

# KIERLAND SKY PUD AMENDMENT

Development Narrative



**Located at the southeast corner of Marilyn Road and Kierland Boulevard**

**CASE NO. Z-14-A-20**

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**CITY OF PHOENIX**

MAR 15 2023

**Planning & Development  
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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

## 1. Project Overview and Goals

This PUD Development Narrative outlines the development standards and 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).

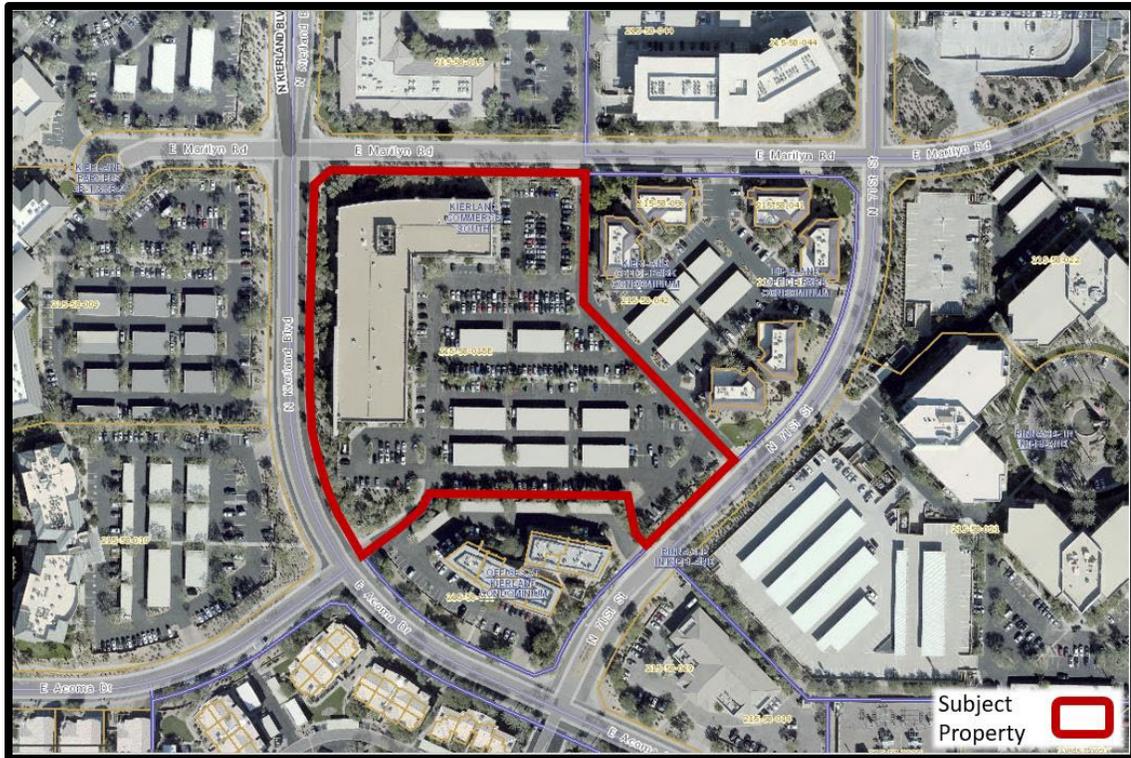


Figure 1 Project Location Assessor Map

The primary goals of this project are to redevelop the property 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 much 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 residential development to the west, north and east, and the residential neighborhoods to the south/west which are medium density residential at the

southwest corner of Kierland Boulevard and Acoma drive transitioning to single family homes to the southwest.

This project will replace the existing 100,000 square foot office building and parking lot with three, multi-family residential buildings including amenity/residential office space on the ground level and significant open space amenities including a Community Focal Garden along Kierland Boulevard and a Dog Park, both open to the public. At buildout there will be 470,900 square feet of residential area with approximately 420 dwelling units. (See **Figure 3** and **Exhibit 3** Site Plan).

**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 Zoning Ordinance or design guidelines, the terms of this PUD shall apply. The PUD only modifies the Phoenix 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.**

## **2. Overall Design Concept**

There are properties to the west, north and east of the project that have recently been approved for multi-family development. The intent of the building siting and the main central open space is to become a focal point for the neighborhood and complement the recently approved multifamily developments. Landscaped pedestrian walkways and bicycle paths connect to the surrounding community and promote connectivity (See **Figure 11 & Exhibit 12**).

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.
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 building in Phase 1 (Building 1) is oriented east/west parallel to Marilyn Road along the north which is adjacent to future residential uses that are approved for that site, buildings for Phase 2 are oriented diagonally. The building at the southwest corner (Building 2) steps down in height from 69 feet to 58 feet, 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 Kierland PUD project to the east. Together the buildings address their surrounding context and create a dynamic

environment that opens to the streetscape along Kierland Boulevard 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, as a result, 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 a public, passive landscaped open space with a pathway that buffers the buildings from the adjacent neighborhood that provides pedestrian circulation through the site and connects the community to the neighborhood Dog Park amenity (See **Exhibit 9** Conceptual Open Space Plan).

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

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## B. Land Use Plan



Figure 2 Conceptual Site Plan



*Figure 4 View from Kierland Boulevard Conceptual Rendering*

## **1. Land Use Categories**

Kierland Sky will be a multifamily residential neighborhood with up to 420 units located in a park like setting. This PUD proposes significant open space (a minimum of 30%) that will be available to the surrounding neighborhood. In the event that the property does not develop as residential Commercial Uses may be developed in accordance with the C-2 Intermediate Commercial Zoning Standards in Section 623 of the City of Phoenix Zoning Ordinance.

