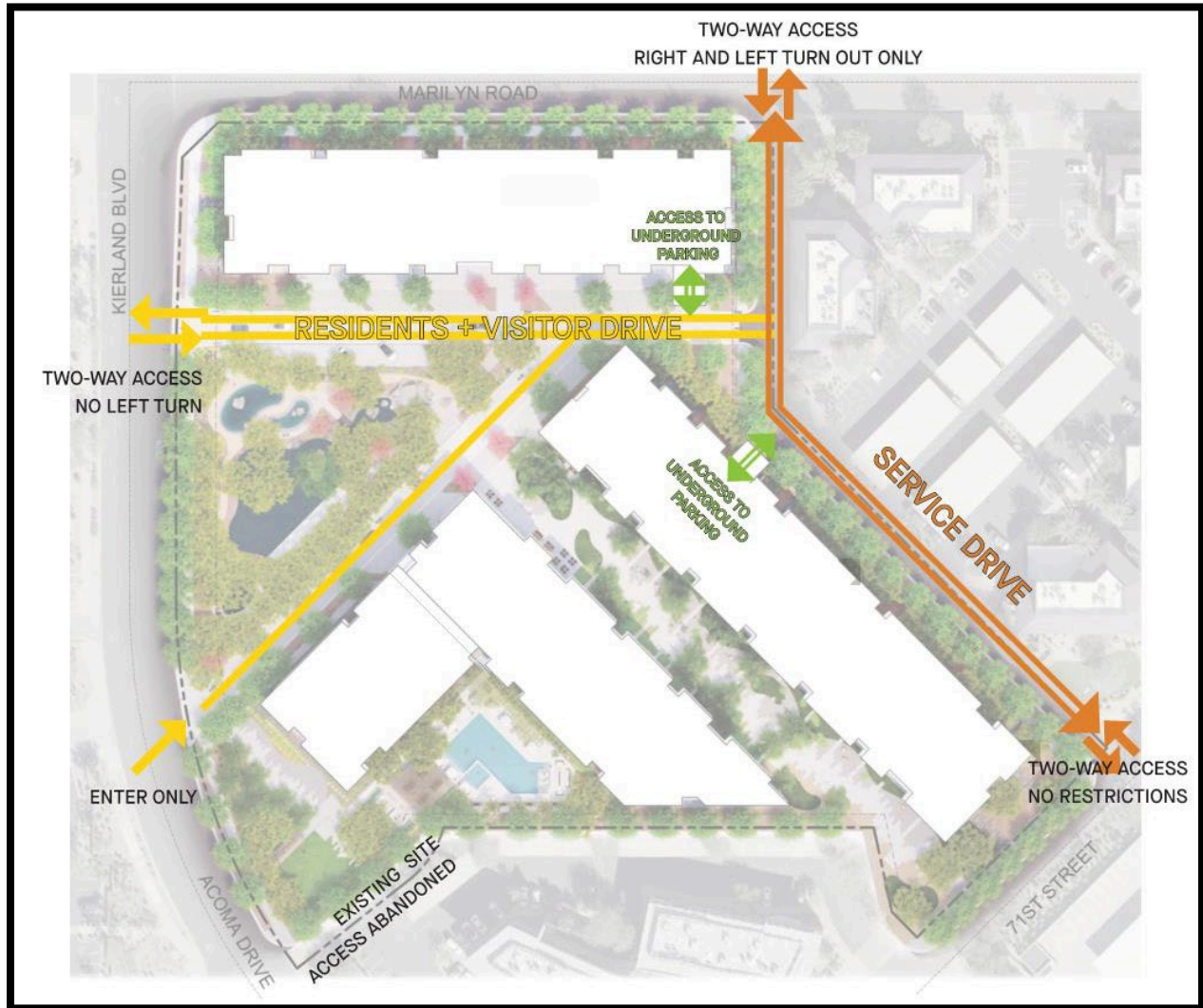


Figure 10 Vehicular Circulation Plan

The results of the existing conditions analysis indicate that most study Intersections operate with acceptable levels of service (“LOS”) LOS D or better. The study provided the following recommendations be implemented to maintain a LOS of D or better for the surrounding roadways.

Queue Storage

The recommended storage lengths are provided for study horizon year 2025 using the total traffic projections. The mitigation at Kierland Boulevard and Greenway Parkway requires the reconstruction of the median and restriping to provide the northbound dual left-turn lanes. The recommended queue storage length should be extended to a total of 320-feet (160-feet per lane).

Sight Distance

The site civil engineer should ensure that sight visibility is provided at all driveways according to the distances calculated and that sight triangles at public intersections are maintained according to Section 31-13 of the City Code. All vegetation and trees should be maintained according to City of Phoenix regulations. To demonstrate that the developer is a good neighbor, CivTech recommends that the site civil engineer investigate the intersections of Acoma Drive and Kierland Boulevard/Acoma Drive and 68th Street and Acoma Drive to determine if sight distance is being limited by overgrown landscaping within the sight visibility triangles. However, it should not be the responsibility of the developer to mitigate any such existing conditions.

Pedestrian

Figure 11 Pedestrian Circulation Plan shows the proposed pedestrian and flows for the project. The flows are focused on access points along Kierland Boulevard which provides pedestrian access for people walking to transit stops located along Greenway Parkway and Scottsdale Roads. Transit stops are located within a quarter of a mile of the site making walking a viable option for residents. The access points are also focused on access to the residential neighborhoods to the southwest providing opportunities to walk to work or just walk and enjoy the open space amenities.

