

OPTIMA 15615

CASE Z-__

LOCATED SOUTH OF THE SOUTHEAST CORNER OF 71ST
STREET AND TIERRA BUENA LANE



Date of Submission: January 24, 2020
Date of First Resubmittal: TBD

CITY OF PHOENIX
JAN 27 2020
Planning & Development
Department

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

Principles and Development Team

Developer/Architect/General Contractor

Developer: DCH Development, Inc.
Architect: David Hovey and Associates Architect, Inc.
General Contractor: DCH Construction, Inc.
Optima
7157 East Rancho Vista Drive
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www.optima.inc



Civil Engineer

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www.hilgartwilson.com



Traffic Engineer

CivTech
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Scottsdale, AZ 85260
480-659-4250
www.civtech.com



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A. PURPOSE AND INTENT

A1: Project Overview and Goals

Optima 15615 is a seven (7) story multi-family community that will redevelop a two (2) story surface parked office building with new, Optima quality, luxury dwelling units. This project completes the redevelopment of the 71st Street corridor, which has converted from commercial to high-end residential living opportunities. Preceding projects included the original Optima Kierland Center (directly south) in 2014, Greystar Kierland Overture in 2016, and LMC Kierland and LCG Kierland (directly north) in 2018. Consistent with the precedent projects on 71st Street, Optima 15615 proposes similar building setbacks, lot coverage and height as other projects in the vicinity (Overture, LMC and LCG).

While similar in materials and appearance to the mid-rise Optima Kierland Center development, Optima 15615 is intended to be a “stand-alone” project with its own amenities and parking; this project is not connected to the larger mid-rise campus. This is a purposeful decision, as the goal of this development is to provide a lower-scale ambiance with a more intimate feeling for those residents who are attracted to the Kierland area and are interested in living in an Optima development but do not want to live in a mid-rise building.

The Project will provide Optima-quality materials and building design, with an emphasis on completing the last link in the pedestrian-friendly, walkable streetscape that is developing along the east side of 71st Street. The Project will support resident pedestrian access (as well as for those other developments along 71st Street), to the shopping and entertainment offered by Kierland Commons, the heart of Kierland.

A2: Overall Design Concept

The overall design concept is a uniquely designed building that complements the architectural aesthetic of Optima Kierland by using the same architectural and sustainable principles, including high quality materials, large amounts of glass and the use of steel and concrete (not common for structures of this limited height) and the integration of contemporary landscape technology (which allows for consistent vegetation growth on upper floors of the building) to provide visual excitement and dynamic visual interest.

The creative use of these quality materials combined with the creation of a seamless transition from indoor to outdoor spaces will permit residents to maximize their enjoyment of the Sonoran Desert climate. The Project features generous landscaped balconies to bring a living edge to each dwelling unit as well as meaningful private outdoor space.

Similar in design vernacular to the internationally acclaimed Optima Kierland Center, Optima 15615 has an undulating façade which provides visual interest with dynamic shades and shadows. Roof top landscaping visually softens the buildings, reduces the heat island effect and provides

living amenity space that can be enjoyed year-round. Exterior louvers accent the building while enhancing the sustainable design.

The overall design theme is the use of contemporary, quality materials, which are combined with the natural environment (both by inclusion of vegetation at various levels and access to usable outdoor areas) to redefine urban Sonoran Desert living.

B. LAND USE PLAN

B1: Proposed Land Use Categories

The Project is proposed as a residential luxury multi-family community of 182 residences and associated private amenities.

B2: Conceptual Site Plan Summary

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

Basement Level (Lower Levels 1 and 2) is a below grade parking garage with approximately 238 parking spaces and ancillary storage, including bike storage and equipment rooms. Access to the garage is from the northwest corner of the Site, off of 71st Street.

Grade Level is the location of the of the main building entrance, the management office, and the first level of residential units. The architecture and landscape support the strong pedestrian connection to Kierland Commons along the east side of 71st Street by including shade, interesting vegetation and hardscape. The design provides for private yards that are enclosed by fences. The grade level also features a dog park amenity at the northeast corner of the site. The main lobby is located on the south side of the building, facing the existing private access drive. This location, along with queueing space provided, will bring visitor vehicles, rideshare services (such as Uber or Lyft) and smaller delivery vehicles onto the site, keeping them off of 71st Street. All loading activities occur at a loading area located at the northeast corner of the site.

Levels 2-5 are typical representation of the upper levels of the building. Here the residential dwelling units continue above the Level 2 podium. The typical residential building floor will have approximately 28 dwelling units. As the resident dwelling focused areas of the Project, there are no amenities on these upper levels.

Levels 6 - 7 is a continuation of the upper levels of the building, with approximately 24 dwelling units per floor, and the addition of an amenity area featuring a fitness center, locker rooms and other amenity spaces.

Roof Level will be occupiable and will contain a swimming pool and spa for resident use, along with gathering areas and lush landscaping. To continue the quality appearance, the necessary rooftop equipment/mechanicals will be organized and screened, with an emphasis on the AC condenser units which will be installed in a purposeful and prearranged manner.

C. LIST OF USES

C1: Permitted Uses

- Multi-Family Residential Dwelling Units as Governed Herein
- C-2 Uses as Permitted by Section 623 of the City of Phoenix Zoning Ordinance

C2: Temporary Uses

- All temporary uses shall comply with Section 708 of the City of Phoenix Zoning Ordinance
- All Special Permit uses otherwise permitted in the C-2 Zoning District are prohibited.

C3: Prohibited Uses

The following land uses are not permitted:

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

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

D. DEVELOPMENT STANDARDS

D1: Development Standards Table

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

a. Maximum Residential Unit Count Max Dwellings	182 dwelling units
b. Minimum Lot Width/Depth	No Minimum
c. Minimum Building Setbacks	From Property Line
North (Internal Property Line)	10'-6"
West (71 st Street)	10'
South (Internal Property Line)	40'
East (Internal Property Line)	0'
d. Permitted Height	70'-5" to top of structural roof deck ¹
e. Maximum Lot Coverage	80%

D2: Landscape Standards Table

Minimum Landscape Standards	
a. Streetscape - Adjacent to Public Right-of-Way (West Property Edges)	Minimum Standard is compliance with standards applicable to C-2 (Section 623) uses
b. Adjacent to Buildings	Minimum Standard is compliance with standards applicable to C-2 (Section 623) uses
c. Parking Areas	Applicable to surface parking lots only (not located within a structure or below ground); comply with Section 623.E
d. Common and Retention Areas	Provision of Open Space at Grade Level of no less than 20% of the total net lot area

Note: Open space is to be calculated as the total net Site area minus any enclosed building spaces at the base/ground level. Open space includes areas of landscaping, vegetation, hardscape, fountains, public art and/or related areas that are not enclosed by walls and roof.

