



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

December 1, 2017

Mr. Nicholas J. Wood
Snell & Wilmer, LLP
400 East Van Buren Street, Suite 1900
Phoenix, Arizona 85004-2202

Re: Minor Amendment of the Optima Kierland Center PUD (Z-22-14-2)

Dear Mr. Wood,

Thank you for your letter dated November 16, 2017 requesting an administrative amendment to the Optima Kierland Center PUD Narrative, specifically the revision of Section L Phasing Plan.

The phasing plan approved within the Optima Kierland Center PUD Narrative includes Version A, a residential and hotel component with four (4) phases of development under phasing plan PH-00 and Version B, a residential only phasing plan with three (3) phases of development under phasing plan G001-BV2. You have indicated that the project will be pursuing a residential and corporate office option at this time, with phasing to occur as depicted in Exhibit G001-BV3 date stamped November 28, 2017 (attached).

Section 671.E. of the city of Phoenix Zoning Ordinance includes provisions to allow for major and minor amendments to PUDs. The amendment will be deemed minor if it is determined the request does not meet the criteria established for major amendments. After review of your request and discussion with staff I have determined that the request qualifies as a minor amendment.

This minor amendment shall be approved as follows:

1. An updated Development Narrative for the Optima Kierland Center PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of approval of this request. The updated Development Narrative shall be consistent with the Development Narrative dated August 20, 2015, as modified by the following stipulations:
 - a. Cover Page, add the following language to the bottom of the list of submittals:
"Updated Development Narrative (Final), per the Minor Amendment dated November 16, 2017."

- b. Page 4, List of Exhibits: Applicant shall revise as follows:

Figure 12: Preliminary Site Phasing Plan – PH-001, G001-BV2
& G001-BV3

- c. Page 6, Conceptual Site Plan Overview: Applicant shall add Site Plan Version C – Residential and Corporate Office and provide a description for each level of the structure as it pertains to Site Plan Version C.
- d. Page 18, Parking: Provide a Parking Demand Ratios & Peak-Hour Weekend Demand Summary Projected Scheme #3 table for the residential and corporate office component.
- e. Page 29, Section L. Phasing Plan: Applicant shall revise as follows:

The Project is planned to have a total of four (4) phases for version A, three (3) phases for version B AND FOUR (4) PHASES FOR VERSION C, each of which can be developed independently of the other. Therefore, the provided plan is conceptual only and is subject to change as market demands dictate.

Figure 12 illustrates the construction of the westernmost building in Phase I, as well as (i) ground level improvements (fitness center) and landscaping along 71st Street, OR (II) A CORPORATE OFFICE FOR OPTIMA. Phase II is the center residential building and Phase III is the easternmost residential building along Scottsdale Road. The southwestern corner of the Site is planned to be developed as either (i) a hotel UNDER PHASE IV or (ii) additional residential units as Phase I.

- f. Figure 12, Preliminary Phasing Plan: Applicant shall update to include Site Plan Version C, Residential and Corporate Office and shall include the following exhibits:
- Site Plan
 - East, South, West and North Elevations
 - Grade Level Plan
 - Level 2 Plan
 - Lower Level 1 Plan
 - Lower Level 2 Plan
 - Conceptual Planting Plan
 - Preliminary Site Lighting Plan
 - Preliminary Phasing Plan Grade Level G001-BV3 date stamped November 28, 2017.

g. Add tabs for each Figure.

Should you have any questions, please contact Maja Brkovic at (602) 261-8701.