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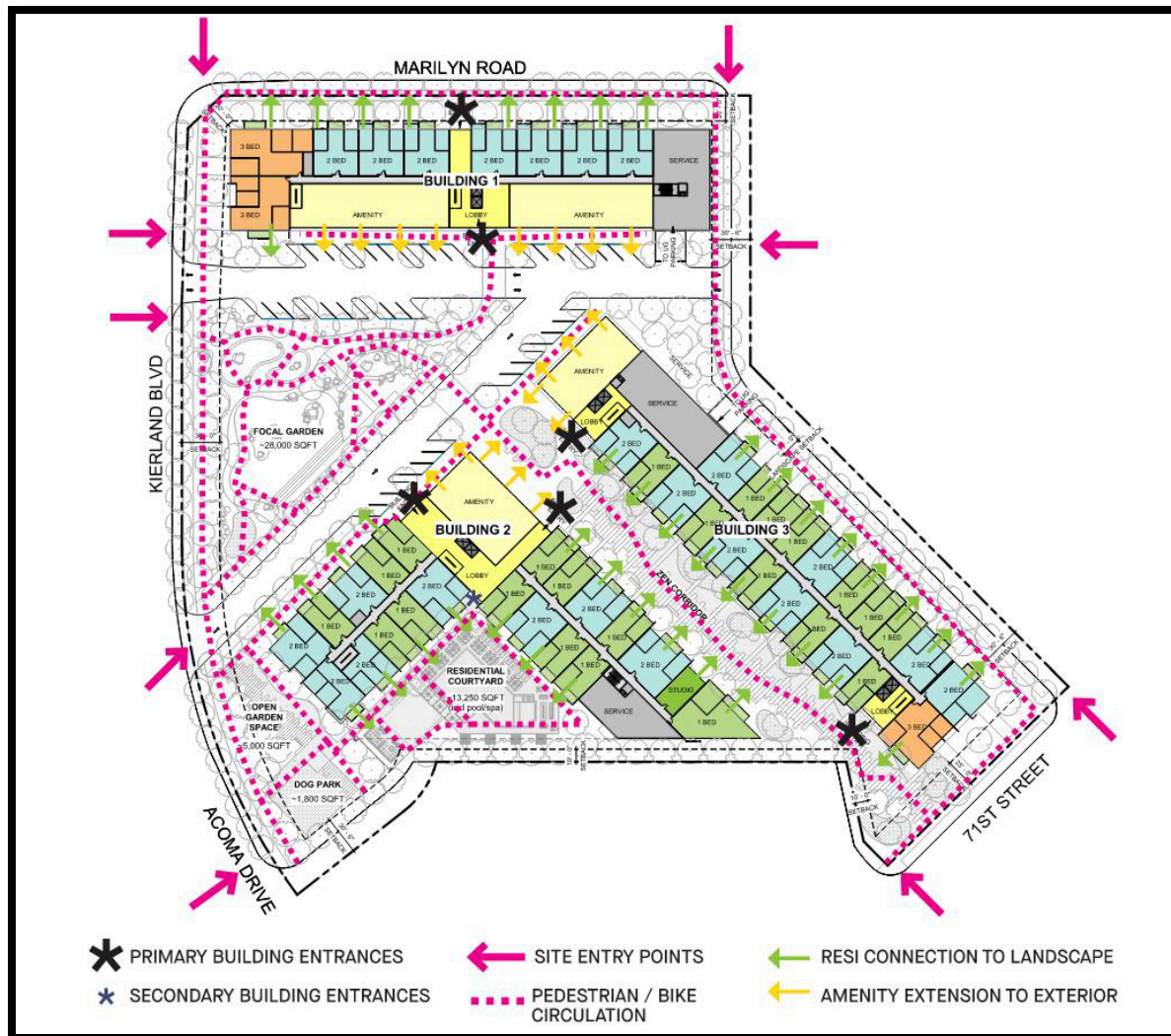


Figure 11 Pedestrian/Bicycle Circulation Plan

- Various access points are located around the site to accept visitors from the surrounding businesses as well as the residents in the neighborhood to the south
- Landscaped walkways are protected with shade trees/the building connects the various site elements, dispersing visitors throughout the different open landscaped areas, to the building entrances and retail/restaurant areas
- Paving/at-grade internal drive curbs are blurred for a better pedestrian experience

Bicycles

Bicycle accommodations and parking are provided throughout the project site to encourage alternate modes of transportation and promote a healthy lifestyle for employees and visitors. Figure 12 shows a graphic depiction of an internal drive that illustrates the intention of the site

plan for pedestrian and bicycle circulation from a profile perspective. The legend at the bottom right of the diagram shows perspective viewpoint for the profiles.

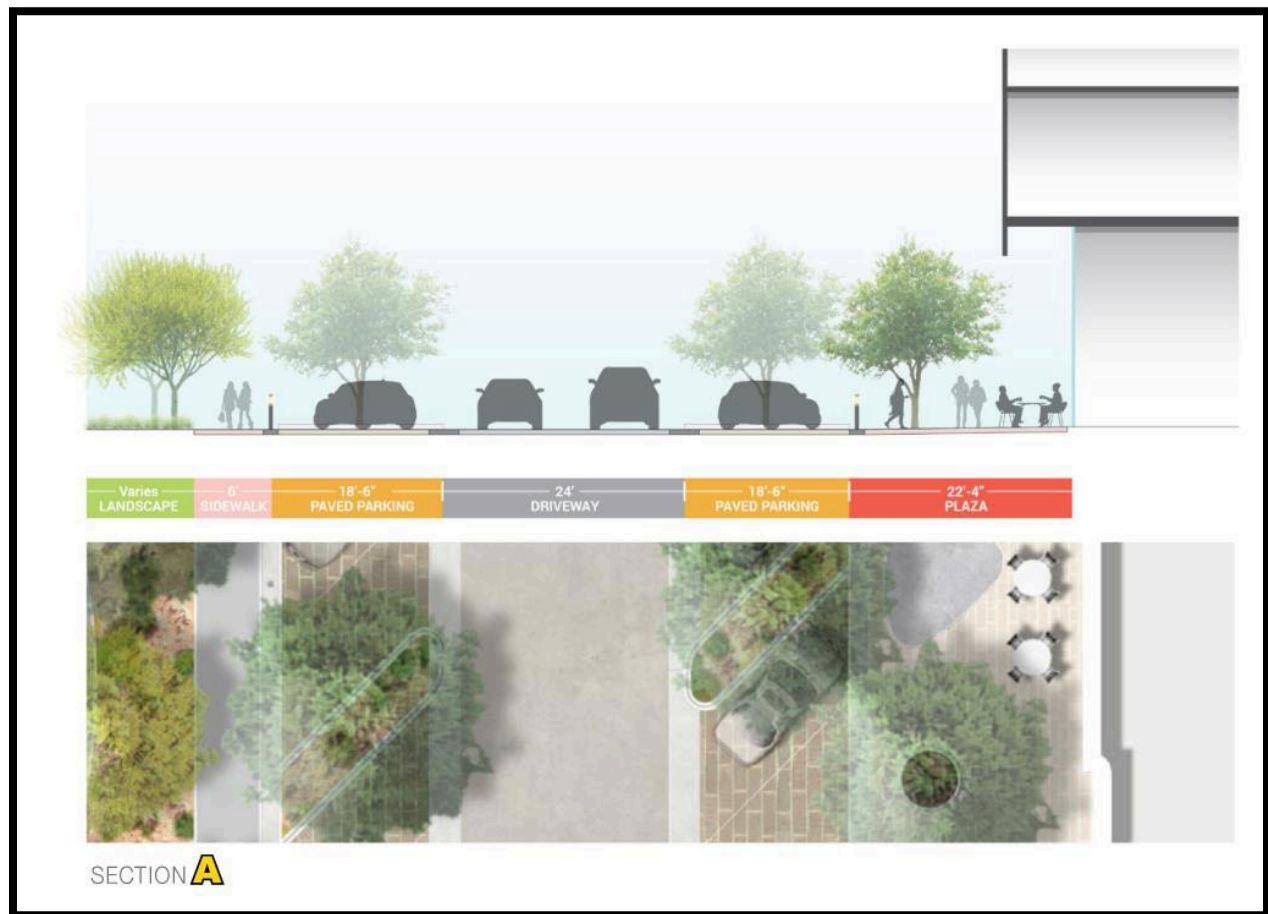


Figure 12 Conceptual Profile Interior Drive

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I. Comparative Zoning Standards Table