## **2. Land Use Plan**

This project will be completed in two phases. Phase 1 is the construction of a 6-story residential building with approximately 172,000 square feet and 126 dwelling units. The maximum height of this Building 1 is 69 feet. Building 1 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 square feet containing 146 dwelling units and Building 3 is approximately 197,000 square feet

containing 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. Building 2, is five stories at 58 feet tall and closer to Kierland Boulevard and Building 3 is six stories at 69 feet for the portion of the building farther from the neighborhood and perpendicular to 71st Street. Below the residential in Building 1 and Building 3 there will be two levels of underground parking.

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

### **3. 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.

The building aesthetics are inspired by the celebration of gardens and water. Each of the buildings play with glazing textures, colors and use various vertical elements including slatted louvers, twisted metal, and/or fritted glazing that “flow” from the building and create a waterfall effect. These elements while also visually appealing 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 adjacent neighborhood 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.



Figure 5 Conceptual Elevations

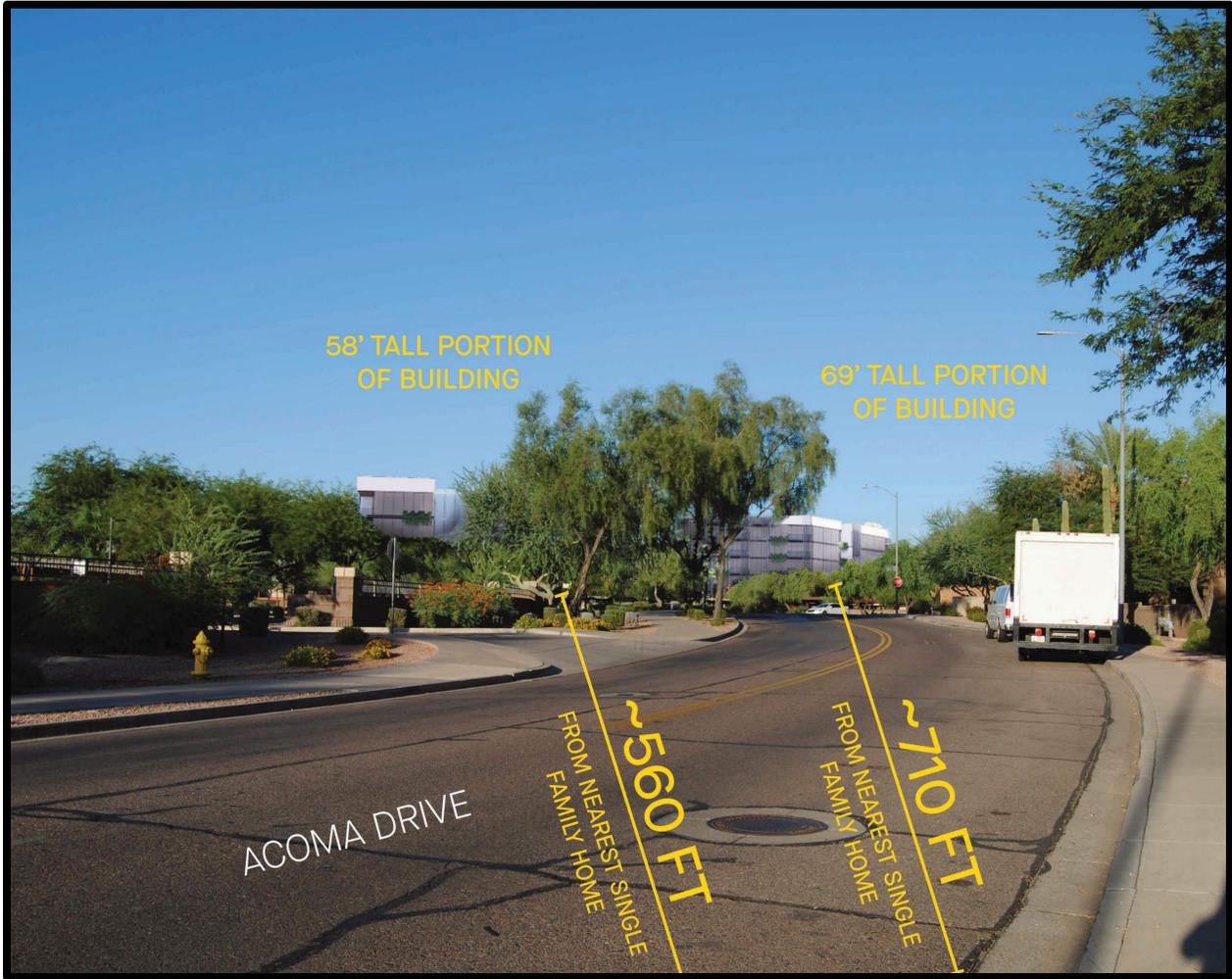


Figure 6 Perspective View from the sidewalk adjacent to the entrance to the Plaza Residences to the southwest.

**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 residence to the 58-foot-tall building (minimum 560 feet) and the distance from the 69-foot-tall building to the nearest single-family residence (minimum 710 feet).