¹ The permitted height excludes the mechanical screen and support walls, shade awnings, roof trellises, elevator lobby and overrun, stair and penthouse enclosures and raised planters and planting enclosures.

Mechanical, electrical and utility equipment and enclosures shall be permitted to exceed the permitted height by 25%, so long as such areas are limited to no greater than 30% of the total roof area and are architecturally integrated into the structure's elevation.

D3: Parking

Parking Standards	
Minimum Parking Standards a. Residents b. Unreserved Visitor c. Bicycle Parking	1.19 per unit 0.11 per unit 0.25 per unit
Parking Location, Automotive	All parking areas are to be screened from public view.
Parking Location, Bicycle	To be installed in conformance with Section 1307.H, except as follows: (i) Inverted-U style bicycle racks or artistic style racks consistent with the City of Phoenix preferred designs (see Comprehensive Bicycle Master Plan, Appendix K) shall be provided and (ii) secure resident bike storage may be located within the lower level parking garage.

D4: Fences/Walls

Fences/Walls
Ground Level Residential Units: Units will have a private yard to be screened by a perimeter theme wall, 7'-0" in height. The wall shall be complementary in design to building architecture, color and material. All other fences and walls shall comply with the wall standards in Section 703 of the Zoning Ordinance. For non-residential development, Section 703.A.3 shall apply.

D5: Shade

Shade	
Building and Shade	
Shading, which may be corporeal, vegetative or any combination thereof, shall be provided as follows. All shade calculations shall be based on the summer solstice at noon.	
a. Pedestrian Realm Shading	Minimum 50%

D6: Lighting Plan

Lighting

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

E. DESIGN GUIDELINES

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

The Project proposes elevations that provide exceptional design and a unique visual appearance as well as a unique site plan and building placement, resulting in a high-quality visual gateway into the commercial heart of Kierland. The following standards are provided to guide the development of the Project and will be reflected in the final design.

At its core, the Project is intended as a modern urban development which contains vertically stacked courtyard houses in conjunction with grand civic courtyards and open space reminiscent of classical era planning. The private courtyard residences are a unique blend evocative of Sonoran Desert Native American housing with the functionality of southwest indoor/outdoor living. Each dwelling is designed as a dynamic combination of layered interior space expanding uninterrupted into lushly landscaped private terraces. Other spaces on the site shall harmonize with these residences.

To achieve that harmony, the following design guidelines/expectations shall be provided for in the final plans for each structure:

1. Exterior Materials – Exterior materials will include expansive landscaping, glass, concrete, CMU, and non-reflective coated metals.
2. Exterior Façade – The exterior façade of all buildings will contain architectural shading devices and a vertically integrated architectural landscaping system.
3. Color Palette – Materials will utilize colors present in the desert landscape.
4. Site Connectivity – Open space at grade level is encouraged. The development celebrates open courtyards, plazas, and walkways.
5. Private Terraces – Private shaded terraces will be integrated with the residences and will include an architectural vertically integrated landscaping system.

In summary, the Overall Design Vision provided at the beginning of this PUD narrative is implemented by the inclusion of the above guidelines into the architectural design of the Project.

The result will be a development that is in general conformance with the elevations found in this narrative as Exhibit 4 – Conceptual Elevations.

F. SIGNS

F: Signs

Unless otherwise permitted herein, signage shall comply with Section 705 of the Zoning Ordinance. Signage shall also comply with the existing Kierland Comprehensive Sign Plan and any amendments thereto.

G. SUSTAINABILITY

G1: City Enforced Standards

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

- None

G2: Developer Enforced Standards

Optima 15615 Center will contribute to the City of Phoenix initiatives by addressing the following:

- Vegetated courtyards, terraces and roofs that provide for heat island mitigation, sound mitigation, and improved air quality
- A pedestrian friendly mixed-use multi-family residential project with underground parking and pedestrian connectivity providing mitigation of transportation impacts
- Energy efficient construction.
- Resource efficient building materials and waste diversion with easy resident access to recycling bins and chutes
- Reduced water use plumbing fixtures and drought-resistant landscape
- Healthy interiors with low emissions from material content and finishes
- Connectivity to plants and daylighting with floor to ceiling glazing that help stress reduction, comfort, and well-being

H. INFRASTRUCTURE

H1: Grading and Drainage

Grading and Drainage for the Site will be designed to meet all City of Phoenix standards.

H2: Water and Wastewater

Water. Water systems exist in the immediate area and already service the site. There is sufficient capacity for the Project as proposed. The design and construction of any facilities needed to connect to the existing infrastructure shall be the responsibility of the developer.

Wastewater. Wastewater systems exist in the immediate area, though City staff has identified a need to upsize sewer infrastructure in 71st Street and in Kierland Boulevard. Any improvements will be made as required by staff and will be designed to meet all City of Phoenix standards.