Kierland PUD Comparative Development Standards Table		
	PUD	Amended PUD
Max. Height	Phase 1 -88'-0"	Phase 1 -69'-0"
Max. Height	Phase 2 - 84' -0" Stepdown to 56'0"	Phase 2 - 69' -0" Stepdown to 58'0"
Max. F.A.R.	2	2
Lot Coverage	52%	50%
Setbacks Building:		
Interior lot line not on a street	10'	10'
Kierland Blvd.	30'	30'
Marilyn Rd.	20	20
71st St.	25'	25'
Along internal drive	30'6"	15'
Landscape Setbacks:		
Street setbacks		
Kierland Blvd.	30'	30'
Marilyn Rd.	20'	20'
71 st Street	25'	25'
East Private Drive	15'	15' from curb
Parking Standards:		
General Office >50,000 sq. ft.	3.03/1,000 sq. ft. TLA	1.9 Spaces per unit
Retail	1/250 sq. ft.	1/250 sq. ft.
Restaurant	1/80 sq. ft.	1/80 sq. ft.
Max Height Parking Garage	40'	N/A

4

⁴ Development will be consistent with Section 507 Tab A. of the City of Phoenix Zoning Ordinance.

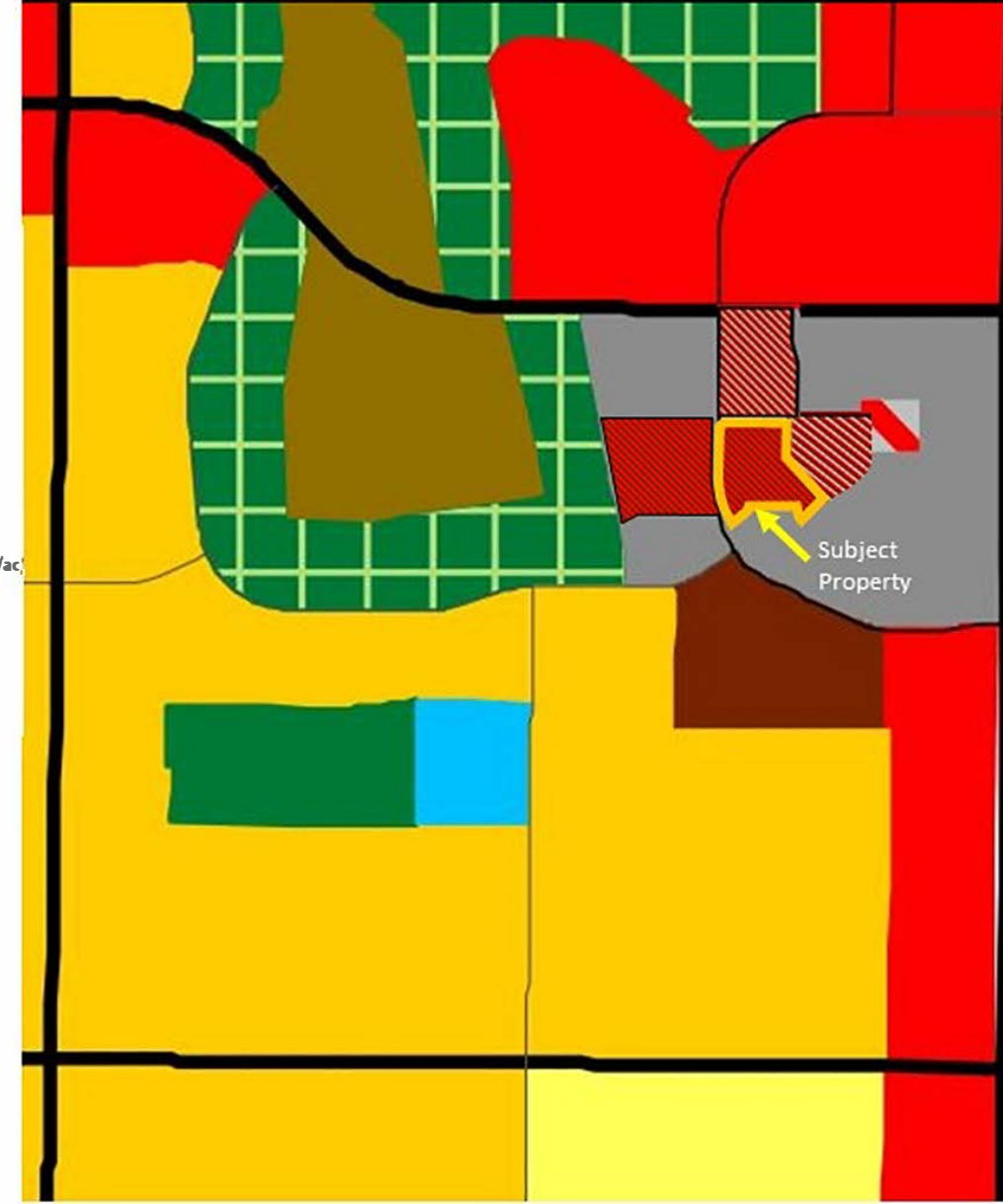
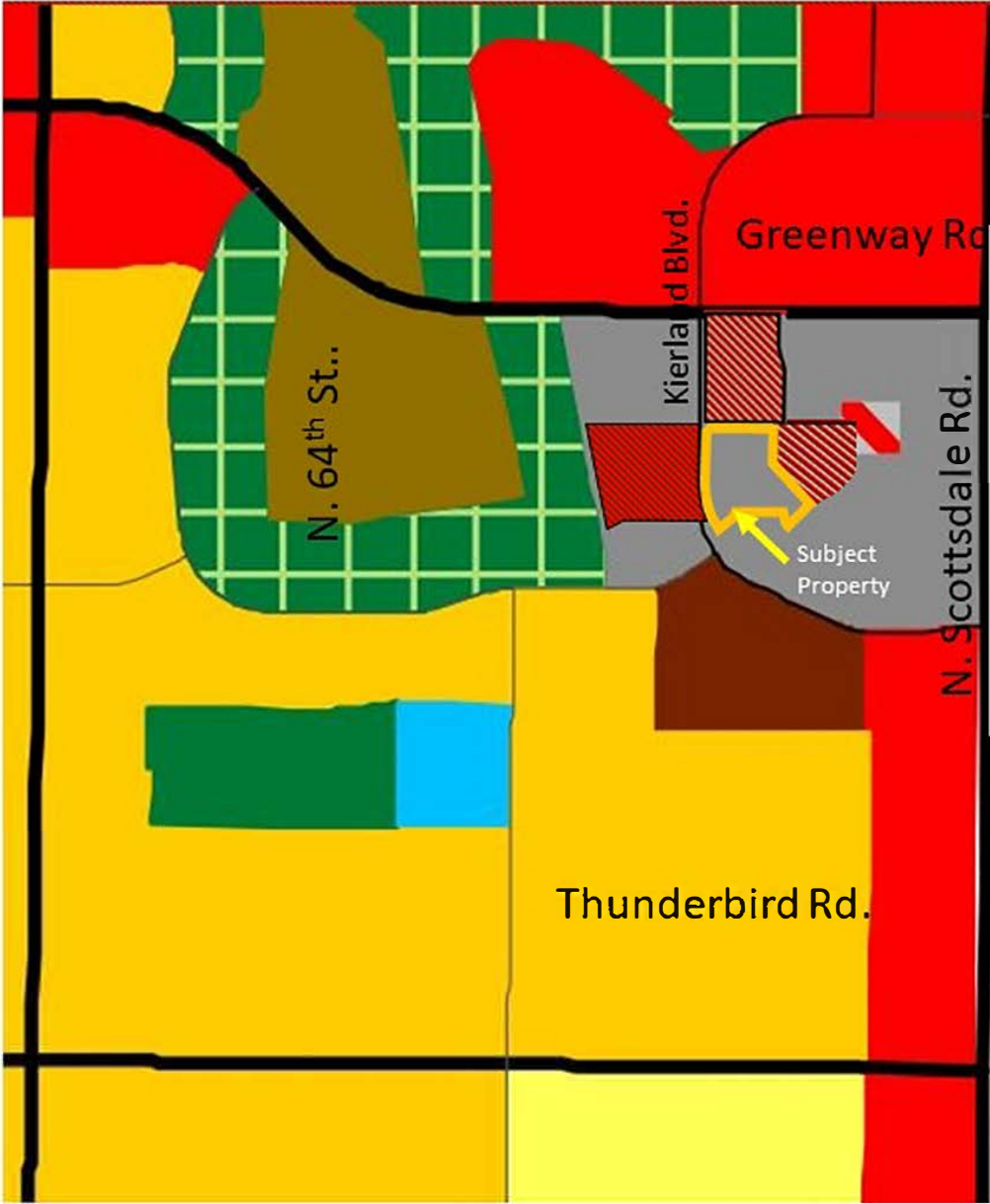
Exhibit 1