#### 4. Open Space and Landscape Plan

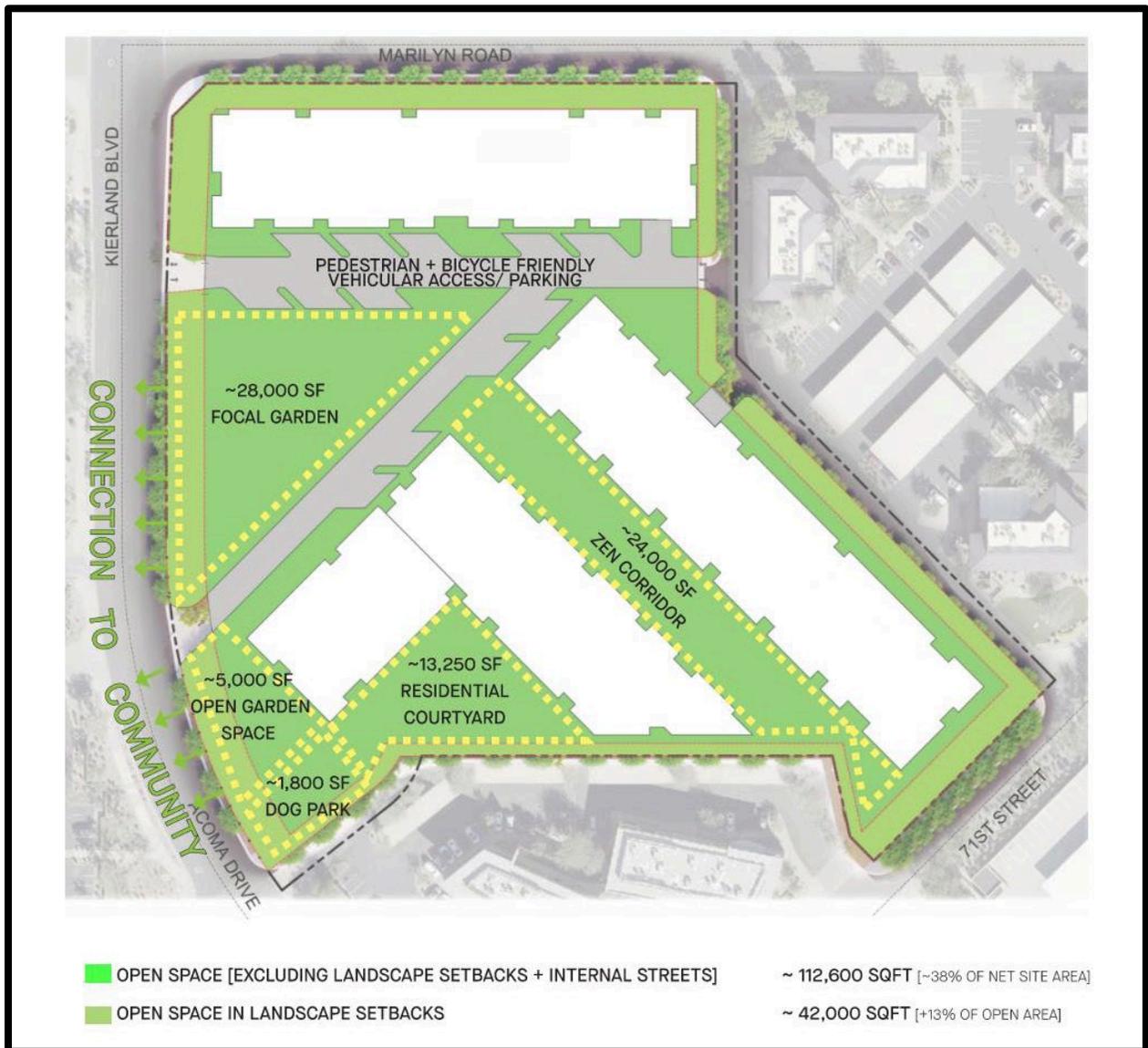


Figure 7 Conceptual Open Space Plan

The Conceptual Open Space Plan is designed using Wabi Sabi design. 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.

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 extend their living quarters to the outdoors. The corridor is expected to be the focus of the most pedestrian traffic that will activate the community uses on the ground floor, and provide a xeric, yet lush experience.

Third is the residential courtyard in Building 2, 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 the Open Garden Space and Dog Park, which is open to the public, and buffers the buildings from the adjacent neighborhood, while providing an outdoor amenity space for both 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 key numbers located on **Figure 8 Conceptual 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 Commercial Uses will be in accordance with Section 623 of the City of Phoenix Zoning Ordinance however the uses listed below in the prohibited uses section will be prohibited.

### Permitted Uses

- 1) Residential dwelling units as governed herein
- 2) Community office space accessory to multifamily
- 3) C-2 Commercial uses as set forth in Section 623 Commercial C-2 District of the City of Phoenix Zoning Ordinance
- 4) Outdoor live music, subject to the following conditions
  - a. Only outdoor background dining music shall be permitted

### Prohibited Uses

- Adult Uses
- Agricultural Implements, Distributions and Display, Retail Sales
- 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
- Gun Sales And Repair
- Hospital
- Motorcycles, Repair and Sales
- Non-Profit Medical Marijuana Dispensary Facility
- Pawn Shop
- Public Service Utility Yard
- 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

### 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

The following standards apply to multifamily residential uses.

