

Optima McDowell Mountain Village™

optima®

REZONING APPLICATION RESUBMITTAL - VERSION 6

07/01/22 - V6



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Bird's Eye View from Northwest Corner of Site

Rezoning Application Overview

About the Status & Schedule of the Rezoning Application

About the Status

Optima's Formal Zoning Application was submitted on April 25th and we received comments back from the City's Planning and Building Departments on June 3rd. In preparing this updated Rezoning Application Resubmittal - Version 6, Optima has coordinated with the City's Planning and Building Departments, as well as responded to comments from the Mayor and City Council, and those comments obtained through our public outreach.

Once the Rezoning Application Resubmittal and all associated drawings and documents have been reviewed by the City, the Planning Commission Hearing date will be posted on the City's website. We look forward to continuing to engage with the City's Planning and Building Departments, the Mayor and City Council, and the community through our public outreach.

Please send your comments or questions to MTessier@scottsdaleaz.gov and OptimaMcDowellMountainVillage@optima.inc. To be added to our email list for project updates please email OptimaMcDowellMountainVillage@optima.inc. For more about Optima please see page 70 or visit www.optima.inc. We are also in the process of setting up a project website and will provide that information once it is available.

Timeline and Schedule

December – March:	Extensive design work, feasibility research, coordination, meetings with attorneys, consultants, the Mayor and City Council, and City Planning and Building Departments
March 22, 2022:	Pre-application Submittal
March 24, 2022:	Formal Open House Meeting held at the site
March – April:	Extensive design work, feasibility research, coordination, meetings with attorneys, consultants, the Mayor and City Council, City Planning and Building Departments, and neighborhood outreach
April 25, 2022:	Formal Zoning Application Submittal
April – May:	Extensive design work, feasibility research, coordination, meetings with attorneys, consultants, the Mayor and City Council, City Planning and Building Departments, and neighborhood outreach
June 3 2022:	Comments received from City
May – June:	Extensive design work, feasibility research, coordination, meetings with attorneys, consultants, the Mayor and City Council, City Planning and Building Departments, and neighborhood outreach
June 15, 2022:	Airport Commission Hearing
June 27 – June 30:	Meetings with City Council regarding Airport Commission Hearing vote and stipulations
June – July:	Extensive design work, feasibility research, coordination, meetings with attorneys, consultants, the Mayor and City Council, City Planning and Building Departments, neighborhood outreach, and Planning Commissioners
July 1, 2022:	Formal Zoning Application Resubmittal
July:	Projected launch of project zoning website and further neighborhood outreach
August:	Planning Commission (to be confirmed by city)
August:	Extensive design work, feasibility research, coordination, meetings with attorneys, consultants, the Mayor and City Council, City Planning and Building Departments, and neighborhood outreach
August – September:	City Council Hearing (to be confirmed by city)



View from Southwest Bike Plaza into Courtyard

Airport Advisory Commission Hearing Overview

About the Hearing

The Scottsdale Airport Advisory Commission made a 7-0 recommendation in favor of the project with three stipulations:

1. The site must receive "Finding of No Hazard" from the FAA
2. Heights of any of the structures cannot penetrate the Conical Surfaces (see diagram)
3. No flashing red lights should be required or installed on the buildings

The FAA issued a Finding of No Hazard letter with respect to the project authorizing the construction of six buildings of up to 11-stories each. The letter noted that the conical surface was penetrated by portions of buildings 2, 3, 4 and 5 and by the elevator shafts of buildings 1 and 6, although in no case did the FAA require blinking lights.

Although the Airport Advisory Commission determination is only a recommendation rather than a binding decision, following meetings with the Mayor and members of the City Council, we plan to adhere to each of the stipulations in the Commission's recommendation and so the building heights contained in this Resubmittal have been reduced to below the conical surface as indicated below.

Although the airport advisory commission is a recommending vote, Optima met with the Mayor and City Council and decided to fully adhere to the stipulations from the Airport Advisory Commission and we have revised our site plan so that all building heights are below the conical surface.

The image in the lower right shows the revised roof plan below the conical surface which results in:

- Two (2) 11-story buildings
- Two (2) 10-story buildings
- Two (2) 9-story buildings

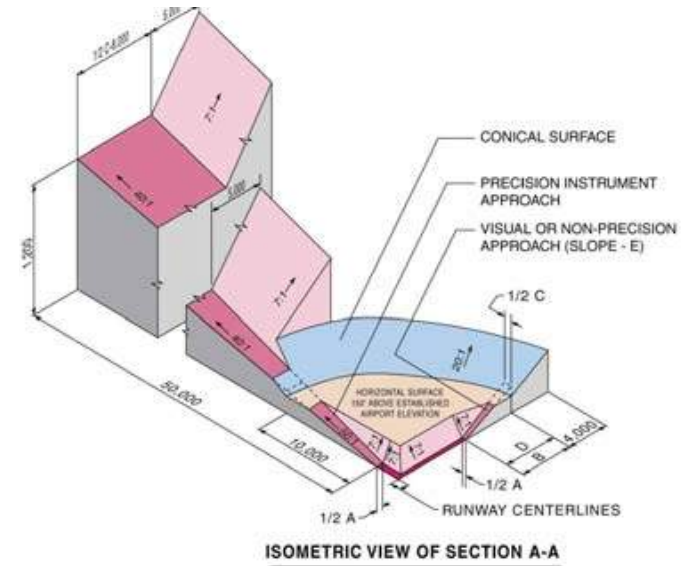
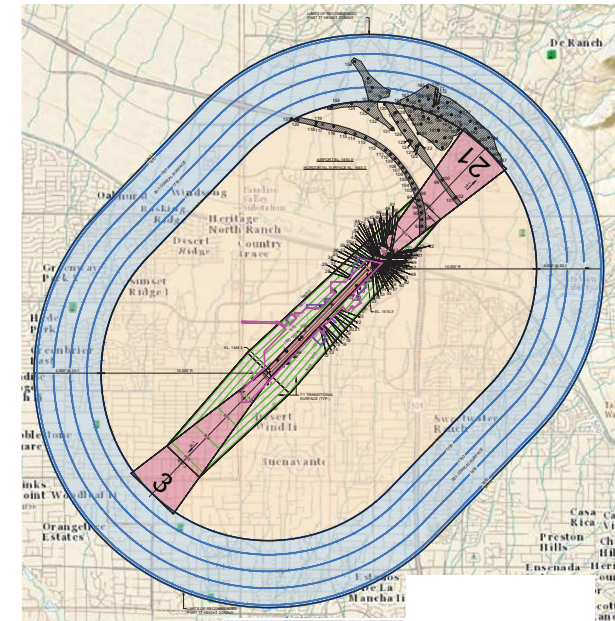
Project Acoustics in Relationship to the Airport

Optima McDowell Mountain Village will be constructed with high quality durable materials and designed to provide acoustical separation between the residential homes and other spaces, including the exterior.

The floor and roof construction will be monolithic flat plate concrete slabs. The concrete construction creates a mass barrier to sound and provides an acoustical STC rating far greater than other construction types. The thickness of the roof construction enhances the acoustical separation. The construction type used in Optima McDowell Mountain Village provides greater sound insulation than most traditional multifamily construction.

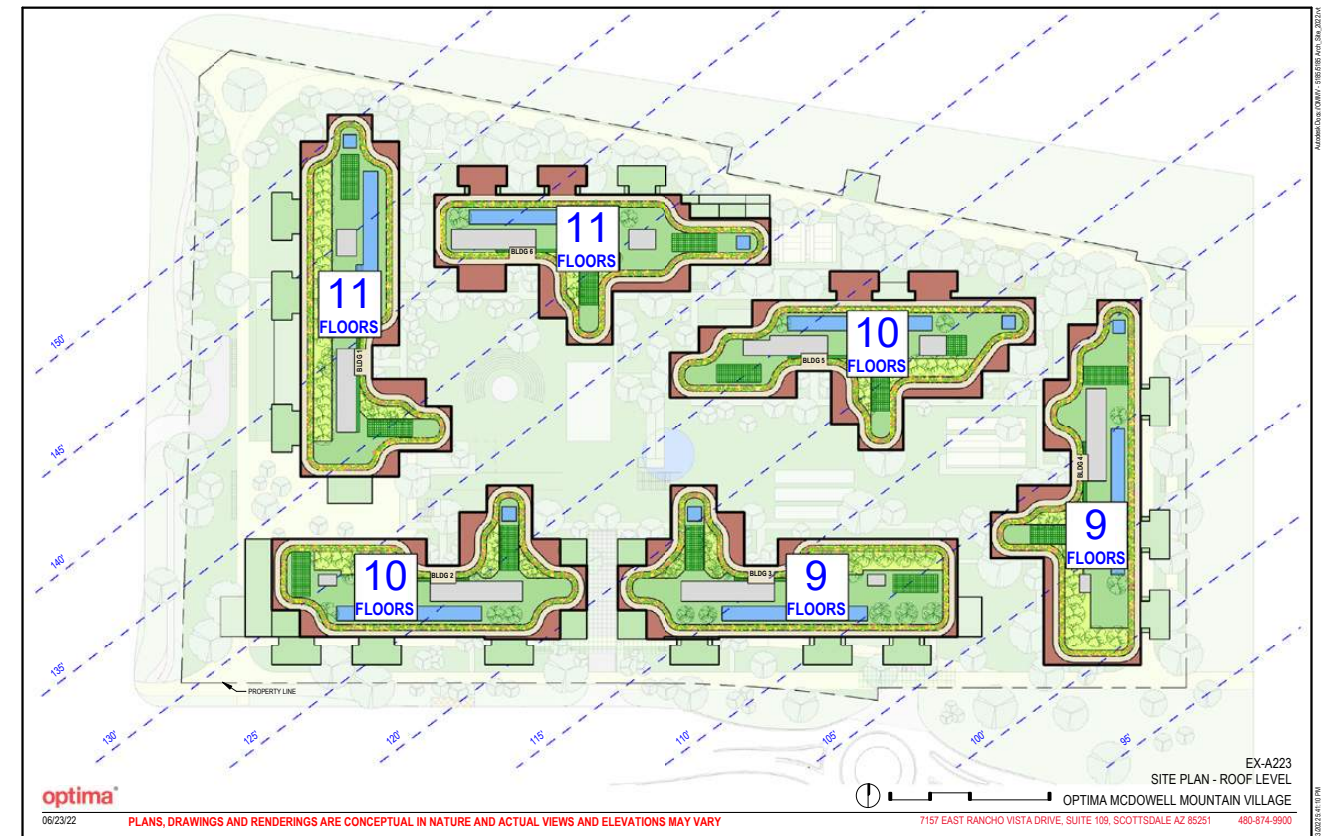
The exterior glass walls at the residential units for the project are commercial grade enclosures with insulating glass units (IGU) and metal framing. The commercial grade glazing has thicker glass and larger air spaces that greatly improve the acoustical separation as compared to typical residential grade glazing.

Conical Surfaces Diagram



SOURCE: 14 CFR Part 77, Section 77.25, Civil Airport Imaginary Surfaces.

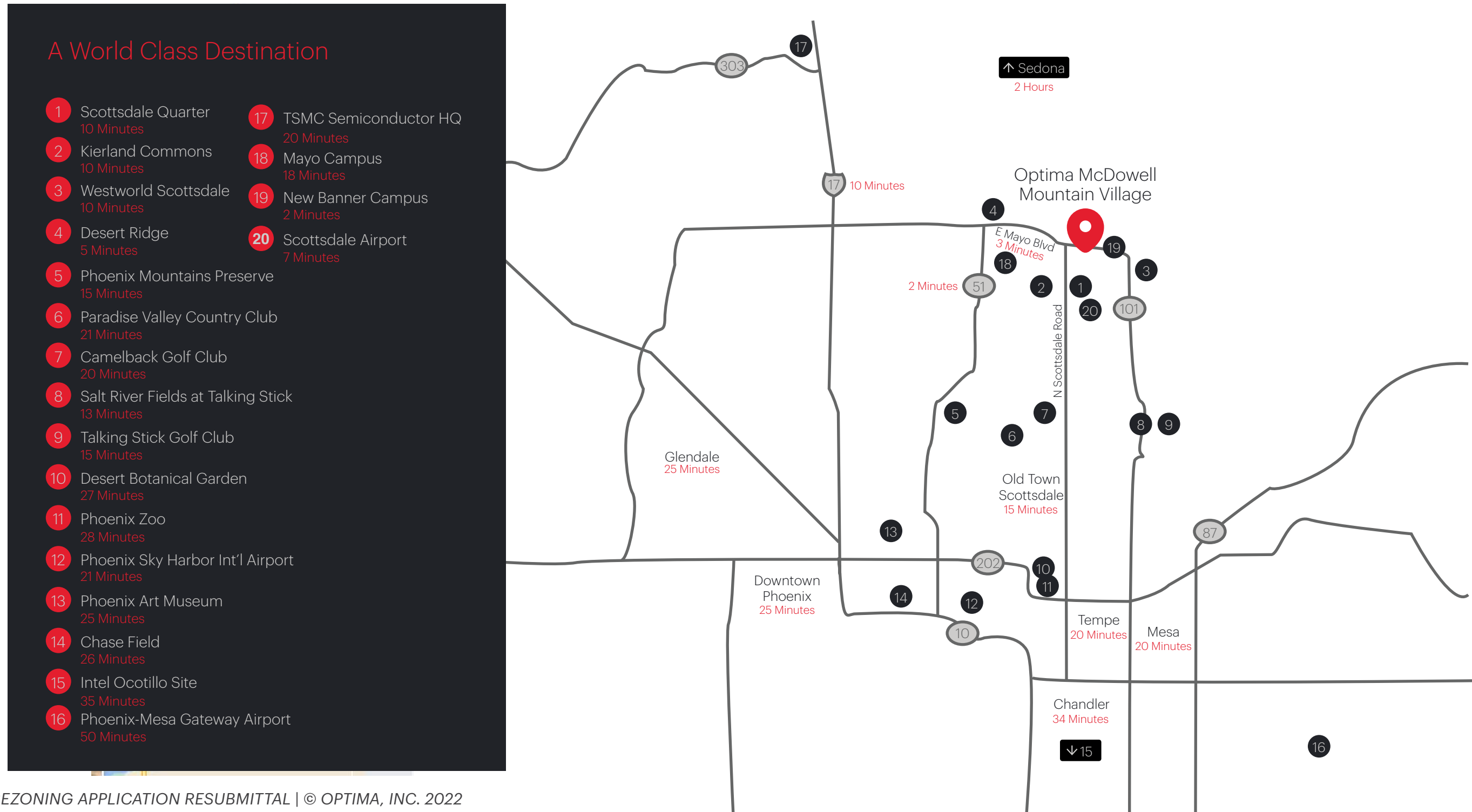
Revised Roof Plan Below Conical Surface



Location

Proximity to Significant Destinations

Located on the southeast corner of the Scottsdale Road and the Loop 101 Freeway intersection, we view this location as the gateway to Scottsdale. Given the significant population growth (based on a November 2021 article in Orion Investment Real Estate, Arizona is project to add more than 700,000 jobs by 2030) and the current and planned area commercial development coupled with the lack of commensurate growth in housing inventory, this location is ideally suited to address the need for housing. Further, being adjacent to the Loop 101 Freeway will allow residents to efficiently commute to employment, recreation, the airport, and other destinations.



About Optima McDowell Mountain Village

Topographical Information of the Site & Surrounding Area

Topographical Elevation Information

- The Optima McDowell Mountain Village site is located on the south side of the Loop 101 Freeway.
- At the northwest corner of the site, the highway is approximately 31' above the grade of the site.
- Significant elevation change begins on the north side of the Loop 101 Freeway, rising significantly to the north and northeast of the site.
- For example, the elevation of the Grayhawk Clubhouse is approximately 191' higher in elevation.
- The intersection of Pima and Pinnacle Peak Roads is approximately 346' higher in elevation.
- The proposed roof heights at Optima McDowell Mountain Village are comparable to the roof heights that already exist at the nearby Ilume Innovation Center (formerly the Henkel building) and Nationwide buildings.
- We believe that the proposed height for the buildings at Optima McDowell Mountain Village is appropriate given the comparable roof heights that exist in the area, the topographical elevations, and its location on the south side of the 101 highway.



*All heights listed reference the project site 0'-0"

Optima McDowell Mountain Village Overview & Development Plan

Overview

Optima McDowell Mountain Village is designed to create an environmentally friendly residential neighborhood that both enhances and blends with the beautiful McDowell Mountains and Sonoran Desert in the burgeoning area of North Scottsdale and the Greater Scottsdale Airpark. Optima plans to provide this outstanding location with a state-of-the-art, all-inclusive, health-based, amenity-rich community designed to also be a destination for Scottsdale residents by including 80% open space on grade level and 100% underground parking and service functions which enables Optima to provide an approximately 8-acre public park and bicycle path encompassing the development and connecting to the City of Scottsdale Bicycle Master Plan. The public park also includes a public amphitheater, children's play areas, calisthenics areas, bocce court, putting green, seating and lounge areas as well as 36,000 SF of destination commercial and retail concepts.

With views of the majestic McDowell Mountain range as a background, the location could not be more convenient. Just a five-minute drive to Scottsdale Quarter and future retail and commercial planned directly adjacent to the east, Optima McDowell Mountain Village is designed to provide high-quality housing to this prime location. The Loop 101 Freeway offers rapid access to all of Scottsdale and points beyond. Residents will have the ability to conveniently and efficiently reduce daily commute times and quickly get to Scottsdale's most popular destinations for entertainment, dining, and outdoor activities.

Designed by award winning architects David C. Hovey, FAIA and David Hovey, Jr. AIA, Optima McDowell Mountain Village is comprised of six concrete-framed condominium and apartment buildings with stepped and undulating landscaped facades that echo the shapes of the McDowell Mountains and represent the next evolution of Optima architecture and construction. Glass-enclosed 15-foot high ground-floor levels will feel utterly transparent. Every rooftop deck will provide spectacular views of the McDowell Mountains to the east, beautiful sunsets to the west, Pinnacle Peak to the north, and Camelback Mountain to the south. The six buildings – a mix of condominiums and apartments – are to be arrayed around the site's perimeter. Occupying a full 80 percent of the site is an open, lushly landscaped central courtyard which will include seating areas and fire pits, a synthetic surface recreation area and the balance of the space landscaped with indigenous plants, shrubs and trees. Taking a central position will be a sunken amphitheater to serve the Village and the public at large. It could be used for public talks, plays, musical events or other entertainment residents can imagine. A 14-foot-wide bike/pedestrian trail encircling the Village will connect to Scottsdale's Bicycle Master Plan. 100% of the parking will lie on two levels beneath the complex.

The kind of sophisticated architectural detail that characterizes Optima's Arizona projects: Optima Biltmore Towers, Optima Camelview Village, Optima Sonoran Village, and Optima Kierland, will be

repeated at Optima McDowell Mountain Village. The buildings are sensitively massed at 9, 10, and 11 stories and are designed to have complex elevations that step in and out creating depth, shadow and texture that enlivens each face of every building and emulates the forms of the McDowell Mountains in the distance. Adding to the dynamic effect will be the outdoor terraces provided for every unit that will be edged with trailing native plants cascading down the building. We have designed the buildings to emulate the colors of the desert with bronze glass, railings, planters and privacy screens made of Cor-ten steel which weathers over time to warm brown and desert tones. Thin floor plates of just 8.5 inches will be regular, modest punctuation marks in the composition. All service areas, e.g. deliveries, recycling, and trash, will be located underground below Optima McDowell Mountain Village.

Each building will contain its own amenities. The rooftop decks will include: 50-meter Olympic-sized swimming pools surrounded by chaise lounges, running tracks that will follow the perimeter of the roofs, locker rooms, outdoor fireplaces, barbecues, seating areas, perimeter plantings and sheltering arbors covered with vines. The lobby levels will be similarly outfitted. Apart from the spacious lobbies, support facilities like a management office and a business center with conference rooms will be provided at the ground floors. Fitness centers that look out over the courtyard will include basketball courts, strength and aerobic training equipment, a yoga studio, and locker rooms.

Optima was founded in 1978 by David C. Hovey, FAIA with the intention of elevating multifamily housing by vertically integrating development, architecture, construction, sales, marketing, and property management. Optima has developed award winning Arizona projects: Optima Biltmore Towers, Optima Camelview Village, Optima Sonoran Village, and Optima Kierland. We believe our proposal for Optima McDowell Mountain Village will enhance Scottsdale and stimulate healthy sustainable growth.

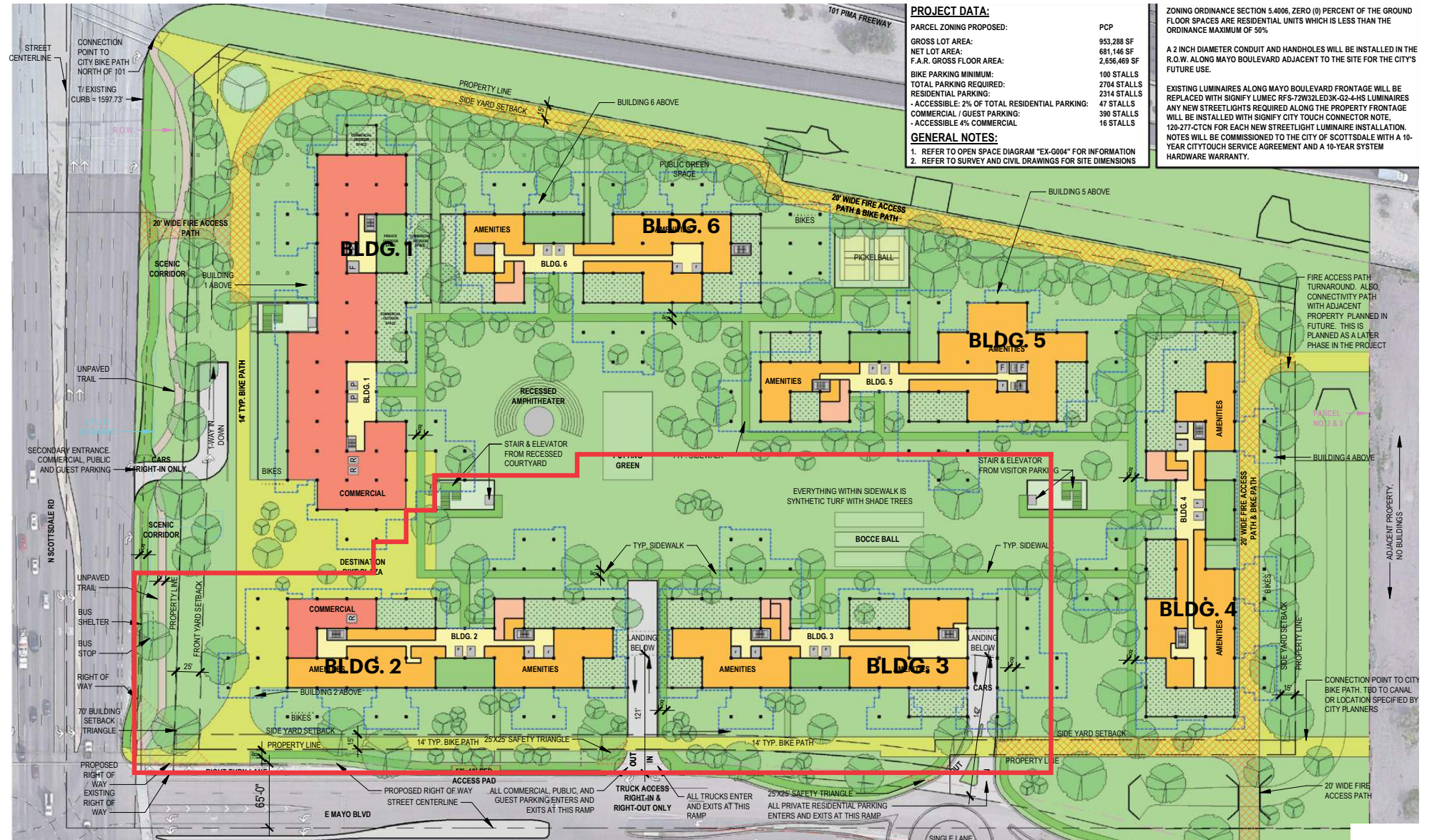


Optima McDowell Mountain Village Overview & Development Plan

Development Plan

Optima McDowell Mountain Village is planned as a 6-building development with a mix of condominiums and apartments. The development plan is to build two buildings as part of Phase 1 which would include buildings 2 and 3, one as an apartment and the other as a condominium. We plan to have a mix of apartments and condominiums on the balance of the site with each building and phase being determined by market conditions.

Optima McDowell Mountain Village provides a live, work, play environment that will appeal to a wide range of renters and buyers drawn to the architecture, open space, active lifestyle, health-based amenity rich community and service offerings, as well as its premier Scottsdale location. It is expected that the demographics of Optima McDowell Mountain Village will be similar to Optima Kierland which is located just 2.5 miles to the south and will range in age from 25-75+, have household composition varying from singles to empty nesters to families, and relocate both locally and from across the nation. It is interesting to note that there is a higher % of those in the 60+ age range that are renting at 7140 Optima Kierland (37%) than have purchased condominiums at 7180 Kierland (32%). Optima McDowell Mountain Village will draw the interest of residents interested in simplifying their lives without sacrificing quality. Residents who want to remain in the community without the hassle of home maintenance will be offered our Optimized Service® platform which takes concierge services to the next level, providing conveniences for our residents within the comfort of their homes.



Phase 1 of Development (outlined in red above)

Project Design Metrics Evolution Overview

Version 1 - Original Proposal

Architecture & Construction

—The design concept is based on 100% underground parking and 80% open space with a public park system surrounded by a 14' bike path that connects the project to the City of Scottsdale's Bicycle Master plan, neighboring offices, hospitals, and adjacent 85-acre commercial property to the east.

—Because of the adjacent 85-acre planned commercial property our original design concept was to only include a limited 11,250 SF of exciting destination based commercial uses.

Height

—The original design was for 3 buildings at 15 stories and 3 buildings at 11 stories

Density

—1,680 residential units

FAR

—3.9

Commercial

—11,250 SF

Parking

—100% underground parking

Open Space

—80% of site area at grade as defined by City of Scottsdale
—65% of site area at grade is accessible to the public
—15% of the site area at grade is for private resident use

Sustainability and Water

—Commitment to the City of Scottsdale International Green Construction Code

—IGCC Expansive usable artificial turf park limiting irrigation and water use at grade level Included rainwater harvesting for reuse on site.

Version 2

Architecture & Construction

—We added more undulations and steps in all buildings

Height

—All buildings were changed to 13 stories from 15 stories

Density

—1,680 residences (same as Version 1)

FAR

—3.9 (same as Version 1)

Commercial

—11,250 SF of commercial space (same as Version 1)

Parking

—100% underground parking (same as Version 1)

Open Space

—80% Open Space (65% Public / 15% Private)
(same as Version 1)

Sustainability and Water

—We continue to collaborate with the City on sustainability & water use

Version 3

Architecture & Construction

—We added more undulations and stepping to the exterior of all buildings

Height

—We reduced the heights of all of the buildings from 13 stories to 11 stories

Density

—We reduced the number of residential units by 120 from 1,680 to 1,560

FAR

—3.9 (same as Version 2)

Commercial

—We increased commercial space from 11,250 SF to 25,000 SF

—We also added commercial space at the 2nd level and we have engaged the commercial space more with the interior public park

Parking

—100% underground parking (same as Version 2)

Open Space

—80% Open Space (65% Public / 15% Private)
(same as Version 2)

Sustainability and Water

—We continue to collaborate with the City on sustainability & water use

Rezoning Application Overview

Project Design Metrics Evolution Overview

Version 4 - Pre-Application

Architecture & Construction

—The architecture has not changed (same as Version 3)

Height

—6 buildings at 11-stories (same as Version 3)

Density

—We additionally reduced from 1,560 to 1,500 residential units

—This is a reduction of 60 total units from Version 3 (a reduction from approx. 260 units per building to 250 units per building)

—This is a total reduction of 180 units from the original proposal

FAR

—3.9 (same as Version 3)

Commercial

—We increased commercial space from 25,000 SF to 31,000 SF

—This is a total increase of 19,750 SF from Version 1

Parking

—100% underground parking (same as Version 3)

Open Space

—80% Open Space (65% Public / 15% Private)
(same as Version 3)

Sustainability and Water

—We continue to collaborate with the City on sustainability & water use

Version 5 - Rezoning Application Submittal

Architecture

The architecture has not changed (same as Version 4)

Height

6 buildings at 11-stories (same as Version 4)

Density

1,500 residences (same as Version 4)

FAR

—3.9 (same as version 4)

Commercial

31,000 SF of commercial space (same as Version 4)

Parking

100% underground parking (same as Version 4)

Open Space

80% Open Space (65% Public / 15% Private) – (same as Version 4)

Sustainability and Water

We continue to collaborate with the City on sustainability & water use

Version 6 - Project Metrics Rezoning Application Resubmittal

Site Area

- 21.88 acres gross acres of site area
- 15.637 acres net site area

Public Park System, Public Bicycle Pedestrian Path, 80% Open Space

- The project is designed to be open to the public. 80% of the net site area constitutes open space
- 65% of the Open Space that is provided at grade level is accessible to the public (i.e. 52% of the net site area at grade level is accessible to the public)
- 8-acre public park and bicycle/pedestrian path are being donated to the City of Scottsdale
- Refer to page 50 of the formal rezoning application for more details on the open space plan

100% Underground Parking, Below Grade Loading & Service Area

- 100% underground parking enabling 80% open space at grade level
- The project incorporates a two-story underground loading and service area where loading trucks, trash, and recycling can all be managed from within the below grade parking structure
- Refer to page 50 of the formal rezoning application for more details on the 100% underground parking, below grade loading & service area

Building Heights

Buildings 1 & 6 - 11 Stories

- 117'6" to top of roof structural slab
- 141'-0" to top of enclosed space

Buildings 2 & 5 - 10 Stories

- 106'9" to top of roof structural slab
- 130'-3" to top of enclosed space

Buildings 3 & 4 - 9 Stories

- 96'0" to top of roof structural slab
- 119'-6" to top of enclosed space

- See Building Heights section on page 5 for topographical information of comparative grade level and roof heights of nearby properties to the north and northeast of the site as well as an explanation of the different heights of our roof elements. The elevations rise significantly to the north and northeast of this site.