APN 215-58-015E

Subject
Property

General Plan Existing and Proposed

- Industrial
- Commercial
- Residential 3.5 du/ac
- Residential 10-15 du/ac
- Residential 15+ du/ac
- Mixed-Use (Commercial/Res 15+ du/ac)
- Mixed-Use (Commercial/Commerce Park/Res 15+ du/ac)
- Mixed-Use (Commercial/Commerce Park)
- Open Space Private



Existing Land Use Map
Industrial

Proposed Land Use Map
Mixed Use Commercial/ Residential 15+ DU/AC

Zoning Map L12
34-44

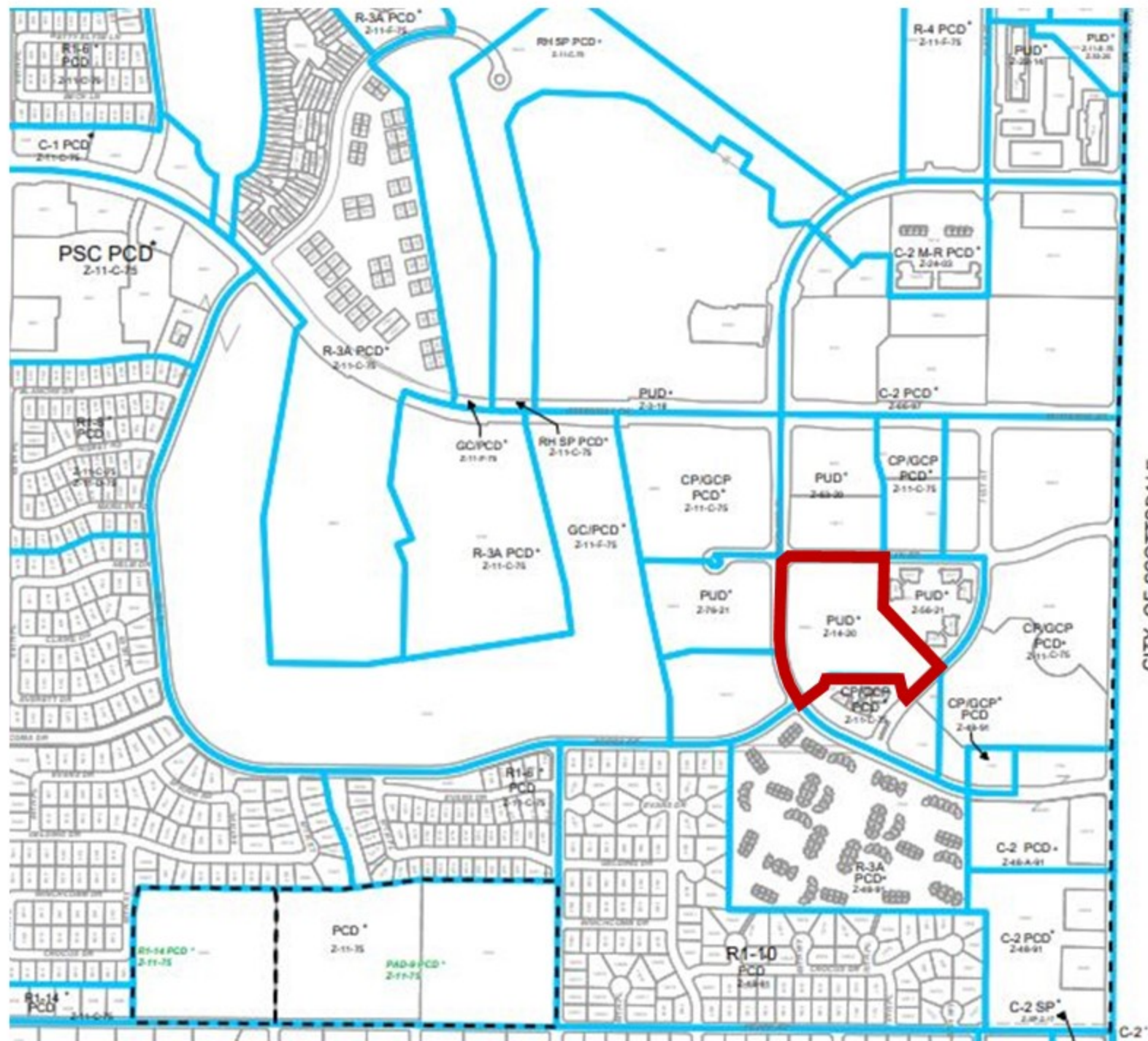


Exhibit 3: Conceptual Site Plan



Refer to Exhibit 3: Conceptual Elevations

Exhibit 3: Conceptual Elevations



1 SITE WEST ELEVATION



2 SITE SOUTH ELEVATION



3 SITE EAST ELEVATION



4 SITE NORTH ELEVATION