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

Development Standards Table (Multifamily)	
Max Height Phase 1	69'-0"
Max Height Phase 2	<b>69' - 0"</b> a minimum of 700 feet from nearest single-family residence <b>58' - 0"</b> a minimum of 560 feet of the nearest single-family residence
Min Lot width	No minimum
Min Lot Depth	No minimum
Building Separation	Minimum 60'
Lot Coverage	Minimum 30% - Max 50%
Density	Maximum 54 dwelling units per gross acre
<b>Building Setbacks:</b>	
N. Kierland Blvd.	30'
N. Marilyn Rd.	Minimum 20' Maximum 25'
N. 71st St.	25'
Adjacent to shared property line	10'
Along shared service drive (east)	15' measured from curb
<b>Landscape Setbacks:</b>	
N. Kierland Boulevard	30'
N. Marilyn Road	20'
N. 71st Street.	25'
Private Accessway (east)	10'
All other Property lines	10'
<b>Sidewalk Standards</b>	
	<b>Minimum Width</b>
N. Kierland Boulevard	8' - 0" detached shared use pathway to comply with Maricopa Association of Governments standards for shared use pathways
N. Marilyn Road	5' - 0" detached
N. 71 <sup>st</sup> Street	5' - 0" detached
Privat Accessway (east)	5' - 0"
Internal Walkways/Pathways	5' - 0"
<b>Open Space:</b>	

	<ul style="list-style-type: none"> <li>• Minimum 30% of net site area excluding landscape setbacks</li> <li>• Provide at least one area of 20,000 square feet of contiguous open space</li> </ul>
<b>Parking:</b>	
Residents	1.5 spaces/unit
Guest	Minimum 25 spaces
Electric Vehicles	Minimum four (4) electric vehicle parking spaces to be provided with electric vehicle charging stations
<b>Bicycle Parking:</b>	
Spaces	Bicycle parking shall be provided at .25 spaces per each residential unit to a maximum of 50
Bicycle Racks	<ul style="list-style-type: none"> <li>• Bicycle racks shall consist of an inverted-U or other decorative design and installed per the requirements of Section 1307.H. and in accordance with the City of Phoenix preferred designs (Comprehensive Bicycle Master Plan Appendix K</li> <li>• Minimum of one bicycle rack will be provided adjacent to the focal garden for visitors</li> <li>• Secure resident bicycle storage shall be provided on the first level of the parking garage</li> </ul>

<b>Landscape Standards:</b>	
General Site Landscape	<ul style="list-style-type: none"> <li>• Preserve viable, healthy large mature trees (over 6-inch caliper) within the landscape setback</li> <li>• 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</li> <li>• Provide 50% living vegetation ground coverage</li> <li>• All landscape should be irrigated with a permanent automatic irrigation system</li> <li>• All landscaping shall be drought tolerant species per the Arizona Department of Water Resources Phoenix Active Management Area Low Water-Use/Drought-Tolerant Plant List</li> </ul>

Streetscapes:	<ul style="list-style-type: none"> <li>• Preserve all viable, healthy large mature trees (over six-inch caliper) in the landscape setbacks in place</li> </ul>
Adjacent to N. Kierland Boulevard	<ul style="list-style-type: none"> <li>• Minimum 8' landscape strip located between back of curb and sidewalk</li> <li>• Minimum 3-inch caliper trees planted 20' on-center spacing average (this includes trees that remain in place)</li> <li>• Minimum 75% living vegetation ground coverage</li> </ul>
Adjacent to N. Marilyn Road	<ul style="list-style-type: none"> <li>• Minimum 8' landscape strip located between back of curb and sidewalk</li> <li>• Minimum 3-inch caliper trees planted 20' on-center spacing average (this includes trees that remain in place)</li> <li>• Minimum 75% living vegetation ground coverage</li> </ul>
Adjacent to N. 71 <sup>st</sup> Street	<ul style="list-style-type: none"> <li>• Minimum 5' landscape strip located between back of curb and sidewalk</li> <li>• Minimum 70% 2-inch caliper and minimum 30% 3-inch caliper trees at 20' on-center spacing average (this includes trees that remain in place)</li> </ul>
Adjacent to shared drive (east)	<ul style="list-style-type: none"> <li>• Minimum 3' landscape strip located between back of curb and sidewalk</li> <li>• Minimum 70% 2-inch caliper and minimum 30% 3-inch caliper trees at 20' on-center spacing average</li> <li>• Minimum 75% living vegetation ground coverage</li> </ul>
Landscape Setbacks	<ul style="list-style-type: none"> <li>• Trees: minimum 70% 2-inch caliper and 30% 3-inch caliper large canopy, drought tolerant, shade trees to be planted 20' on center or equivalent groupings, with one row of trees for every 10 feet of landscape width. Where utility conflicts arise, the developer shall work with the Planning and Development department on alternative design solutions consistent with a pedestrian environment.</li> <li>• Ground Coverage: Shrubs, accent, and vegetative ground covers to provide a minimum of 75% live ground coverage at maturity</li> </ul>