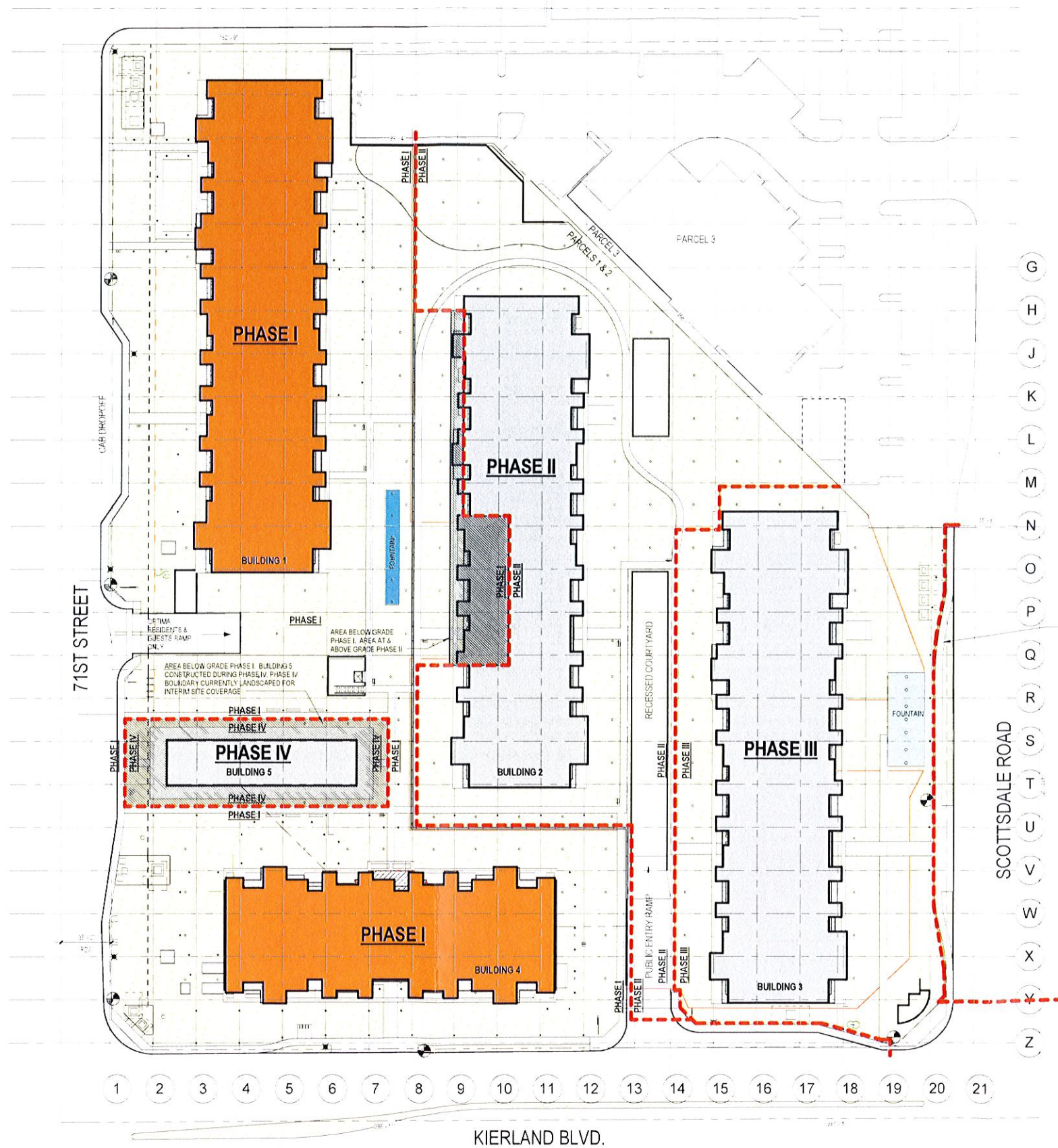
Sincerely,

A handwritten signature in black ink, appearing to read "Alan Stephenson", with a long horizontal flourish extending to the right.

Alan Stephenson
Planning and Development Director

Enclosure: Exhibit G001-BV3 date stamped November 28, 2017

Cc: File
Maja Brkovic
Tricia Gomes



WALKWAY IMPROVEMENTS AT SCOTTSDALE RD. TO BE COMPLETED PHS III

CITY OF PHOENIX

NOV 28 2017

Planning & Development Department

G001BV3

PHASING PLAN GRADE LEVEL

HVA 14-284
SDEV 1401829
C.S. 35-44



SCALE = 1" = 40'
OPTIMA KIERLAND

7157 East Rancho Vista Drive Suite 109 Scottsdale AZ 85251 480.874.9900

Snell & Wilmer

L.L.P.

LAW OFFICES

One Arizona Center
400 E. Van Buren, Suite 1900
Phoenix, AZ 85004-2202
602.382.6000
602.382.6070 (Fax)
www.swlaw.com

Nicholas J. Wood
(602) 382-6269
nwood@swlaw.com

DENVER
LAS VEGAS
LOS ANGELES
LOS CABOS
ORANGE COUNTY
PHOENIX
RENO
SALT LAKE CITY
TUCSON

November 16, 2017

BY HAND DELIVERY

Alan Stephenson
Director
Planning and Development Department
City of Phoenix
200 West Washington Street
Phoenix, AZ 85003-1611

CITY OF PHOENIX

NOV 28 2017

Planning & Development
Department

Re: Administrative Amendment to Update the Phasing Plan of the Optima Kierland Center Planned Area Development ("PUD") Narrative

Dear Alan:

Please accept this letter as a request for an administrative amendment to the Optima Kierland Center PUD Narrative, specifically an update to the Phasing Plan, Exhibit G001BV2.