Density/FAR/Unit Mix

- 1,450 residential homes
- 66 units per acre
- 3.6 FAR

Optima McDowell Mountain Village Approximate Overall Unit Mix			
Unit Type	Unit Count	% Mix	Average SF
Studio	112	8%	875 SF
1 Bedroom	442	30%	914 SF
2 Bedroom	619	43%	1,716 SF
3 Bedroom	277	19%	2,070 SF
	1,450	100%	1,474 SF

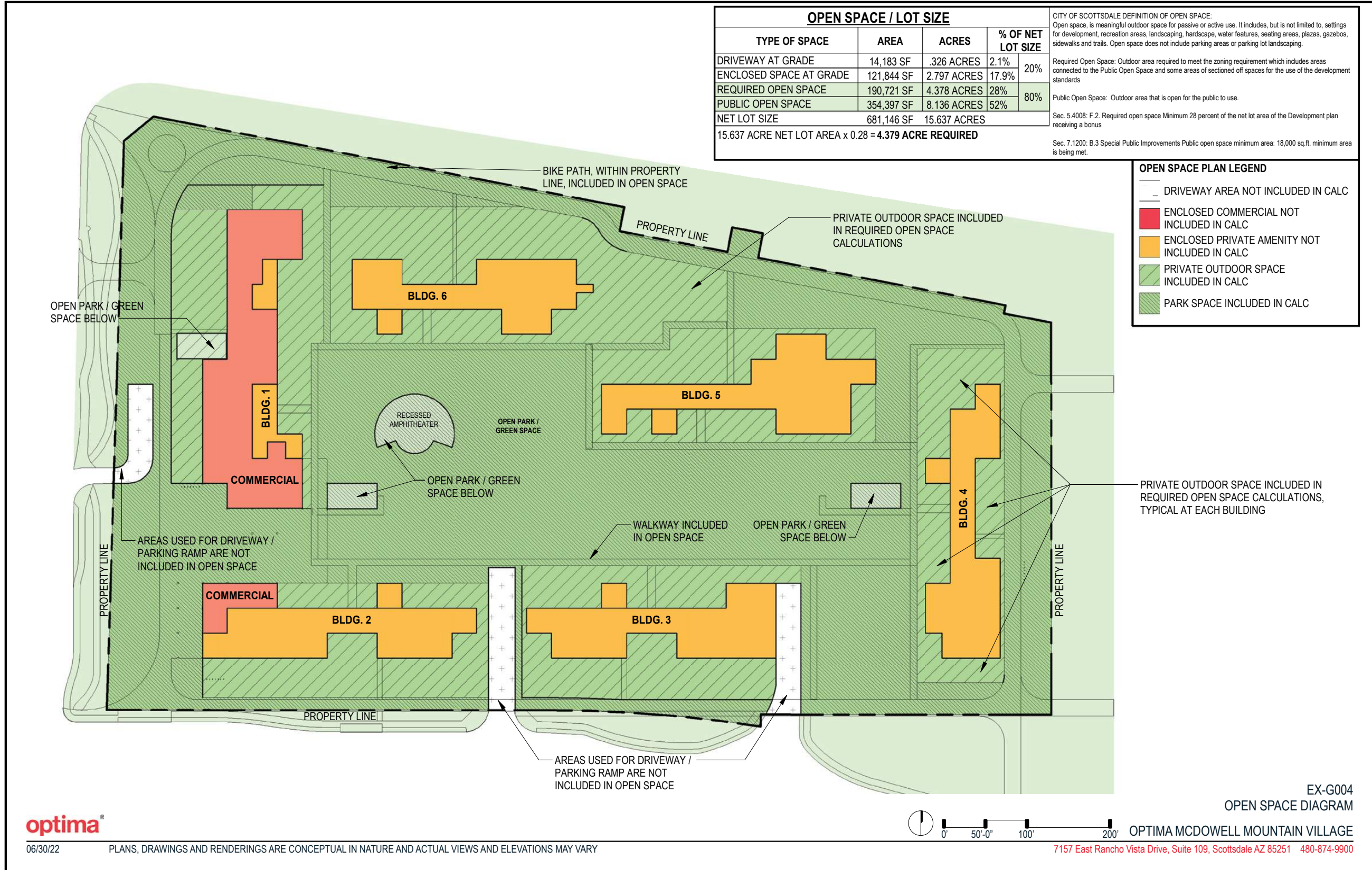
Commercial Space

- 36,000 SF of commercial space
- All commercial space is located at grade level and parking has been physically separated completely from guest and residential parking per the City's request
- Optima McDowell Mountain Village is designed to bring high-quality residential housing to the Greater Scottsdale Airpark. We have limited commercial space because this site is located adjacent to 85.6 acres that is State Land zoned and planned for commercial use with no residential.
- Potential Uses
 - Dry cleaners
 - Daycare/Early Childhood & Preschool
 - High-End Restaurant
 - Boutique Spa/Wellness Center
 - Financial Institutions
 - Café
 - Office Suites
 - Bicycle Shop
 - Coffee/Juice Bar

Zoning Application Resubmittal Project Metrics - Version 6

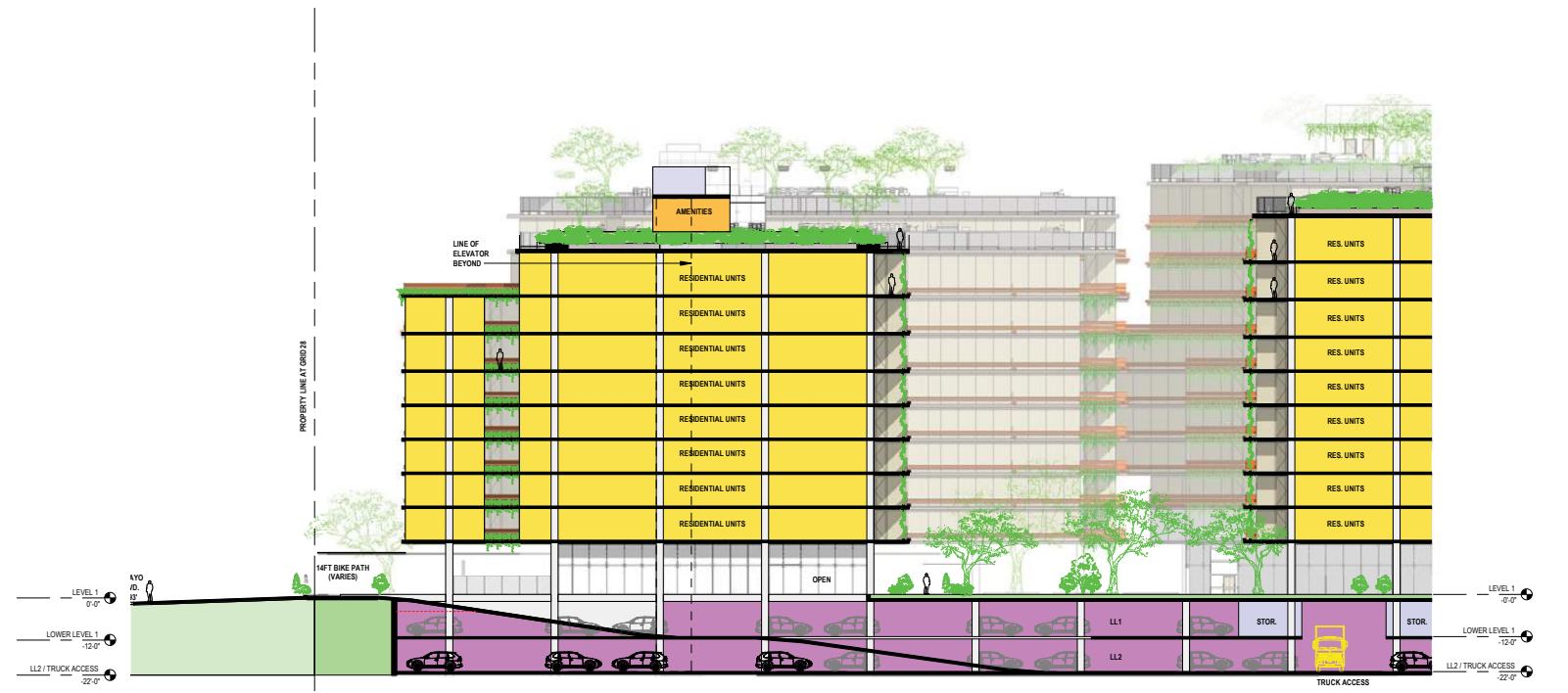
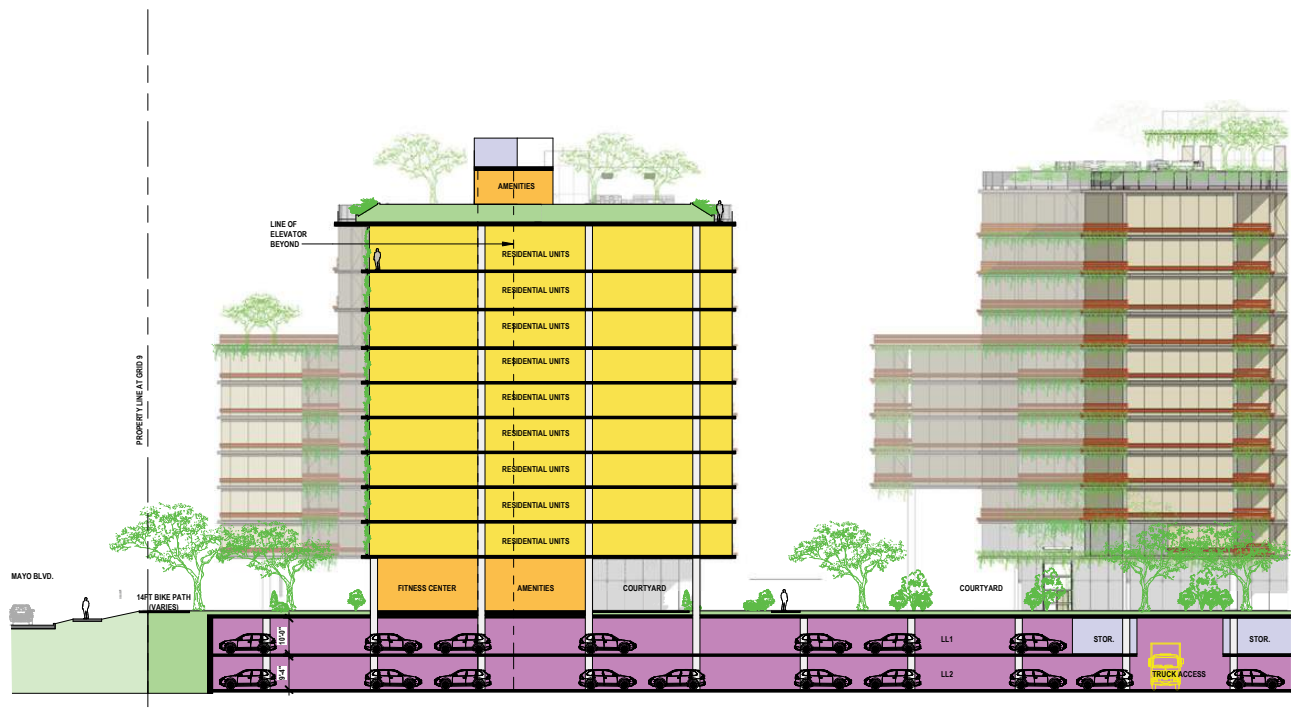
5.4003	PCP Development Item	Base Provision	5.4008	Bonus Provision	Proposed P-C Provision	COMMENT
	Minimum Development Plan Size	2 acres of Gross Lot Area		4.00 acres of gross lot area	-	Gross Lot Area > 4.00
5.4007	Development Standards		5.4008	Bonus Provision	Proposed P-C Provision	COMMENT
A.	Floor Area Ratio	0.8 FAR	A. 1.	2.0 FAR	3.6 FAR	
B. 1. c.	Maximum Building Height	84 feet	C. 2. a. iv.	134 feet	141 feet	
B. 2.	Building Height Near Single Family					Not Applicable
B. 3.	Rooftop Appurtenances	Max. 35% of Roof		-	-	Compliant
C. 1.	Required Open Space	Min. 25% of Net Lot Area	F. 2.	28% of Net Lot Area	-	Compliant
C. 2.	Parking in Open Space	No Parking in Open Space		-	-	Compliant
D. 1.	Front Setback	25 feet along arterial streets		-	-	Compliant
D. 2.	Measuring Setbacks along Streets	Measured from Curb Line - Scottsdale		-	-	Compliant
D. 3.	Signature Intersections	70'x70' triangle		-	-	Compliant
D. 4.	Side and Rear Setbacks	15 feet		-	-	Compliant
E.	Stepback Plane					
E. 1.	Abutting Single Family	1:2.5 Beginning 6 feet above - N/A		-	-	Not Applicable
E. 2.	Other Locations - Scottsdale Rd.	1:1 beginning 38 feet above setback line		-	-	Compliant
E. 2.	Other Locations - Other Sides	1:1 beginning 38 feet above setback line		-	2:1 beginning 38 feet above property line	
E. 3.	Minor Amendments	10 percent maximum				
F.	Screening	Operations and Storage to be behind walls or screening		-	-	Compliant
			5.4008	Bonus Provisions	Proposed P-C Provision	COMMENT
				Any floor above 92 feet shall not exceed 20% of total ground floor area	Any floor above 124 feet shall not exceed 20% of total ground floor area	Compliant
				Reflective materials are limited to 60% of the building wall area for portions of a building above 104 feet	Reflective materials are limited to 60% of the building wall area for portions of a building above 120 feet	Low reflectance glass will be utilized

Project Plans

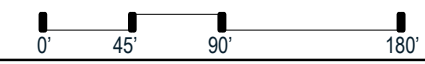


06/30/22 PLANS, DRAWINGS AND RENDERINGS ARE CONCEPTUAL IN NATURE AND ACTUAL VIEWS AND ELEVATIONS MAY VARY





06/30/22 PLANS, DRAWINGS AND RENDERINGS ARE CONCEPTUAL IN NATURE AND ACTUAL VIEWS AND ELEVATIONS MAY VARY



EX-A412
 CONCEPTUAL SITE CROSS SECTIONS
 OPTIMA MCDOWELL MOUNTAIN VILLAGE

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

BUILDING HEIGHT INFORMATION:

POINT OF REFERENCE ELEVATION CALCULATION:

- T/ EXISTING CURB AT NORTHERN POINT OF N. SCOTTSDALE RD = 1597.73'
- T/ EXISTING CURB AT MAYO CAR ACCESS = 1592.14'
- T/ EXISTING CURB AT EAST SIDE OF E. MAYO BLVD = 1594.45'
- AVG CURB ELEVATION = 1594.77'
- (AVG CURB ELEVATION) 1594.77' + 12" = 1595.77'
- POINT OF REFERENCE ELEVATION = 1595'-9"

CITY OF SCOTTSDALE DEFINITION OF BUILDING HEIGHT:

Building height, is the vertical distance measured from a point of reference elevation established 12 inches above the average elevation at the top of the curb of the street or streets adjacent to the property, or to the top of the crown of the roadway or roadways, if there is no curb, to the highest point of the coping of a flat roof, or to the highest point of a mansard roof or to the highest gable of a pitch or hip roof. In cases where drainage considerations supersede this Zoning Ordinance, the point of reference elevation would be subject to the approval of the Floodplain Administrator.

GENERAL NOTES:

- ALL HEIGHTS MEASURED FROM POINT OF REFERENCE ELEVATION
- REFER TO A471 FOR STEPBACK PLANE INFORMATION

***BUILDING HEIGHTS CLARIFICATION:**

BUILDINGS 1 & 6 (11 STORIES WITH AMENITY ROOF DECK)

- 117'-6" TO TOP OF ROOF STRUCTURAL SLAB
- 118'-6" TO TOP OF RUNNING TRACK
- 122'-6" TO TOP OF ROOF AMENITIES DECK
- 134'-6" TO TOP OF TRELIS
- 141'-0" TO TOP OF ENCLOSED SPACE

BUILDINGS 2 & 5 (10 STORIES WITH AMENITY ROOF DECK)

- 106'-9" TO TOP OF ROOF STRUCTURAL SLAB
- 107'-6" TO TOP OF RUNNING TRACK
- 111'-9" TO TOP OF ROOF AMENITIES DECK
- 123'-9" TO TOP OF TRELIS
- 130'-3" TO TOP OF ENCLOSED SPACE

BUILDING 3 (9 STORIES WITH AMENITY ROOF DECK)

- 96'-0" TO TOP OF ROOF STRUCTURAL SLAB
- 97'-0" TO TOP OF RUNNING TRACK
- 101'-0" TO TOP OF ROOF AMENITIES DECK
- 113'-0" TO TOP OF TRELIS
- 119'-6" TO TOP OF ENCLOSED SPACE

BUILDING 4 (9 STORIES WITH AMENITY ROOF DECK)

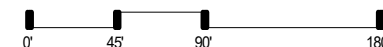
- 94'-9" TO TOP OF ROOF STRUCTURAL SLAB
- 95'-9" TO TOP OF RUNNING TRACK
- 99'-9" TO TOP OF ROOF AMENITIES DECK
- 111'-9" TO TOP OF TRELIS
- 113'-3" TO TOP OF ENCLOSED SPACE

- CONCRETE
- GLASS
- METAL



06/30/22

PLANS, DRAWINGS AND RENDERINGS ARE CONCEPTUAL IN NATURE AND ACTUAL VIEWS AND ELEVATIONS MAY VARY



OPTIMA MCDOWELL MOUNTAIN VILLAGE

7157 EAST RANCHO VISTA DRIVE, SUITE 109, SCOTTSDALE AZ 85251

480-874-9900

SD-A401
BUILDING ELEVATIONS

Autodesk Docs://OMMV - 5185185 Arch_Site_2022.rvt

6/30/2022 3:44:36 PM

BUILDING HEIGHT INFORMATION:

POINT OF REFERENCE ELEVATION CALCULATION:

- T/ EXISTING CURB AT NORTHERN POINT OF N. SCOTTSDALE RD = 1597.73'
- T/ EXISTING CURB AT MAYO CAR ACCESS = 1592.14'
- T/ EXISTING CURB AT EAST SIDE OF E. MAYO BLVD = 1594.45'
- AVG CURB ELEVATION = 1594.77'
- (AVG CURB ELEVATION) 1594.77' + 12" = 1595.77'
- POINT OF REFERENCE ELEVATION = 1595'-9"

CITY OF SCOTTSDALE DEFINITION OF BUILDING HEIGHT:

Building height, is the vertical distance measured from a point of reference elevation established 12 inches above the average elevation at the top of the curb of the street or streets adjacent to the property, or to the top of the crown of the roadway or roadways, if there is no curb, to the highest point of the coping of a flat roof, or to the highest point of a mansard roof or to the highest gable of a pitch or hip roof. In cases where drainage considerations supersede this Zoning Ordinance, the point of reference elevation would be subject to the approval of the Floodplain Administrator.

GENERAL NOTES:

- ALL HEIGHTS MEASURED FROM POINT OF REFERENCE ELEVATION
- REFER TO A471 FOR STEPBACK PLANE INFORMATION

***BUILDING HEIGHTS CLARIFICATION:**

BUILDINGS 1 & 6 (11 STORIES WITH AMENITY ROOF DECK)

- 117'-6" TO TOP OF ROOF STRUCTURAL SLAB
- 118'-6" TO TOP OF RUNNING TRACK
- 122'-6" TO TOP OF ROOF AMENITIES DECK
- 134'-6" TO TOP OF TRELIS
- 141'-0" TO TOP OF ENCLOSED SPACE

BUILDING 3 (9 STORIES WITH AMENITY ROOF DECK)

- 96'-0" TO TOP OF ROOF STRUCTURAL SLAB
- 97'-0" TO TOP OF RUNNING TRACK
- 101'-0" TO TOP OF ROOF AMENITIES DECK
- 113'-0" TO TOP OF TRELIS
- 119'-6" TO TOP OF ENCLOSED SPACE

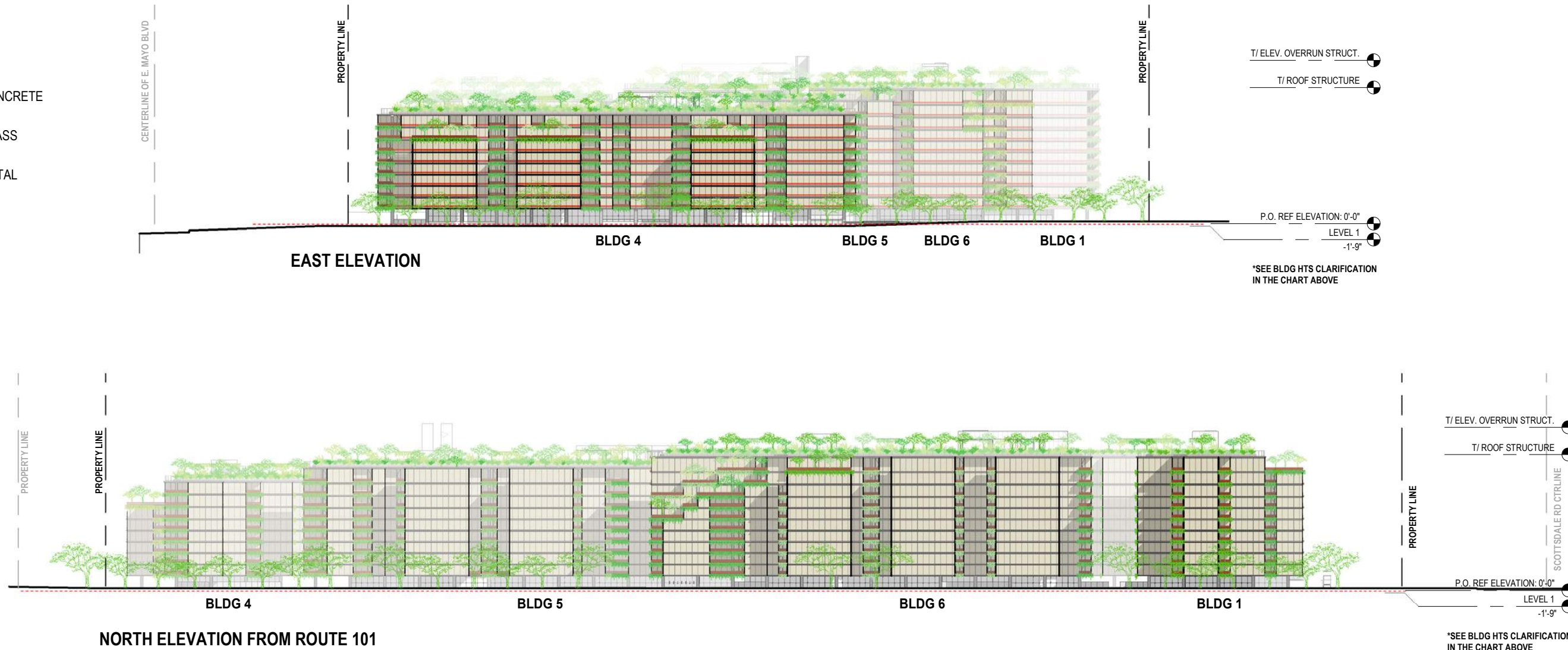
BUILDINGS 2 & 5 (10 STORIES WITH AMENITY ROOF DECK)

- 106'-9" TO TOP OF ROOF STRUCTURAL SLAB
- 107'-6" TO TOP OF RUNNING TRACK
- 111'-9" TO TOP OF ROOF AMENITIES DECK
- 123'-9" TO TOP OF TRELIS
- 130'-3" TO TOP OF ENCLOSED SPACE

BUILDING 4 (9 STORIES WITH AMENITY ROOF DECK)

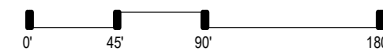
- 94'-9" TO TOP OF ROOF STRUCTURAL SLAB
- 95'-9" TO TOP OF RUNNING TRACK
- 99'-9" TO TOP OF ROOF AMENITIES DECK
- 111'-9" TO TOP OF TRELIS
- 113'-3" TO TOP OF ENCLOSED SPACE

- CONCRETE
- GLASS
- METAL



06/30/22

PLANS, DRAWINGS AND RENDERINGS ARE CONCEPTUAL IN NATURE AND ACTUAL VIEWS AND ELEVATIONS MAY VARY



OPTIMA MCDOWELL MOUNTAIN VILLAGE

7157 EAST RANCHO VISTA DRIVE, SUITE 109, SCOTTSDALE AZ 85251

480-874-9900

SD-A402
BUILDING ELEVATIONS

Autodesk Docs://OMMV - 51855185 Arch_Site_2022.rvt

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PROJECT DATA:

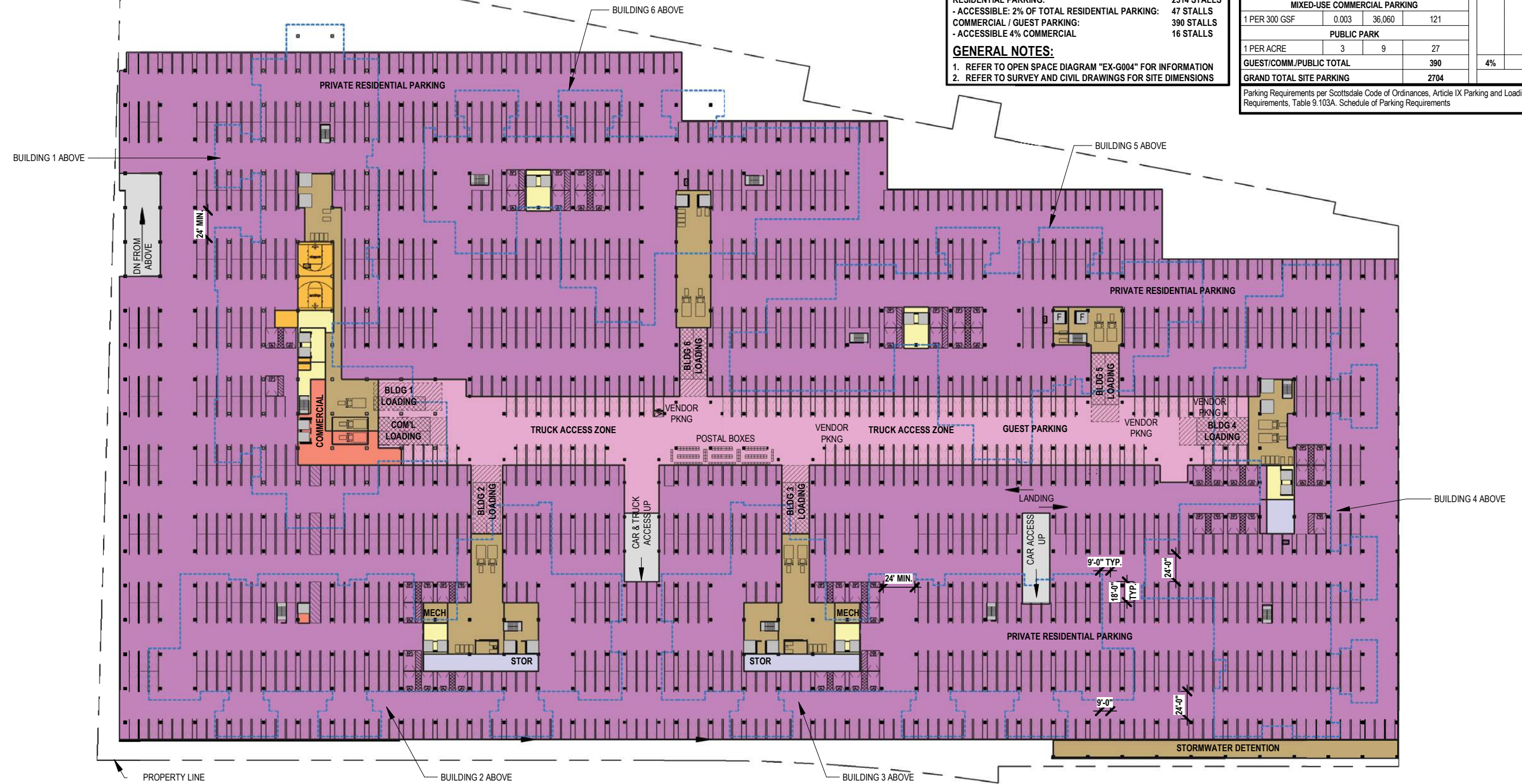
PARCEL ZONING PROPOSED:	PCP
GROSS LOT AREA:	953,288 SF
NET LOT AREA:	681,146 SF
F.A.R. GROSS FLOOR AREA:	2,656,469 SF
BIKE PARKING MINIMUM:	100 STALLS
TOTAL PARKING REQUIRED:	2704 STALLS
RESIDENTIAL PARKING:	2314 STALLS
- ACCESSIBLE: 2% OF TOTAL RESIDENTIAL PARKING:	47 STALLS
COMMERCIAL / GUEST PARKING:	390 STALLS
- ACCESSIBLE 4% COMMERCIAL:	16 STALLS

GENERAL NOTES:

1. REFER TO OPEN SPACE DIAGRAM "EX-G004" FOR INFORMATION
2. REFER TO SURVEY AND CIVIL DRAWINGS FOR SITE DIMENSIONS

SITE PARKING REQUIREMENTS				REQUIRED ACCESSIBLE	
RESIDENTIAL PARKING		TOTAL PARKING		%	COUNT
1450 RESIDENTIAL UNITS		2314		2%	47
RESIDENTIAL GUEST PARKING					
	RATIO	COUNT	TOTAL PARKING		
GUEST	0.167	1450	242		
MIXED-USE COMMERCIAL PARKING					
1 PER 300 GSF	0.003	36,060	121		
PUBLIC PARK					
1 PER ACRE	3	9	27		
GUEST/COMM./PUBLIC TOTAL			390	4%	16
GRAND TOTAL SITE PARKING			2704		63

Parking Requirements per Scottsdale Code of Ordinances, Article IX Parking and Loading Requirements, Table 9.103A, Schedule of Parking Requirements



06/30/22

PLANS, DRAWINGS AND RENDERINGS ARE CONCEPTUAL IN NATURE AND ACTUAL VIEWS AND ELEVATIONS MAY VARY



OPTIMA MCDOWELL MOUNTAIN VILLAGE

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

EX-A200
SITE PLAN - LOWER LEVEL 2

PROJECT DATA:

PARCEL ZONING PROPOSED: PCP

GROSS LOT AREA: 953,288 SF

NET LOT AREA: 681,146 SF

F.A.R. GROSS FLOOR AREA: 2,656,469 SF

BIKE PARKING MINIMUM: 100 STALLS

TOTAL PARKING REQUIRED: 2704 STALLS

RESIDENTIAL PARKING: 2314 STALLS

- ACCESSIBLE: 2% OF TOTAL RESIDENTIAL PARKING: 47 STALLS

COMMERCIAL / GUEST PARKING: 390 STALLS

- ACCESSIBLE 4% COMMERCIAL: 16 STALLS

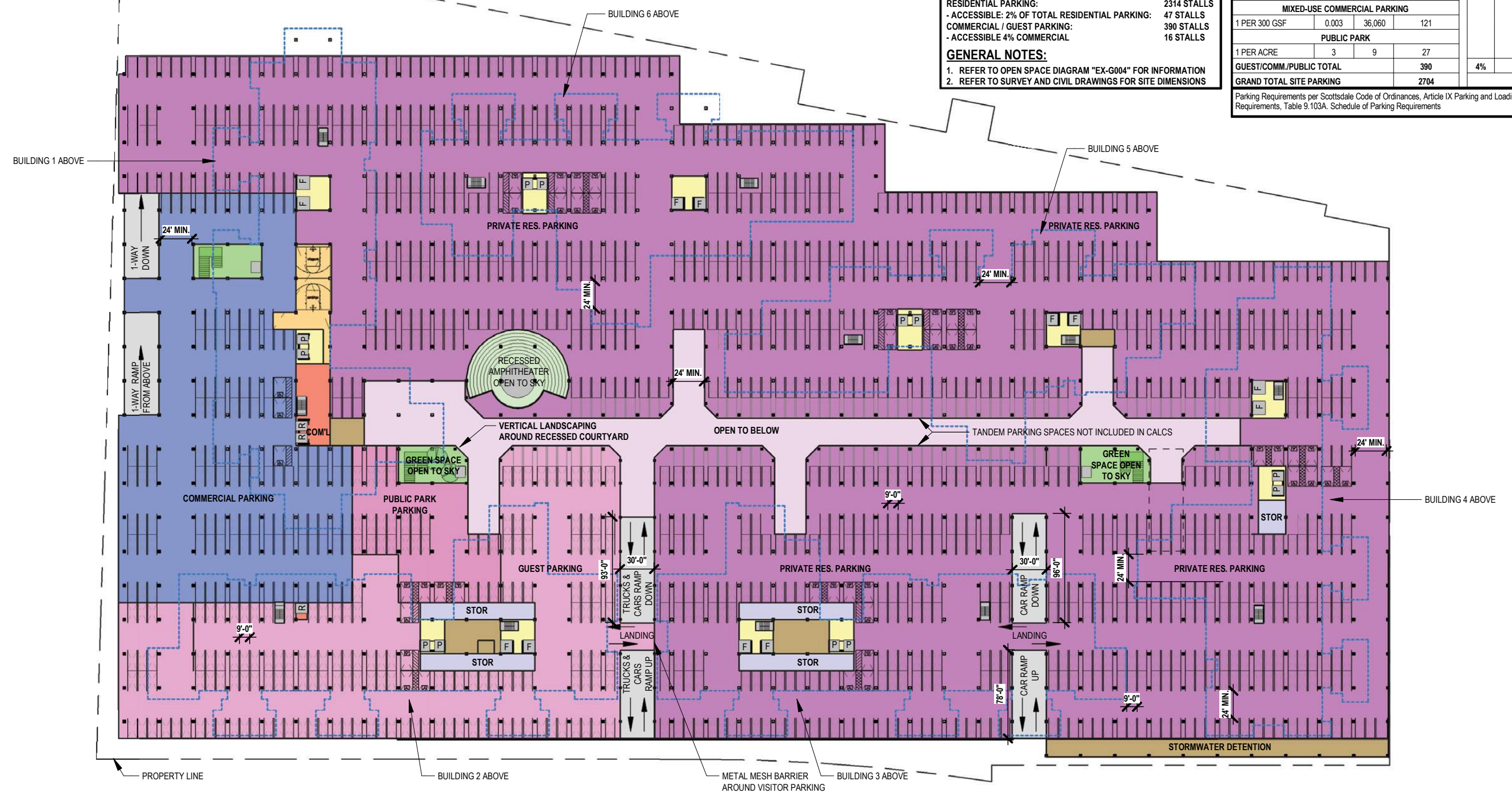
GENERAL NOTES:

1. REFER TO OPEN SPACE DIAGRAM "EX-G004" FOR INFORMATION

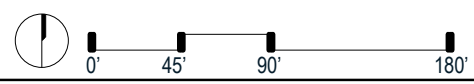
2. REFER TO SURVEY AND CIVIL DRAWINGS FOR SITE DIMENSIONS

SITE PARKING REQUIREMENTS				REQUIRED ACCESSIBLE	
RESIDENTIAL PARKING		TOTAL PARKING		%	COUNT
1450 RESIDENTIAL UNITS		2314		2%	47
RESIDENTIAL GUEST PARKING					
	RATIO	COUNT	TOTAL PARKING		
GUEST	0.167	1450	242		
MIXED-USE COMMERCIAL PARKING					
1 PER 300 GSF	0.003	36,060	121		
PUBLIC PARK					
1 PER ACRE	3	9	27		
GUEST/COMM./PUBLIC TOTAL			390	4%	16
GRAND TOTAL SITE PARKING			2704		63

Parking Requirements per Scottsdale Code of Ordinances, Article IX Parking and Loading Requirements, Table 9.103A, Schedule of Parking Requirements

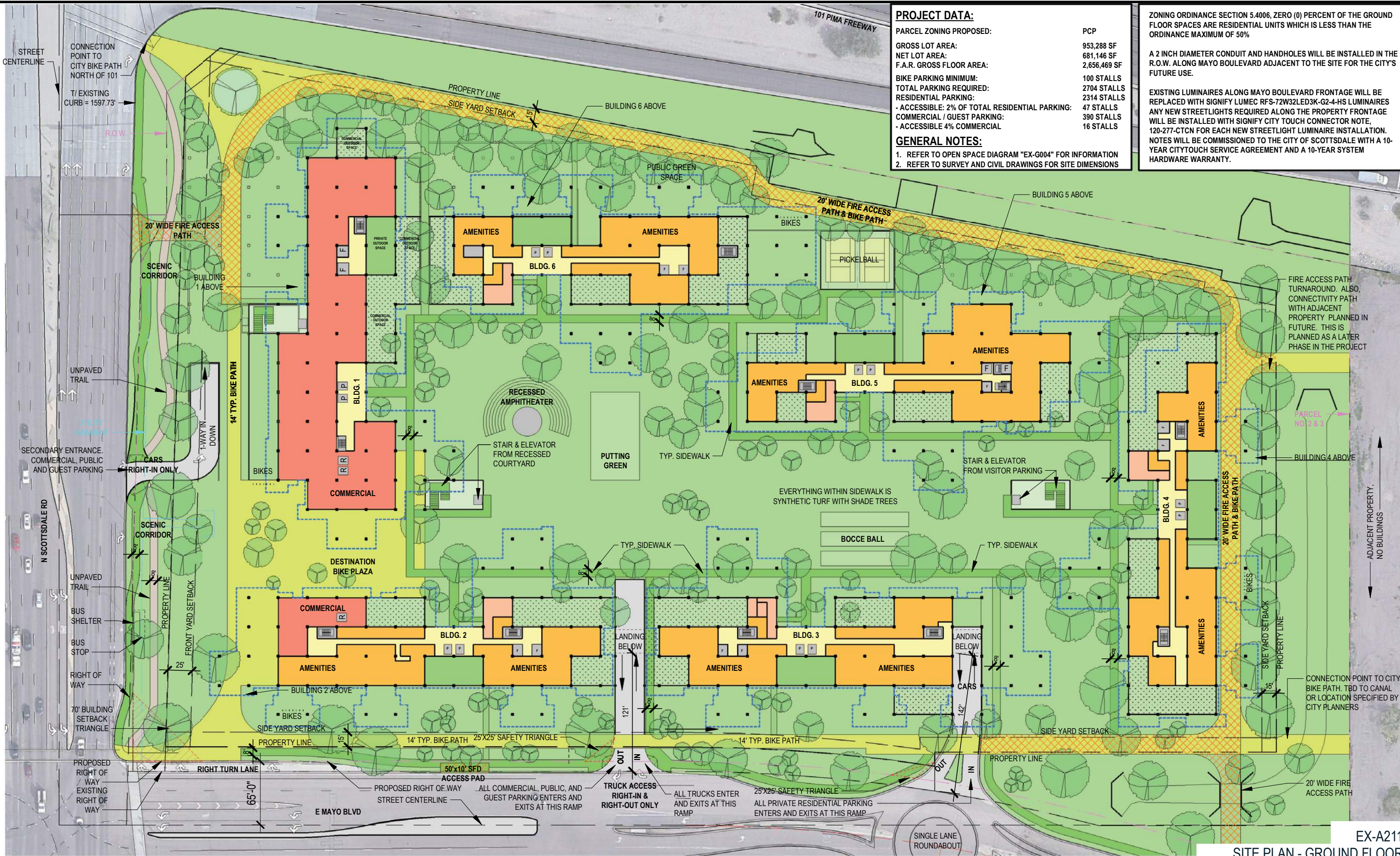


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EX-A201
SITE PLAN - LOWER LEVEL 1

OPTIMA MCDOWELL MOUNTAIN VILLAGE
7157 East Rancho Vista Drive, Suite 109, Scottsdale AZ 85251 480-874-9900



PROJECT DATA:

PARCEL ZONING PROPOSED:	PCP
GROSS LOT AREA:	953,288 SF
NET LOT AREA:	681,146 SF
F.A.R. GROSS FLOOR AREA:	2,656,469 SF
BIKE PARKING MINIMUM:	100 STALLS
TOTAL PARKING REQUIRED:	2704 STALLS
RESIDENTIAL PARKING:	2314 STALLS
- ACCESSIBLE 2% OF TOTAL RESIDENTIAL PARKING:	47 STALLS
COMMERCIAL / GUEST PARKING:	390 STALLS
- ACCESSIBLE 4% COMMERCIAL:	16 STALLS

GENERAL NOTES:

- REFER TO OPEN SPACE DIAGRAM "EX-G004" FOR INFORMATION
- REFER TO SURVEY AND CIVIL DRAWINGS FOR SITE DIMENSIONS

ZONING ORDINANCE SECTION 5.4006, ZERO (0) PERCENT OF THE GROUND FLOOR SPACES ARE RESIDENTIAL UNITS WHICH IS LESS THAN THE ORDINANCE MAXIMUM OF 50%

A 2 INCH DIAMETER CONDUIT AND HANDHOLES WILL BE INSTALLED IN THE R.O.W. ALONG MAYO BOULEVARD ADJACENT TO THE SITE FOR THE CITY'S FUTURE USE.

EXISTING LUMINAIRE ALONG MAYO BOULEVARD FRONTAGE WILL BE REPLACED WITH SIGNIFY LUMEC RFS-72W32LED3K-G2-4-HS LUMINAIRE ANY NEW STREETLIGHTS REQUIRED ALONG THE PROPERTY FRONTAGE WILL BE INSTALLED WITH SIGNIFY CITY TOUCH CONNECTOR NOTE, 120-277-CTCN FOR EACH NEW STREETLIGHT LUMINAIRE INSTALLATION. NOTES WILL BE COMMISSIONED TO THE CITY OF SCOTTSDALE WITH A 10-YEAR CITYTOUCH SERVICE AGREEMENT AND A 10-YEAR SYSTEM HARDWARE WARRANTY.

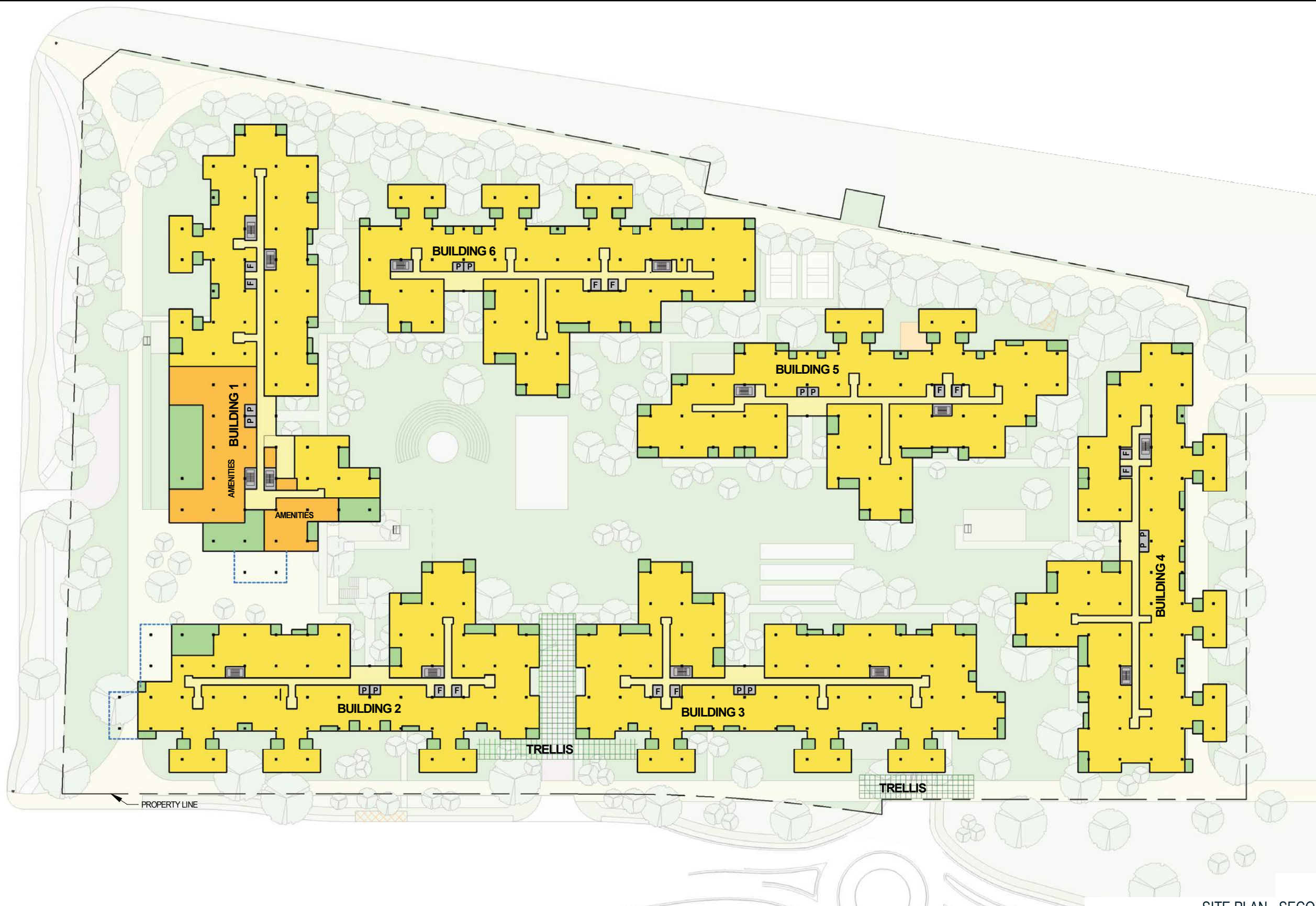
EX-A211
SITE PLAN - GROUND FLOOR



06/30/22 PLANS, DRAWINGS AND RENDERINGS ARE CONCEPTUAL IN NATURE AND ACTUAL VIEWS AND ELEVATIONS MAY VARY

0' 45' 90' 180' OPTIMA MCDOWELL MOUNTAIN VILLAGE

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



optima

06/30/22

PLANS, DRAWINGS AND RENDERINGS ARE CONCEPTUAL IN NATURE AND ACTUAL VIEWS AND ELEVATIONS MAY VARY



OPTIMA MCDOWELL MOUNTAIN VILLAGE

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EX-A212
SITE PLAN - SECOND FLOOR



PROPERTY LINE

optima

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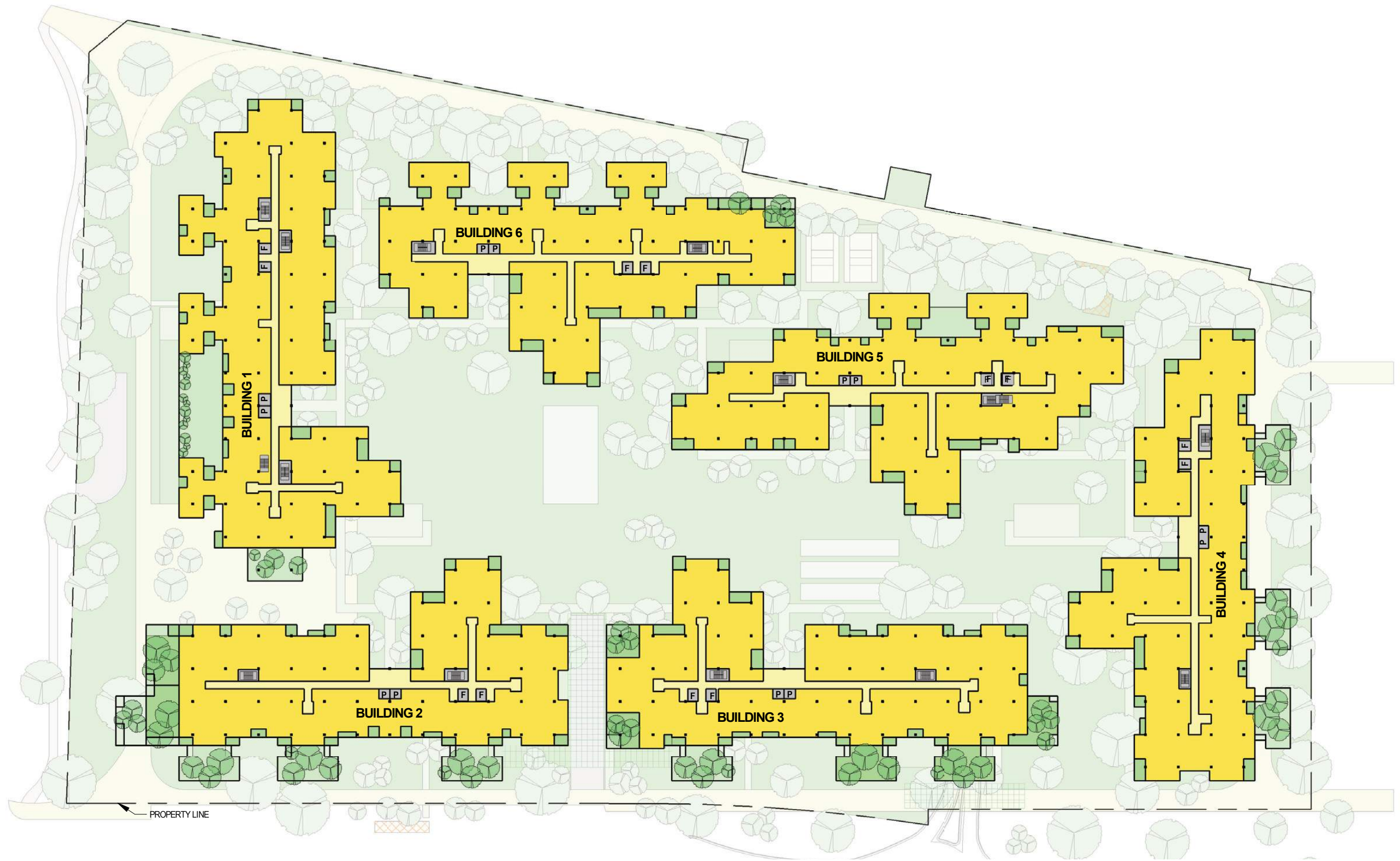
PLANS, DRAWINGS AND RENDERINGS ARE CONCEPTUAL IN NATURE AND ACTUAL VIEWS AND ELEVATIONS MAY VARY



EX-A215
SITE PLAN - TYPICAL RESIDENTIAL FLOOR

OPTIMA MCDOWELL MOUNTAIN VILLAGE

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

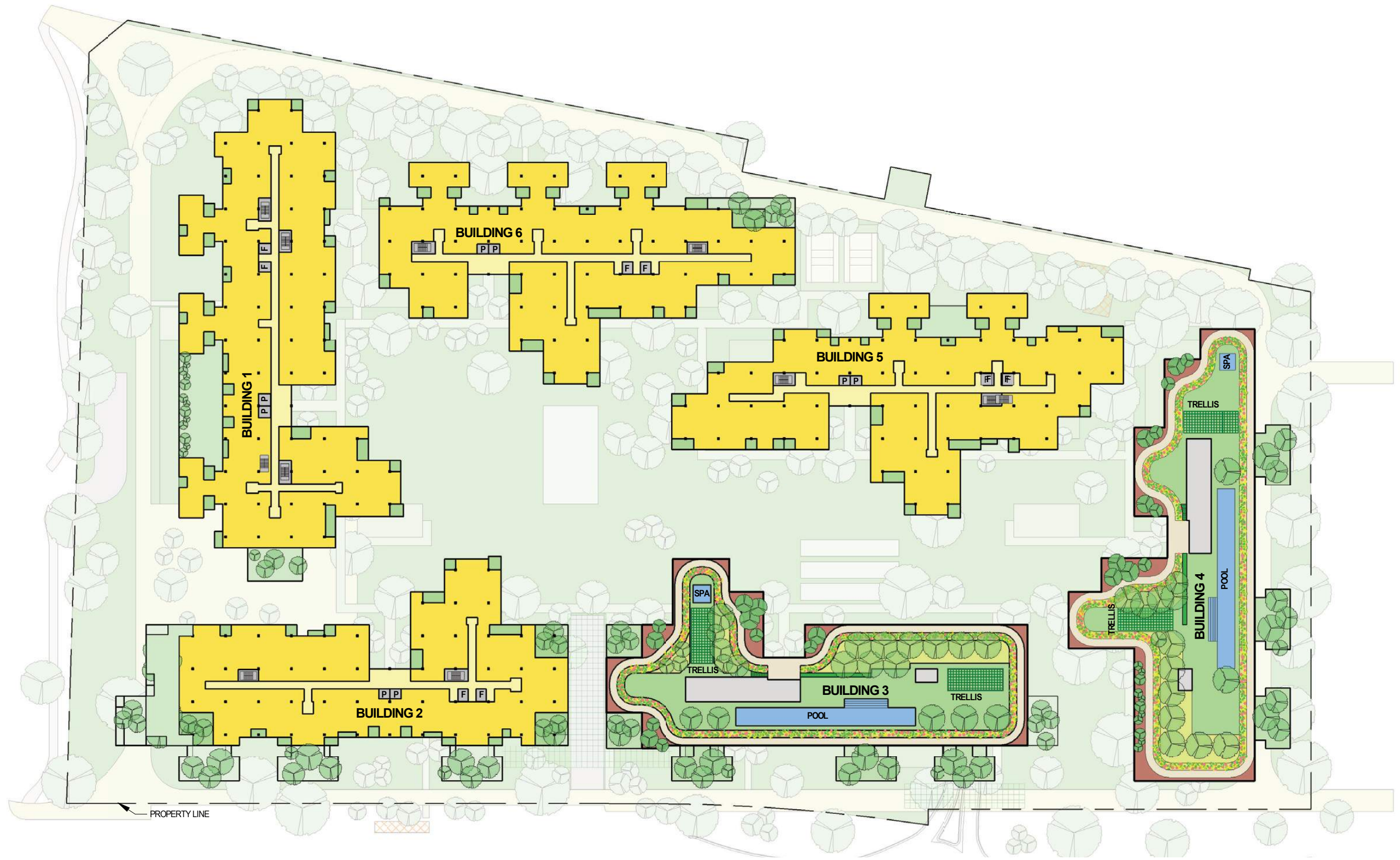


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EX-A219
SITE PLAN - RESIDENTIAL FLOOR 9

OPTIMA MCDOWELL MOUNTAIN VILLAGE
7157 East Rancho Vista Drive, Suite 109, Scottsdale AZ 85251 480-874-9900

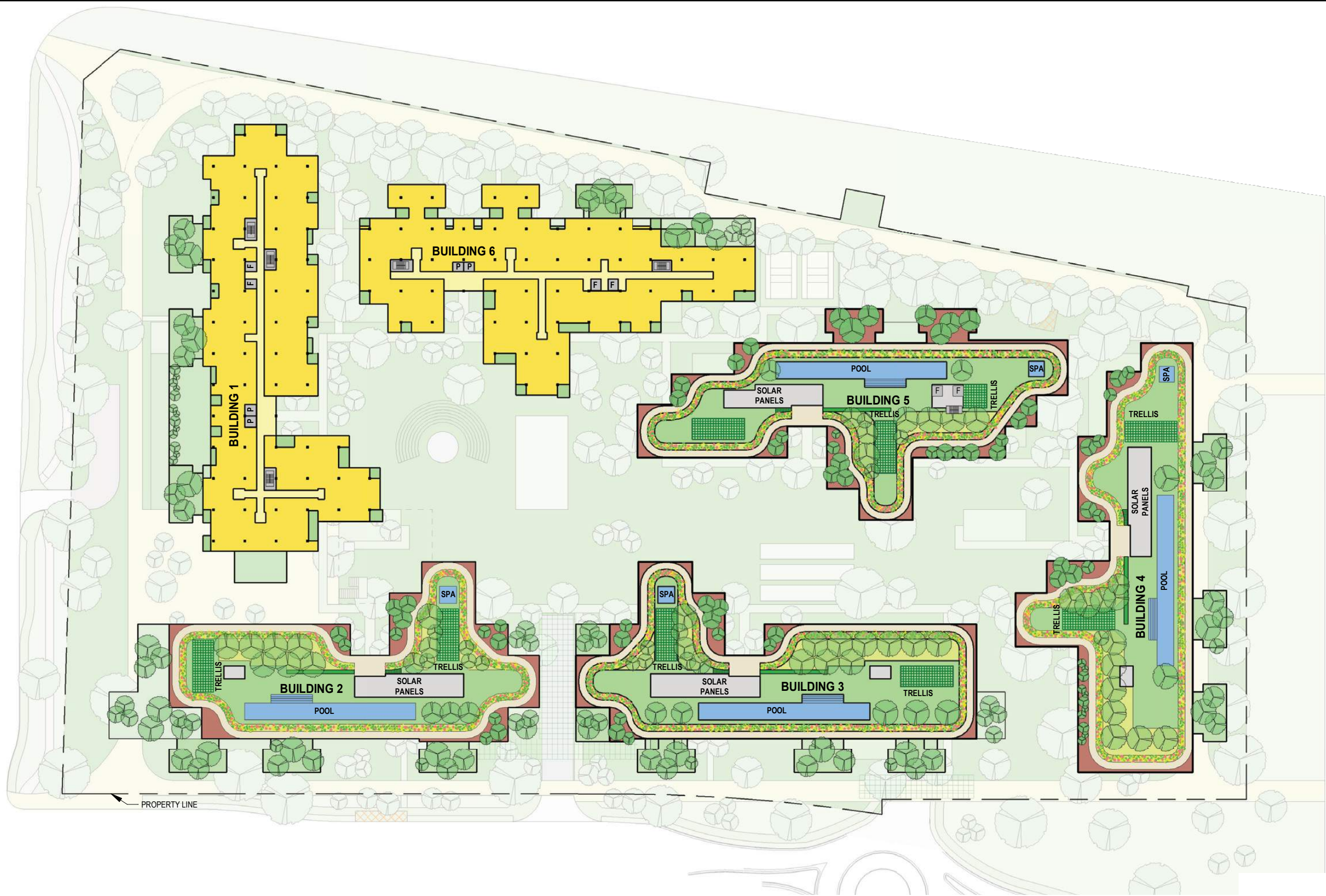


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EX-A220
SITE PLAN - RESIDENTIAL FLOOR 10

OPTIMA MCDOWELL MOUNTAIN VILLAGE
7157 East Rancho Vista Drive, Suite 109, Scottsdale AZ 85251 480-874-9900



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PLANS, DRAWINGS AND RENDERINGS ARE CONCEPTUAL IN NATURE AND ACTUAL VIEWS AND ELEVATIONS MAY VARY