<p>Perimeter Property Lines (Not adjacent to a street)</p>	<ul style="list-style-type: none"> <li>• Preserve all viable, healthy large mature trees (over six-inch caliper) in place</li> <li>• Exceed the minimum zoning landscaping requirements by providing minimum 2-inch caliper trees, of which, a minimum 30 percent of all trees shall have a minimum caliper of three inches</li> <li>• Ground Coverage: Shrubs, accent and vegetative ground covers to provide a minimum of 75% live ground coverage at maturity</li> </ul>
<p>Open Space/Retention</p>	<ul style="list-style-type: none"> <li>• Minimum 2-inch caliper (80% of required trees)</li> <li>• Minimum 3-inch caliper (20% of required trees)</li> <li>• Minimum 75% living vegetation ground coverage</li> </ul>
<p>Parking - Interior surface area (exclusive of perimeter landscaping and all required setbacks)</p>	<ul style="list-style-type: none"> <li>• Minimum of 20% of surface parking area shall be landscaped and distributed throughout the parking area</li> <li>• Minimum of one (1) tree per five (5) ground-level parking stalls shall be provided</li> <li>• Trees shall be single trunk with minimum 3-inch caliper and shall be drought tolerant, shade trees</li> <li>• Landscape planter minimum of 5 square feet at the end of each row of parking and every 5 ground level parking stalls</li> <li>• Ground coverage: Shrubs, accents, and vegetative groundcovers to provide a minimum of 75% live vegetative ground coverage at maturity</li> </ul>

<p><b>Amenity Standards</b></p>	
<p>Public Art</p>	<ul style="list-style-type: none"> <li>• Minimum of four pieces of public art, which may be sculptures or water features at a minimum of 3' in height, murals or other artwork including designs or items attached to the building at least 24 square feet</li> </ul>

Picnic /Dining	<ul style="list-style-type: none"> <li>• Picnic and outdoor dining 1 seating amenity (table/chair set)/ 2,000 square feet of open space</li> </ul>
Benches/ Seating	<ul style="list-style-type: none"> <li>• Minimum of 10 outdoor seating areas will be provided</li> </ul>
Community Space	<ul style="list-style-type: none"> <li>• Provide a minimum of 10,000 square feet of community space per building</li> </ul>
Bicycle Fix It Station	<ul style="list-style-type: none"> <li>• A bicycle repair station ("fix it station") shall be provided on the site adjacent to 71st Street. The station shall include, but not limited to: <ul style="list-style-type: none"> <li>○ Standard repair tools affixed to the station</li> <li>○ A tire gauge and pump</li> <li>○ Bicycle repair stand, which allows pedals and wheels to spin freely while adjusting the bicycle</li> </ul> </li> </ul>
Recycling Stations	<ul style="list-style-type: none"> <li>• A minimum of 1 recycling and composting receptacle each with informational signs showing what type of waste goes in which receptacle shall be provided for each building</li> </ul>

<b>Shade Standards</b>	
General	<ul style="list-style-type: none"> <li>• Shade shall be provided using landscaping, architectural features or projections, stand-alone structural shading devices, or a combination of the three</li> <li>• Shade calculations shall be based on the summer solstice at 12:00 p.m.</li> <li>• A shade study shall be submitted with site plan review and landscape plan review packages</li> </ul>
Sidewalks, Pedestrian Pathways amenity areas	<ul style="list-style-type: none"> <li>• Minimum 60% of sidewalks, pedestrian pathways, and common amenity 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.</li> </ul>

Terraces	<ul style="list-style-type: none"> <li>• Minimum of 50 %of occupiable roof areas using minimum 5-gallon shrubs for vegetation and/or structural shade</li> </ul>
Open Space	<ul style="list-style-type: none"> <li>• Minimum of 50% of all accessible public and private open space areas shall be shaded. This calculation includes only occupiable hardscape areas not considered public sidewalks</li> </ul>

**Fences and Walls**

All site fences and walls shall comply with Section 703. of the City of Phoenix Zoning Ordinance, in addition to the following:

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

## E. Design Guidelines

The following design guidelines shall apply to any multifamily development. Those standards not addressed herein, and non-residential development, shall comply with the City of Phoenix Zoning Ordinance Section 507 Tab A.

### **Design Guidelines / Architectural Standards**

#### **Lighting Standards**

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

#### **Pedestrian Access and Circulation**

Pedestrian pathways shall be provided and connected throughout the entire site to connect building entrances, public sidewalks, bus stops, open space, and community amenities, using the most direct route for pedestrians.

1. Primary entrances adjacent to streets shall be at a pedestrian scale and shall connect to public sidewalks.
2. Development shall provide a pedestrian network connecting each building together and to public sidewalks and common areas.
3. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped, or colored concrete, or other paving materials that visually contrasts parking and drive aisle surfaces.
4. 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)
5. All driveways and walkways shall be enhanced by using decorative concrete, joint pattern, texture, brick, pavers, or integral colored concrete.
6. The minimum sidewalk width shall be clear of obstacles.

**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 each building shall be transparent to encourage views through the 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.