H3: Circulation Systems

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

I. COMPARATIVE ZONING STANDARDS

I: Comparative Zoning Standards Table

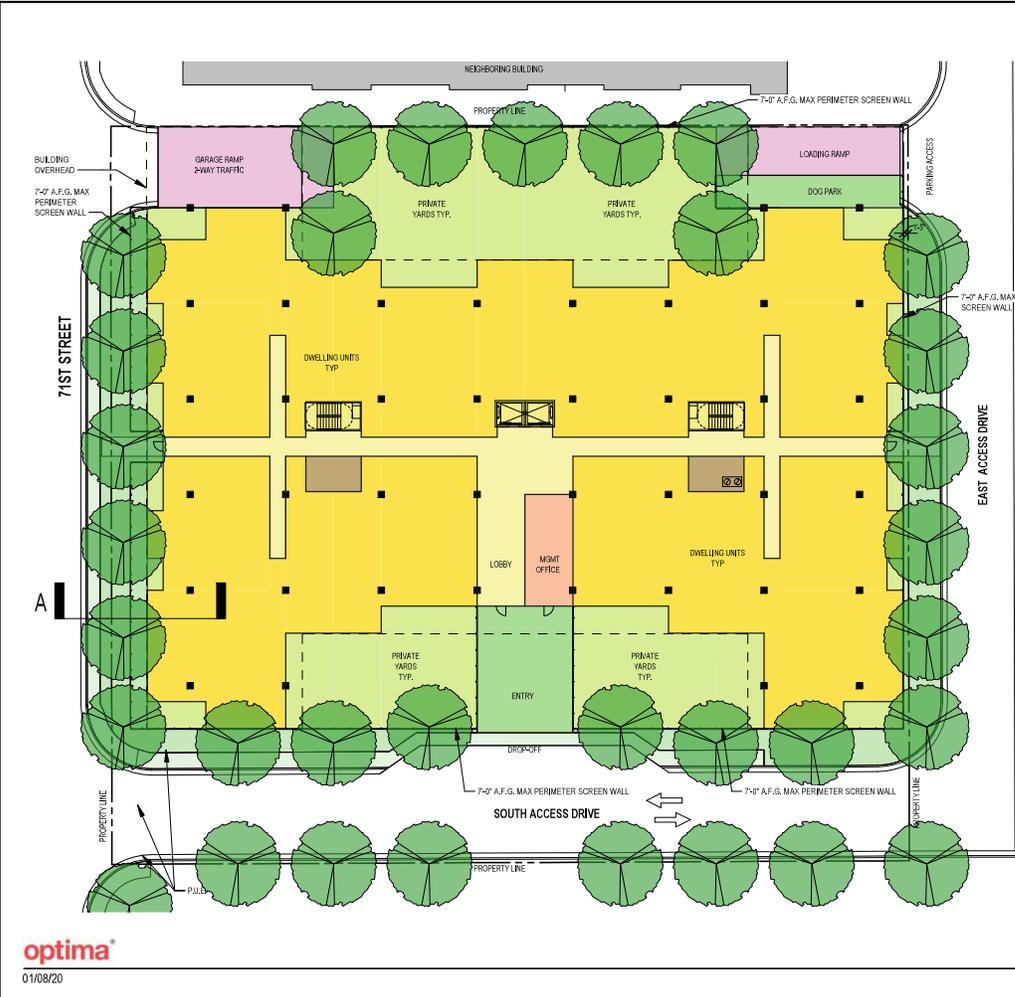
Standards	R-3 PRD Standards	Proposed PUD Standards
a. Minimum Lot Dimensions (Width and Depth)	None	None
b. Dwelling Unit Density (Units/Gross Acre)	15.23; 17.40 with Bonus	182 Dwelling Units, Maximum
c. Perimeter Standards	20' Front; 15' Rear; 10' Side	None
d. Building Setbacks Front:	10 Feet	10 Feet
e. Maximum Height	2 Stories of 30' for First 150'; 1' in 5' Increase to 48' High, 4-Story Maximum	70'-5"
f. Lot Coverage	45%	80%
g. Common Areas	Minimum 5% of Gross Area	20%

J. LEGAL DESCRIPTION

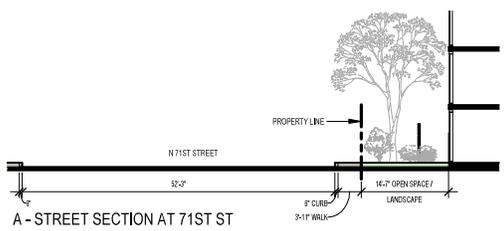
J. Legal Description: Per Warranty Deed recorded at 2018-0888512.

A portion of the northeast quarter of Section 10, Township 3 North, Range 4 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Parcel 4-B5, of KIERLAND PARCELS 4B & 6A, according to Book 443 of Maps, page 39, records of Maricopa County, Arizona.



DEVELOPMENT INFORMATION	
SUBJECT SITE - OPTIMA	
15615 N. 71ST ST.	
PARCEL: 215-42-013	
EXISTING ZONING	C-2/PCD
PROPOSED ZONING	PUD
LOT AREA	
GROSS LOT AREA	(1,513 AC) 65,917 SF
NET SITE AREA	(1,327 AC) 57,893 SF
N.O. DWELLING UNITS CONDOMINIUM PLAT ANTICIPATED (OWNERSHIP OR RENTAL)	182
SETBACK INFORMATION FOR PROPOSAL	
SOUTH / INTERIOR	40' MIN
WEST / N. 71ST STREET	10'-0" MIN
NORTH / INTERIOR	10'-0" MIN (0'-0" AT RAMP WALLS)
EAST / ACCESS DRIVE	0' MIN
MAXIMUM HEIGHT	70'-0" MAX
NUMBER OF STORIES	7 STORIES
PARKING PROVIDED IN UNDERGROUND GARAGE	238
BICYCLE PARKING	PROVIDED



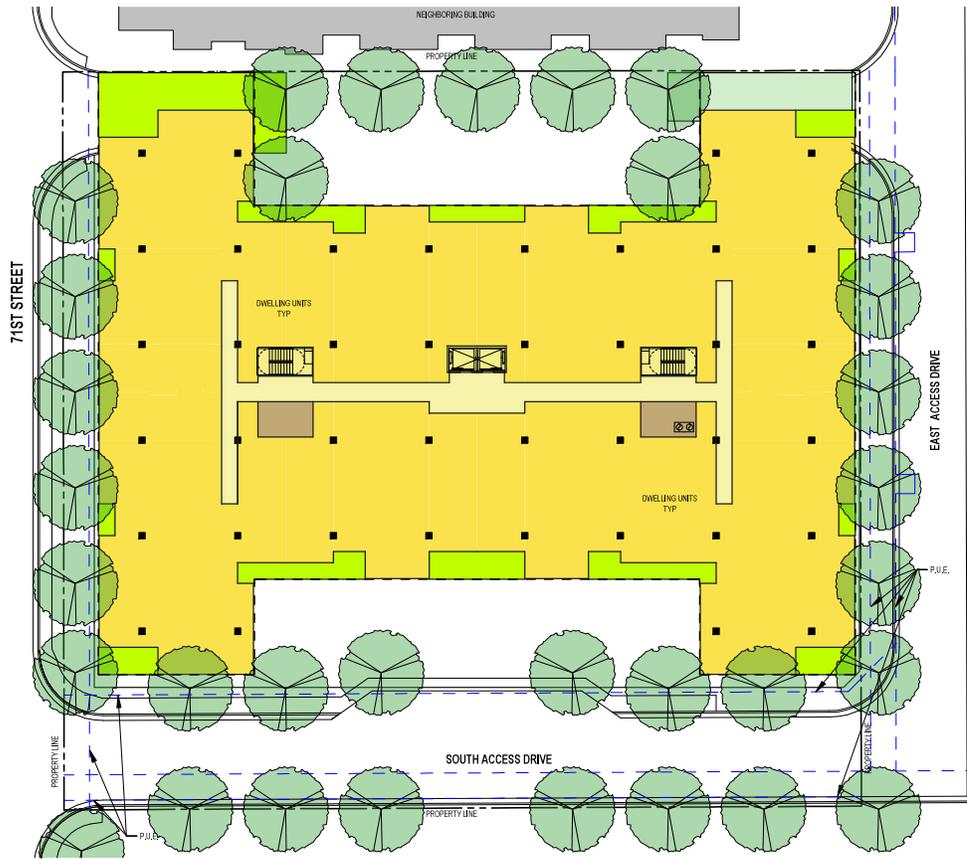
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EXHIBIT 1
SITE PLAN - GROUND FLOOR