Currently, the Phasing Plan contemplates three (3) phases to the residential only plan, identified as Exhibit G001-BV2, date stamped July 16, 2015. This latest phasing plan was administratively approved on July 21, 2015 (Attachment A).

With Phase I of the Optima Kierland Center project now well underway and soon to be complete, the exact alignment of both above and below ground improvements is clearer than what was known in the preliminary design phase. Specifically, the Phase lines are more proximate to the actual location of the improvement, both above and below ground, than those as shown on the current 2015 Phasing Plan.

In addition, an additional new Phase IV is proposed, which is currently planned to be the development of a corporate office for Optima, to be located on the western side of the site, known as Building 5. While this office improvement is only a concept, Optima is very interested in relocating its main Arizona offices to the site, relocating from their current Scottsdale office location.

Snell & Wilmer

L.L.P.

Alan Stephenson

November 16, 2017

Page 2

To illustrate both the known physical phasing lines as well as to add the new Phase IV to the Phasing Plan, enclosed please find an updated Phasing Plan, identified as G001-BV3, which is intended to replace the 2015 Phasing Plan.

As with the prior amendment, modification to the Phasing Plan was always anticipated by the PUD and is most appropriately processed as an administrative amendment as it does not substantively modify the approved PUD nor a standard or requirement thereof. It simply updates the prior provided conceptual phasing plan to help assist with the review and approval of improvements associated with each specific phase as the project develops.

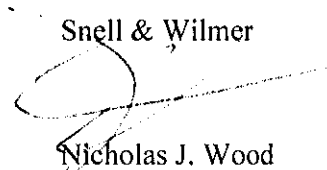
In order to ensure that the PUD of record is current and reflecting both the most current known site conditions as well as Optima's plans for final build-out of the project, enclosed please find a copy of a new Phasing Plan, Exhibit G001BV3, which will replace the prior G001BV2 in its entirety. There are no proposed modifications to the approved G001 exhibit related to the "hotel option" which remains unchanged by this amendment.

For our records, please return a written response confirming (i) receipt of this administrative amendment request and (ii) that the new G001BV3 (submitted with this letter) is now the governing phasing plan for the PUD and has been added to the project case file.

If you need any additional information or have any questions, please let me know. Thank you for your assistance with this matter.