EX-A221
SITE PLAN - RESIDENTIAL FLOOR 11

OPTIMA MCDOWELL MOUNTAIN VILLAGE

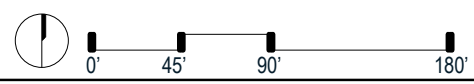
7157 East Rancho Vista Drive, Suite 109, Scottsdale AZ 85251 480-874-9900



EX-A222
SITE PLAN - ROOF LEVEL

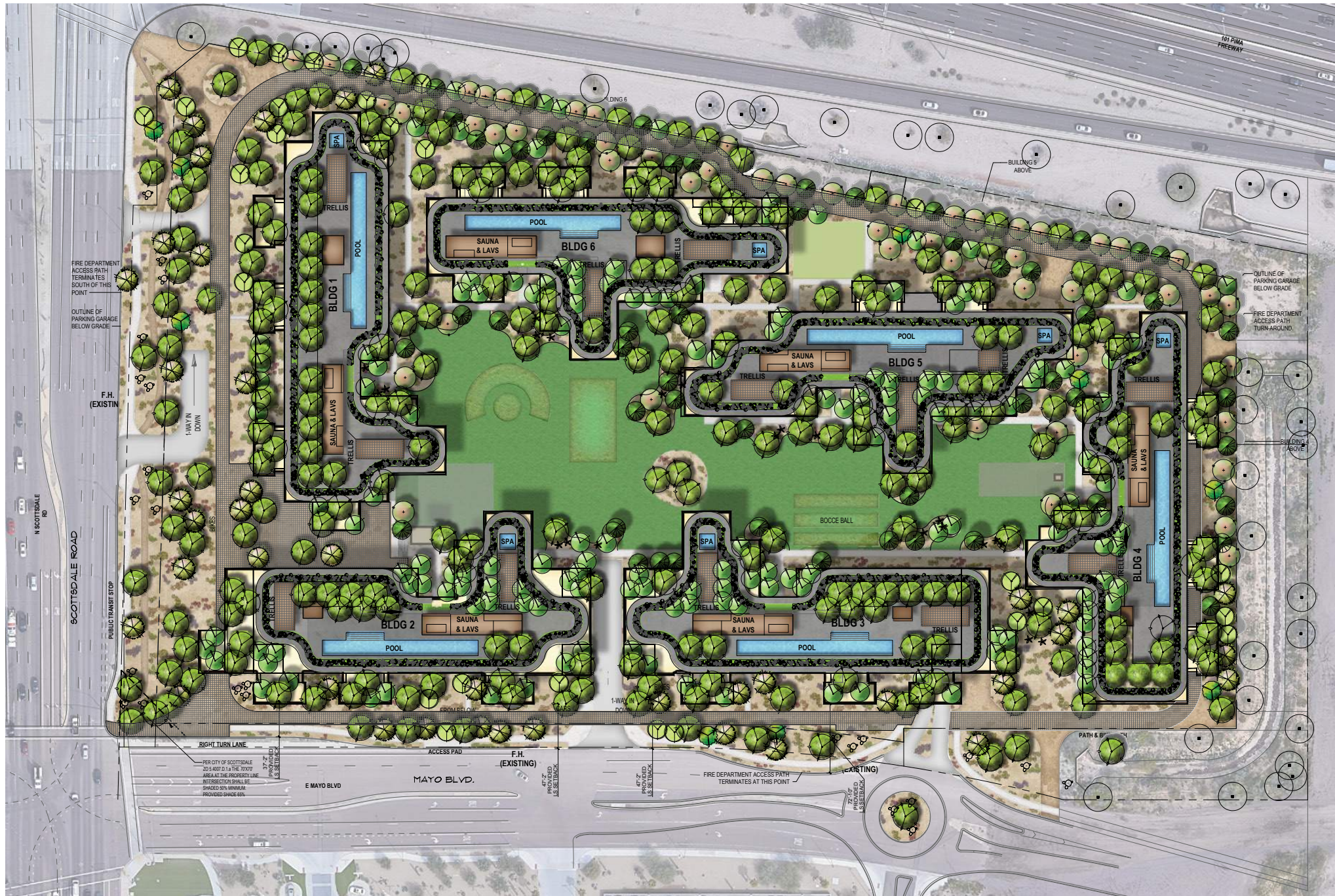


06/30/22 PLANS, DRAWINGS AND RENDERINGS ARE CONCEPTUAL IN NATURE AND ACTUAL VIEWS AND ELEVATIONS MAY VARY

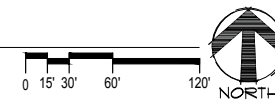


OPTIMA MCDOWELL MOUNTAIN VILLAGE

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



OVERALL GROUND LEVEL PLANTING PLAN
SCALE: 1"=60'-0"



GROUND LEVEL PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	ACACIA SALICINA	WILLOW ACACIA
	CAESALPINIA CACALACO 'SMOOTHIE'	CASCALOTE 'SMOOTHIE'
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM
	EUCALYPTUS SPP. (PAPUAIA & MICROTHECA)	COOLIBAH & GHOST GUM
	OLNEYA TESOTA	IRONWOOD
	PARKINSONIA MICROPHYLLUM	FOOTHILL PALO VERDE
	PROSOPIS HYBRID	'RIO SALADO' MESQUITE (VIP NURSERY)
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
ACCENTS/CACTI		
	AGAVE DESMETTIANA	DWARF AGAVE
	AGAVE PARRYI	PARRY'S AGAVE
	ASCLEPIAS MICRODASY'S	DESERT MILKWEED
	BOUGAINVILLEA SPP. 'ALEXANDRA'	'ALEXANDRA' BOUGAINVILLEA
	CARNEGIA GIGANTEA	SAGUARO
	DASYLIRION WHEELERI	DESERT SPOON
	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS
	FOUQUIERIA SPLENDENS	OCOTILLO
	FEROCACTUS CYLINDRACEUS	COMPASS BARREL
	HESPERALOE 'PERPA'	BRAKELIGHTS RED YUCCA
	TECOMA 'SPARKY'	'SPARKY' TECOMA
	TECOMA STANS	YELLOW BELLS
	YUCCA RUPICOLA	TWIST LEAF YUCCA
VINES		
	BIGNONIA 'TANGERINE BEAUTY'	'TANGERINE BEAUTY' VINE
	BOUGAINVILLEA SPP. 'LA JOLLA'	'LA JOLLA' BOUGAINVILLEA
	FICUS PUMILA	CREEPING FIG VINE
	TECOMA STANS	ORANGE JUBILEE
SHRUBS		
	AMBROSIA DELTOIDEA	BURBAGE
	CALLIANDRA CALIFORNICA 'SARITA'	PROSTRATE RED FAIRY DUSTER
	DODONAEA VISCOSA	HOPSEED BUSH
	ENCELIA FARINOSA	BRITTLEBUSH
	EREMOPHILA SPP.	HYBRID EMU BUSH
	JUSTICIA CALIFORNICA	CHUPAROSA
	JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE
	LARREA TRIDENTATA	CREOSOTE BUSH
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	TEXAS SAGE 'GREEN CLOUD'
	PLUMBAGO AURICULATA	CAPE PLUMBAGO
	ROSMARINUS 'HUNTINGTON CARPET'	'HUNTINGTON CARPET' ROSEMARY
	RUELLIA PENINSULARIS	BAJA RUELLIA
	SIMMONDSIA CHINENSIS	JOJOBA
	VIGUIERA DELTOIDEA	GOLDENEYE
GROUND COVERS		
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY
	LANTANA CAMARA	RED LANTANA
	LANTANA MONTEVIDENSIS	YELLOW TRAILING LANTANA
	MYOPORUM PROSTRATE	MYOPORUM
	RUELLIA 'KATIE'	'KATIE' RUELLIA
	WEDELIA TRILOBATA	YELLOW DOTS
MISCELLANEOUS		
	1/2" SCREENED MAHOGANY BROWN' DECOMPOSED GRANITE	
	1/4" MINUS MAHOGANY BROWN' DECOMPOSED GRANITE	
	SYNTHETIC TURF- MANUFACTURER AND COLOR AS SELECTED	
	SURFACE SELECT GRANITE BOULDERS	

DENOTES PLANTS ON SEGMENT 5 SCOTTSDALE ROAD PLANT LIST



Collaborative V
Design Studio Inc.
7116 East 1st Ave.,
Suite 103
Scottsdale, Arizona
85251
office: 480-347-0590
fax: 480-656-6012



Overall Ground Floor Planting Plan

Conceptual Landscape Plan

Optima McDowell Mountain Village

SEC Scottsdale Rd and 101 Freeway, Scottsdale, Arizona

DESIGNED BY: AH
DRAWN BY: AH
CHECKED BY: AH
DATE: 06.17.22
REVISIONS:

OPTIMA

Project Renderings



















OPTIMA MCDOWELL MOUNTAIN VILLAGE





















About Optima McDowell Mountain Village

Key Zoning Elements Under Consideration

The following are the main zoning topics that are currently under analysis, discussion, and consideration by the citizens of Scottsdale, the Mayor, Members of City Council, and the City's Planning and Building Departments.

Public Benefits Overview

FAR & Density

Building Heights

Commercial Space

Water Overview and Opportunity

Site Access, Traffic, and Civil Information

Methodology to Address the City's Sensitive Design Principles

How the Project Aligns with the Greater Airpark Character Area Plan

How the Project Aligns with the City of Scottsdale General Plan 2035



View from Courtyard Looking West

Overview of Public Benefits

Optima McDowell Mountain Village will deliver a variety of public benefits to the City of Scottsdale and those who live and work in and around the Scottsdale Airpark. Some of the most impactful benefits are noted below. It is important to note that height and FAR have a direct relationship with enabling the project to provide these public benefits.

Public Park & Multi-Use Bicycle/Pedestrian Path with Connectivity to Scottsdale Bicycle Master Plan

- Optima will be granting an easement to the City of Scottsdale for the public park and bicycle path
- 8-acre public park.
- Pedestrian and bicycle path around the perimeter of the development connecting to City of Scottsdale's Master Bike Plan.
- Public Bike Hub adjacent to the commercial space on grade level.
- Optima McDowell Mountain Village will provide approximately 3,150 linear feet of 14'-wide bicycle and pedestrian trail around its perimeter.
- The southwest corner of the site will act as a hub for cyclists and pedestrians and connects to the commercial and retail area as well as the public park.

Architecture and Construction

- Award-winning architecture
- Advanced building materials
- Signature vertical landscaping system
- Rooftop open space and running track
- Amenity-rich buildings
- Private terraces

80% Open Space at Grade Level

- 80% of Optima McDowell Mountain Village (or more than 12.5 acres) of grade level will comprise open space usable by the public or residents of Optima McDowell Mountain Village. 28% of the open space at grade level will be fenced off for private use by the residents and 52% of the open space at grade level will be accessible to the public.

100% Underground Parking and Below Grade Loading & Service Area

- Two levels of underground parking will be incorporated to accomplish 100% of parking below grade.
- 100% underground parking and the resulting 80% of open space, mitigates the heat island effect which can reduce the ambient temperature up to 12 degrees compared to surrounding hardscape.

Sustainability

- Open space
- Energy
- Water Use
- Mechanical and Electrical systems
- Healthy human environment
- Recycling
- Construction phase
- Sustainable materials

Economic Impact

- \$1.25 to \$1.39 billion economic output
- 1,730 to 1,920 direct, indirect, and induced jobs would be created each year
- \$641.12 to \$712.4 million in total wages
- \$121.6 to \$134.9 million annual economic activity generated
- \$37.5 to \$42.6 million in 10-year fiscal impact
- \$17.6 to \$20.0 million in fiscal impact on construction on the city of Scottsdale



View from Courtyard Looking West

About Optima McDowell Mountain Village

Public Park & Multi-Use Bicycle/ Pedestrian Path with Connectivity to Scottsdale Bicycle Master Plan

Public Park & 80% Open Space at Grade Level

—80% of Optima McDowell Mountain Village (or more than 12.5 acres) of grade level will comprise open space usable by the public or residents of Optima McDowell Mountain Village. 28% of the open space at grade level will be fenced off for private use by the residents and 52% of the open space at grade level will be accessible to the public. The open space will provide a variety of uses for the public that include:

- Public Park – 52% of the site area at grade level
- Pedestrian and bicycle path around the perimeter of the development connecting to City of Scottsdale’s Master Bike Plan
- Public Bike Hub adjacent to the commercial space on grade level
- Public Amphitheater
- Seating areas
- Shaded areas
- Putting green
- Calisthenic Areas
- Bocce courts
- Children’s play areas
- Bicycle repair area

100% Underground Parking, Loading, Trash/Recycling

- Two levels of underground parking will be incorporated to accomplish 100% of parking below grade.
- 100% underground parking and the resulting 80% of open space, mitigates the heat island effect which can reduce the ambient temperature up to 12 degrees compared to surrounding hardscape.
- The project incorporates a two-story underground loading and service area where loading trucks, trash, and recycling can all be managed from within the below grade parking structure.

Optima McDowell Mountain Village Open Space/Site Information				
Type of Space	Public/Private	Area	Acres	% of Net
Driveway at Grade		14,347 SF	0.3 acres	2%
Enclosed Amenities & Commercial		121,845 SF	2.8 acres	18%
Open Space	Private	190,721 SF	4.4 acres	28%
Open Space	Public	354,233 SF	8.1 acres	52%
Open Space	Per COS Definition*	545,688 SF	12.57 acres	80%
Net Lot Size		681,146 SF	15.64 acres	100%

***City of Scottsdale definition of open space:** Open space, is meaningful outdoor space for passive or active use. It includes, but is not limited to, settings for development, recreation areas, landscaping, hardscape, water features, seating areas, plazas, gazebos, sidewalks and trails. Open space does not include parking areas or parking lot landscaping.

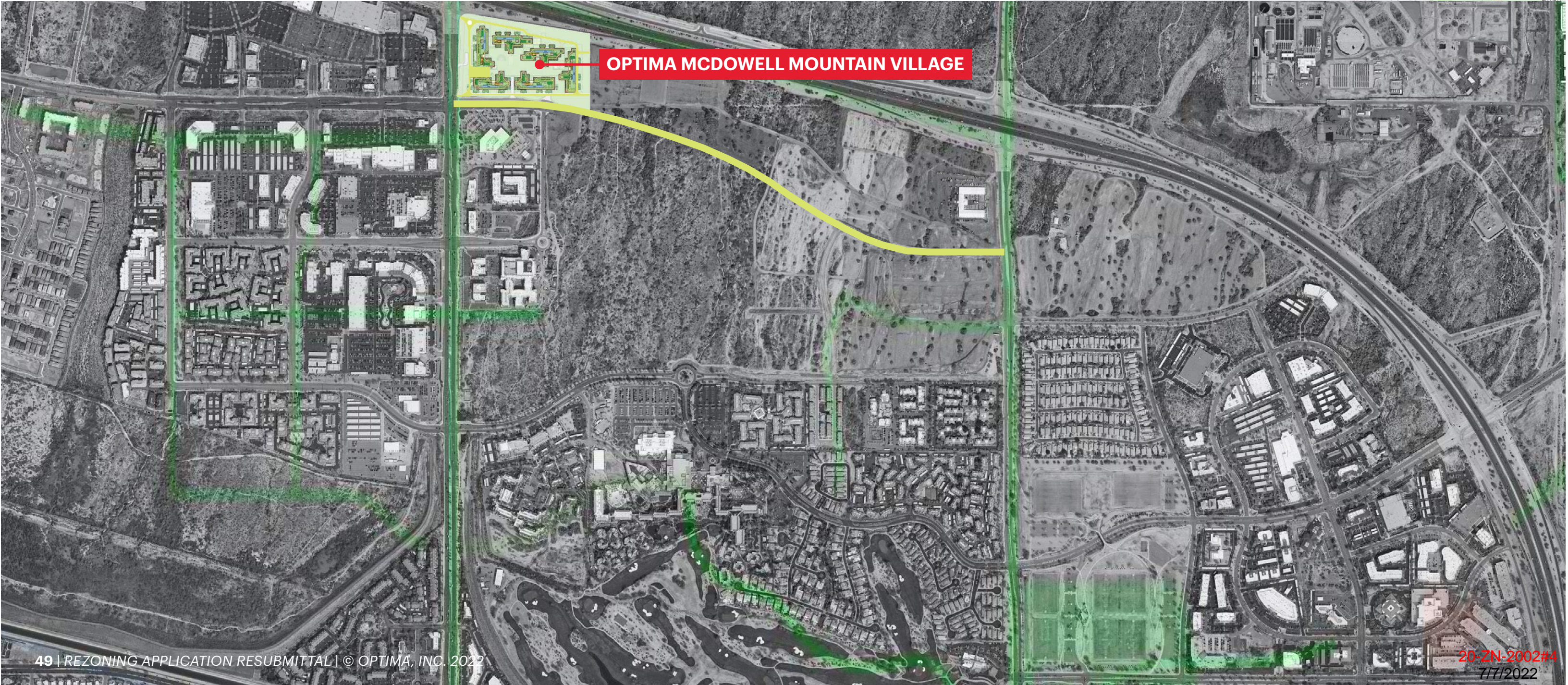
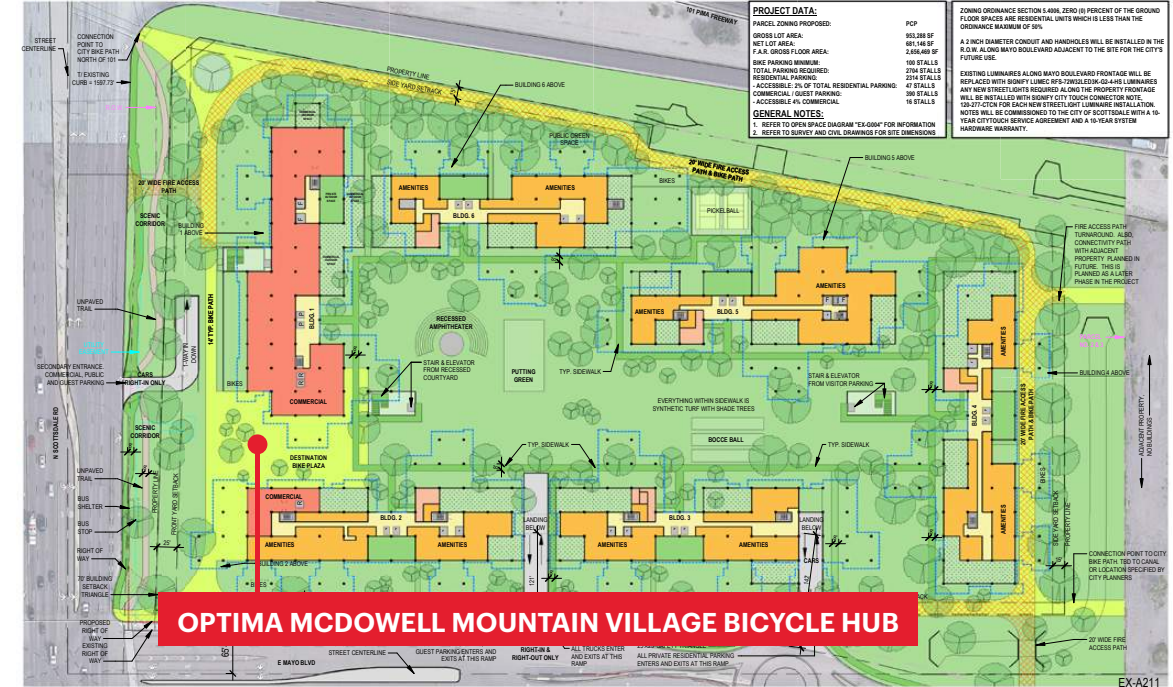


About Optima McDowell Mountain Village

Connectivity to Scottsdale Bicycle Master Plan

Optima McDowell Mountain Village will provide approximately 3,150 linear feet of 14'-wide bicycle and pedestrian trail around its perimeter. This trail system connects to the City of Scottsdale's Bicycle Master Plan and will provide bicycle access to nearby offices, hospitals, Scottsdale Sports Complex, TPC Scottsdale golf course, the canal, WestWorld, and Westworld Trailhead.

The southwest corner of the site will act as a hub for cyclists and pedestrians and connects to the commercial and retail area as well as the public park.



About Optima McDowell Mountain Village

Architecture & Construction

Award-Winning Architecture

—Designed by David Hovey, FAIA, and David Hovey, Jr., AIA, Optima McDowell Mountain Village is the next evolution of Optima architecture. While each Optima project is designed to be unique, many of the same signature design principles remain consistent across Optima's portfolio: strong geometry, technologically advanced materials and systems, and an integration of nature and its surroundings. Optima McDowell Mountain Village is designed with the inspiration of the beautiful McDowell Mountain range. By stepping the exterior of the buildings and high undulation of the façade as well as placement of the landscaped terraces, the buildings are specifically designed to collect the same deep textured shades and shadows that occur on the McDowell Mountains from the from the deep ridges and undulations of the mountain gradients.

Advanced Building Materials

- Expressed concrete structures using environmentally friendly concrete.
- Materials are selected based on long term durability, efficiency and low maintenance.
- Buildings feature energy-efficient floor-to-ceiling glass creating a seamless connection between outdoor and in.
- Solar panels.
- Architectural shading and screening elements.

Undulating Facade

—Designed to have complex, undulating elevations that step in and out creating depth, shadow and texture to enliven each face of every building.

80% Open Space

- 52% of the open space at grade level is open to the public.
- 28% of the open space at grade level is private for the residents of each building.

100% Underground Parking and Below Grade Loading & Service Area

—100% underground parking and loading allows for expansive areas of open space at grade level which is landscaped to mitigate the heat island effect.

Signature Vertical Landscaping System

- Optima's signature vertical, architectural landscaping system provides both sun protection and privacy to residential units. The innovative vertical planting system with self-containing irrigation and drainage enables a palette of vibrantly colored plants at the edge of each floor to grow both up and over the edge of the building.
- The signature vertical landscaping provides a haven for urban wildlife, promotes evaporative cooling, re-oxygenates the air, reduces dust and smog levels, reduces ambient noise, detains storm water, and thermally insulates and shields residents from the desert sun, all of which contribute to a sustainable urban environment.

Rooftop Open Space and Running Track

—Each building features a 1/4 mile rooftop running track following the perimeter of the roofs, as well as approximately 1 acre of open space on each building's roof.

Amenity-Rich Buildings

- Each building will be furnished with its own amenities. On the rooftop decks these features include 50-meter heated swimming pools and spas surrounded by chaise lounges, locker rooms, outdoor fireplaces, barbecues, bars, perimeter plantings and sheltering arbors covered with vines.
- Each building will have its own residents' club at grade level featuring:
 - Fitness center with cardio and strength equipment, free weights, and outdoor fitness area*
 - Steam room, sauna, hydrotherapy, spa, cold plunge, and massage room*
 - Fully-equipped business center, conference room, and huddle rooms*
 - Completely outfitted sports area with basketball and pickleball*
 - Game room with table tennis, billiards, television, golf simulator, and theater*
 - Indoor-outdoor party room with chef's kitchen*
 - Pet Park and pet spa*

Private Terraces

—Terraces provided for every unit are edged with trailing native plants cascading down the building. We have designed the buildings to emulate the colors of the desert with bronze glass, railings, planters and privacy screens made of Cor-ten steel which weathers over time to warm brown and orange tones.



View of Building 6 Rooftop Looking Southwest

2021-05-14
7/7/2022

Sustainability

Optima McDowell Mountain Village is a 21st century solution to a mixed-use residential development. In 2012 Optima Sonoran Village was the pilot project for the City of Scottsdale integration for the International Green Construction Code (IGCC). Forward thinking sustainability concepts are implemented in all aspects of the development. Optima has been working with Anthony Floyd and the City of Scottsdale's Green Building Department to further develop the sustainability of Optima McDowell Mountain Village throughout the zoning process.

Sustainable Design Features

—Open Space

- 100% underground parking
- 80% open space
- 100% grade level landscaping mitigates heat island effect

—Energy

- Commitment to the current energy code, leCC
- High performance glazing that reduces solar heat gain
- Reduction of Heat Gain through extensive architectural overhangs and shading features including:
 - Perforated sunscreens and louvers*
 - Vertical landscaping*
 - Sunshade elements provided at common areas for comfort*
- Solar panels
- 100% induction cooktops that allows for the utility grid to provide significantly reduced carbon footprint over time
- EV charging infrastructure

—Water Use

- Typically multifamily and condominium homes use about half as much water as single-family homes
- Amenities like swimming pools and spas are shared among the 250 homes in each building
- Rainwater harvesting for re-use on site
- Water saving plumbing fixtures
- Extensive areas of native landscaping
- Pool heat recovery system
- Architectural synthetic turf system used predominantly for 8-acre public park

—Mechanical and Electrical Systems

- High performance mechanical systems featuring VRF (Variable Refrigerant Flow) heating/cooling equipment and mechanical heat recovery systems
- High-performance enclosure systems
- Individually controlled HVAC systems for residents
- Energy-efficient lighting fixtures and appliances

—Sustainable Materials

- Green Concrete
- Recyclable Flooring & Aluminum
- Sustainable wood products
- Cor-ten steel (99% recycled product)

—Healthy Human Environment for Community

- Community engagement through unique community destination development with expansive areas of open space for all to enjoy and encourage community interaction
- Access to Bicycle Trail
- Access to Public Park system

—Healthy Human Environment for Residents

- Bicycle racks
- Each residence is designed to take advantage of the outdoors with large terraces and open floor plans that provide interconnected indoor and outdoor space
- Vertical landscaping system provides sun protection and privacy to each unit. This innovative system with self-containing irrigation and drainage enables a palette of vibrantly colored plants to grow up and over the edge of each floor of the building
- Fresh air is directly supplied to each residential unit to assure purity of air

—Recycling

- Recycling chutes separate from trash chutes

—Construction Phase

- Waste reduction / diversion / recycling
- Sustainable materials used

—Additional Sustainability Opportunities Being Explored

- Evaporative cooling / pre-cooling equipment
- Adiabatic cooling in large air-cooled condensers on the makeup air units
- Heat recovery from waste water
- Buying Green Power for non-resident energy use
 - Options for residents to buy green power credits*
 - Options for residents to offset electrical use through community solar*

About Optima McDowell Mountain Village

Economic Impact

Economic Impact

The gross fiscal impacts projected to be delivered to the City of Scottsdale in connection with both the construction of Optima McDowell Mountain Village and its operation are significant. Elliott D. Pollack & Company has prepared an Economic & Fiscal Impact Report dated June 2022 that provides the below estimates:

Economic Output

\$1.25 to \$1.39 Billion - The Economic Output generated is the total dollar value of the goods and services produced by the project.

Jobs

1,730 to 1,920 direct, indirect, and induced jobs would be created each year.

—Direct Jobs are actual positions created directly by the project

—Indirect jobs are those created as result of the project

—Induced Jobs are those created by the spending of the residents of the project

10,400 to 11,500 Person Years of Employment – The Person Years of Employment represent the number of hours of full-time work in a one year period.

Wages

\$641.2 to \$712.4 Million - The Total Wages generated by the project.

Annual Economic Activity

\$121.6 to \$134.9 Million - The Annual Economic Activity generated includes the combined direct operations of the community, its commercial component, and resident spending in the local economy. Upon completion of construction, the proposed mixed-use residential community will support a total of 1,032 to 1,148 direct, indirect, and induced jobs, \$44.4 to \$49.5 Million in wages, and \$121.6 to \$134.9 Million in economic activity.

10-Year Fiscal Impact

\$37.5 to \$42.6 Million - The 10-year Fiscal Impact on the City of Scottsdale measures estimated revenues to the City from speculative builders' tax, residential lease tax, resident sales tax, state shared revenues, property tax, and secondary revenues from construction employees. The 10-year impacts for each study represent the construction period plus an additional 9 years of operations phased in to reach stabilization.

Fiscal Impact on Construction on the City of Scottsdale

\$17.6 to \$20.0 Million - More than 80% of the revenue from the Fiscal Impact of Construction is generated from the speculative builder's tax levied on construction materials. Secondary revenues are derived from the spending of construction employees, payment of property taxes, and state shared revenues.