OPTIMA 15615 N. 71ST STREET

7157 East Rancho Vista Drive, Suite 109, Scottsdale AZ 85251 480-874-9900

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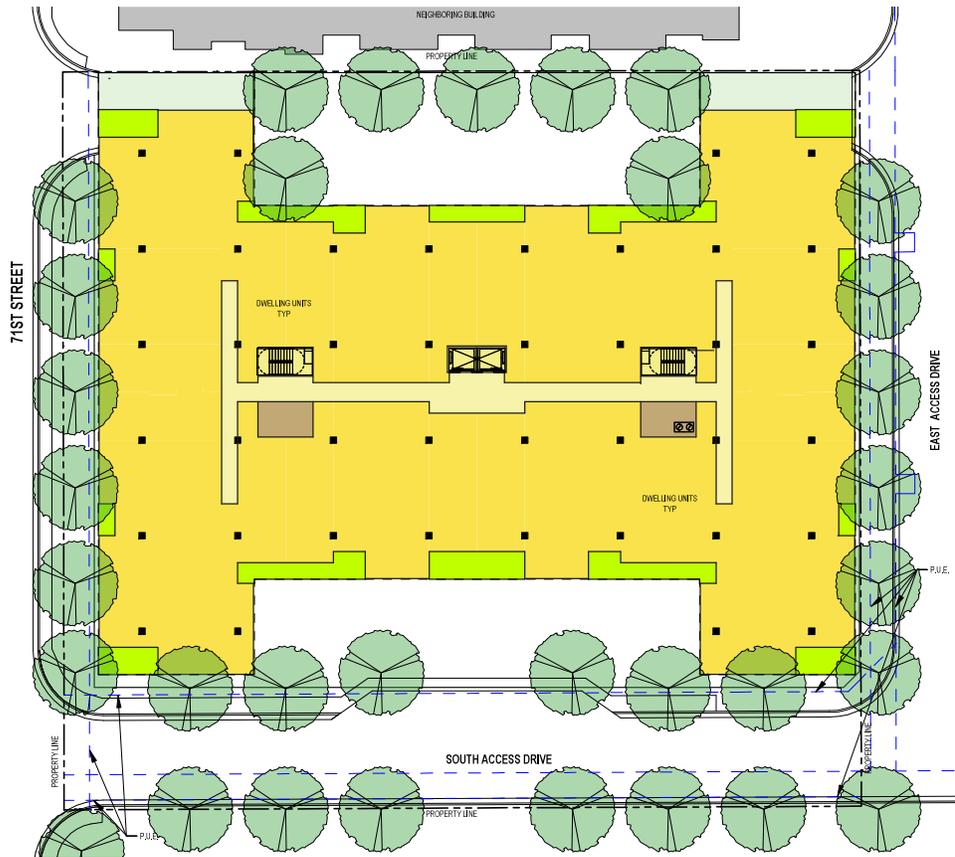


DEVELOPMENT INFORMATION	
SUBJECT SITE - OPTIMA	
15615 N. 71ST ST. PARCEL 215-42-013	
EXISTING ZONING	C-20PCD
PROPOSED ZONING	PUD
LOT AREA	
GROSS LOT AREA	(1.513 AC) 65,917 SF
NET SITE AREA	(1.327 AC) 57,808 SF
NO. DWELLING UNITS CONDOMINIUM PLAT ANTICIPATED (OWNERSHIP OR RENTAL)	
	182
SETBACK INFORMATION FOR PROPOSAL	
SOUTH / INTERIOR	40' MIN.
WEST / 71ST STREET	10-0' MIN.
NORTH / INTERIOR	10-0' MIN (5-0' AT RAMP WALLS)
EAST / ACCESS DRIVE	0' MIN.
MAXIMUM HEIGHT	
NUMBER OF STOREYS	7 STOREYS
PARKING PROVIDED IN UNDERGROUND GARAGE.	
	238
BICYCLE PARKING:	
	PROVIDED

EXHIBIT 2
SITE PLAN - LEVEL 2



OPTIMA 15615 N. 71ST STREET



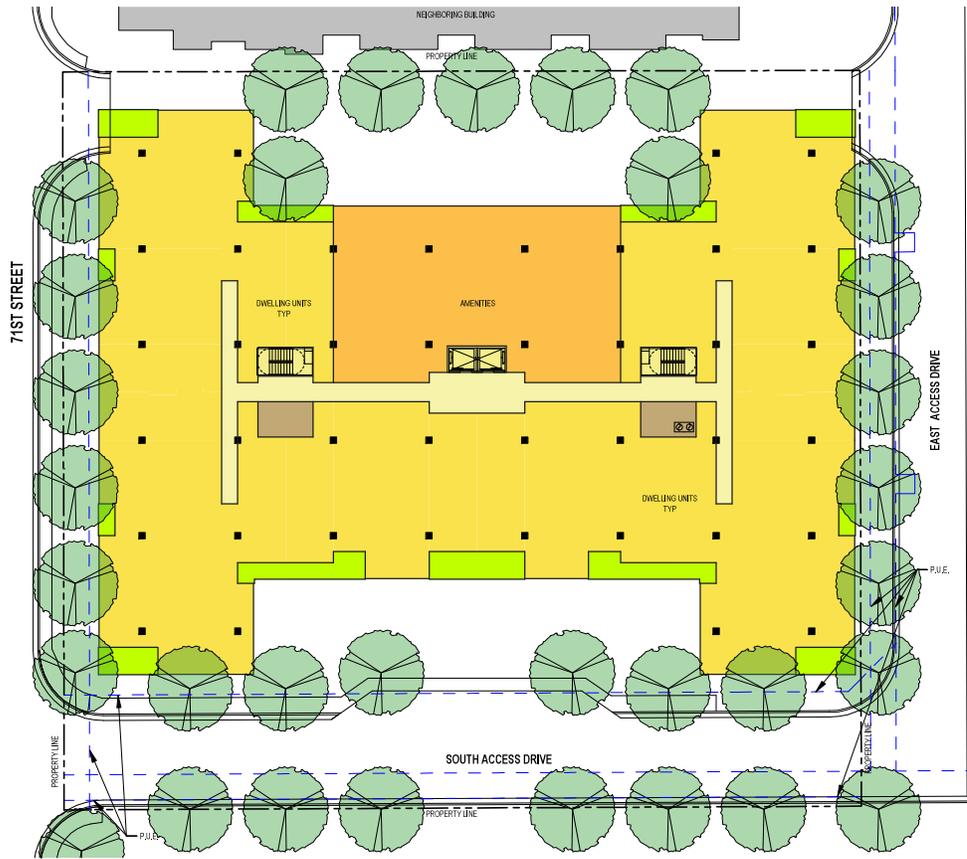
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SUBJECT SITE - OPTIMA	
15615 N. 71ST ST.	
PARCEL: 215-42413	
EXISTING ZONING	O-2PCD
PROPOSED ZONING	PUD
LOT AREA	
GROSS LOT AREA	(1.513 AC) 65,917 SF
NET SITE AREA	(1.327 AC) 57,808 SF
NO. DWELLING UNITS	
CONDOMINIUM/FLAT ANTICIPATED (OWNERSHIP OR RENTAL)	
182	
SETBACK INFORMATION FOR PROPOSAL:	
SOUTH (INTERIOR)	40' MIN
WEST (N. 71ST STREET)	10'-4" MIN
NORTH (INTERIOR)	10'-4" MIN (0'-4" AT RAMP WALLS)
EAST (ACCESS DRIVE)	0' MIN
MAXIMUM HEIGHT	
NUMBER OF STORIES	7'-0" MAX 7 STORIES
PARKING PROVIDED IN UNDERGROUND GARAGE:	
238	
BICYCLE PARKING:	
PROVIDED	