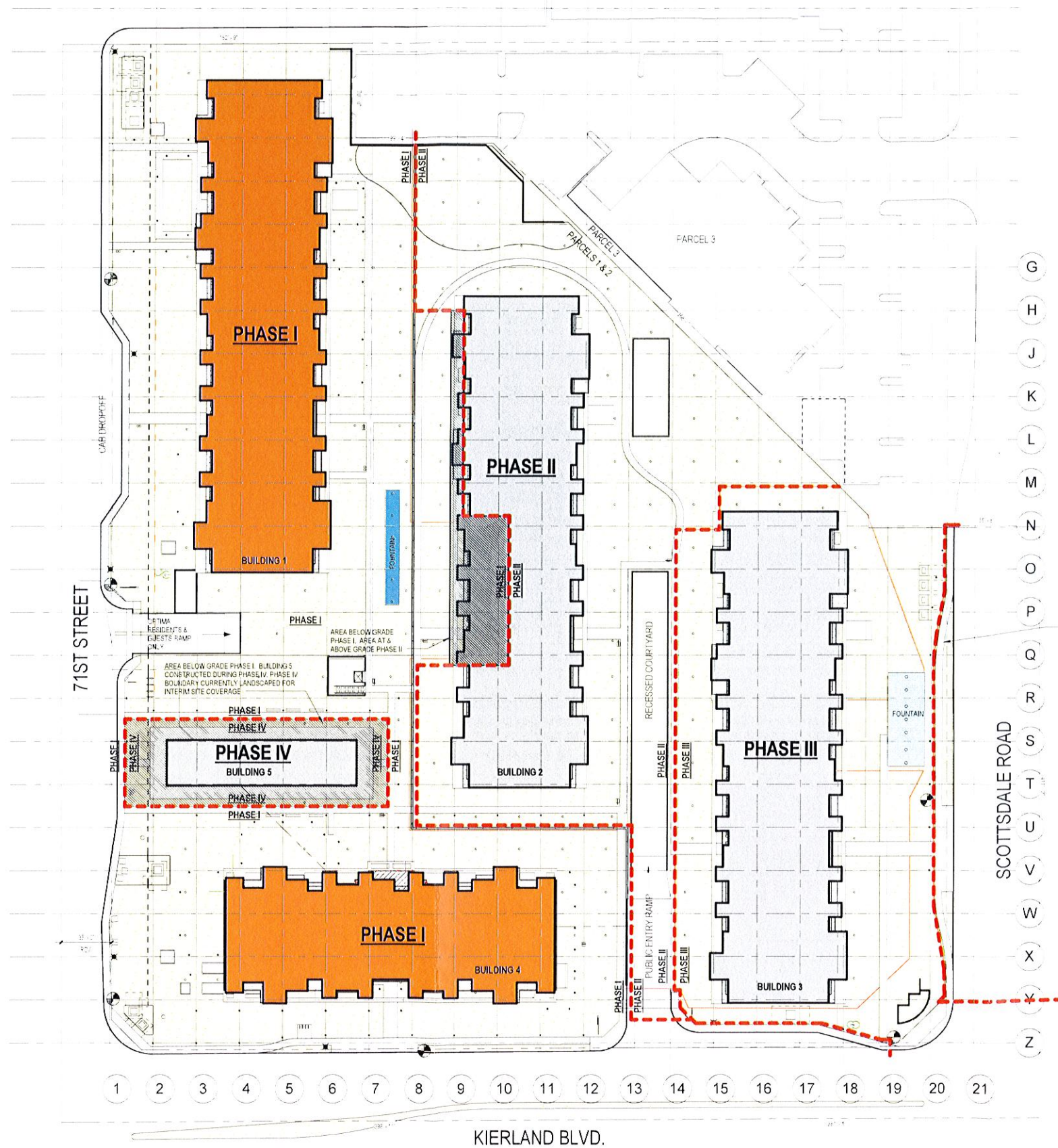
Respectfully submitted,

Snell & Wilmer



Nicholas J. Wood

Enclosure



CITY OF PHOENIX

NOV 28 2017

Planning & Development
Department

G001BV3

PHASING PLAN GRADE LEVEL

HVA 14-284
SDEV 140-1829
C.S. 35-44



SCALE = 1" = 40'
OPTIMA KIERLAND

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

2015 Approval Letter for Conceptual Phasing Plan Amendment



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

July 21, 2015

Mr. Nicholas J. Wood
Snell & Wilmer, LLP
400 East Van Buren Street, Suite 1900
Phoenix, Arizona 85004-2202

Re: Minor Amendment of the Optima Kierland Center PUD (Z-22-14-2)

Dear Mr. Wood,

Thank you for your letter dated June 16, 2015 requesting an administrative amendment to the Optima Kierland Center PUD Narrative, specifically the revision of Section L Phasing Plan and to Figure 12 the Preliminary Site Phasing Plan.

The phasing plan approved within the Optima Kierland Center PUD Narrative proposes four (4) phases of development with an option to develop under phasing plan PH-001 with Building 4 as a hotel, or under phasing plan PH-001B with Building 4 depicting additional residential units. You have indicated that the project will be pursuing the residential option at this time, with phasing to occur as depicted on Exhibit G001-BV2 date stamped July 16, 2015 (attached).

Section 671.E. of the city of Phoenix Zoning Ordinance includes provisions to allow for major and minor amendments to PUDs. The amendment will be deemed minor if the Planning and Development Director determines the amendment does not meet the criteria established for major amendments. The Planning and Development Director has the authority to administratively approve the minor amendment. After discussion with staff, I have determined that a minor amendment to the Optima Kierland Center PUD is appropriate.

This minor amendment shall be approved as follows:

1. An updated Development Narrative for the Optima Kierland Center PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of approval of this request. The updated Development Narrative shall be consistent with the Development Narrative dated October 17, 2014, as modified by the following stipulations:
 - a. Page 4, List of Exhibits: Applicant shall revise as follows:

Figure 12: Preliminary Site Phasing Plan – PH-001 & PH-001B G001-BV2

- b. Page 29, Section L. Phasing Plan: Applicant shall revise as follows:

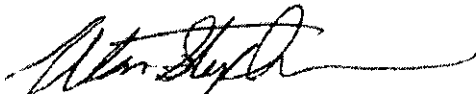
The Project is planned to have a total of four (4) phases FOR VERSION A OR THREE (3) PHASES FOR VERSION B, each of which can be developed independently of the other. Therefore, the provided plan is conceptual only and is subject to change as market demands dictate.

Figure 12 illustrates the construction of the westernmost building in Phase I, as well as ground level improvements (fitness center) and landscaping along 71st Street. Phase II is the center residential building and Phase III is the easternmost residential building along Scottsdale Road. The southwestern corner of the Site is planned to be developed as either (i) a hotel UNDER PHASE IV or (ii) additional residential units as Phase ~~IV~~ I.