View from Southwest Corner of Courtyard

About Optima McDowell Mountain Village

FAR & Density

FAR (Floor Area Ratio)

- FAR is the measurement of a building's floor area in relation to the size of the lot that the building is located on
- Optima McDowell Mountain Village net site area is 15.637 acres or 681,146 SF
- Optima McDowell Mountain Village gross floor area is 2,452,127 SF
- $2,452,127 \text{ SF (gross floor area)} / 681,146 \text{ SF (net lot area)} = 3.6 \text{ FAR}$

Changes from Original Version

- The project began at 3.9 FAR
- The project is now 3.6 FAR

Density/Unit Mix

- 1,450 residential homes
- 66 units/acre
- Average home size of 1,474 SF

Optima McDowell Mountain Village Preliminary Overall Unit Mix			
Unit Type	Unit Count	% Mix	Average SF
Studio	112	8%	875 SF
1 Bedroom	442	30%	914 SF
2 Bedroom	619	43%	1,716 SF
3 Bedroom	277	19%	2,070 SF
	1,450	100%	1,474 SF

Changes from Original Version

- The project began at 1,680 residential units
- We then reduced the number of residential units to 1,560
- We further reduced density to 1,500 residential units
- We further reduced density, again, to 1,450 residential units



View from Scottsdale Rd. Looking East

20-ZN-2002-04
7/7/2022

About Optima McDowell Mountain Village

Building Heights

Building Heights

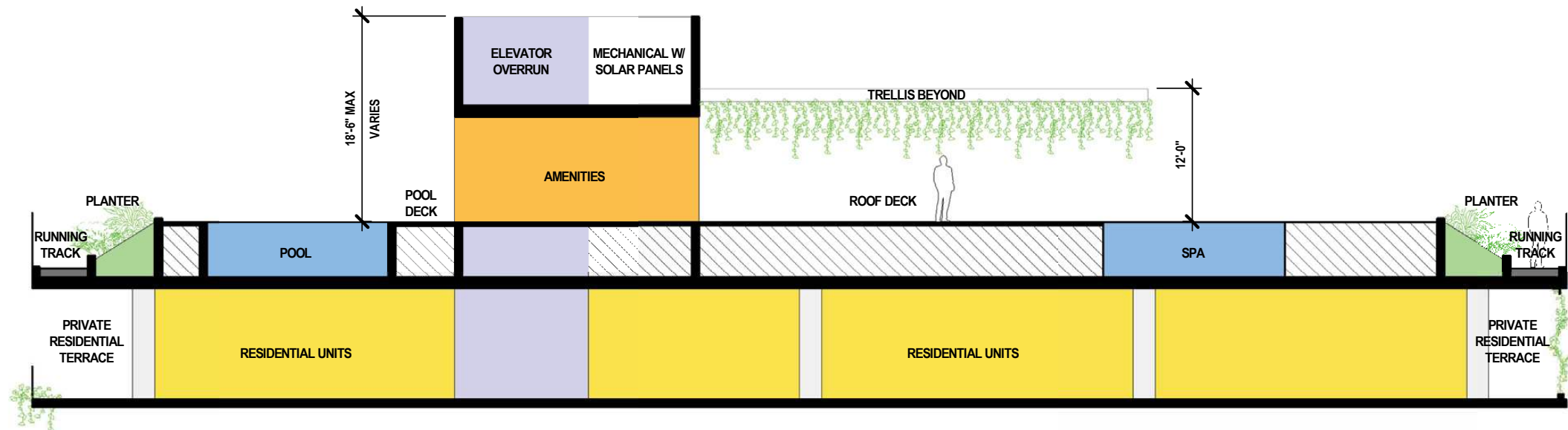
- Buildings 1 & 6 11 stories
- Buildings 2 & 5 10 stories
- Buildings 3 & 4 9 stories

Optima Roof Design

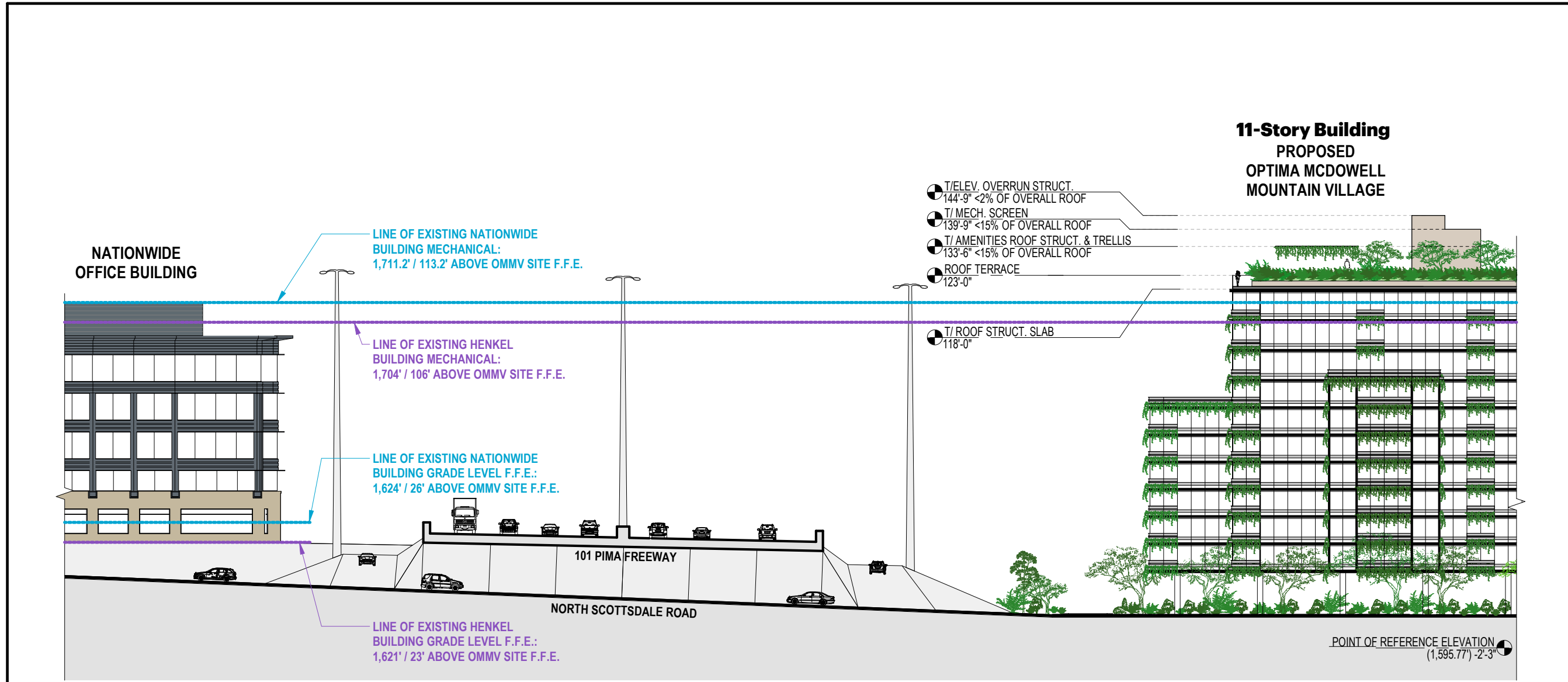
- Optima McDowell Mountain Village rooftops will be the next generation of Optima’s active green roof design.
- The design includes an elevated deck 5’ above roof slab and running track around the perimeter.
- The roof deck includes: pool, spa, BBQ, firepits, steam, sauna, yoga studio, and extensive landscaping.
- Please note that the elevator overrun only accounts for 2% of the overall roof and the enclosed amenity areas and trellis account for less than 35% of the roof.

Changes from Original Version

- The original design was 3 buildings at 15 stories and 3 buildings at 11 stories
- All buildings were changed to 13 stories
- All building heights were further reduced to 11 stories
- Building heights are currently:
 - Buildings 1 & 6 11 stories
 - Buildings 2 & 5 10 stories
 - Buildings 3 & 4 9 stories



Building Heights



OMMV ROOF HEIGHTS COMPARED TO EXISTING NATIONWIDE:

- + 5'-0" = T/ STRUCTURAL ROOF SLAB
- + 10'-0" = ROOF TERRACE
- + 20'-6" = T/ AMENITY ROOF STRUCTURE & TRELLIS (<15% OF OVERALL ROOF)
- + 26'-9" = MECHANICAL SCREEN (<15% OF OVERALL ROOF)
- + 31'-9" = ELEVATOR OVERRUN (<2% OF OVERALL ROOF)

OMMV ROOF HEIGHTS COMPARED TO EXISTING HENKEL BUILDING:

- + 12'-0" = T/ STRUCTURAL ROOF SLAB
- + 17'-0" = ROOF TERRACE
- + 27'-6" = T/ AMENITY ROOF STRUCTURE & TRELLIS (<15% OF OVERALL ROOF)
- + 33'-9" = MECHANICAL SCREEN (<15% OF OVERALL ROOF)
- + 38'-9" = ELEVATOR OVERRUN (<2% OF OVERALL ROOF)

OMMV SITE F.F.E. (1598' = 0'-0")

- ABBREVIATIONS LEGEND:**
- T/ = TOP OF
 - F.F.E. = FINISHED FLOOR ELEVATION
 - ELEV. = ELEVATOR
 - STRUCT. = STRUCTURE
 - OMMV = OPTIMA MCDOWELL MOUNTAIN VILLAGE



06/10/22

PLANS, DRAWINGS AND RENDERINGS ARE CONCEPTUAL IN NATURE AND ACTUAL VIEWS AND ELEVATIONS MAY VARY

NATIONWIDE AND HENKEL BUILDINGS ELEVATION COMPARISON
OPTIMA MCDOWELL MOUNTAIN VILLAGE

1757 EAST RANCHO VISTA DRIVE, SUITE 109, SCOTTSDALE AZ 85251 480-874-9900

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About Optima McDowell Mountain Village

Commercial Space

Commercial Space

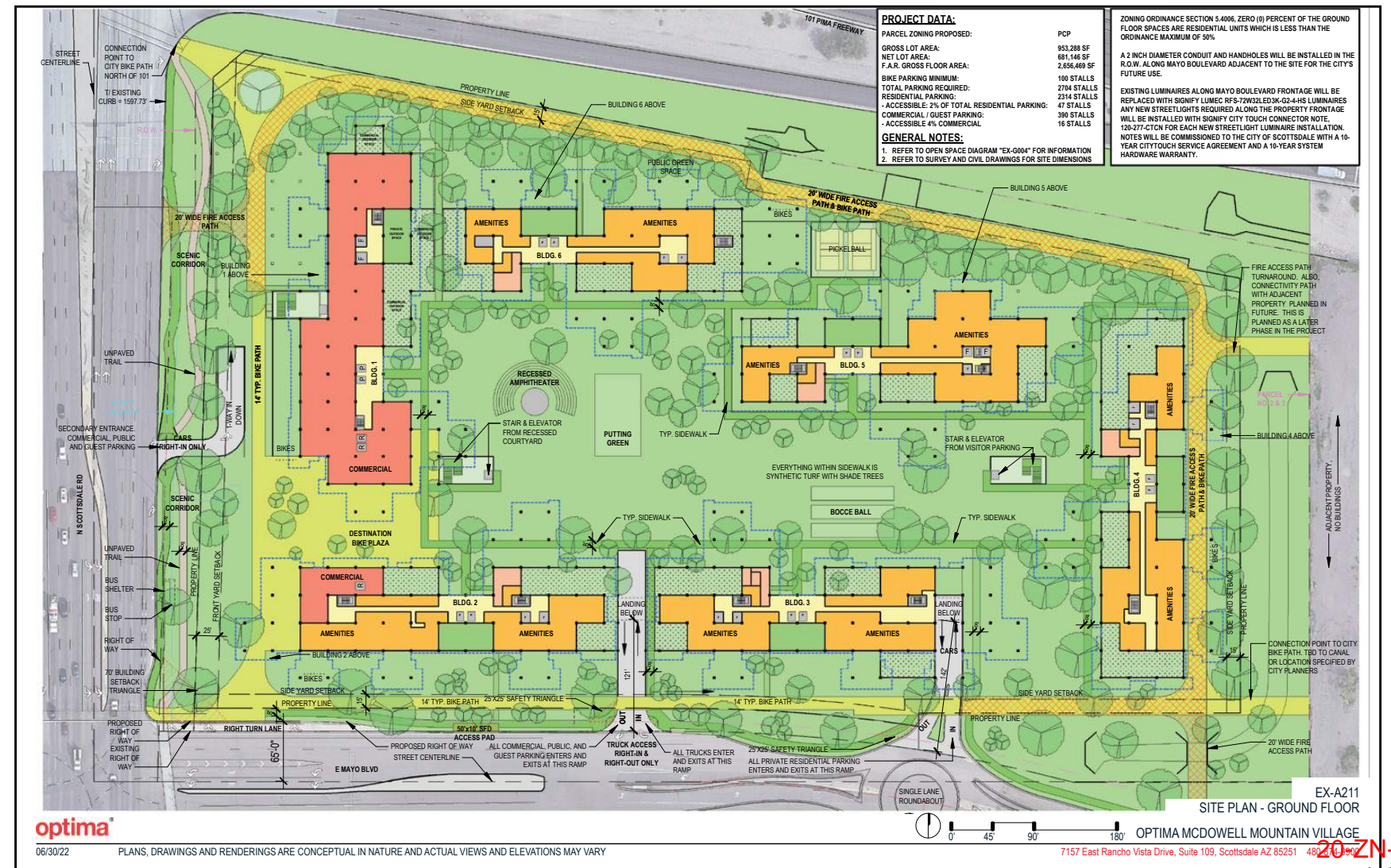
- 36,000 SF of commercial space
- Optima McDowell Mountain Village is designed to bring high-quality residential housing to the greater Scottsdale Airpark. We have 36,000 SF of highly desirable commercial space on the site.
- Potential uses include:
 - High-End Restaurant
 - Café
 - Coffee/Juice Bar
 - Office Suites
 - Bicycle Shop
 - Dry cleaners
 - Boutique Spa/Wellness Center
 - Daycare/Early Childhood & Preschool
 - Financial Institutions



View of Bike Plaza and Park from Scottsdale Rd. Sidewalk

Changes from Original Version

- The project began with 11,250 SF of commercial space
- We increased commercial space to 25,000 SF and added commercial space at the second level. We also engaged the commercial space more with the interior public park.
- Commercial space was then increased up to 31,000 SF
- We increased commercial space to 36,000 SF and moved nearly all space to grade level with additional space on Lower Level 1 and Lower Level 2.



Water Overview and Opportunity

Information and Current Status

Optima McDowell Mountain Village™ is a project that meets Scottsdale’s increasing need for quality housing given Scottsdale’s recent and projected employment and population growth, while being designed for sustainability and water conservation as more fully described below. Residences at Optima McDowell Mountain Village are projected to consume one-quarter the amount of water as a typical single-family home in Scottsdale.¹

Given its comparatively minimal impact on Scottsdale’s water supplies and its providing density in the Regional Core-Greatest Intensity Area identified within the Scottsdale Greater Airpark Character Area Plan, Optima McDowell Mountain Village enables Scottsdale to continue its smart sustainable growth without acquiring new water supplies.

An official Colorado River Tier 1 Shortage has been declared for calendar year 2022. Scottsdale receives approximately 70% of its water supply from the Colorado River via the Central Arizona Project. However, at this tier of the shortage, there is only a very small reduction in water provided to Scottsdale. On June 21, 2022, the federal government informed Arizona, California and Nevada that there will be a further cut back of Colorado River water provided to them.

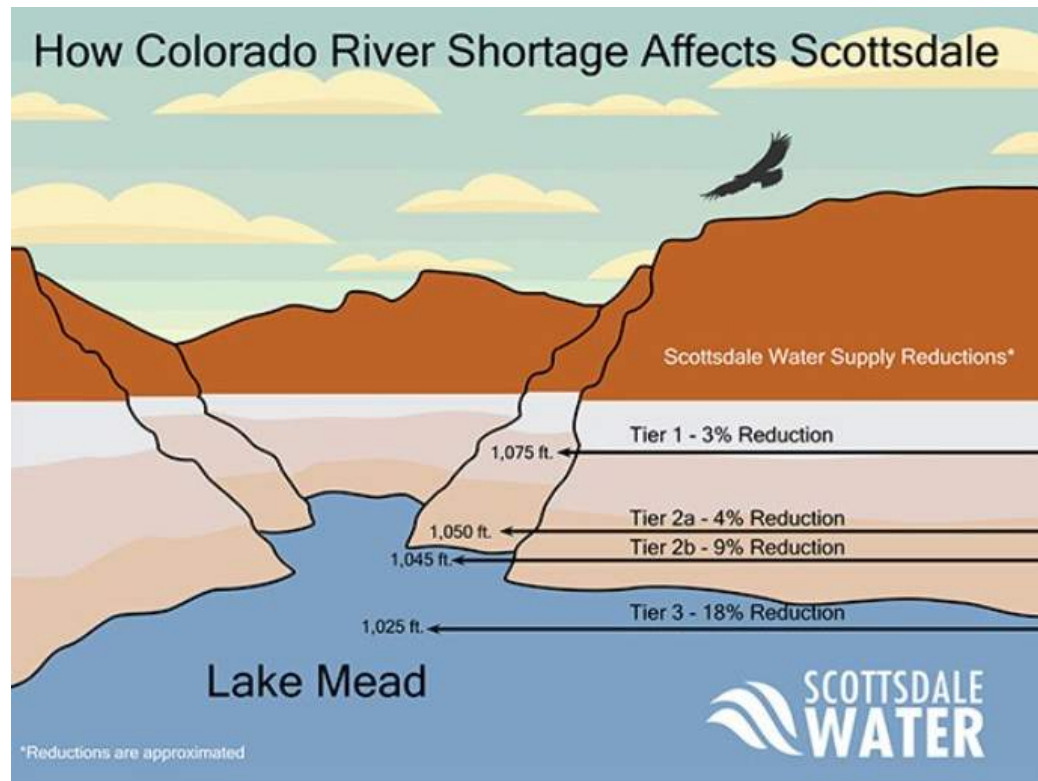
Where our Water Comes From

—Arizona Water Supply²

- 41% Groundwater
- 36% Colorado River
- 18% In-State Rivers
- 5% Reclaimed Water

—Scottsdale Water Supply³

- 76% Colorado River
- 13% Salt River Project
- 7% Reclaimed
- 4% Groundwater



Usage of State and City of Scottsdale Water

—Arizona⁴

—Agriculture	72%
—Municipal	22%
—Industrial	6%

Agricultural use (cattle ranching and farming) is by far the largest user of water in the state and, as such, presents the biggest challenge and opportunity for better water management .

Most farms use flood irrigation, the single most inefficient use of water.

Improvements in farming irrigation, such as drip irrigation, would have a significant favorable impact on Arizona’s water supply.

Industrial uses include factories, hospitals, schools and golf courses.

Municipal uses include single family and multifamily housing and other uses not included in the other categories.

—Scottsdale⁵

—Single Family Homes	48.9%
—Turf Irrigation	16.3%
—Multifamily Housing	16.0%
—Commercial	14.5%
—Government	1.8%
—Other metered	1.7%
—Construction	0.5%
—Industrial	0.3%

85% of the population of the State of Arizona live in Maricopa County and Tucson, but consume only 11% of the State’s total water consumption.

A multifamily housing residence consumes one-half the amount of water as a single family home.

As noted above, based upon data obtained from two of Optima’s most recent developments, residences at Optima McDowell Mountain Village are projected to consume approximately one-half the amount of water as the typical multifamily residence or only one-quarter the use of a single family home

Among the features that will be incorporated into Optima McDowell Mountain Village to reduce its water consumption are the following:

- Rainwater Harvesting
- Artificial turf
- Xeriscape landscaping
- Low Flow Fixtures

Water Overview and Opportunity

Actions to Improve the Water Supply for Arizona and Scottsdale

Scottsdale currently maintains approximately 190,000-200,000 acre feet of water stored in underground aquifers. One acre foot of water is sufficient to supply one Scottsdale family of four for one year.⁶

In 2019, Scottsdale's Advanced Water Treatment Plant at the Scottsdale water campus became the state's first (and one of only three in the nation) permanent water treatment facility permitted to treat recycled water for potable water uses.

Mayor Ortega has proposed that the State should fund expansion of advances in wastewater reclamation infrastructure to other municipalities.

On June 24, 2022, the Arizona legislature passed an historic investment in Arizona's water needs by expanding the responsibilities of the Water Infrastructure Finance Authority, including the following:

- Long-Term Water Augmentation Fund - \$1 billion over three years, including up to \$800M to fund a desalination plant.
- Water Supply Development Revolving Fund - \$200 million
- Water Conservation Grant Fund - \$200 million

Agriculture is the State's biggest and most inefficient sector of water usage. While all sectors of water usage should be thoroughly investigated, agriculture seems to be the sector that has the most opportunity for improvement as it is responsible for 75% of the State's water usage and uses inefficient flood irrigation techniques.

Footnotes

¹Based upon metered and sub-metered water consumption at 7140 and 7160 Optima Kierland.

²Arizona Department of Water 2020

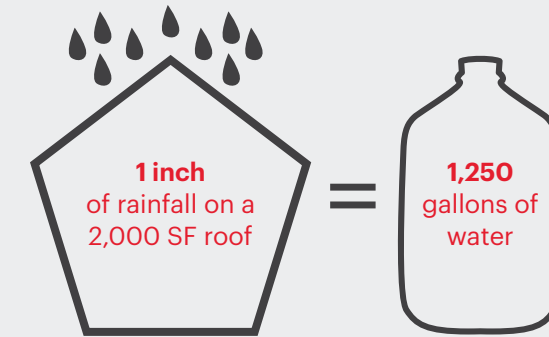
³Scottsdale Water 2019

⁴Arizona Department of Water 2020

⁵Scottsdale Water 2019

⁶Scottsdale Water 2021

Water Recapturing Technology



Agriculture Technology & Other Consumers of Water



Water Monitoring & Analysis Technology



Site Access, Traffic & Civil Information

Site Access

—Mayo Blvd (Full Movement)

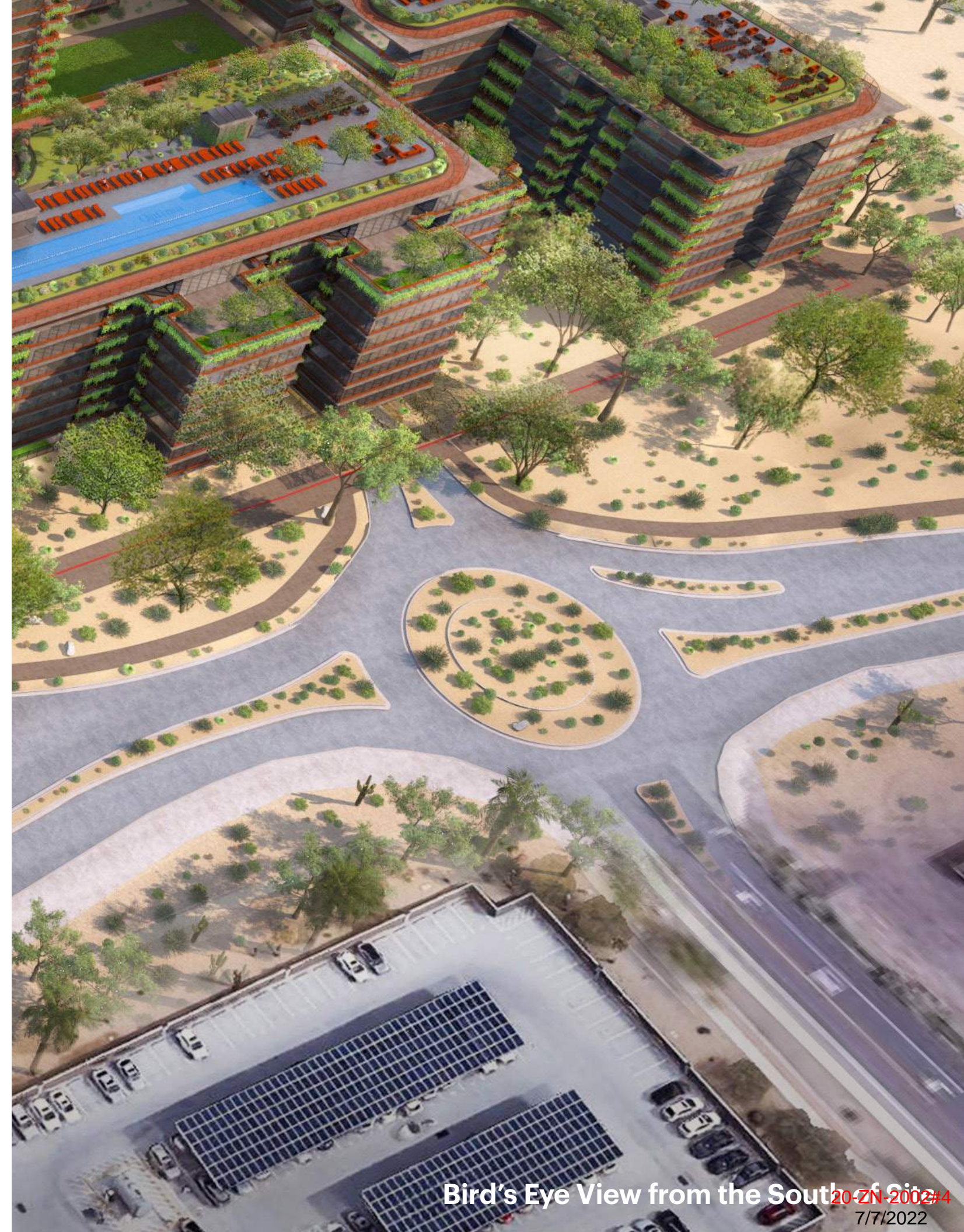
- There are two proposed entrances into the underground parking garage from Mayo Blvd.
- The east access is the main access to the garage for residents, guests, public, and retail users. A traffic circle is being utilized at this location to allow full movement to the east on Mayo, to the west on Mayo, and to the south along 73rd Place.
- The west access into the underground parking garage is for both passenger and truck access. Entry is from west bound traffic along Mayo Blvd into the right-in only drive. Exit is right-only onto Mayo Blvd heading west.
- The parking garage has been designed so that trucks can access each building underground for trash removal, commercial deliveries, maintenance vehicles, as well as resident move ins and move outs.

—Scottsdale Road (Right-In Only)

- There is an existing curb cut where we have designed a right-in access for public, retail, guest, and resident parking.

Changes from Original Version

- A roundabout was added at 73rd and Mayo per the City of Scottsdale's Traffic Department
- The car and truck ramp were relocated on Mayo per the City of Scottsdale's Traffic Department
- The entrance to the truck ramp were made right-in and -out only per the City of Scottsdale's Traffic Department



Methodology to Address the City's Sensitive Design Principles

Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran desert environment, all of which are considered amenities that help sustain our community and its quality of life. The following design principles will help improve and reinforce the quality of design in our community:

The design character of any area should be enhanced and strengthened by new development.

—Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design. Building design should be sensitive to the evolving context of an area over time.

The design of Optima McDowell Mountain Village creates distinctive visual variety and architectural interest. Each building is designed to have complex elevations that step in and out creating depth, shadow and texture to enliven each face of every building and emulating the forms of the McDowell Mountains in the distance. Adding to the dynamic effect will be the outdoor terraces provided for every unit that will be edged with trailing native plants cascading down the building. We have designed the buildings to emulate the colors of the desert with bronze glass, and railings, planters, and privacy screens made of Cor-ten steel which weathers over time to warm brown and orange tones.

Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:

- Scenic views of the Sonoran desert and mountains.
- Archaeological and historical resources.

Optima McDowell Mountain Village is sited with views of the majestic McDowell Mountain range as a background.

Development should be sensitive to existing topography and landscaping.

—A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.

Each building at Optima McDowell Mountain Village is designed to have complex elevations that step in and out creating depth, shadow and texture to enliven each face of every building and emulating the forms of the McDowell Mountains in the distance. The landscaping in the public open space at grade-level as well as in the vertical landscaping will include drought tolerant, native plant types that thrive on the minimal water provided.

Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.

As more fully set forth in the Sustainability section, Optima's signature vertical landscaping provides a haven for urban wildlife, promotes evaporative cooling, re-oxygenates the air, reduces dust and smog levels, reduces ambient noise, detains storm water, and thermally insulates and shields residents from the desert sun, all of which contribute to a sustainable urban environment. The landscaping in the vertical landscaping as well as the public open space at grade-level will include drought tolerant, native plant types that thrive on the minimal water provided.

The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.

—Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.

As more fully set forth in the Open Space section, Optima McDowell Mountain Village provide 80% open space at grade level in a manner that is both inviting and functional for the public that also integrates into the Scottsdale Bicycle Master Plan by a 14'-wide bicycle and pedestrian trail around the perimeter of the development. This meaningful and functional open space will foster a sense of community for its residents and the public.

Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.

Optima McDowell Mountain Village is designed to promote access to those walking, cycling, or taking public transit with its path system and its interconnection with the City's existing and planned trail system. The site is currently being served by two existing bus routes. Optima McDowell Mountain Village is more accessible to pedestrians and cyclists through its use of underground parking and limited vehicular access points.

Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.

—Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.

As more fully set forth in the Open Space section, Optima McDowell Mountain Village is designed with 80% public and functional open space, including a bike hub connected to the onsite commercial space, seating areas, shading elements, calisthenics area, children's play area and more. The project embodies a site-sensitive vocabulary with lush landscaping that shades public pedestrian courtyards, creating shelter not only as covered space but as a serene sanctuary from the conditions of the southwest desert. In addition, the ground-floor levels of each building are designed with setbacks to create a human scale volume that also provides shade and shelter.

Buildings should be designed with a logical hierarchy of masses:

- To control the visual impact of a building's height and size.
- To highlight important building volumes and features, such as the building entry.

Optima McDowell Mountain Village is comprised of six concrete-framed condominium and apartment buildings with stepped and undulating landscaped facades that echo the shapes of the McDowell Mountains and represent the next evolution of Optima architecture and construction. Glass-enclosed 15-foot high ground-floor levels will feel utterly transparent, allowing the public open space to take center stage.

Methodology to Address the City's Sensitive Design Principles

The design of the built environment should respond to the desert environment:

- Interior spaces should be extended into the outdoors both physically and visually when appropriate.
- Materials with colors and coarse textures associated with this region should be utilized.
- A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities.
- Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.

As more fully set forth in the Award-Winning Architecture and Construction section, Optima McDowell Mountain Village is the next evolution of Optima architecture. Buildings feature energy-efficient floor-to-ceiling glass and private landscaped terraces creating a seamless connection between outdoor and in. Each residential terrace creates a deep overhang and architectural shading and screening elements on each building's façade reduce solar heat gain.

Developments should strive to incorporate sustainable and healthy building practices and products.

- Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.

As more fully set forth in the Sustainability section, Optima McDowell Mountain Village will deliver the next evolution of Optima's commitment to sustainability.

Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.

- The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement.
- The landscaping should compliment the built environment while relating to the various uses.

The use of 100% underground parking topped with 80% landscaped open space will reduce the urban heat island effect in the Airpark and native landscaping at grade coupled with Optima's vertical landscaping system will provide further cooling as well as provide for ozone reduction.

Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

- Water, as a landscape element, should be used judiciously.
- Water features should be placed in locations with high pedestrian activity.