EXHIBIT 2
SITE PLAN - LEVELS 3-5



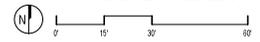
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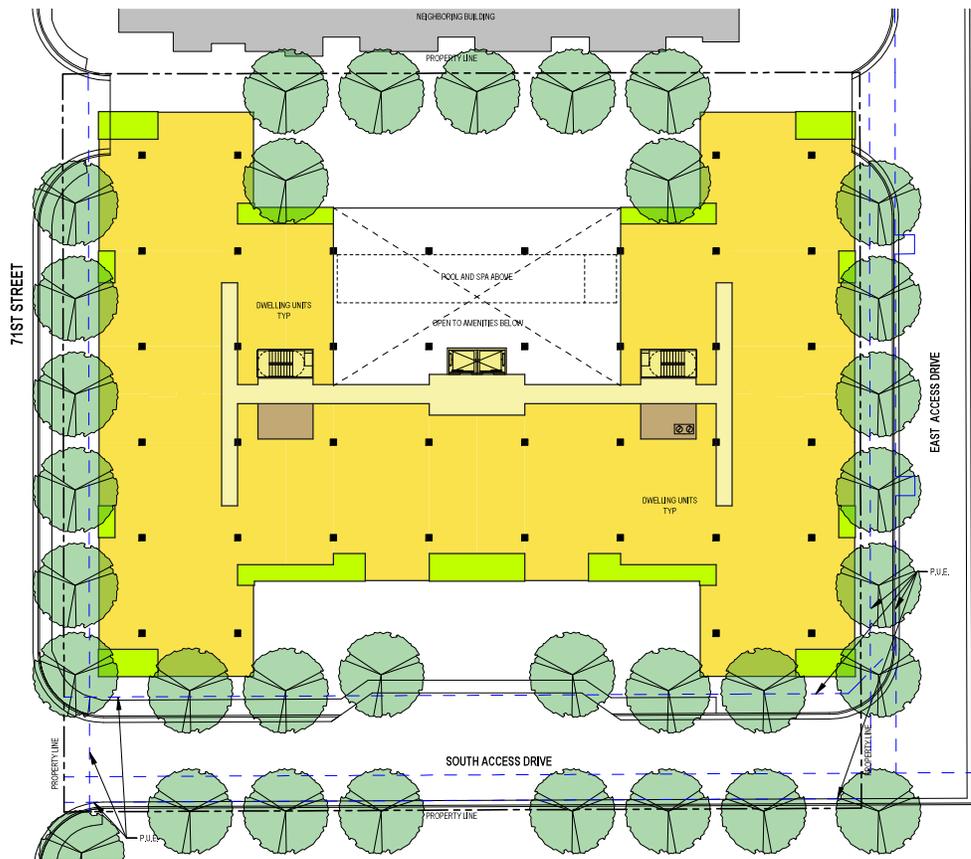


DEVELOPMENT INFORMATION	
SUBJECT SITE - OPTIMA	
15615 N. 71ST ST.	
PARCEL: 215-42-013	
EXISTING ZONING	C-2/PCD
PROPOSED ZONING	PUD
LOT AREA	
GROSS LOT AREA	(1.513 AC) 65,917 SF
NET SITE AREA	(1.327 AC) 57,808 SF
NO DWELLING UNITS	
CONDOMINIUM PLAT ANTICIPATED	
(OWNERSHIP OR RENTAL)	
SETBACK INFORMATION FOR PROPOSAL	
SOUTH / INTERIOR	40' MIN.
WEST / AL 71ST STREET	10-0' MIN.
NORTH / INTERIOR	10-0' MIN (5-0' AT RAMP WALLS)
EAST / ACCESS DRIVE	0' MIN.
MAXIMUM HEIGHT	
NUMBER OF STOREYS	7 STOREYS
PARKING PROVIDED IN UNDERGROUND GARAGE.	
NUMBER OF STOREYS	238
BICYCLE PARKING:	
	PROVIDED

EXHIBIT 2
SITE PLAN - LEVEL 6

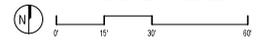


OPTIMA 15615 N. 71ST STREET



DEVELOPMENT INFORMATION	
SUBJECT SITE - OPTIMA	
15615 N. 71ST ST.	
PARCEL: 215-42-013	
EXISTING ZONING	C-2/PCD
PROPOSED ZONING	PUD
LOT AREA	
GROSS LOT AREA	(1,513 AC) 65,917 SF
NET SITE AREA	(1,327 AC) 57,808 SF
NO. DWELLING UNITS	
CONDOMINIUM PLAT ANTICIPATED	
(OWNERSHIP OR RENTAL)	
182	
SETBACK INFORMATION FOR PROPOSAL	
SOUTH / INTERIOR	40' MIN.
WEST / 71ST STREET	10-0' MIN.
NORTH / INTERIOR	10-0' MIN (5-0' AT RAMP WALLS)
EAST / ACCESS DRIVE	0' MIN.
MAXIMUM HEIGHT	
70-0' MAX.	
NUMBER OF STORES	
7 STORES	
PARKING PROVIDED IN UNDERGROUND GARAGE.	
238	
BICYCLE PARKING	
PROVIDED	