Refer to Exhibit 3: Conceptual Site Plan for view locations

Exhibit 4:
Conceptual Level 1 Plan



Exhibit 5: Conceptual Building Section

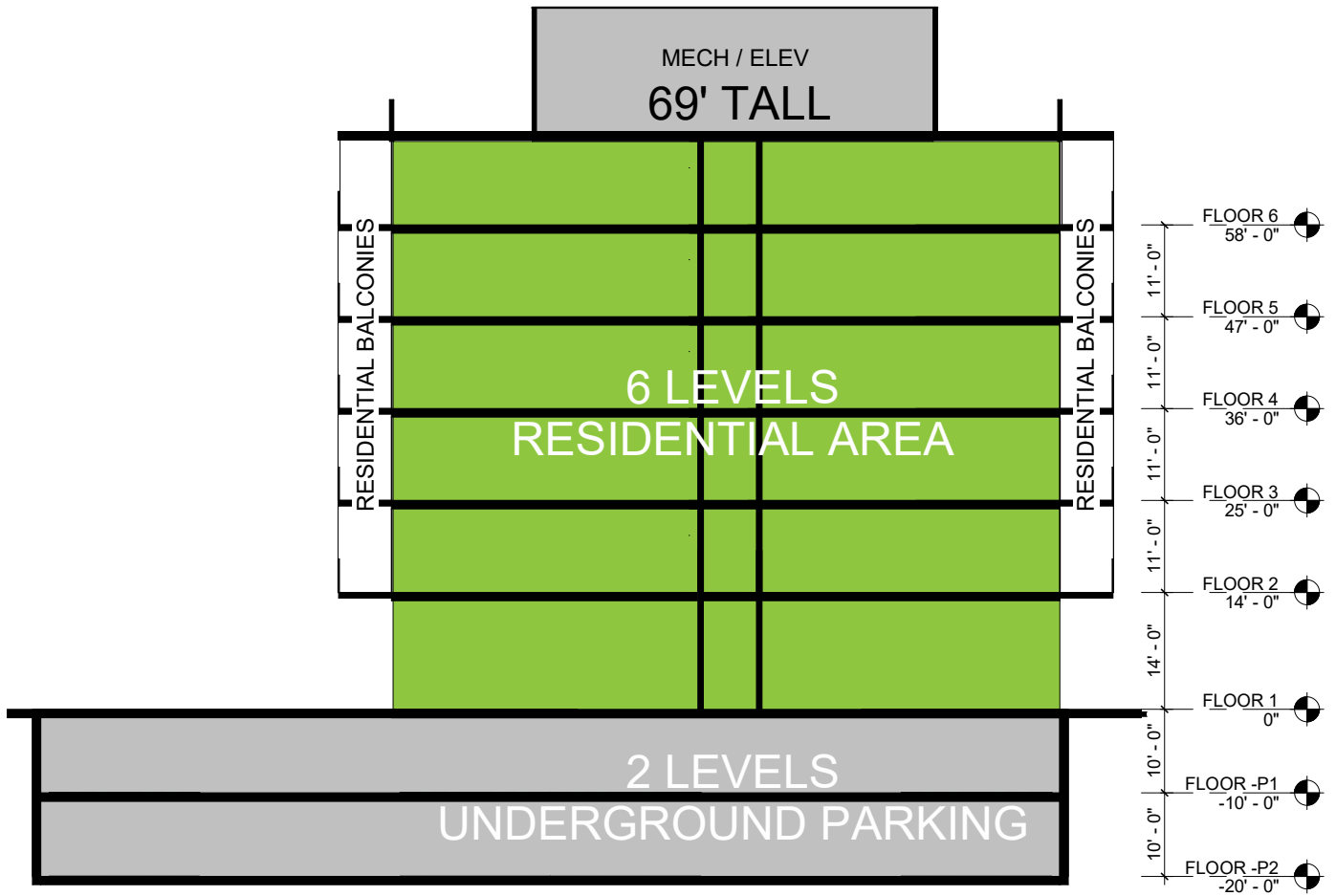


Exhibit 6: Phasing Diagram



Exhibit 7: Conceptual Rendering



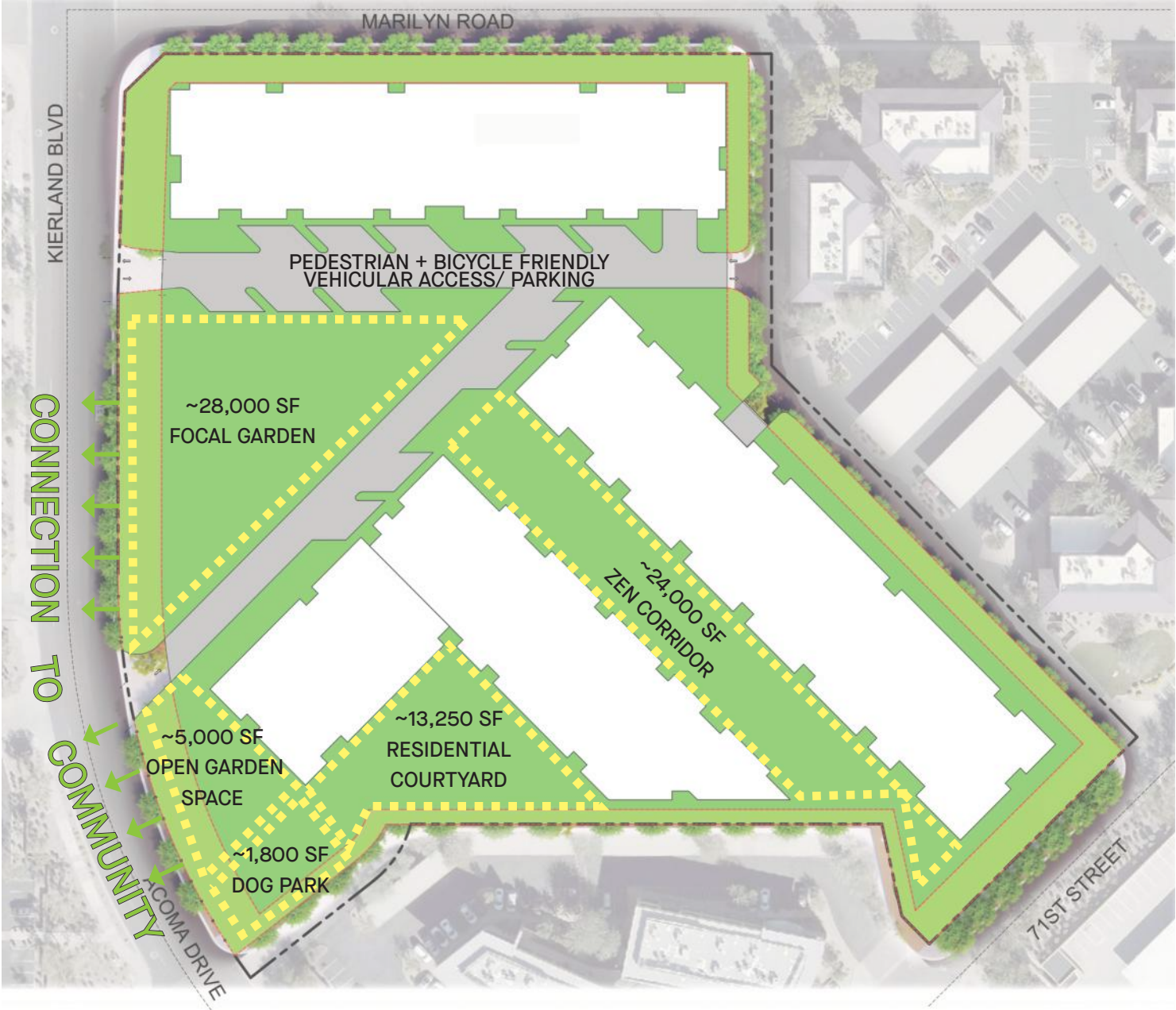
VIEW FROM KIERLAND

Exhibit 8: Setback Diagram



*SETBACKS IN DRAWINGS REFER TO BOTH BUILDING AND LANDSCAPE SETBACKS
NOTE THE LANDSCAPE SETBACK ALONG THE EAST IS TAKEN 15FT FROM THE CURB - - - - -

Exhibit 9:
Conceptual Open Space Diagram



 OPEN SPACE [EXCLUDING LANDSCAPE SETBACKS + INTERNAL STREETS]	~ 112,600 SQFT [~38% OF NET SITE AREA]
 OPEN SPACE IN LANDSCAPE SETBACKS	~ 42,000 SQFT [+13% OF OPEN AREA]