As more fully set forth in the Sustainability section, Optima McDowell Mountain Village will deliver water conservation through use of indigenous and adapted desert plants in its landscaping and reclamation of rainwater for on-site use.

The extent and quality of lighting should be integrally designed as part of the built environment.

- A balance should occur between the ambient light levels and designated focal lighting needs.
- Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.

Lighting will be carefully studied and designed at Optima McDowell Mountain Village to appropriate levels.



View of Bicycle Plaza from Southwest

How the Project Aligns with the Greater Airpark Character Area Plan

How Optima McDowell Mountain Village delivers the values and fulfills the goals and policies of the Greater Airpark Character Area Plan

—Optima McDowell Mountain Village embodies many of the values for development within the Scottsdale Airpark set forth in the Area Plan. These include:

- The positive image and unique cachet of the Greater Scottsdale Airpark
This will be enhanced through Optima’s award-winning and market leading design.
- Accessibility and efficient circulation supportive of a mixed-use, regional employment center
This will be accomplished through proximity to the Loop 101 Freeway and existing bus routes, as well as the connectivity created by the Village’s shared bicycle and pedestrian path system.
- Quality architecture and design reflective of a diverse, creative, innovative environment, and design excellence.
Optima was awarded the 2021 Firm of the Year award by the Chicago chapter of the AIA.
- Stewardship and enhancement of adjacent residential neighborhoods.
- The Sonoran Desert climate, meaningful open spaces, and unique setting of the Greater Scottsdale Airpark.
Optima McDowell Mountain Village’s design respects and responds to the Sonoran Desert climate and delivers open spaces to enhance the broader community.
- A sense of community and overall sustainability
Optima McDowell Mountain Village will foster a sense of community for its residents and the public through its meaningful and functional open space, expansive and interconnected shared bicycle and pedestrian paths, as well as provide a development anchored in sustainability in its design, construction, and operation.

Airpark Mixed Use -Residential (AMU-R)

—Airpark Mixed Use-Residential areas are appropriate for the greatest variety of land uses in the Greater Airpark. Appropriate uses may include a combination of personal and business services, employment, office, institutional, cultural amenities, retail, hotel, and higher density residential. Development in AMU-R areas should be pedestrian oriented, have access to multiple modes of transportation, and should be located outside of the airport’s 55 DNL contour. Residential and other sensitive uses should be a lesser component of development and include adequate sound attenuation. Design of residential uses in the area south of the Central Arizona Project Aqueduct should support businesses and tourism uses, such as time-shares, multi-family rental units, and corporate housing.

Optima McDowell Mountain Village will promote and invite access to those walking, cycling, or taking public transit with its internal path system and its interconnection with the City’s existing and planned bicycle path and trail system. The site is currently being served by two existing bus routes and will further reinforce access to the bus system with the construction of a new bus stop on Scottsdale Road. Optima McDowell Mountain Village supports and encourages pedestrians and cyclists through its use of underground parking and extensive public open space and internal walkway and trail system at grade level. The development is located outside of the airport’s 55 DNL contour and will include adequate sound attenuation. The development includes a variety of land uses including higher density residential, commercial, retail and public recreation.

Goals and Policies

—Below is a list of some of the specific goals and policies that are achieved by Optima McDowell Mountain Village.

—**GOAL LU 1** Maintain and expand the Greater Airpark’s role as a national and international economic destination through appropriate land uses, development, and revitalization.

Optima McDowell Mountain Village complements the current commercial development as well as the planned commercial development of the adjacent 85.6 acres to the east.

Policy LU 1.1 Maintain and expand the diversity of land uses in the Greater Airpark.

Policy LU 1.2 Support a mix of uses within the Greater Airpark that promote a sense of community and economic efficiency, such as clustering similar/supportive uses and incorporating residential intended for the area’s workforce, where appropriate.

Airpark Mixed Use- Airpark Mixed Use-Residential areas are appropriate for the greatest variety of Residential (AMU-R) land uses in the Greater Airpark. Appropriate uses may include a combination of personal and business services, employment, office, institutional, cultural amenities, retail, hotel, and higher density residential. Developments in AMU-R areas should be pedestrian-oriented, have access to multiple modes of transportation, and should be located outside of the Airport’s 55 DNL contour.

Optima McDowell Mountain Village will expand the quality housing inventory for the Airpark and surrounding areas to meet the needs of a growing population and burgeoning commercial development. Located within the AMU-R zone, Optima McDowell Mountain Village fulfills the intent of creating higher density residential at this site.

—**GOAL LU 4** Utilize development types to guide the physical and built form of the Greater Airpark (See Development Types Map, page 17).

Policy LU 4.3 Encourage higher-scale Type C development in areas with access to major transportation corridors and where lower-scale residential areas will be buffered from higher-scale development.

Policy LU 4.5 Greater visual variety and architectural interest should be considered in the design of the Greater Airpark’s tallest buildings (Regional Core), particularly at the pedestrian level.

The design of Optima McDowell Mountain Village with its height and density is intended to meet the desired use of the site that is designated for Type C development within the Regional Core-Greatest Intensity area. The design of Optima McDowell Mountain Village creates distinctive visual variety and architectural interest, particularly at the pedestrian level. Each building is designed to have complex elevations that step in and out creating depth, shadow and texture to enliven each face of every building. Adding to the dynamic effect will be the outdoor terraces provided for every unit that will be edged with trailing native plants cascading down the building. We have designed the buildings to emulate the colors of the desert with bronze glass, and railings, planters, and privacy screens made of Cor-ten steel which weathers over time to warm brown and orange tones. There is no lower-scale residential development in the area immediately surrounding the site.

How the Project Aligns with the Greater Airpark Character Area Plan

Goals and Policies (continued)

—**GOAL LU 5** Encourage Greater Airpark development flexibility.

Policy LU 5.2 Greater Airpark public amenities and benefits should be provided by the private sector when development bonuses, such as increased floor area, greater intensity, greater height, development standard flexibility, and/ or street abandonment are considered. Potential public amenities and benefits may include, but are not limited to:

- New/expanded usable open space areas;
- Linkages to planned or existing trails and/or paths;
- Transit and/or other mobility enhancements, including bicycle and pedestrian amenities;
- Green building standards, such as LEED certification;
- Gateway and/or landmark intersection enhancements;
- Net-zero/significant energy efficiency and/ or on-site alternative energy generation for multiple properties; and/or
- Area stormwater infrastructure.

As more fully set forth in the Overview of Project Public Benefits section, Optima McDowell Mountain Village will deliver extensive public amenities and benefits to the City of Scottsdale.

—**GOAL LU 7** Develop an interconnected network of Signature Corridors (See Land Use Plan Map, page 11) to support the Greater Airpark as a place for meeting, creating, shopping, learning, as well as working.

Policy LU 7.2 Promote a greater mix of uses along identified Signature Corridors, which complement and are compatible with each respective land use designation.

Optima McDowell Mountain Village will be located along the Signature Corridor of Scottsdale Road. Its distinctive residential use will complement and be compatible with the existing and planned commercial uses in the area, including the 85.6-acre site adjacent to the site on the east that recently was sold by the State and is planned for commercial use.

—**GOAL LU 8** Create an interconnected network of meaningful open spaces within the Greater Airpark.

Policy LU 8.1 Recognize and promote the value of usable open space as part of the community's quality of life.

Policy LU 8.2 Sustain and enhance meaningful open space corridors within the Greater Airpark.

Policy LU 8.3 Promote public/private partnerships in the design of development plans that provide functional urban open spaces, such as plazas and pocket parks, within and between projects.

Policy LU 8.4 Provide parks and open spaces that provide functional relief to workers, residents, and visitors that are easily accessible, and serve as focal points in the Greater Airpark community.

Policy LU 8.5 Link the Greater Airpark to existing and planned citywide and regional open spaces, trails, and path systems.

As more fully set forth in the Open Space section, Optima McDowell Mountain Village will provide 80% open space at grade level that will be connected to the Scottsdale Bicycle Master Plan by a 14'-wide bicycle and pedestrian trail around the perimeter of the development.

—**GOAL NH 2** Create complete neighborhoods within the Greater Airpark, through the development of urban dwelling types and mixed-use developments, while being respectful of the Greater Airpark as an aviation-based employment center.

Policy NH 2.3 Incorporate gathering spaces and recreational opportunities into the design of mixed-use development to support a high quality of life for Greater Airpark residents.

Policy NH 2.4 Promote opportunities for parks, open space, and trail connections within new mixed-use development and as a part of the redevelopment of existing property.

As more fully set forth in the Open Space section, Optima McDowell Mountain Village provide 80% open space at grade level in a manner that is both inviting and functional for the public that also integrates into the Scottsdale Bicycle Master Plan by a 14'-wide bicycle and pedestrian trail around the perimeter of the development.

—**GOAL NH 3** Encourage residential development that supports the local and regional employment-based land uses in the Greater Airpark.

Policy NH 3.1 Encourage thoughtful and creative residential development that enhances, supports, and is sensitive to Airport operations and the Greater Airpark's identity as an employment center.

Policy NH 3.2 Incorporate residential into Airpark Mixed Use Residential Future Land Use Areas to reduce traffic congestion, improve air quality, and provide opportunities for workforce housing where:

—Multi-modal transportation options will be incorporated into residential design.

Policy NH 3.3.2 Develop a variety of urban dwelling types, including condominiums, apartments, townhomes, lofts, time-shares, patio homes, and work-live and/or live-work units.

Optima McDowell Mountain Village is intended to provide a mix of both rental apartments and for sale condominiums in an area designated for high density residential development.

How the Project Aligns with the Greater Airpark Character Area Plan

Goals and Policies (continued)

—**GOAL CM 5** Maintain and enhance use of the Greater Airpark trail and path system.

Policy CM 5.2 Connect existing and future trails and paths to city-wide and regional systems.

As more fully set forth in the Connectivity section, Optima McDowell Mountain Village will provide approximately 3,150 linear feet of 14'-wide shared bicycle and pedestrian trails around its perimeter on both the site and adjacent City land. This path system would connect to the City's existing and planned path and trail systems.

—**GOAL CM 6** Enhance pedestrian and bicyclist access and activity for Greater Airpark residents, visitors, and employees.

Policy CM 6.2 Support an attractive, safe, and engaging pedestrian and bicyclist environment for all users.

Policy CM 6.5 Design corridors that accommodate and attract pedestrians and bicyclists, particularly in Airpark Mixed Use Future Land Use Areas and along Signature Corridors.

Policy CM 6.6 Design safe, comfortable, and aesthetically-pleasing Greater Airpark pedestrian and bicyclist facilities through the incorporation of universally accessible designs, coordinated street lighting, visually-interesting landscape treatments, shading, bicycle lanes, and public art integrated into facility design.

Policy CM 6.7 Enhance connections across or around barriers, such as the Central Arizona Project Aqueduct, Loop 101 Freeway, and Scottsdale Airport.

As more fully set forth in the Open Space section, Optima McDowell Mountain Village provide 80% open space at grade level in a manner that is both inviting and functional for the public that also integrates into the Scottsdale Bicycle Master Plan by a 14'-wide bicycle and pedestrian trail around the perimeter of the development.

—**GOAL CM 7** Promote sustainable transportation options that meet the needs of the current and future Greater Airpark community.

Policy CM 7.1 Incorporate site design features that promote more access to those walking, cycling, or taking public transit, such as ground-floor retail and parking located in the rear of buildings, particularly along Signature Corridors and within Airpark Mixed Use Future Land Use Areas.

Policy CM 7.3 Incorporate environmentally sensitive materials and technologies in transportation projects, infrastructure improvements, and facilities, including the use of solar technology and recycled materials.

Optima McDowell Mountain Village is designed to promote access to those walking, cycling, or taking public transit with its path system and its interconnection with the City's existing and planned trail system. The site is currently being served by two existing bus routes. Optima McDowell Mountain Village is more accessible to pedestrians and cyclists through its use of underground parking and limited vehicular access points. The Sustainability section more fully describes the environmentally sensitive materials and technologies to be used in the construction and operation of Optima McDowell Mountain Village.

—**GOAL EP 1** Reduce energy consumption through environmentally sensitive land use practices and design policies.

Policy EP 1.1 Promote green building alternatives that support sustainable, energy-efficient development.

Policy EP 1.3 Promote landscape design and irrigation methods that contribute to water and energy conservation.

Policy EP 1.4 Promote solar and alternative energy development standards in building and site design.

Policy EP 1.7 Encourage design concepts that maximize building efficiency, such as building orientation, air circulation, and shading.

Policy EP 1.9 Integrate into building design the practice of passive solar elements and the use of renewable energy generation systems, such as solar panels and rainwater harvesting storage tanks.

As more fully set forth in the Sustainability section, Optima McDowell Mountain Village will deliver the next evolution of Optima's commitment to sustainability.

—**GOAL EP 3** Reduce the Urban Heat Island effect in the Greater Airpark

Policy EP 3.2 Increase the use of effective natural and man-made shading for parking lots, streets, and pedestrian areas.

Policy EP 3.3 Incorporate opportunities for "cool" technologies that will help reduce heat island effects, such as alternative pavement material, high solar reflectance building surface treatments, passive cooling elements, open spaces, and "green" roofs.

Policy EP 3.4 Increase tree planting as a ground-level ozone reduction measure.

The use of 100% underground parking topped with 80% landscaped open space will reduce the urban heat island effect in the Airpark and native landscaping at grade coupled with Optima's vertical landscaping system will provide further cooling as well as provide for ozone reduction.

How the Project Aligns with the Greater Airpark Character Area Plan

Goals and Policies (continued)

—**GOAL EP 4** Foster a sustainable balance between environmental stewardship and the development and redevelopment of the Greater Airpark.

Policy EP 4.2 Encourage all developments to respect and respond to the Sonoran Desert climate.

Policy EP 4.6 Reduce existing and seek to limit future impervious surfaces in development, such as asphalt and concrete, in order to reduce the heat island effect and stormwater runoff.

Policy EP 4.7 Encourage the efficient use of natural and man-made resources in building and site design.

Policy EP 4.8 Building design should respect and enhance the Sonoran Desert context of the Greater Airpark using building orientation, landscape buffers, colors, textures, materials, and lighting.

Outdoor terraces are provided for every unit that will be edged with trailing native plants cascading down the building. Optima McDowell Mountain Village is designed to emulate the colors of the desert with bronze glass, and railings, planters, and privacy screens made of Cor-ten steel which weathers over time to warm brown and orange tones.

—**GOAL EP 5** Improve water conservation efforts and encourage the reuse of graywater.

Policy EP 5.3 Promote rainwater harvesting techniques in site planning, landscape design, and landscape improvements for all development types.

Policy EP 5.4 Encourage landscape improvements that limit the amount of turf area and make optimal use of indigenous and adapted desert plants.

Policy EP 5.6 Encourage water conservation by using reclaimed and graywater in areas with access to delivery systems.

As more fully set forth in the Sustainability section, Optima McDowell Mountain Village will deliver water conservation through use of indigenous and adapted desert plants in its landscaping and reclamation of rainwater for on-site use.

—**GOAL EP 6** Effectively manage and protect local and regional stormwater drainage ways.

Policy EP 6.5 Integrate alternative stormwater detention practices, such as rainwater harvesting and water infiltration methods.

As more fully set forth in the Sustainability section, Optima McDowell Mountain Village will manage and protect stormwater drainage by providing for rainwater harvesting for on-site use.

—**GOAL CD 1** Enhance and strengthen the design character of Greater Airpark Future Land Use Areas. (See Land Use Plan Map, page 11).

Airpark Mixed Use Future Land Use Areas (AMU & AMU-R) – The character of these areas is pedestrian-oriented, urban, and human-scale and features a variety of open spaces, gathering areas, and multi-modal transportation options. Multi-modal transportation should include bicycle and transit access connected to a pedestrian network to encourage social contact and interaction among the community. Design elements should be oriented toward people, such as the provision of shelter and shade for the pedestrian, active land uses at the ground floor/ street level, and a variety of building forms and facade articulation to visually shorten long distances. A variety of textures and natural materials is encouraged to provide visual interest and richness, particularly at the pedestrian level. Design of this Future Land Use Area should be based on a small city block layout with mid-block connections to promote greater walkability. The public realm may be activated through building and site design, orientation toward the street, high-activity uses on the street level, and the integration of public art.

Policy CD 2.1.4 Scottsdale Road Signature Corridor

The Scottsdale Road Signature Corridor, from Frank Lloyd Wright Boulevard to the northern Greater Airpark boundary, is a designated scenic corridor with distinct design guidelines, which reflect the transitional nature from urban to the native desert, while responding to sophisticated urban development and resort characteristics found in adjacent developments.

As more fully set forth throughout this document, the design of Optima McDowell Mountain Village is intended to encourage social contact and interaction among the community.



View of Bike Path from Southeast

How the Project Aligns with the City of Scottsdale General Plan 2035

How Optima McDowell Mountain Village fulfills the values and fulfills the goals and policies of the City of Scottsdale General Plan 2035

—Optima McDowell Mountain Village embodies many of the values for development within the City of Scottsdale set forth in the General Plan. These include:

Mixed-Use Neighborhoods

—Mixed-Use Neighborhoods focus on human-scale development and are located in areas with strong access to multiple modes of transportation and major regional services. These areas accommodate higher-density housing combined with complementary office or retail uses. Mixed-Use Neighborhoods are most suitable near and within Growth and Activity Areas. Mixed-Use Neighborhoods may be non-residential in the Greater Airpark Character Area. (Cross-reference Greater Airpark Character Plan)

Optima McDowell Mountain Village is designed to provide high-quality housing at a prime Scottsdale location. At the corner of Scottsdale Road and the Loop 101 Freeway, Optima McDowell Mountain Village offers rapid access to all of Scottsdale points and beyond. Residents will have the ability to conveniently and efficiently reduce daily commute times and quickly get to Scottsdale’s most popular destinations for entertainment, dining, and outdoor activities. The development promotes access to those walking, cycling, or taking public transit with its internal pedestrian and bicycle path system and its interconnection with the City’s existing and planned bicycle path and trail system. The site is currently being served by two existing bus routes and will further reinforce access to the bus system with the construction of a new bus stop on Scottsdale Road. Optima McDowell Mountain Village encourages and supports pedestrians and cyclists through its use of underground parking and extensive public open space and internal walkway and trail system at grade level. The development’s distinctive residential, commercial and retail uses and location along the Signature Corridor of Scottsdale Road will complement and be compatible with the existing and planned commercial uses in the area, including the 85.6-acre site adjacent to the site on the east that recently was sold by the State and is planned for commercial use.

Urban Character Types

—Consist of higher-density residential, non-residential, and mixed-use neighborhoods, including apartments, high-density townhouses, business and employment centers, and resorts. Development in Urban Character Types should have pedestrian orientation, shade, activity nodes, and usable open spaces that encourage interaction among people. Building form and heights typically transition to adjacent Rural and Suburban Character Types. Taller buildings may be appropriate in Growth Areas, depending on context (see Growth Areas Element). Examples include Old Town Scottsdale, a mixed-use center of distinct urban districts; mixed-use portions of the Greater Airpark, particularly along Scottsdale Road; areas within the Scottsdale Road and Shea Boulevard Couplet; and the HonorHealth hospital/medical campus near Shea Boulevard and 90th Street.

The height and density of Optima McDowell Mountain Village are consistent with the Growth Areas and meet the needs of the Greater Airpark.

Employment Cores

—Primary employment centers for the city. These areas are predominately concentrated in the Greater Airpark Character Area, a mixed-use employment core with primary freeway access, as well as around other major employment campuses, such as the Mayo Clinic and General Dynamics. Employment Cores support a wide range

of activities, such as aviation, light-industrial, and regional- and community-level employment uses. These areas consist of multi-functional buildings with an emphasis on technology and corporate character. Taller building heights are found within the core, and low-scale building heights are typically found within the transition areas adjacent to Rural and Suburban Character Types. The Greater Airpark Character Area Plan denotes appropriate locations for height and intensity in the Airpark area. (See also: Growth Areas Element).

The height of Optima McDowell Mountain Village aligns with the taller building heights denoted in the Greater Airpark Character Area Plan.

Goals and Policies

—**GOAL CD 2** Develop, maintain, and refine Character Areas and Character Area Plans to foster quality development and consistent character and context within various areas of the community.

This will be achieved through Optima’s award-winning and market leading design.

—**GOAL CD 5** Promote the value and visual significance landscaping has on the character of the community.

Policy CD 5.1 Employ appropriate heat island reduction techniques to reduce the effects of reflective heat and glare on buildings and paved surfaces.

Policy LU 1.1 Encourage land uses that preserve a high quality of life and further define Scottsdale’s sense of place within the region.

Policy CD 5.2 To the greatest extent possible, replace dead and dying landscaping with drought resistant plants to maintain or improve density pattern, shade, and area character.

The use of 100% underground parking topped with 80% landscaped open space will reduce the urban heat island effect in the Airpark and native landscaping at grade coupled with Optima’s vertical landscaping system will provide further cooling as well as provide for ozone reduction.

—**GOAL LU 1** Enhance Scottsdale’s economic viability by encouraging land uses that reinforce the city’s reputation as the premier international tourist destination in the Southwest and sustain the city’s role as a regional cultural center and economic hub. Land uses should be compatible with Scottsdale’s character and physical appearance.

Policy LU 1.1 Encourage land uses that preserve a high quality of life and further define Scottsdale’s sense of place within the region.

Policy LU 1.3 Promote development patterns that integrate with and reinforce the character of an area.

The city will continually review development patterns to ensure consistency of development in areas with fragmented or evolving patterns.

Policy LU 1.4 Collaborate with adjacent jurisdictions to understand the dynamics of, and coordinate on, emerging and redeveloping areas adjacent to the city boundary.

Optima McDowell Mountain Village achieves the above goals with its respect of sense of place and high quality design. Optima has consistently achieved high quality projects as recognized when Optima was awarded the 2021 Firm of the Year award by the Chicago chapter of the AIA.

How the Project Aligns with the City of Scottsdale General Plan 2035

—**GOAL LU 3** Maintain a balance of land uses to support a high quality of life.

Policy LU 3.2 Integrate housing, employment, and supporting infrastructure, primarily in mixed-use neighborhoods and Growth and Activity Areas, to support a jobs/housing balance.

Policy LU 3.3 Maintain a citywide balance of land uses, and consider modifications to the land use mix to accommodate changes in community vision, demographic needs, and economic sustainability.

Policy LU 3.4 Provide an interconnected, accessible open space system, which includes pedestrian and equestrian links, recreation areas, canals, and drainage ways.

Policy LU 3.5 Engage the community in all land use discussions.

Optima McDowell Mountain Village will foster a sense of community for its residents and the public through its meaningful and functional open space, expansive and interconnected shared bicycle and pedestrian paths, as well as provide a development anchored in sustainability in its design, construction, and operation.

—**GOAL LU 5** Promote land use patterns that conserve resources, including land, clean air, water, and energy.

Policy LU 5.1 Encourage a variety of compatible mixed-use land uses within or next to Growth and Activity Areas, along major streets, and within particular Character Areas to reduce automobile use and improve air quality.

Policy LU 5.2 Concentrate greater development intensities in Growth and Activity Areas, thereby reducing development pressures in low-density areas and conserving energy.

As more fully set forth in the Sustainability section, Optima McDowell Mountain Village will deliver the next evolution of Optima’s commitment to sustainability, including in the areas of water, energy, materials, and systems.

—**GOAL OS 1** Provide four primary public and private open space types: the Scottsdale McDowell Sonoran Preserve, natural open spaces, developed open spaces, and continuous open spaces.

Policy OS 1.2 Natural Open Space. Provide public and private, natural open spaces to preserve wildlife habitat, views, and sensitive historical/archaeological sites, and, where appropriate, incorporate areas for passive recreation.

Policy OS 1.3 Continuous Open Spaces. Develop a system of continuous open spaces that connect citywide and regionally. Such open spaces include washes (inclusive of Vista Corridors), streetscapes, wildlife corridors, trails, and canals.

Policy OS 1.4 Developed Open Space. Offer public and private parks and open spaces to accommodate both active and passive recreation.

As more fully set forth in the Open Space section, Optima McDowell Mountain Village provide 80% open space at grade level in a manner that is both inviting and functional for the public that also integrates into the Scottsdale Bicycle Master Plan by a 14'-wide bicycle and pedestrian trail around the perimeter of the development.

—**GOAL OS 4** Visually and physically connect open spaces to maintain a continuous open space system.

Policy OS 4.1 Develop a public trail and path system that links to other city and regional systems.

As more fully set forth in the Connectivity section, Optima McDowell Mountain Village will provide approximately 3,150 linear feet of 14-wide shared bicycle and pedestrian trails around its perimeter on both the site and adjacent City land. This path system would connect to the City’s existing and planned path and trail systems.

—**GOAL OS 5** Provide developed open space and outdoor opportunities in Scottsdale neighborhoods, giving priority to areas that are most lacking open space.

Policy OS 5.2 Locate publicly accessible and usable open spaces within Growth and Activity Areas and established neighborhoods.

As more fully set forth in the Open Space section, Optima McDowell Mountain Village provide 80% open space at grade level.

—**GOAL OS 8** Acquire new, expand existing, and improve established open spaces for public use.

Policy OS 8.1 Require landowners in the development process to dedicate usable public open space in new development.

Policy OS 8.2 Expand the provision of public open spaces through public/private partnerships.

Policy OS 8.3 Require new development and redevelopment to connect and provide public access to neighboring open spaces, park sites, or planned open spaces.

Policy OS 8.4 Encourage public acquisition of natural or developed open space through direct purchase, purchase of development rights, purchase of open space easements, donations, or other means.

Optima McDowell Mountain Village’s design delivers usable, public open spaces to enhance the broader community.

—**GOAL EP 2** Demonstrate and expand the city’s leadership in environmental stewardship and sustainability.

Policy EP 2.4 Expand Scottsdale’s Green Building Program to maintain regional and national leadership in green and low-impact development.

As more fully set forth in the Sustainability section, Optima McDowell Mountain Village will be built with a commitment to the leCC, and in collaboration with the City of Scottsdale’s Green Building Department to further develop the sustainability of the project.

—**GOAL EP 4** Expand the circular economy by maximizing resource recovery, reuse and recycling, and promoting use of recycled, recyclable, and renewable materials.

Policy EP 4.12 Promote commercial and multi-family recycling and green waste diversion.

As more fully set forth in the Sustainability section, Optima McDowell Mountain Village will be built using several sustainable materials including green concrete, recyclable flooring & aluminum, sustainable wood products, and Cor-ten steel which is a 99% recycled product.

How the Project Aligns with the City of Scottsdale General Plan 2035

—**GOAL EP 5** Encourage environmentally sound green buildings and low-impact site plans that support sustainable desert living.

Policy EP 5.5 Expand Green Building construction standards to include all new and remodeled residential and commercial buildings.

As more fully set forth in the Sustainability section, Optima McDowell Mountain Village will deliver the next evolution of Optima’s commitment to sustainability, including in the areas of water, energy, materials, and systems.

—**GOAL EP 7** Identify and reduce heat islands.

Policy EP 7.1 Identify areas most impacted by the heat island effect, and prioritize mitigation for these areas to reduce heat impacts.

Policy EP 7.2 Incorporate development strategies such as shared parking models and the use of “cool materials”.

Policy EP 7.5 Minimize asphalt and promote alternative parking surfaces.

The use of 100% underground parking topped with 80% landscaped open space will reduce the urban heat island effect in the Airpark and native landscaping at grade coupled with Optima’s vertical landscaping system will provide further cooling as well as provide for ozone reduction.

—**GOAL CONSV 1** Achieve a sustainable balance between the conservation of natural resources and development of the built environment.

Policy CONSV 1.4 Encourage landscape designs that promote water conservation, prevent erosion, reduce the heat island effect, and decrease stormwater runoff.

As more fully set forth in the Sustainability section, Optima McDowell Mountain Village has been designed with a focus on water conservation including rainwater harvesting for re-use onsite, extensive areas of native landscaping, and the use of architectural synthetic turf system for the 8-acre park.

—**GOAL E 1** Work toward becoming a net-zero energy community that balances energy efficiency with renewable energy generation.

Policy E 1.1 Encourage and provide incentives for efficient use of energy, including the use of solar energy.

As more fully set forth in the Sustainability section, Optima McDowell Mountain Village has been designed with a commitment to the leCC and includes solar panels on the roof decks of all buildings.

—**GOAL E 3** Promote building and site designs that maximize energy efficiency.

Policy E 3.1 Encourage the use of natural properties and sustainable building systems (e.g., sun, shade, thick walls, insulation) to reduce the demand for and use of mechanical cooling and heating systems.

Policy E 3.2 Encourage the use of drought tolerant landscaping to reduce summer solar heat gain.

Policy E 3.3 Promote solar energy opportunities in building and site design.

Policy E 3.4 Incorporate healthy, resource- and energy-efficient materials and methods in design, construction, and remodeling of buildings.

Policy E 3.5 Orient buildings and lots in ways that minimize summer solar heat gain, maximize roof solar access and natural ventilation, and limit roof solar access obstructions of neighboring structures.

Policy E 3.6 Improve the energy efficiency of the building envelope, heating and cooling systems, lighting, and appliances.

As more fully set forth in the Sustainability section, the design of Optima McDowell Mountain Village focuses on energy efficiency in several ways including high performance glazing that reduces solar heat gain, reduction of heat gain through architectural shading features and overhangs, solar panels, 100% induction cooktops, and EV charging infrastructure.

—**GOAL H 1** Support diverse, safe, resource-efficient, and high-quality housing options.

Policy H 1.1 Maintain Scottsdale’s quality-driven development review standards for new development.

Policy H 1.2 Promote complementary physical design, building structure, landscaping, and lot layout relationships between existing and new construction.