EXHIBIT 2
SITE PLAN - LEVEL 7



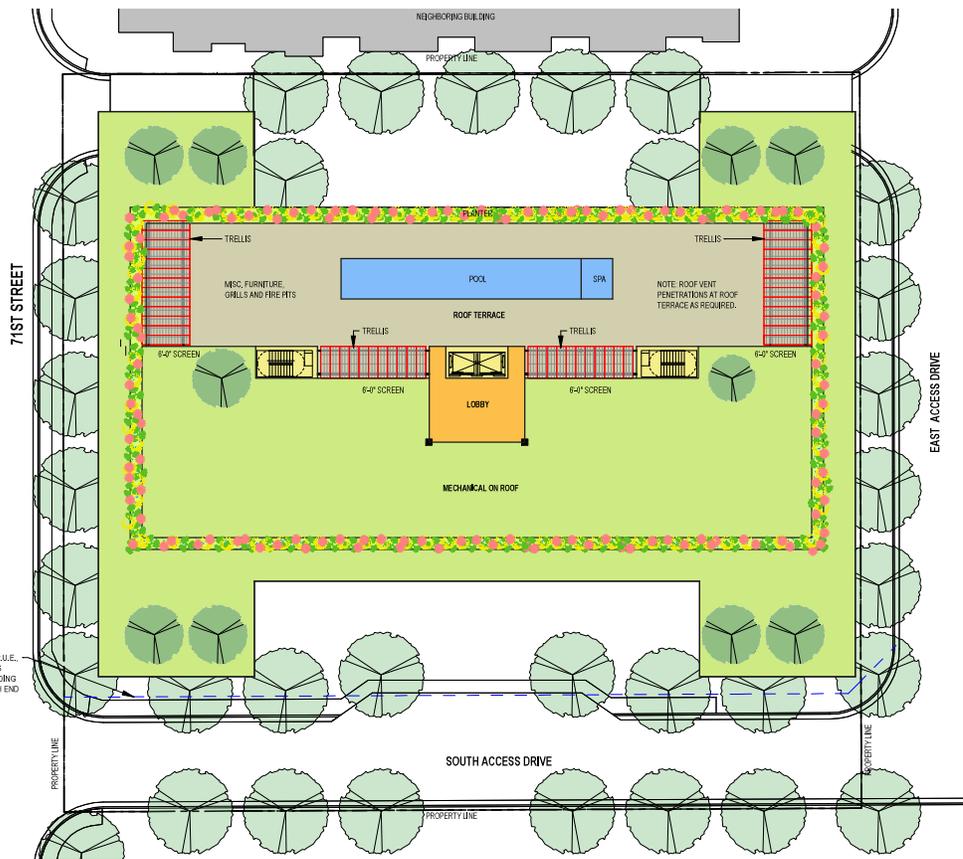
OPTIMA 15615 N. 71ST STREET



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LOCATION OF P.U.E. LINE INDICATES POSSIBLE BUILDING LIMIT AT SOUTH END OF SITE

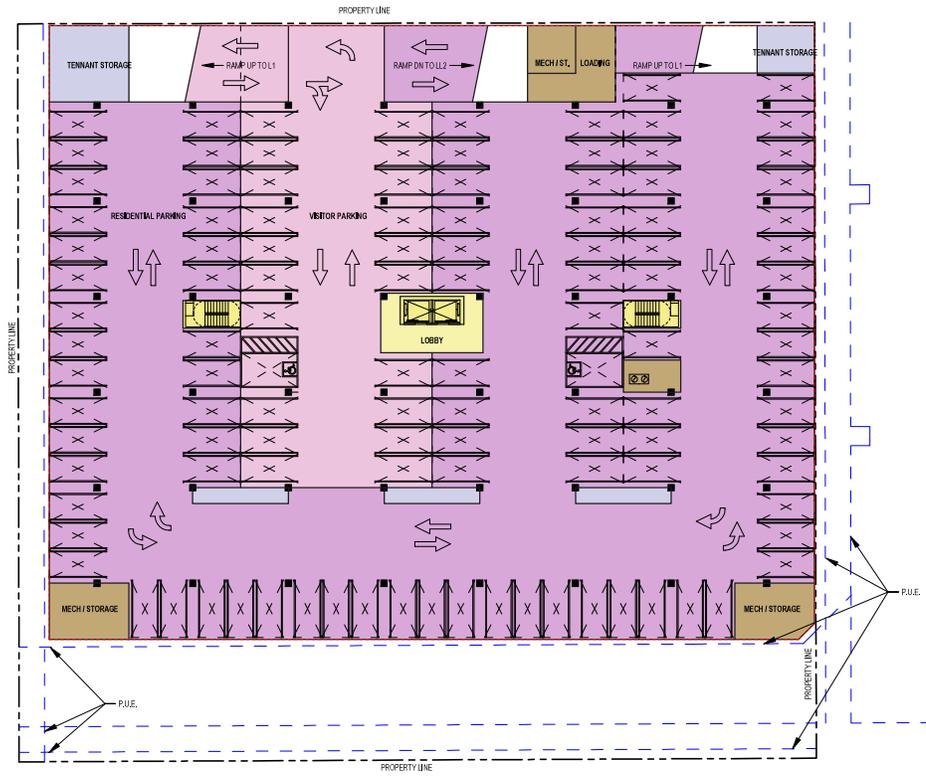
DEVELOPMENT INFORMATION	
SUBJECT SITE - OPTIMA	
15615 N. 71ST ST.	
PARCEL 215-42013	
EXISTING ZONING	C-2/PCD
PROPOSED ZONING	PUD
LOT AREA	
GROSS LOT AREA	(1.513 AC) 65,917 SF
NET SITE AREA	(1.327 AC) 57,808 SF
NO. DWELLING UNITS	
CONDOMINIUM PLAT ANTICIPATED (OWNERSHIP OR RENTAL)	
182	
SETBACK INFORMATION FOR PROPOSAL	
SOUTH / INTERIOR	40' MIN
WEST / N. 71ST STREET	10-0' MIN
NORTH / INTERIOR	10-0' MIN (5-0' AT RAMP WALLS)
EAST / ACCESS DRIVE	0' MIN
MAXIMUM HEIGHT	
NUMBER OF STOREYS	70-0' MAX 7 STOREYS
PARKING PROVIDED IN UNDERGROUND GARAGE.	
238	
BICYCLE PARKING.	
PROVIDED	