Exhibit 10: Conceptual Landscape Plan



Refer to Exhibit 10: Conceptual Landscape Vignettes

Exhibit 10: Conceptual Landscape Vignettes



VIEW 1 - entry monument



VIEW 2 - water feature



VIEW 3 - internal streetscape



VIEW 4 - zen corridor



VIEW 5 - residential courtyard



VIEW 6 - dog park

Refer to Exhibit 10: Conceptual Landscape Plan for view locations

Exhibit 11: Conceptual Underground Parking Plan

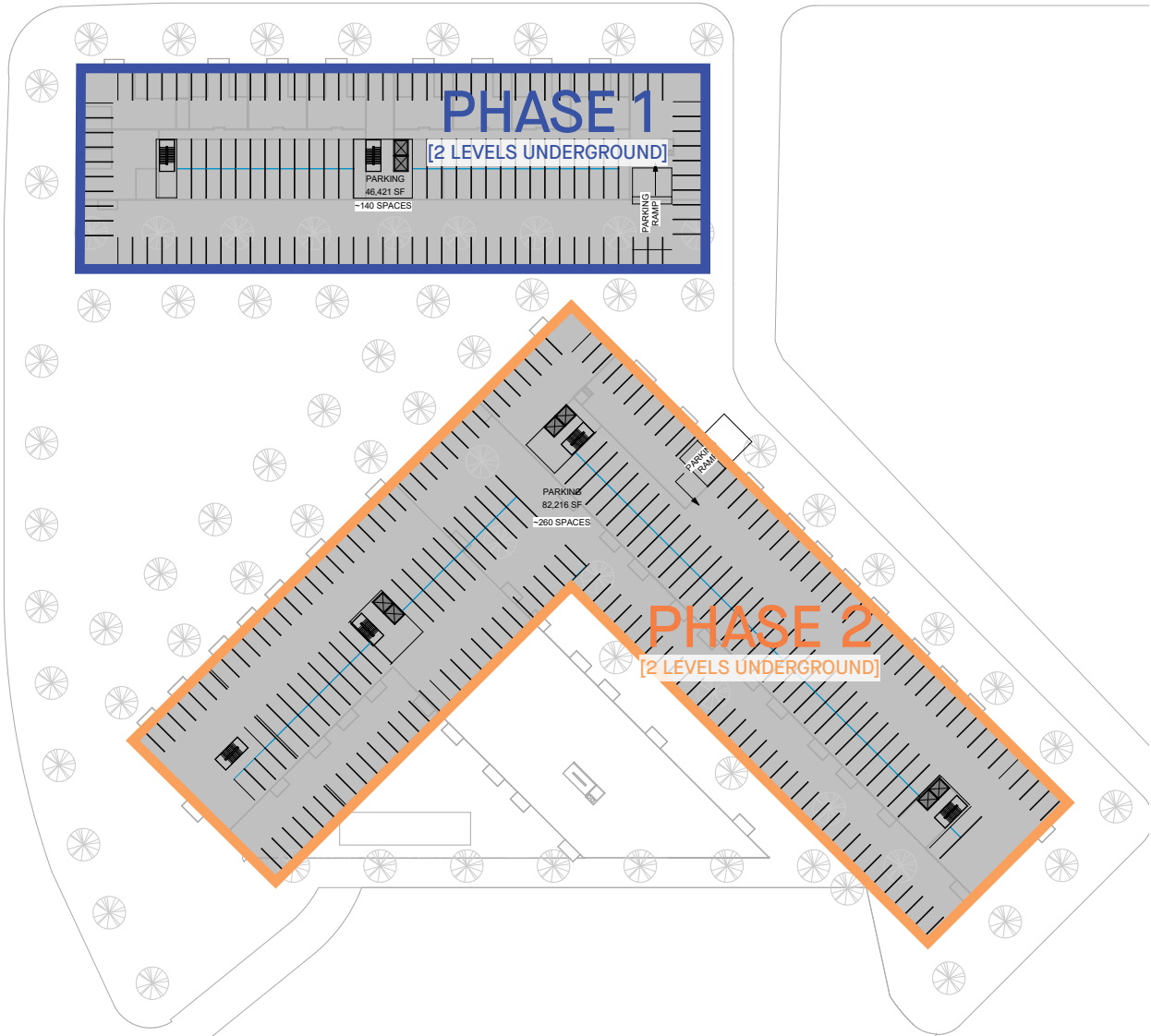


Exhibit 12: Pedestrian and Bicycle Circulation Plan