Policy H 1.5 Encourage a variety of housing densities in context-appropriate locations throughout Scottsdale to accommodate projected population growth.

Policy H 1.8 Encourage developments to incorporate the highest possible cost- and quality-effective level of amenities, sustainable design, durability, and architectural quality.

Optima McDowell Mountain Village will expand the quality housing inventory for the Greater Airpark and surrounding areas to meet the needs of a growing population and burgeoning commercial development. Located within the AMU-R zone, Optima McDowell Mountain Village fulfills the intent of creating higher density residential at this site.

—**GOAL C 3** Continue to develop an effective, safe, and connected multimodal transportation system (e.g., streets, trails, bikeways, shared-use paths, transit).

Policy C 3.2 Create a diversity of mobility choices in Growth and Activity Areas, which have the greatest intensity of development.

Policy C 3.5 Increase accessibility to transit options through non-motorized and other transit connections, such as, neighborhood circulators; on-demand transportation network companies; improved/enhanced sidewalks, multimodal paths, bicycle lanes; and non-motorized options for the final mile to reach public transit services.

As more fully set forth in the Open Space section, Optima McDowell Mountain Village provide 80% open space at grade level in a manner that is both inviting and functional for the public that also integrates into the Scottsdale Bicycle Master Plan by a 14'-wide bicycle and pedestrian trail around the perimeter of the development.

How the Project Aligns with the City of Scottsdale General Plan 2035

—**GOAL B 1** Develop continuous, accessible, and interconnected bicycle networks.

Policy B 1.5 Maintain and enhance Scottsdale’s designation in the Bicycle Friendly Community award program.

As more fully set forth in the Open Space section, Optima McDowell Mountain Village will provide 80% open space at grade level that will be connected to the Scottsdale Bicycle Master Plan by a 14'-wide bicycle and pedestrian trail around the perimeter of the development.

—**GOAL B 2** Provide convenient and comfortable bicycle facilities to encourage bicycling.

Policy B 2.1 Integrate wayfinding systems into shared-use path and trail systems to ease navigation, provide signal detection, and increase bicyclist comfort.

Policy B 2.2 Promote a variety of accessible bicycle facilities, such as bicycle parking and lockers into the transit system throughout the community.

Policy B 2.3 Embrace new bicycle facility technologies that will enhance bicycle use in the community.

As more fully set forth in the Open Space section, not only will Optima McDowell Mountain Village provide 80% open space at grade level that will be connected to the Scottsdale Bicycle Master Plan by a 14'-wide bicycle and pedestrian trail around the perimeter of the development, but will also include a public bike hub adjacent to the commercial space on grade level, as well as a bike repair area.

—**GOAL NPR 1** Preserve and enhance the character, identity, and quality of Scottsdale’s diverse neighborhoods.

Policy NPR 1.1 Support innovative, well-designed, sustainable building construction and rehabilitation to enhance neighborhood character and identity.

The design of Optima McDowell Mountain Village creates distinctive visual variety and architectural interest, particularly at the pedestrian level. Each building is designed to have complex elevations that step in and out creating depth, shadow and texture to enliven each face of every building. Adding to the dynamic effect will be the outdoor terraces provided for every unit that will be edged with trailing native plants cascading down the building. We have designed the buildings to emulate the colors of the desert with bronze glass, and railings, planters, and privacy screens made of Cor-ten steel which weathers over time to warm brown and orange tones. There is no lower-scale residential development in the area immediately surrounding the site.

—**GOAL GA 1** Direct growth in areas of the city that can support a concentration of development density and intensity, as well as a broad mix of uses.

Policy GA 1.1 Designate Growth Areas in locations:

- With infrastructure capacity to accommodate higher levels of activity and a mix of uses
- Where infrastructure upgrade/extension will be most cost-effective
- With multimodal transportation access
- Needing focused reinvestment
- Where regional attractions exist or are planned; and/or
- That will reduce development pressures in lower-intensity areas of the city.

Policy GA 1.4 Accommodate the highest intensity of development in designated Growth Areas. In some cases, Character Area Plans may be more specific on appropriate locations for higher intensity development within both Growth and Activity Areas.

The design of Optima McDowell Mountain Village with its height and density is intended to meet the desired use of the site that is designated for Type C development within the Regional Core-Greatest Intensity area.

—**GOAL GA 3** Conserve and incorporate significant natural, open space, historic, and cultural resources in Growth and Activity Areas.

Policy GA 3.1 Provide usable public open space as an integral part of Growth and Activity Areas to encourage public gathering, enhance aesthetics, preserve viewsheds, and serve as buffers between differing land uses and intensities

Policy GA 3.2 Identify and strengthen open space connections within and outside of Growth and Activity Areas.

Optima McDowell Mountain Village will foster a sense of community for its residents and the public through its meaningful and functional open space, expansive and interconnected shared bicycle and pedestrian paths, as well as provide a development anchored in sustainability in its design, construction, and operation.

Scottsdale's Growth Areas

—**Because of its geographic size, Scottsdale has identified several Growth Areas. Each Growth Area has distinct characteristics based on the role it plays within the surrounding community and its context within the region. Scottsdale’s Growth Areas are:**

GREATER AIRPARK GROWTH AREA

One of the largest employment centers in the State of Arizona. It is headquarters for a multitude of national and regional corporations; center for a variety of smaller and locally-owned businesses; contains the largest employment and industrial-zoned area within Scottsdale; and is home to the Scottsdale Airport. The Greater Airpark Growth Area is also the location of some of the largest, signature special events in the city, such as the Waste Management Phoenix Open golf event, the Barrett-Jackson Collector Car Auction, and the Scottsdale Arabian Horse Show. This Growth Area will be similar in intensity to the Old Town Scottsdale Growth Area. Building heights generally range between three and six stories and may exceed six stories in certain areas identified in the Greater Airpark Character Area Plan. Appropriate locations for higher density/intensity development, and other considerations, are specified in the Greater Airpark Character Area Plan.

About Optima

About Optima

Founded in 1978 by David C. Hovey, FAIA, Optima is a family owned, privately-held, design-driven real estate development firm with offices in Scottsdale, Arizona and Chicago, Illinois.

For more than 40 years, Optima has been developing, designing, building and managing striking urban and suburban luxury residential communities. From the beginning, Optima aimed to reinvent housing by integrating the functions involved in new construction within one company. Optima controls and executes every aspect of the process in-house – development, design, construction, sales and management – for a dynamic system that offers greater focus and fluidity.

Optima is committed to delivering extraordinary living through design, innovation, sustainability and management. We believe that exceptional design enhances the human experience.

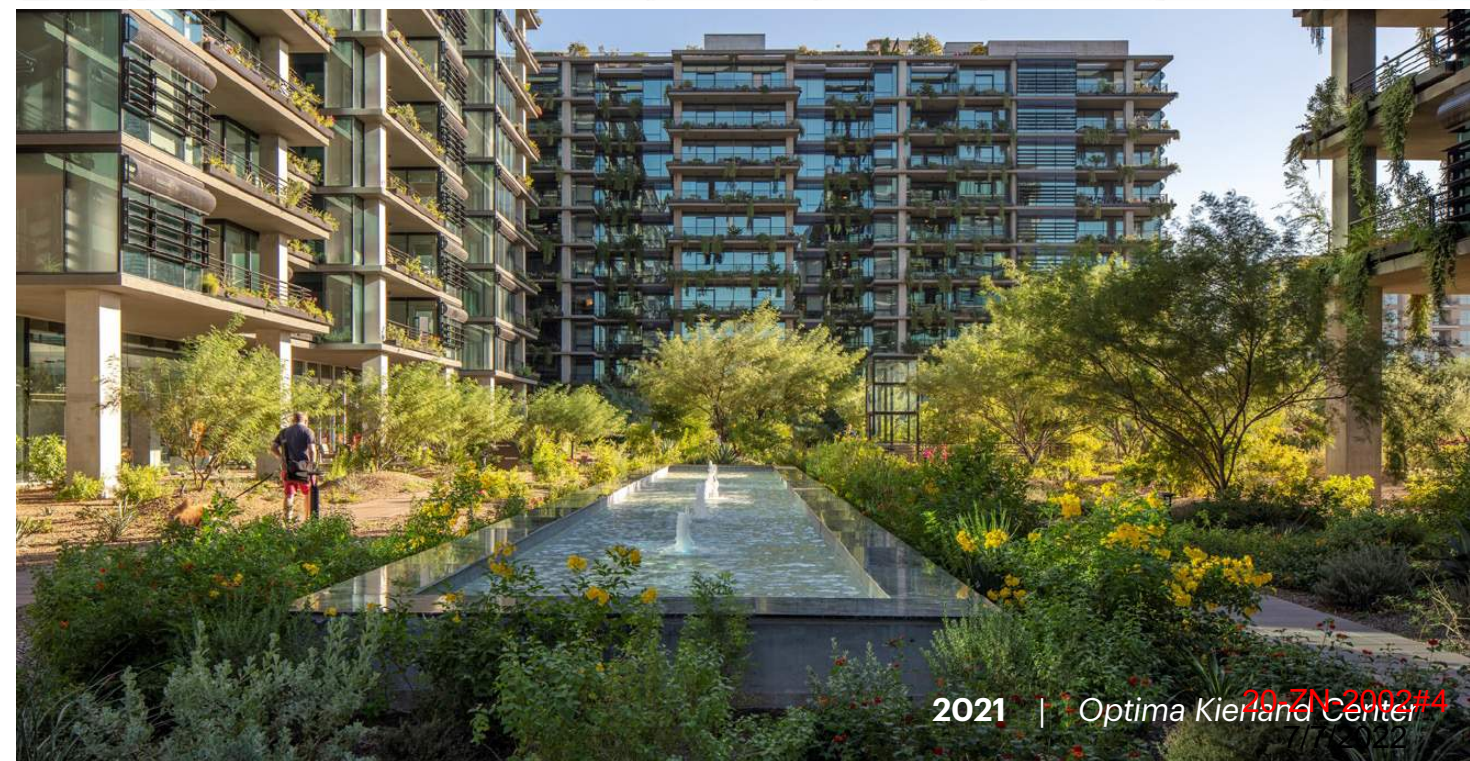
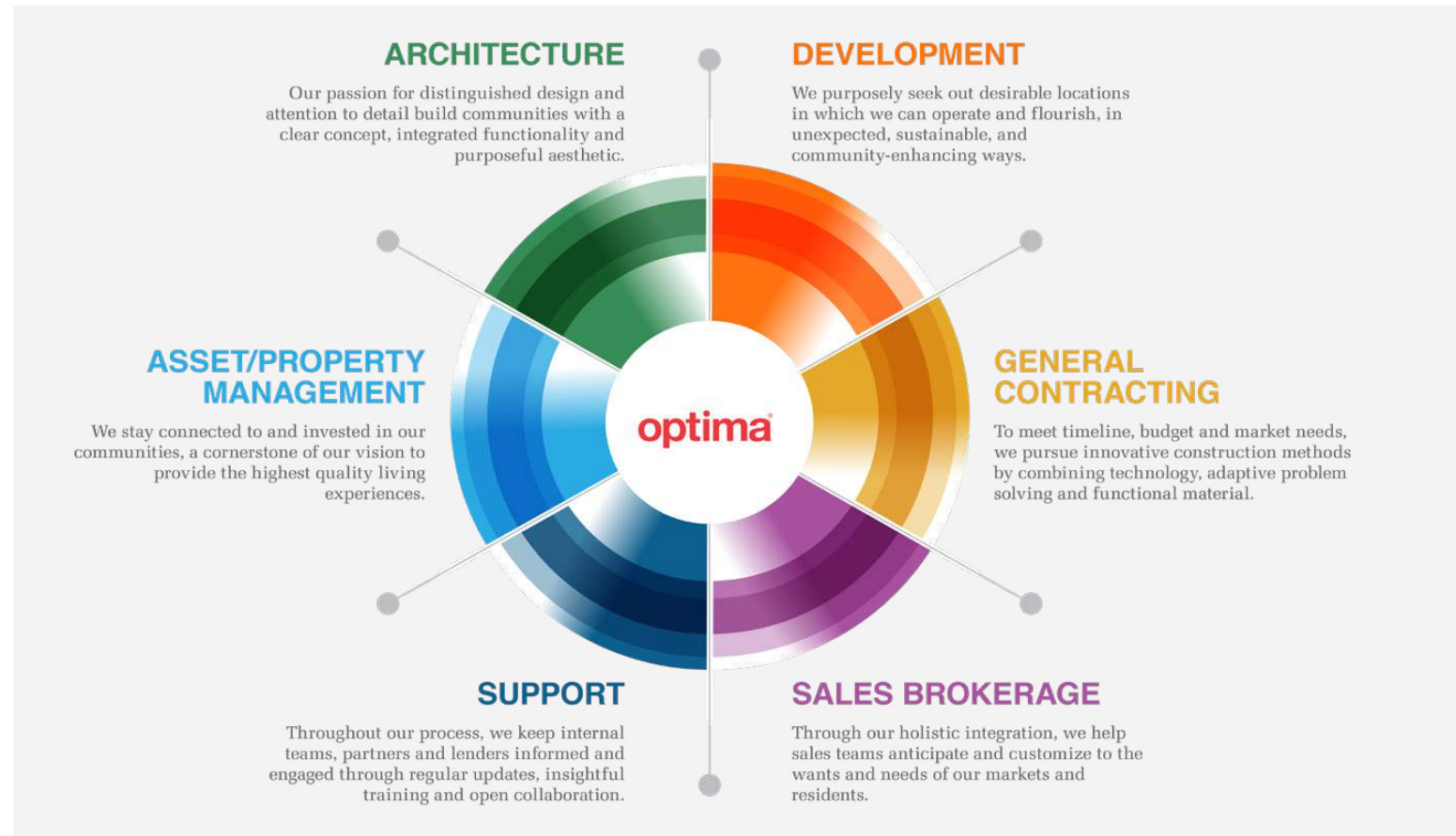
In 2021, Optima was recognized as the Firm of the Year by the American Institute of Architects (AIA) Chicago.



2010 | Optima Camelview Village



2019 | Optima Sonoran Village



2021 | Optima Kierland Center

Recent AZ Project Awards

Optima Sonoran Village

- 2021 American Architecture Award
- 2020 Green Good Design Award
- 2020 Outstanding Property Award London
- 2019 AIA Chicago Divine Detail Award
- 2017 International Property Award
- 2016 AIA Chicago Distinguished Building Honor Award

Optima Camelview Village

- 2012 AIA Housing Award for Architecture
- 2012 International Architecture Award
- 2012 National AIA TAP Award
- 2011 AIA Chicago Interior Architecture Award
- 2011 AIA Chicago Distinguished Building Honor Award
- 2010 AIA Arizona Distinguished Building Honor Award
- 2009 AIA American Architecture Award

Optima Kierland Center

- 2021 American Architecture Award
- 2021 Green Good Design Award
- 2020 Outstanding Property Award London
- 2018 AZRE Red Award
- 2018 AMA Tribute Award
- 2017 BUILD Architecture Award

Recent Architecture Awards

2021

- AIA Chicago Firm of the Year
- American Architecture Award – Optima Kierland Center
- American Architecture Award – Optima Sonoran Village
- AIA Chicago Distinguished Building Award – AZ Courtyard House
- Green Good Design Award – Optima Kierland Center
- Outstanding Property Award London – Optima Signature
- Architizer A+ Award Finalist - Optima Signature

2020

- AIA Chicago Distinguished Building Award – Whale Bay House
- Green Good Design Award – Optima Sonoran Village
- Outstanding Property Award London – Optima Kierland Center
- Outstanding Property Award London – Optima Sonoran Village
- Outstanding Property Award London – Arizona Courtyard House

2019

- AIA Chicago Divine Detail Award – Optima Sonoran Village
- American Architecture Award – Whale Bay House
- Architecture MasterPrize – AZ Courtyard House
- Architizer A+ Award Finalist - AZ Courtyard House



About Optima

Recent Developments

OPTIMA OLD ORCHARD WOODS

Location: Skokie, IL

Project Type: Condominium

Completed: 2010

Optima Old Orchard Woods offers residents amenities and architecture found only in downtown high rises in the serenity of a suburban setting overlooking the Harms Woods forest preserve and across the street from the Westfield Old Orchard shopping center. The development is composed of three interlocking towers built in separate phases. Residents are located only miles away from the Chicago CBD with immediate access to the Edens Expressway while enjoying private recessed balconies, green rooftop systems, sky gardens, fitness centers, a tennis court, a two story party room, and a two story pool and spa.

Project Details

- Mix of studio, one-, two- and three-bedroom residences
- 689 total residences
- Average unit size of 1,251 SF
- 1,619,598 total gross SF spread across three, 20-story buildings.
- 10,400 SF of commercial space
- 430-foot sundeck connects the towers and forms a portico into the entry courtyard



About Optima

Recent Developments

OPTIMA CAMELVIEW VILLAGE

Location: Scottsdale, AZ

Project Type: Mixed Use / Multifamily

Completed: 2010

The project is a 701-unit mixed-use condominium development built on a 13-acre site in downtown Scottsdale, Arizona. It consists of eleven interconnected, terraced, bridge-linked buildings built atop a 1,250-car underground garage, the roof of which is a 10-acre community park with meandering pedestrian paths.

Built on a 30 foot by 30 foot structural bay with landscaped terraces cantilevering up to twenty feet, the project creates a rich urban experience as no two buildings are the same.

Project Details

- Mix of studio, one-, two- and three-bedroom residences
- 701 total residences
- Average unit size of 1,208 SF
- 2,328,548 total gross SF spread across eleven buildings
- 39,000 SF of commercial space including business suites, and office space
- 17 acres of landscaped roof gardens on the 14-acre site
- 11-acre community park with meandering pedestrian paths



About Optima

Recent Developments

OPTIMA CHICAGO CENTER

Location: Streeterville, IL

Project Type: Multi-family

Completed: 2013

Located in the heart of Chicago's Streeterville neighborhood and adjacent to Optima Signature, Optima Chicago Center is a mixed-use residential tower of 42 stories with 325 luxury rental units. The building is a 21st century urban solution to luxurious, high-rise residential design, deriving an impressive elegant quality from its simplicity in contrast to the complex facades surrounding it. It's 15,000 square feet includes street level retail and business suites.

Project Details

- Mix of studio, one-, two- and three-bedroom rental residences
- 325 total residences
- The plaza created between Optima Chicago Center and Optima Signature, rich in its composition of masses and voids, features lush landscaping in granite planters detailed with integral benches. To add to the dynamic quality of the plaza, an original sculpture was placed, adding visual movement and energy to the space.
- Sky Garden Terrace offers panoramic views of the lake, river and city skyline
- 15,000 SF of commercial space including street-level retail and business suites



About Optima

Recent Developments

OPTIMA SONORAN VILLAGE

Location: Scottsdale, AZ

Project Type: Multi-family

Completed: 2012-2019

Optima Sonoran Village is a mixed-use residential community in downtown Scottsdale, located steps from Scottsdale Fashion Square and Old Town. The project is situated on 10 acres and comprised of 5 buildings with 768 residences, 13,000 square feet of commercial space and 100% underground parking. Utilizing an articulated façade, innovative shading devices, sustainable systems and varied building materials, Optima Sonoran Village provides a dynamic setting in the harsh climate of the Sonoran Desert.

Project Details

- Mix of studio, one-, two- and three-bedroom rental residences
 - Studios | 136 units
 - 1 Beds | 272 units
 - 2 Beds | 297 units
 - 3 Beds | 63 units
- 768 total residences
- Average unit size of 1,033 SF
- 13,000 SF of commercial space including street-level retail and business suites



About Optima

Recent Developments

OPTIMA SIGNATURE

Location: Streeterville, IL

Project Type: Multi-family

Completed: 2017

Located just east of the Chicago river in the coveted Streeterville neighborhood of downtown Chicago, adjacent to sister tower Optima Chicago Center, Optima Signature is a 21st century urban solution to multi-family residential design. It rises 57 stories with 490 luxury residential apartments, offering serene views of Lake Michigan to the east and dynamic city views of Chicago in all other directions. Its 60,000 square feet of commercial space include 14,200 square feet of street-level retail.

Project Details

- Mix of studio, one-, two- and three-bedroom rental residences
 - Studios | 108 units
 - 1 Beds | 182 units
 - 2 Beds | 138 units
 - 3 Beds | 62 units
- 490 total residences
- Average unit size of 1,002 SF
- 872,205 total gross square footage
- 1.5 acres of amenity space across four floors in the building
- 60,000 SF of commercial space including street-level retail, business suites, and office space



About Optima

Recent Developments

OPTIMA KIERLAND CENTER

Location: Scottsdale, AZ

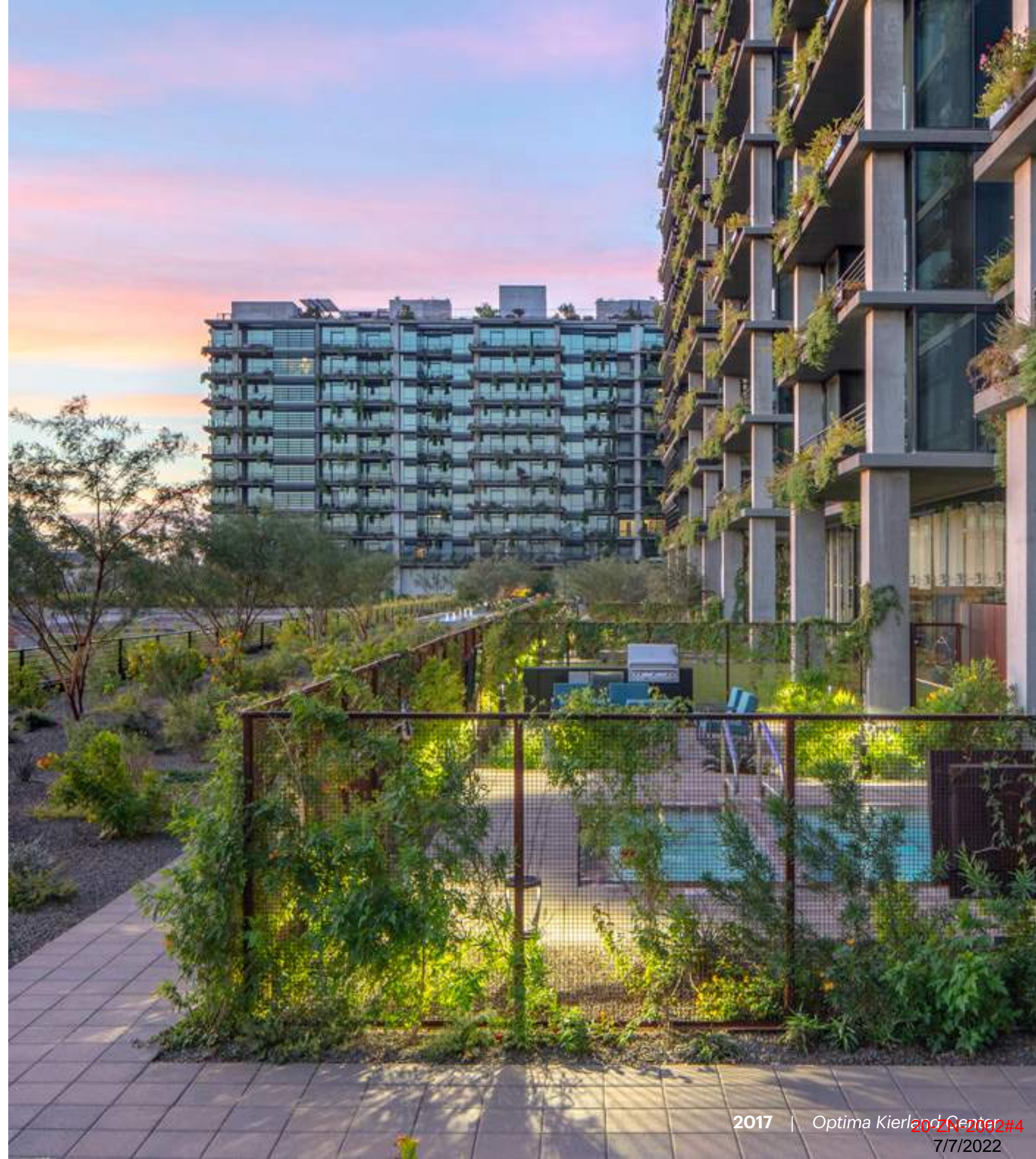
Project Type: Multi-family & Condominium

Completed: 2017-2023

Known as one of the world’s finest golf destinations, North Scottsdale and the surrounding area boast hundreds of miles of hiking and biking trails as well as numerous parks. Upscale shopping centers, cafés and restaurants offer myriad ways to enjoy a relaxed approach to leisure time. In addition to providing easy access to a full range of activities, Optima Kierland offers its own set of exclusive amenities to enhance personal well-being. Five towers ranging from 10-12 stories, offering both rental and condominium residences are situated on the 12.5 acre site.

Project Details

- Mix of studio, one-, two- and three-bedroom rental and condominium residences, as well as custom combination homes in excess of 5,000 SF
- 954 total residences
- Average rental unit size of 1,177 SF
- Average condominium unit size of 1,334 SF
- Each building contains its own exclusive amenities on the grade level and the rooftop sky deck.



About Optima

Recent Developments

OPTIMA LAKEVIEW

Location: Chicago, IL

Project Type: Multi-family Rental

Completed: Under construction

Located on N. Broadway in the middle of a vibrant community, Optima Lakeview is a seven-story transit-oriented development of 198 apartments with street-level retail in Chicago's Lakeview neighborhood. Scheduled for completion in 2022, Optima Lakeview will include one-, two- and three-bedroom apartment homes, 14,000 square feet of commercial space and 40,000 square feet of amenity spaces for residents to enjoy. Optima Lakeview will feature an undulating façade with deep recesses, shades, and shadows, and setbacks designed for outdoor terraced landscapes.

Project Details

- Mix of one-, two- and three-bedroom rental residences
 - 1 Beds | 114 units
 - 2 Beds | 51 units
 - 3 Beds | 33 units
- 198 total residences
- Average unit size of 1,048 SF
- 40,000 SF of amenity space across the building
- Rooftop Sky Deck designed for year-round use
- 14,000 SF of commercial space including street-level retail



About Optima

Recent Developments

OPTIMA VERDANA

Location: Wilmette, IL

Project Type: Multi-family Rental

Completed: Delivering in 2023

Located on Central Avenue in the heart of the downtown Wilmette in Chicago's North Shore, Optima Verdana will feature 100-ultra luxury rental residences with over 8,000 SF of street-level retail. The development will feature our signature vertical landscaping system which includes self-containing irrigation and drainage, and will be complemented with hand-selected plants that will stay green year-round – even during the most extreme weather conditions. We are committed to earning Green Globes certification for sustainable construction practices for this project.

Project Details

— Mix of one-, two- and three-bedroom rental residences

- 1 Beds | 23 units
- 2 Beds | 46 units
- 3 Beds | 31 units

— 100 total residences

— Average unit size of 1,506 SF

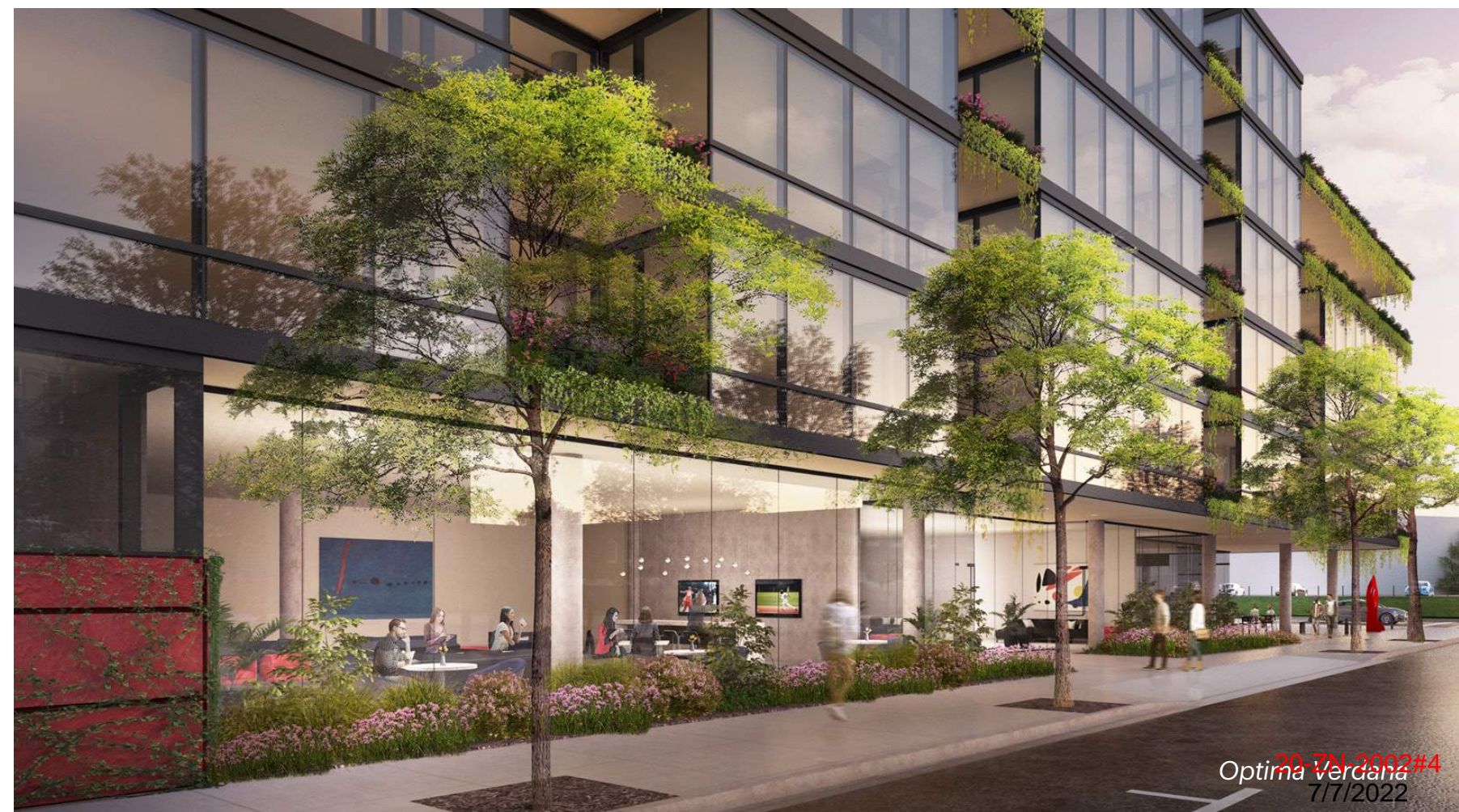
— 7-story building

— Signature Rooftop Sky Deck

— 8,110 SF of street-level retail space



Optima Verdana



About Optima

About the Developer/Architect

David Hovey Sr., FAIA

CEO of Optima, Inc.