<b>Architectural Standards Table</b>	
<b>a. Building Form Guidelines</b>	<ul style="list-style-type: none"> <li>• Buildings should minimize the perception of height through façade articulation that breaks down the mass of the building.</li> <li>• A combination of wall plane setbacks and vertical setback elements shall be incorporated on all four sides of the building's exterior elevations.</li> </ul>
<b>b. Building Design Elements</b>	<ul style="list-style-type: none"> <li>• Building design shall be a contemporary style that draws design cues from the natural desert landscape.</li> <li>• Common entrance lobbies shall be clearly defined and identifiable from the exterior of the building.</li> <li>• Building design shall be consistent for all sides of the building.</li> <li>• Roofs shall be pitched or flat. Vertical and/or horizontal variation in roof lines is encouraged to create variation in the depth of plane and overall massing.</li> <li>• Vertical shade elements that project beyond the adjacent facade shall be incorporated to provide visual interest and break up the length of the building should be incorporated. Horizontal shade elements (including building insets and projections) shall be incorporated above the ground level to shade pedestrian activities below.</li> <li>• Vegetation shall be planted on roof top terraces.</li> <li>• Outdoor balconies/terraces will be required for a minimum of 60% of the ground floor units.</li> </ul>
<b>c. Building Colors and Materials</b>	<ul style="list-style-type: none"> <li>• Building color palette shall reflect the surrounding desert hues and incorporate natural accent colors.</li> <li>• Accent colors are encouraged at railings, fenestration, columns, balconies, copings, and fascia.</li> <li>• 20% of façade shall be natural stone.</li> <li>• 20% of façade shall be metal with a natural patina finish.</li> <li>• 60% of façade shall be glazing.</li> <li>• The reflectivity of glazing shall be limited to 20%.</li> </ul>
<b>d. Screening Guidelines</b>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Screening material shall be consistent with the design and character of the primary building.</li> </ul>

## F. Signs

1. All future sign request will be reviewed against the approved Kierland Comprehensive Sign Plan (CSP)
2. Signs for the proposed development may require a major amendment to the Kierland CSP
3. All signs shall comply with the City of Phoenix Sign Codes including Section 705
4. All signs will require a sign permit from City of Phoenix prior to installation

### **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

## G. Sustainability

### Guidelines – City Enforced

This section identifies sustainability standards that are measurable and enforceable by the City of Phoenix. 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.

#### Landscape:

- Use of native, drought tolerant plants is required. Irrigation provided to establish new plantings and then tapered off to only times of drought.
- A drip irrigation system with a “smart” controller and weather sensor shall be provided to minimize water waste.
- All landscape, site and building lighting shall be LED lighting.
- Tree shade will be provided for a minimum of 75% on all walkways.
- Dual glaze windows with high performance low-e glazing shall be provided.
- Invasive plant species shall not be used.
- Bioswales:
  - Stormwater retained on site shall be through use of permeable pavements and Low Impact Development details.
  - Bio-Retention shall make up 25% of landscape area
  - Bioswale treatment shall make up 10% of landscape area.
  - Bioswales shall utilize low water use and drought tolerant landscape plant materials.
  - Bioswales shall not use any invasive plant species.
- A greywater system should be installed to reuse non-potable water for landscape irrigation.
- Shade trees to be provided around buildings with a focus on south and west elevation to diffuse glare and minimize heat island effect.

#### Hardscape:

- The project shall reduce heat island effect by:
  - Complying with the Shade Standards section within this PUD narrative that are more stringent than conventional zoning standards.
  - Ensuring that 75% percent of hardscape area are shaded or are a non-absorptive material (Have Minimum SRI Value of .33 at time of installation)
- 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.

- Asphalt areas should be minimized:
  - There will be a maximum of 40 surface parking spaces.
  - There will be a maximum of two driveways on Kierland Boulevard.

**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 shall have centralized HVAC systems that can provide cooling to all spaces. A chilled water loop economizer system is preferred.
- Energy recovery mechanical units shall be provided to all common spaces.
- Programmable thermostats shall be provided for all tenant spaces.
- A routine maintenance program is required for all tenant spaces. This will include regular changing of air filters and verification that all systems are working properly.
- All supply and return ducts shall be sealed.
- 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 shall 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.

**Building Construction Type:**

- Steel should be made from 90% recycled materials and ideally created by the electric arc method.
- 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.
- Recycling and composting receptacles each with informational signs showing what type of waste goes in which receptacle shall be provided for each building.

**Guidelines – Developer**

The following are project goals that are highly encouraged but not enforceable by the City of Phoenix.

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

- Reduced heat island effect through ample open space, desert adapted landscaping, tree shade and vegetated terraces.
- Promote connection to nature in the built environment using Biophilic design principles.
- Utilize low use water fixtures and high efficiency HVAC systems.
- Building siting and integrated shading strategies to reduce heating and cooling loads.
- Encourage walking and biking to reduce automobile use by providing shaded outdoor seating areas, and bicycle amenities.
- Design shall focus on creating indoor and outdoor connections to plants and daylight that help reduce stress and promote well-being.
- Walkways and plazas to have benches, planter areas, bicycle parking, bicycle service station, waste receptacles (recycling and trash), drinking fountains and pick up/drop off areas that are easily accessible to building entries.
- Ground-level and rooftop-level parking stalls not shaded by trees, as required by the Landscaping Standards Table, should be covered by solar parking canopies to provide renewable energy for the development.

#### **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 Boulevard, 8-inch ACP watermain within Marilyn Road, and 8-inch DIP water main within 71st Street.

#### EXISTING SEWER

12-inch VCP sewer main within Kierland Boulevard

8-inch VCP sewer main within Marilyn Road

8-inch VCP sewer main within 71st Street

Services: City map shows an 8-inch sewer tap from the 8-inch within the main in Marilyn Road.

### 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 71<sup>st</sup> Street and by two access points, both along Kierland Boulevard. The northern access point on Kierland Boulevard will be a 3-turn movement access point, an entrance with right and left in and a right

only out access. The Kierland Boulevard driveway to the south will be in only. No traffic leaving the property will turn left onto Kierland Boulevard.

### 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 addressed 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.