- c. Page 67, Figure 12, Preliminary Phasing Plan, PH-001B: Applicant shall replace with Exhibit G001-BV2 date stamped July 16, 2015.

Should you have any questions, please contact Racelle Escolar at (602) 262-6949.

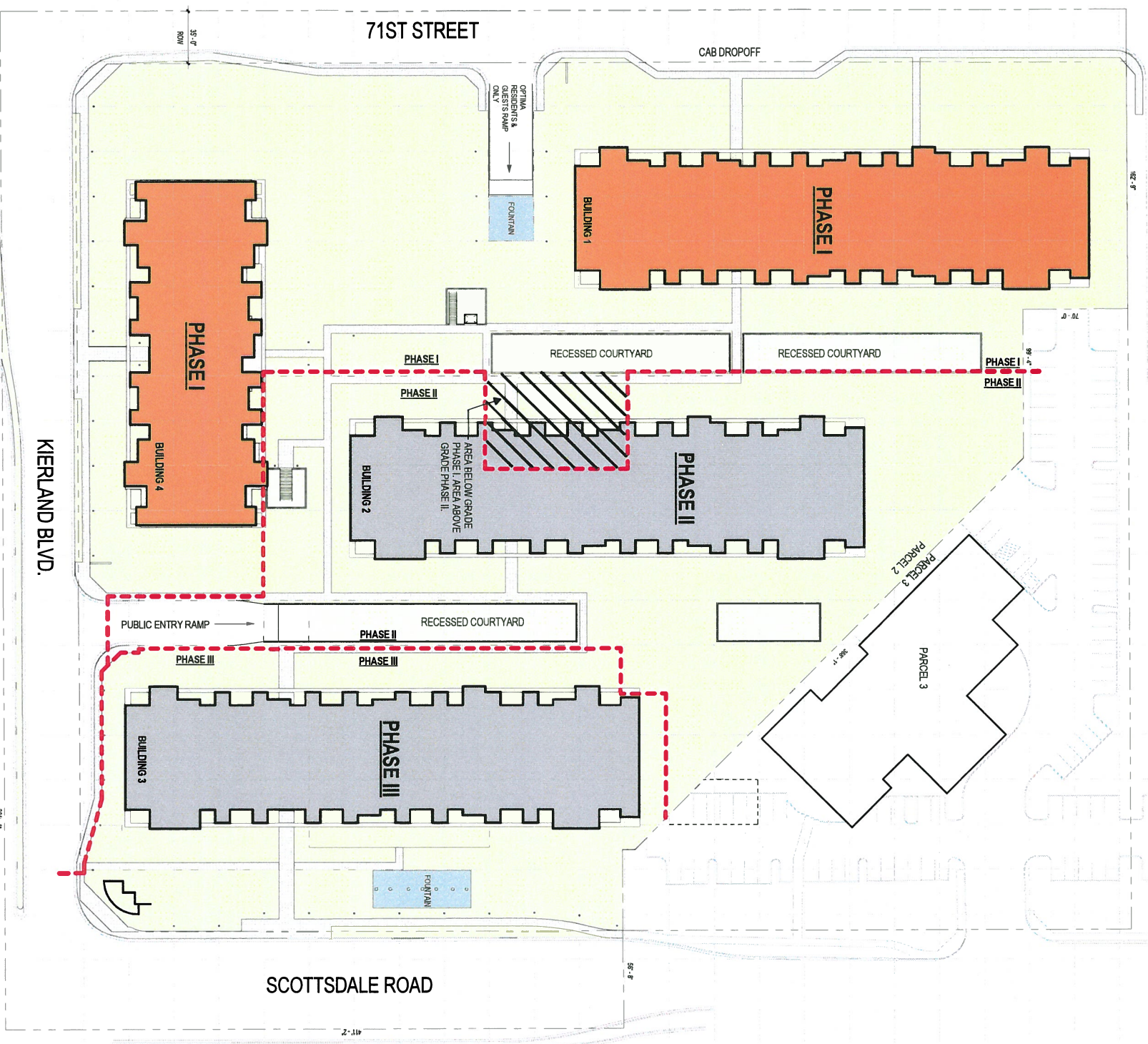
Sincerely,



Alan Stephenson
Planning and Development Director

Enclosure: Exhibit G001-BV2 date stamped July 16, 2015

Cc: File
Racelle Escolar
Tricia Gomes



CITY OF PHOENIX
 JUL 16 2015
 Planning & Development
 Department

G001-BV2

PRELIMINARY PHASING PLAN GRADE LEVEL

OPTIMA CENTER KIERLAND
 7100 KIERLAND BLVD, PHOENIX, AZ 85054