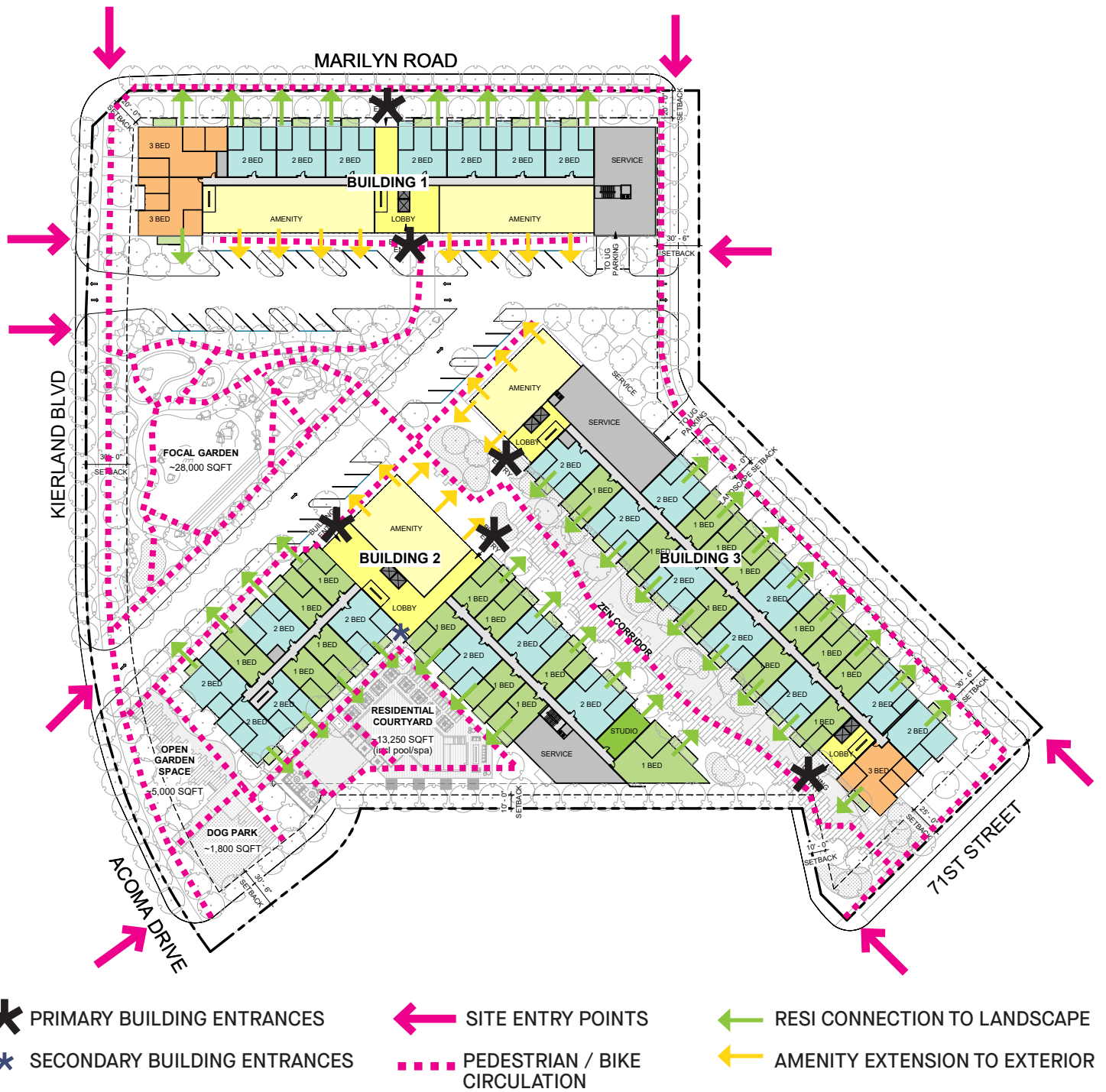


Exhibit 13:
Vehicular Circulation Plan

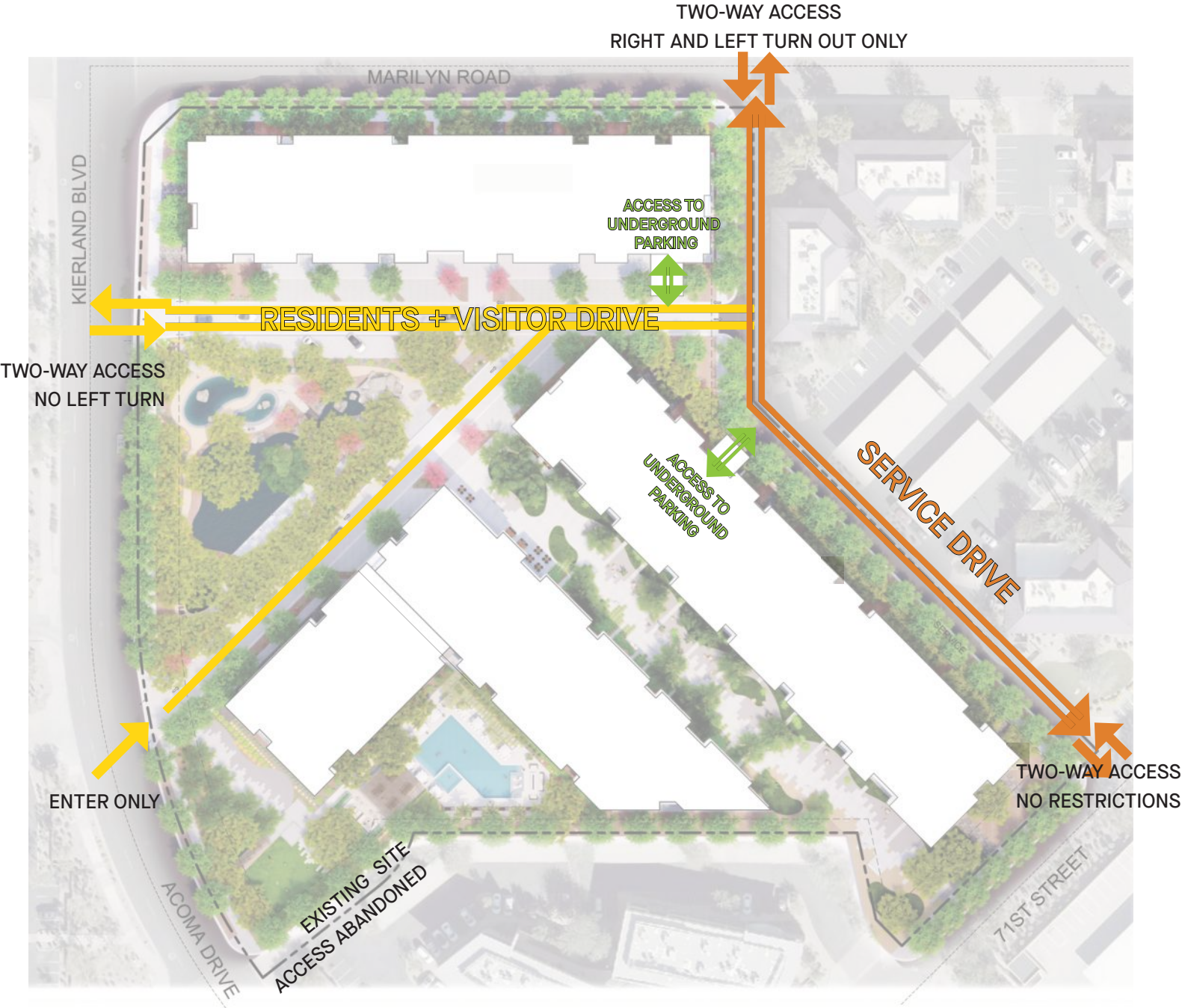
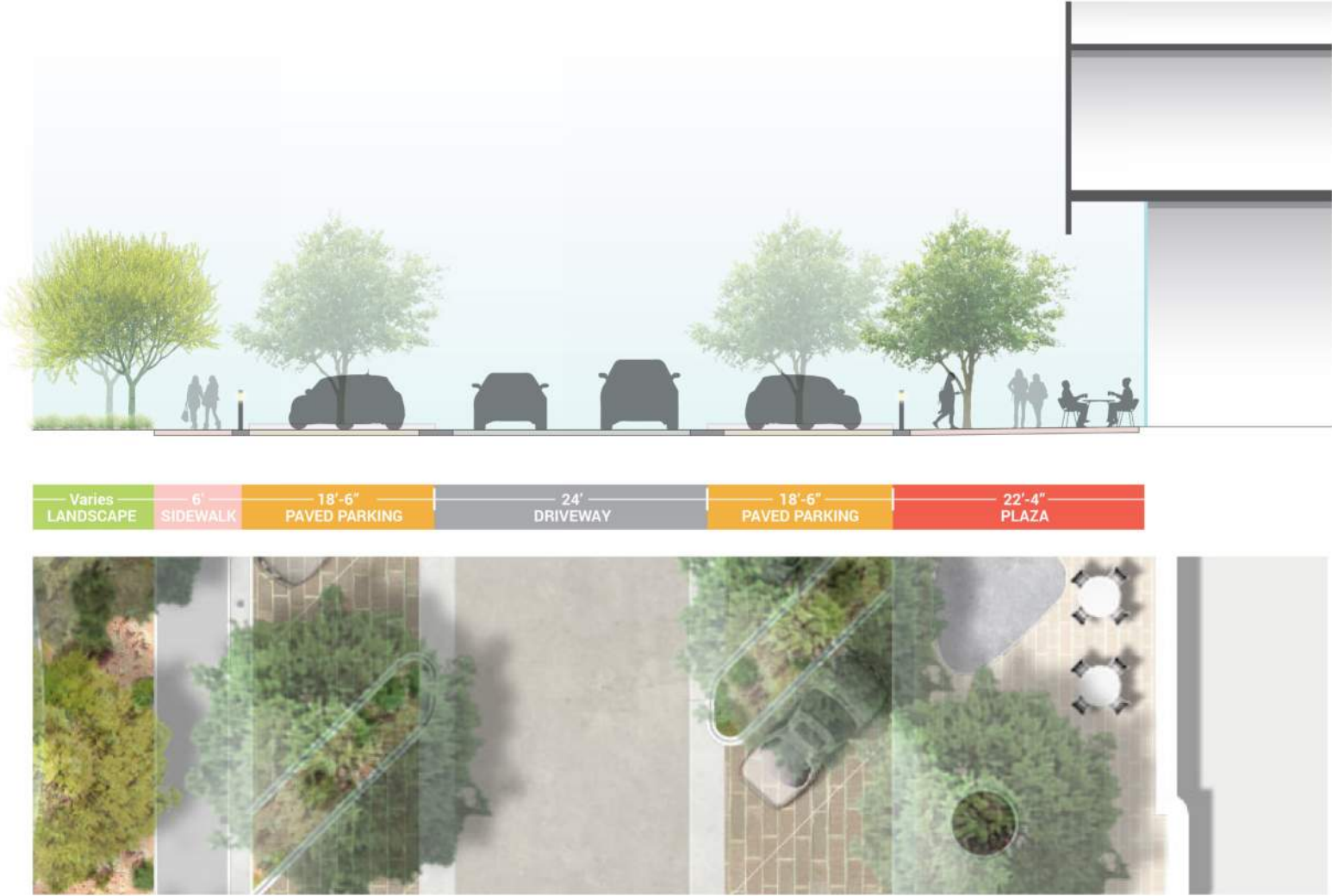


Exhibit 14:
Conceptual Profile Interior Drive



SECTION **A**