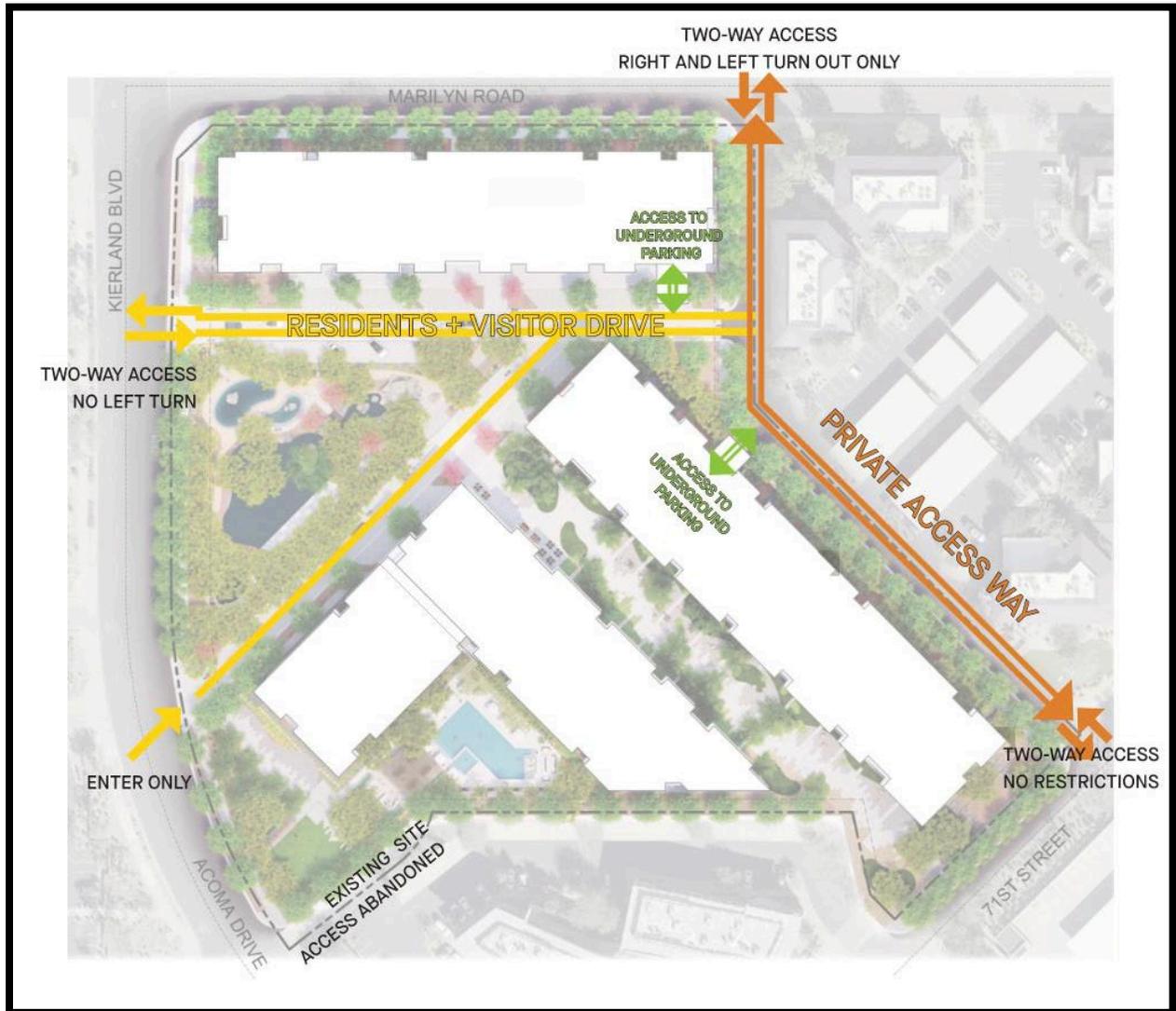


Figure 10 Vehicular Circulation Plan

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 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 Road. Transit stops are located within a quarter of a mile of the site making walking a viable option for residents.