EXHIBIT 2
SITE PLAN - ROOF LEVEL



OPTIMA 15615 N. 71ST STREET

7157 East Rancho Vista Drive, Suite 109, Scottsdale, AZ 85251 480-874-9900



DEVELOPMENT INFORMATION	
SUBJECT SITE - OPTIMA	
15615 N. 71ST ST.	
PARCEL 215-42013	
EXISTING ZONING	C-2/PCD
PROPOSED ZONING	PUD
LOT AREA	
GROSS LOT AREA	(1,513 AC) 65,917 SF
NET SITE AREA	(1,327 AC) 57,893 SF
NO DWELLING UNITS CONDOMINIUM PLAT ANTICIPATED (OWNERSHIP OR RENTAL)	
SETBACK INFORMATION FOR PROPOSAL	
SOUTH / INTERIOR	40' MIN
WEST / AL 71ST STREET	10'-0" MIN
NORTH / INTERIOR	10'-0" MIN (0'-0" AT RAMP WALLS)
EAST / ACCESS DRIVE	0' MIN
MAXIMUM HEIGHT	
NUMBER OF STORIES	70'-0" MAX 7 STORIES
PARKING PROVIDED IN UNDERGROUND GARAGE	
	238
BICYCLE PARKING	
	PROVIDED

