

Optima Sonoran Village Pre-Application Project Narrative January 2009

The request is for a non-major General Plan Amendment (“GPA”) from Urban Neighborhoods to the Downtown Regional Type 2 land use, consistent with the newly adopted Downtown Plan, and a rezoning from Service Residential (S-R) to Downtown Regional Commercial Office – Type 2, Planned Block Development with Downtown Overlay (D/RCO-2 PBD DO) on approximately 9.89 (+/-) gross acres located at 6801 E. Camelback Road (the “Property”) in Downtown Scottsdale. The Property currently consists of vacated apartments historically known as the Orchidtree Apartments and is bounded by Camelback Executive Park to the east, 68th Street to the west, Camelback Road to the north, and an alley and single family homes to the south.

The proposed redevelopment of the Property, known as Optima Sonoran Village, is a mixed-use development composed of multiple buildings at varying heights not exceeding 65-feet. The project will contain approximately 493 dwelling units and associated support services. Parking for approximately 1,050 cars will be located entirely below grade on two levels accessed from Camelback Road and 68th Street. The buildings are configured to form a grand courtyard opening to Camelback Road establishing a majestic front door to the development and Downtown Scottsdale.