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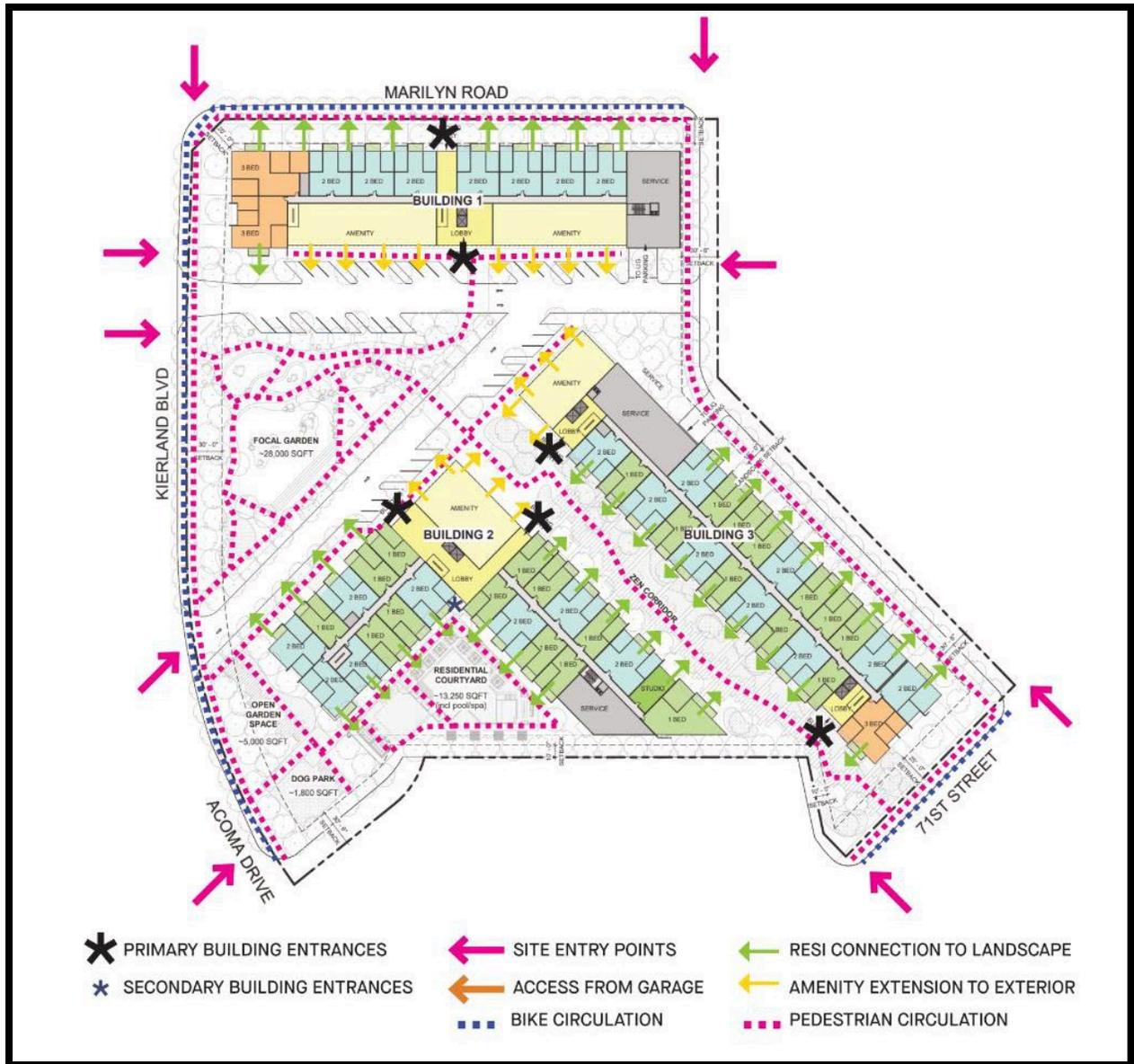


Figure 11 Pedestrian/Bicycle Circulation Plan

- 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 and 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

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

**Legal Description**  
**Kierland Sky 14635 N. Kierland Boulevard**

Per Warranty Deed

T3N, R4E S10

A portion of Lot 4, KIER.LAND COMMERCE SOUTH, according to Book 465 of Maps, page 10, records of Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the Centerline intersection of Kierland Boulevard with Marilyn Road, as recorded on the plat of Kierland Commerce South. according to Book 465 of Maps, page 10, records of Maricopa County, Arizona;

thence along said centerline of Marilyn Road North 89 degrees 44 minutes 11 seconds East, a distance of 485.24 feet;

thence South 00 degrees 15 minutes 52 seconds East, leaving said centerline, a distance of 30.00 feet to a point on the Southern right-of-way of said Marilyn Road, said point also being the Point of Beginning of the parcel herein described;

thence South 00 degrees 15 minutes 52 seconds East, leaving said Southern right-of-way a distance of 213.49 feet;

thence South 44 degrees 57 minutes 48 seconds East a distance of 357.95 feet to a point on the Western right-of-way of 71st Street;

thence South 45 degrees 02 minutes 42 seconds West, along said western right-way of 71" Street a distance of 201 .40 feet;

thence North 44 degrees 57 minutes 48 seconds West leaving said Western right-of-way a distance of 26.96 feet;

thence North 12 degrees 32 minutes 47 seconds West, a distance of 64.48 feet;

thence South 89 degrees 44 minutes 08 seconds West, a distance of 324.50 feet to a point of curvature of a non-tangent curve concave to the Northwest whose radius bears North 75 degrees 28 minutes 55 seconds West, a distance of 72.91 feet;

thence Southwesterly along the arc of said curve through a central angle of 37 degrees 08 minutes 40 seconds, a distance of 47.27 feet to a point of tangency;

thence South 51 degrees 23 minutes 17 seconds West, a distance of 107.98 feet to a point on the Eastern right-of-way of said Kierland Boulevard, said point also being a point of curvature of a non-tangent curve concave to the Northeast, whose center bears North 53 degrees 11 minutes 17 seconds East, a distance of 465.00 feet;

thence Northerly, along the arc of said curve and along said Eastern right-of-way through a central angle of 36 degrees 32 minutes 51 Seconds, a distance of 296.61 feet;

thence North 00 degrees 15 minutes 52 seconds West, along said Eastern right-of-way, a distance of 192.21 feet;

thence North 01 degrees 46 minutes 52 seconds West, along said Eastern right-of-way, a distance of 138.17 feet;

thence North 45 degrees 45 minutes 30 seconds East. leaving said Eastern right-of-way, a distance of 37.42 feet to a point on said Southern right-of-way of Marilyn Road;

thence North 89 degrees 44 minutes 11 seconds East. along said Southern right-of-way, a distance of 418.38 feet to the Point of Beginning of the parcel herein described.