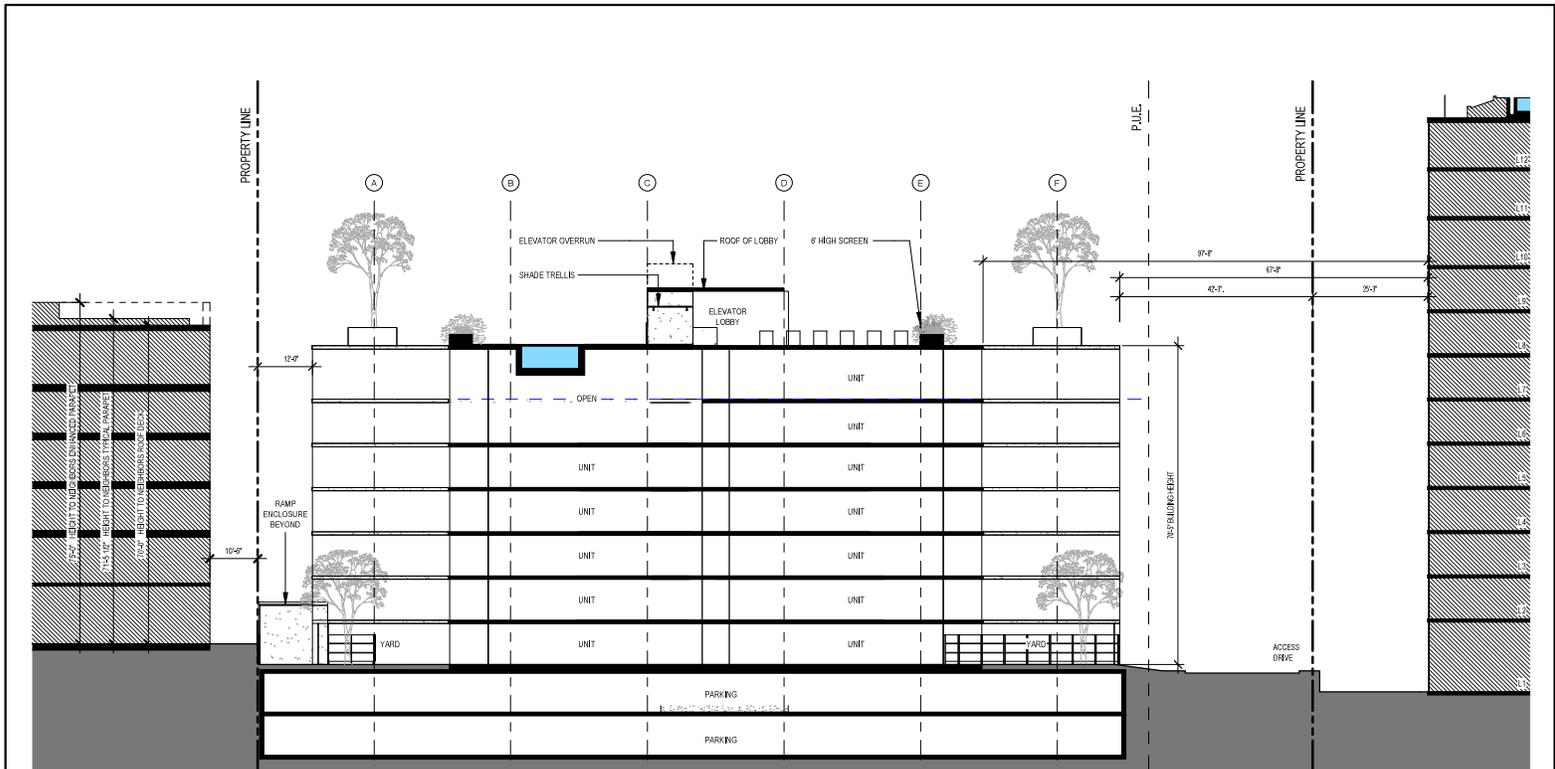
EXHIBIT 2

SITE PLAN - LOWER LEVEL 1



OPTIMA 15615 N. 71ST STREET

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LEON GROUP PUD

PROPOSED SECTION DIAGRAM

EXISTING KIERLAND 7120

EXHIBIT 3

SITE SECTION - LOOKING EAST
7-STORIES

OPTIMA 15615 N. 71ST STREET

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WEST ELEVATION



EAST ELEVATION

EXHIBIT 4
CONCEPTUAL ELEVATIONS



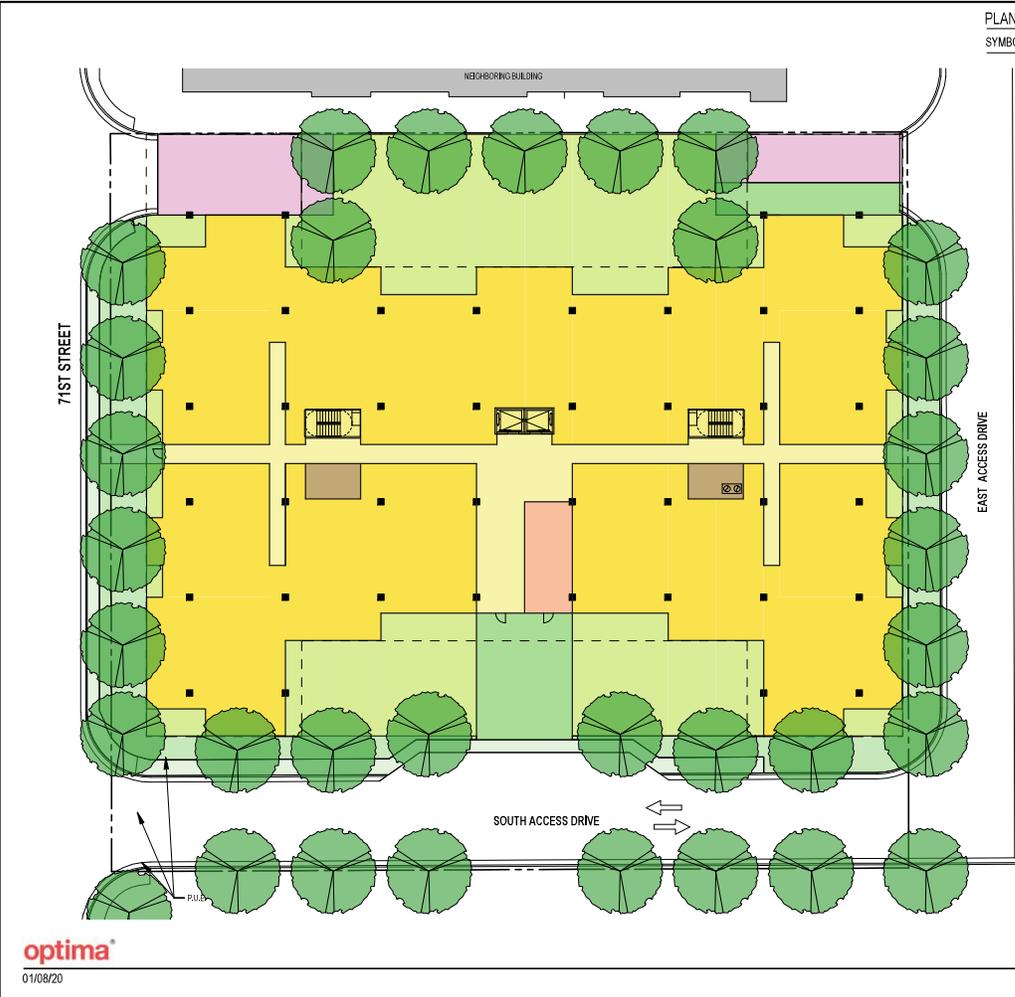
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PLANT SCHEDULE - GROUND FLOOR

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES				
	PROSOPIS HYBRID OPTUNA AZ MESQUITE	RIO SALADO MESQUITE	48" BOX 4' GAL.	MULTI-TRUNK DENSE CANOPY
	OLNEYA TESOTA	IRONWOOD	36" BOX 2' GAL.	MULTI-TRUNK DENSE CANOPY
	EBENOPSIS EBANO	TEXAS EBONY	36" BOX 2' GAL.	MULTI-TRUNK DENSE CANOPY
	CHAMAEOPSIS HUMILIS	MEDITERRANEAN FAN PALM	24" BOX	MULTI-TRUNK MPL-3
ACCENTS				
	AGAVE DESMETTIANA	DWARF AGAVE	15 GAL.	AS PER PLAN
	AGAVE PARVIFLORUS	PARRY'S AGAVE	15 GAL.	AS PER PLAN
	ASOLEPIS MICRODASYLIS	DESERT MILKWEED	5 GAL.	AS PER PLAN
	BOUQUINILLEA SPP. 'ALEXANDRA'	ALEXANDRA BOUQUINILLEA	5 GAL.	AS PER PLAN
	DASYLIRION WHEELERII	DESERT SPOON	15 GAL.	AS PER PLAN
	EDINOCACTUS GRUSONII	GOLDEN BARRREL CACTUS	5 GAL.	AS PER PLAN
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	AS PER PLAN
	TECOMA STANS	YELLOW BELLS	15 GAL.	AS PER PLAN
	TECOMA SPARKY	'SPARKY' TECOMA	5 GAL.	AS PER PLAN
	YUCCA FLORICOLA	TWIST LEAF YUCCA	5 GAL.	AS PER PLAN
VINES				
	BOUQUINILLEA SPP. 'LA JOLLA'	'LA JOLLA' BOUQUINILLEA	5 GAL.	AS PER PLAN
	TECOMA STANS	ORANGE JUBILEE	5 GAL.	AS PER PLAN
SHRUBS				
	CALLISTEMO CALIFORNICA 'SABITA'	PROSTRATE RED FERRY DUSTER	5 GAL.	AS PER PLAN
	DODONAEA VISCOSA	HOPSEED BUSH	5 GAL.	AS PER PLAN
	EREMOPHILA MACULATA	'VALENTINE' BUSH	5 GAL.	AS PER PLAN
	IUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE	5 GAL.	AS PER PLAN
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	TEXAS SAGE 'GREEN CLOUD'	5 GAL.	AS PER PLAN
	PLUMBAGO AURICULATA	CAPE PLUMBAGO	1 GAL.	AS PER PLAN
	ROSMARINUS 'HUNTINGTON CARPET'	'HUNTINGTON CARPET' ROSEMARY	1 GAL.	AS PER PLAN
	RUELLIA PENNSILVANIA	BAJA RUELLIA	5 GAL.	AS PER PLAN
	SPRAONDISA CHINENSIS	JUDOBA	5 GAL.	AS PER PLAN
GROUND COVERS				
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	1 GAL.	AS PER PLAN
	LANTANA MONTENDENSIS	YELLOW TRAILING LANTANA	1 GAL.	AS PER PLAN
	LANTANA CAMARA	RED LANTANA	1 GAL.	AS PER PLAN
	MYOPORUM PROSTRATE	MYOPORUM	1 GAL.	AS PER PLAN
	RUELLIA 'KATIE'	'KATIE' RUELLIA	1 GAL.	AS PER PLAN
	WEDELIA TRILOBATA	YELLOW DOTS	1 GAL.	AS PER PLAN
MISCELLANEOUS				
	1/2" SCREENED EXPRESS BROWN DECOMPOSED GRANITE		2' DEPTH MIN	
	1/4" MINUS STABILIZED EXPRESS BROWN DECOMPOSED GRANITE		2' DEPTH MIN	
	SURFACE SELECT GRANITE BOULDERS		2, 3 & 4 DIA.	
	SYNTHETIC TURF - MANUFACTURER AND COLOR AS SELECTED			
	NOTE: ACTUAL LANDSCAPE LAYOUT IS TO BE DETERMINED. PLANT TYPES NOTED ABOVE ARE THE INTENDED PALETTE TO BE USED ON FINAL LANDSCAPE DESIGN.			

EXHIBIT 5

CONCEPTUAL LANDSCAPE PLAN

OPTIMA 15615 N. 71ST STREET

7157 East Rancho Vista Drive, Suite 109, Scottsdale, AZ 85251 480-874-9900

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EXHIBIT 6

CONCEPTUAL RENDERING

optima

01/08/20

OPTIMA 15615 N. 71ST STREET

7157 East Rancho Vista Drive, Suite 109, Scottsdale, AZ 85251 480-874-9900

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