Mr. David C. Hovey Sr., FAIA, founded Optima in 1978 with the goal to reinvent multifamily residential housing by optimizing development, design, construction and operations within a single company. In Optima's more than 40 years, Mr. Hovey Sr. has overseen the construction of approximately 3,500 condos, apartments and townhouses in the metropolitan Chicago area, plus another 2,500 units in Phoenix and Scottsdale, Arizona. He was awarded both his Bachelor of Architecture and Master of Science in Architecture by the Illinois Institute of Technology. Mr. Hovey Sr. returned to the architecture program at IIT as an associate professor, a position he held for more than 35 years.

Hovey Sr. is a Fellow of The American Institute of Architects (FAIA) – the highest membership honor for AIA members. His work has earned numerous awards for excellence in architecture, planning and green design.

David Hovey Jr., AIA

President & COO

Mr. David Hovey Jr. is president and COO of Optima, Inc. and Optima related entities. He oversees all company entities and business units including development, architecture, construction, land acquisition, entitlements, corporate finance, sales and marketing, investor relations, and asset management.

Mr. Hovey Jr.'s architectural work has received national and international awards from National AIA, AIA Chicago, AIA Arizona, The American Architecture Awards, The Architecture MasterPrize, The European Centre for Architecture, and The International Property Awards.

Mr. Hovey Jr. founded Optima DCHGlobal Inc. after patenting a modular prefabricated building system that utilizes a connector plate technology that enables design flexibility in both horizontal and vertical planes, is sustainable up to the net-zero level, multi-generational, and can be built quickly and efficiently in any location, climate, or terrain. The system has been described by AIA jurors as the future of American housing. Optima DCHGlobal Inc. designs and builds modular prefabricated buildings.

Mr. Hovey Jr. received his Master of Architecture degree from the Illinois Institute of Technology and Bachelor of Science in City and Regional Planning from Cornell University. He is a licensed architect in New Zealand, Arizona, and Illinois; and holds an I-G10 manufactured housing license. He is a member of The American Institute of Architects (AIA), ULI, YPO Scottsdale, and Cornell University Sphinx Head Society.

Eileen Sheehan Hovey

CEO of Optima Real Estate Inc. and Optima Realty Inc.

Eileen Sheehan Hovey is chief executive officer (CEO) of Optima Real Estate Inc. and Optima Realty Inc., which are Optima's brokerage and property management entities. Mrs. Eileen Sheehan Hovey has led all sales, marketing, website and social media efforts since her instrumental role in scouting and acquiring the land for the firm's first project in 1978.

She is a managing broker in both Illinois and Arizona and oversees Optima's real estate brokerage business. Mrs. Hovey is responsible for setting the strategic vision for all sales, leasing and marketing of the company's developments. Since founding the company with her husband, David Hovey Sr., Mrs. Hovey has successfully sold and leased more than 6,000 units spanning over 40 multifamily projects.

Mrs. Hovey holds a Bachelor of Arts degree in history from St. Louis University, and is a member of the National, Illinois, and Arizona Associations of REALTORS. Mrs. Hovey has devoted much of her time to philanthropic organizations. She is on the Founders' Board for the Ann & Robert H. Lurie Children's Hospital of Chicago as well as the Founding Board of Erica's Lighthouse, an organization dedicated to raising awareness and destigmatizing depression.

Tara Hovey

President

Ms. Tara Hovey is president of Optima, Inc. Ms. Hovey is involved in setting and implementing the strategic vision of the company, pre-development planning and deal evaluation as well as the capitalization of the firm and its new developments.

Ms. Hovey has led the capitalization and financing, including construction financing for new developments, recapitalizations and building dispositions. From 2016-2020 Ms. Hovey served as President and COO for the firm, responsible for all company entities and business units including corporate finance, sales and marketing, land acquisition, development, investor relations, asset management and risk management. Prior to that she served as senior vice president for the firm, responsible for all capital markets efforts, corporate finance, development and hiring. Before her time at Optima, she worked in capital markets at Cushman & Wakefield in New York City, where she underwrote debt and equity transactions.

Ms. Hovey earned an MBA from the Wharton School of the University of Pennsylvania and holds a Bachelor of Arts in communications with honors from Boston College. She is a black belt in karate and managing broker in Illinois. Ms. Hovey is a member of YPO Chicago, The Chicago Network, The Chicago Media Project, serves on the Guild Board for the Boys and Girls Clubs of Chicago; and is a Fellow of the Aspen Institute's Henry Crown Fellowship and a member of the Aspen Global Leadership Network.

Miscellaneous Recent Project Photos





2020 | 7140 Optima Kierland



2020 | 7180 Optima Kierland



2020 | 7180 Optima Kierland



2019 | Optima Sonoran Village
30-717-0002#4
7/7/2022



2019 | Optima Sonoran Village



2021 | Optima Kierland Center



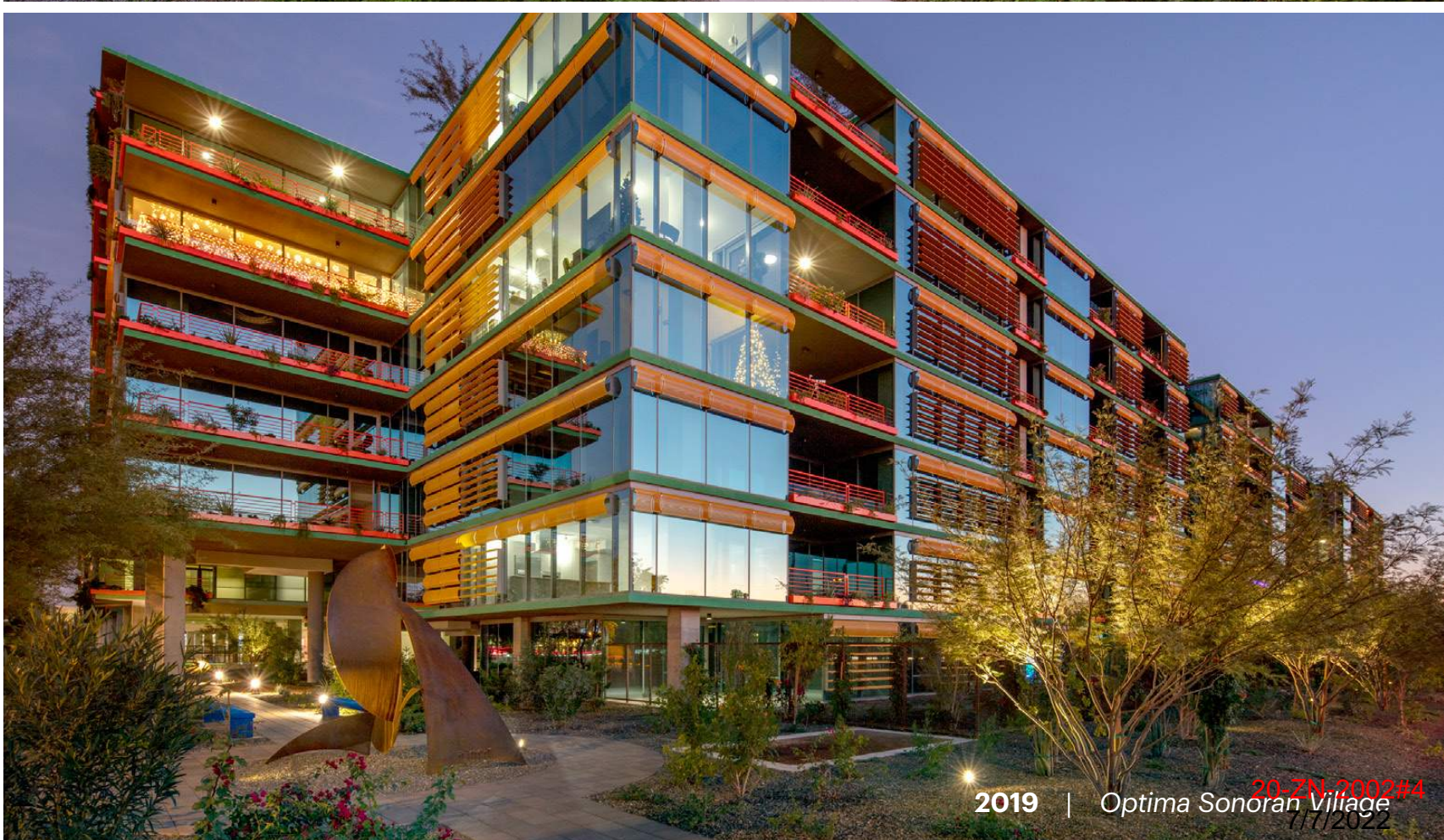
2010 | Optima CamelView Village



2021 | Optima Kierland Center



84 | REZONING APPLICATION RESUBMITTAL | © OPTIMA, INC. 2022 2019 | Optima Sonoran Village



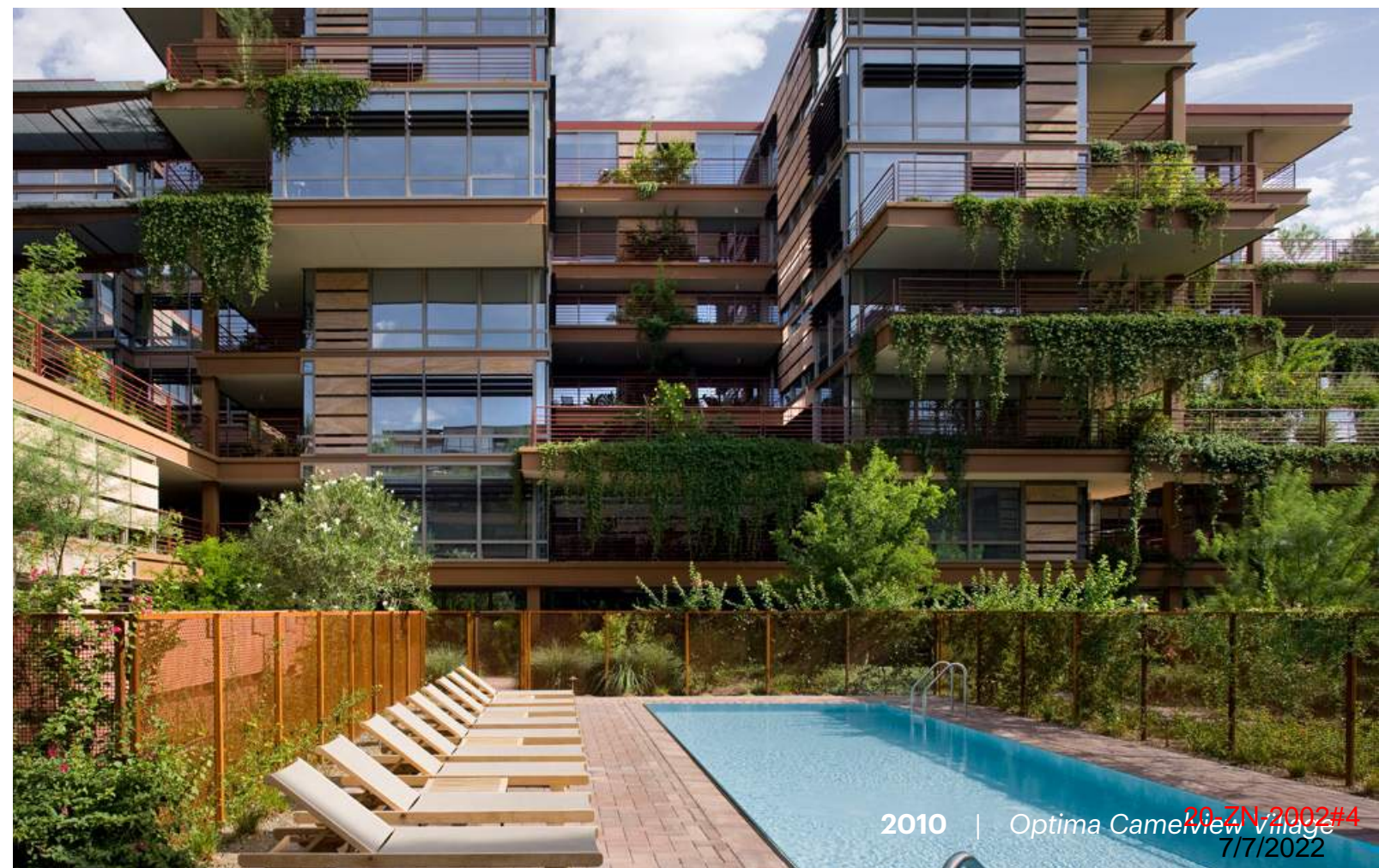
2019 | Optima Sonoran Village 20-ZN-2002#4 7/7/2022



35 | ZONING APPLICATION RESUBMITTAL | © OPTIMA, INC. 2022 2007 | Optima Old Orchard Woods



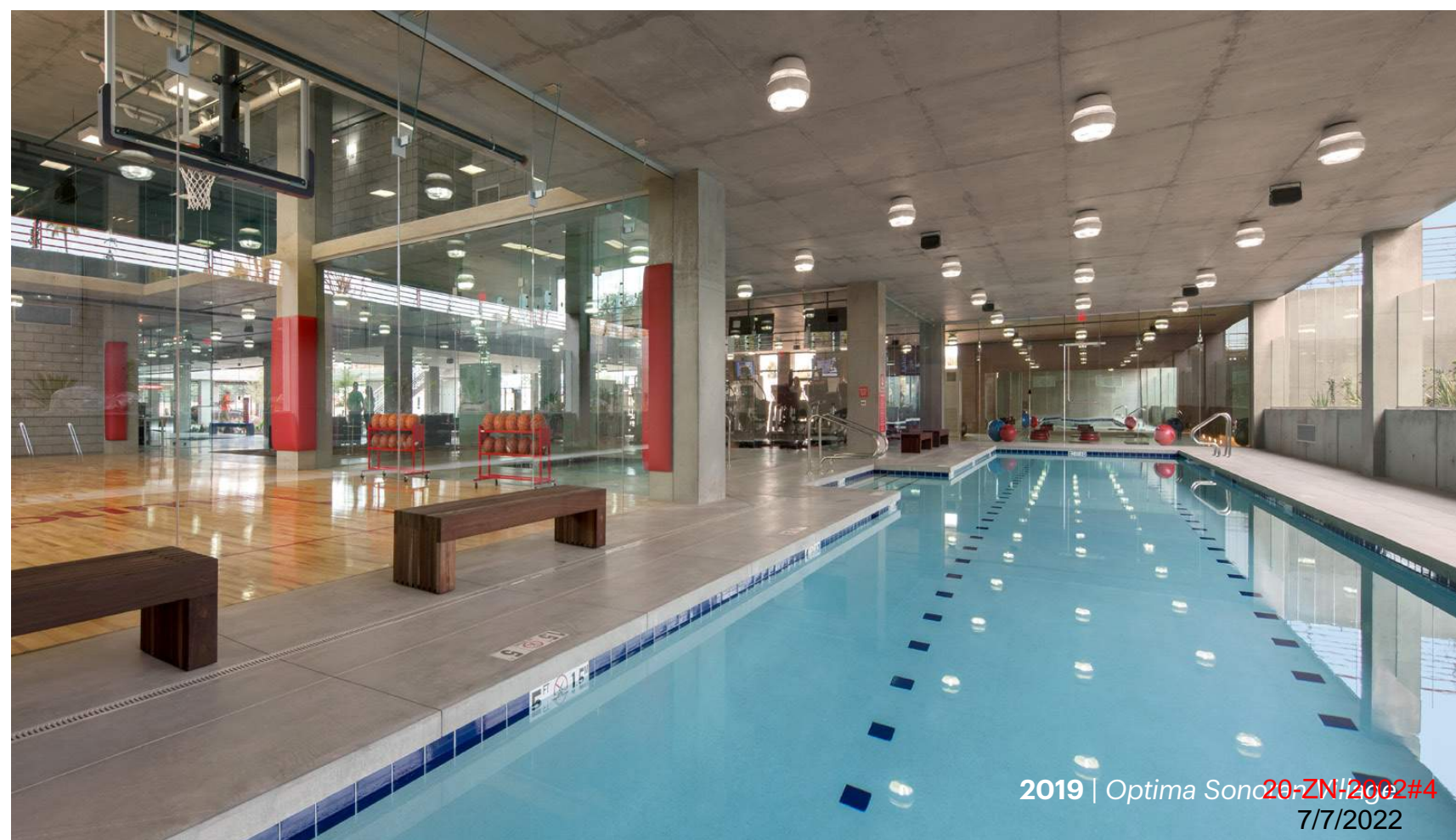
2010 | Optima Camelview Village



2010 | Optima Camelview Village
20-ZN-2002#4
7/7/2022



2017 | Optima Signature



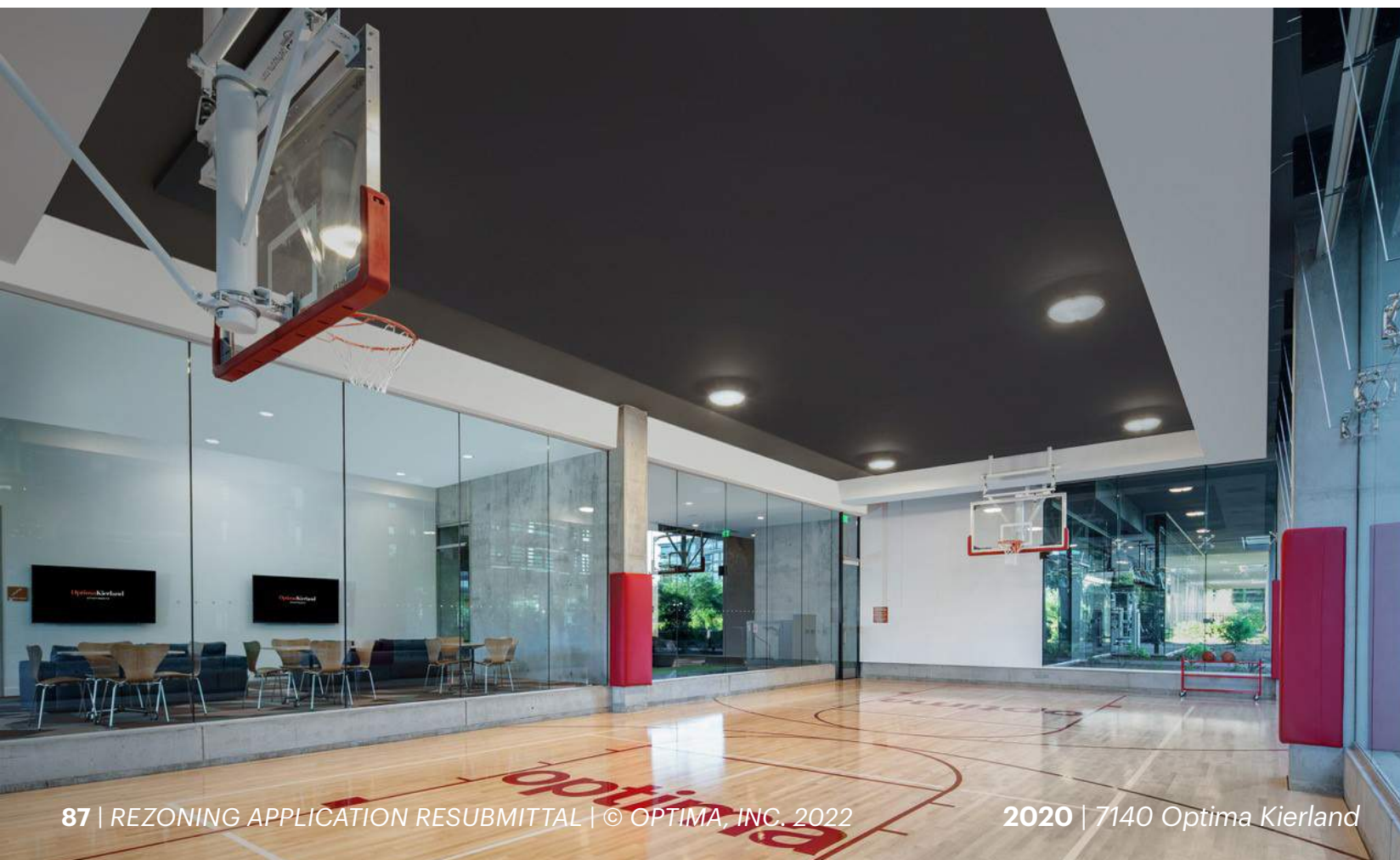
2019 | Optima Sono 20-ZN-2062#4
7/7/2022



2020 | 7140 Optima Kierland



2020 | 7180 Optima Kierland



87 | REZONING APPLICATION RESUBMITTAL | © OPTIMA, INC. 2022

2020 | 7140 Optima Kierland



2020 | 7140 Optima Kierland
20-ZN-2002#4
7/7/2022



SAUNA



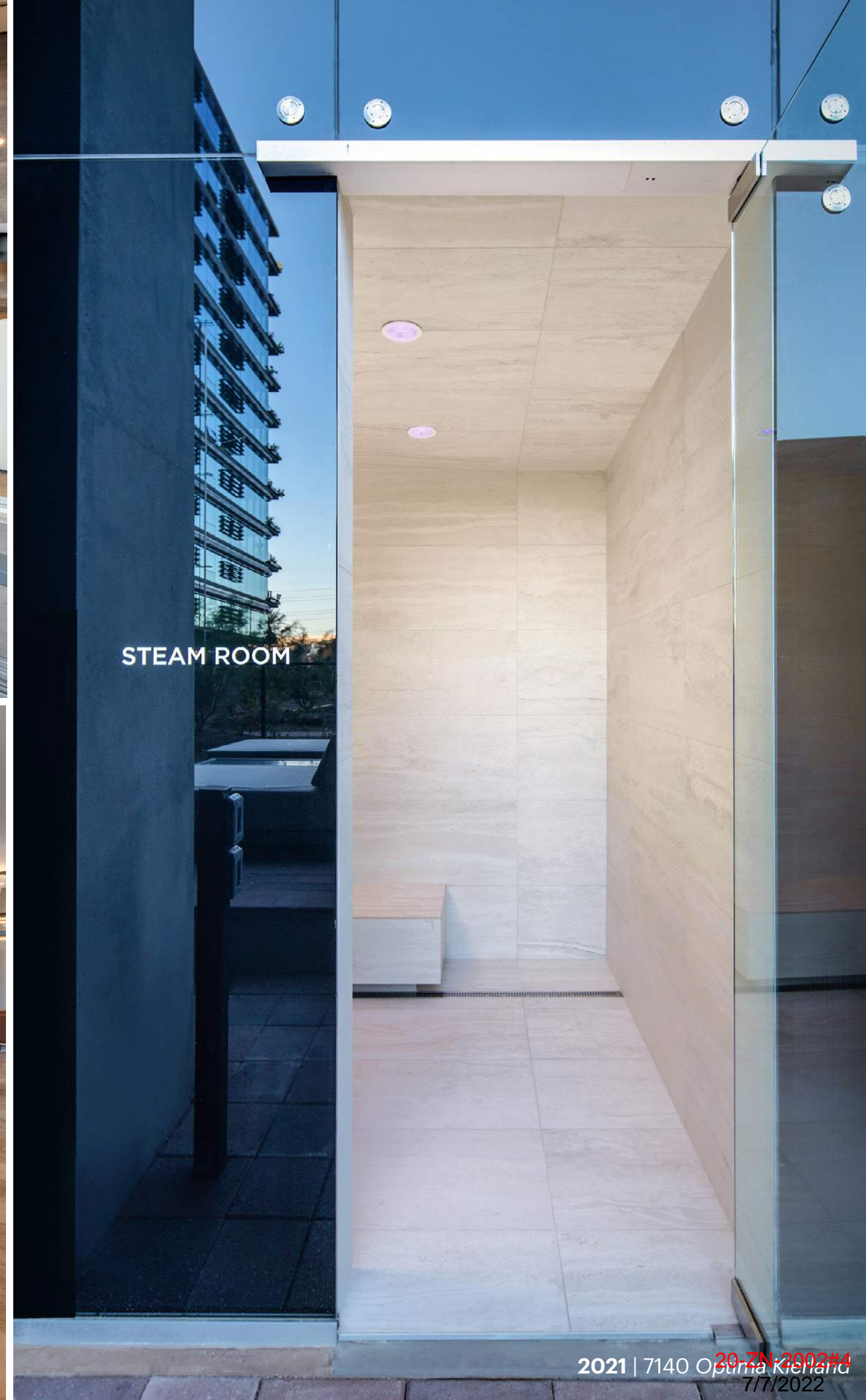
2021 | 7140 Optima Kierland



2021 | 7140 Optima Kierland



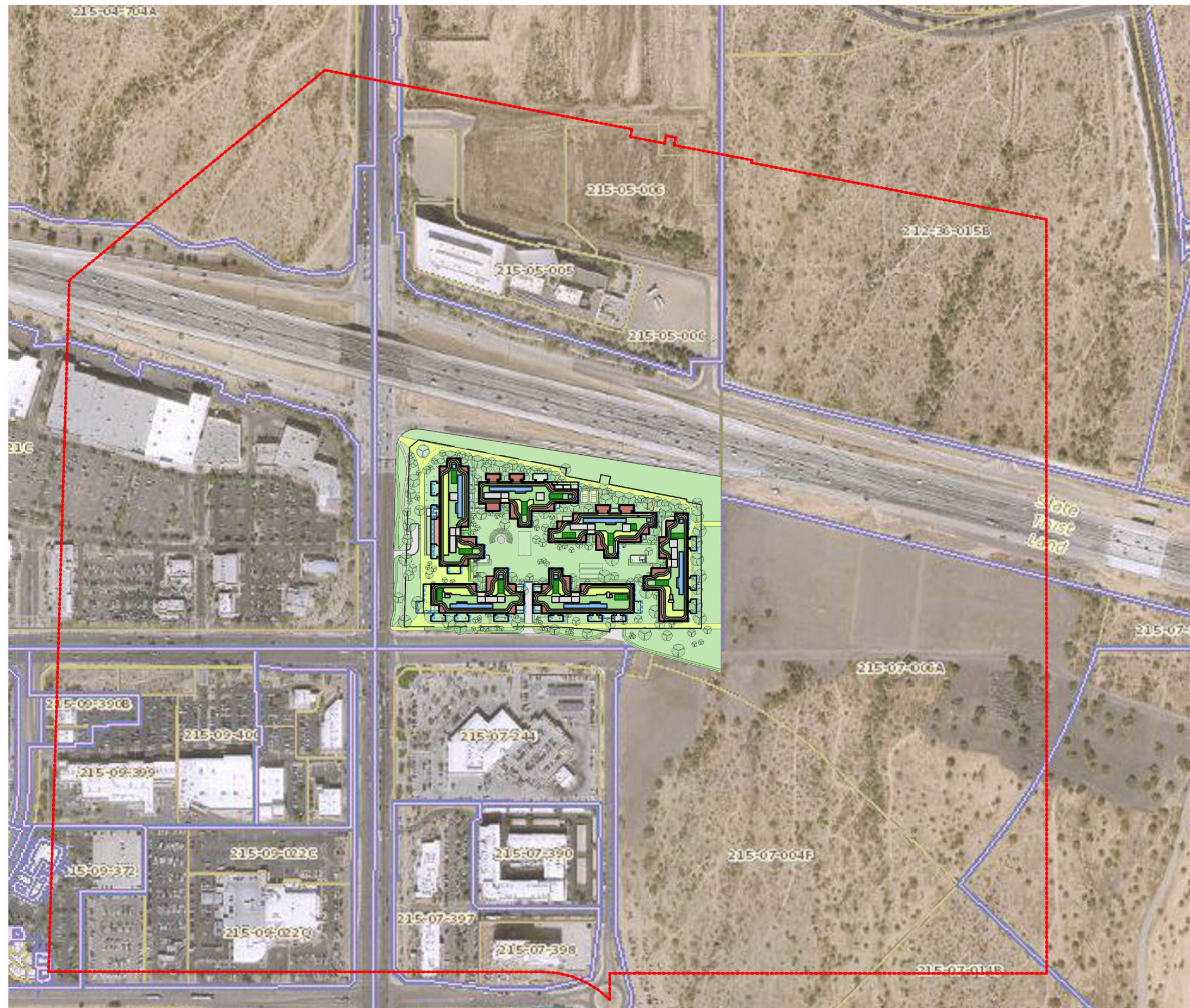
2021 | 7180 Optima Kierland



STEAM ROOM



2021 | 7180 Optima Kierland



BUILDING HEIGHT INFORMATION:

POINT OF REFERENCE ELEVATION CALCULATION:

- T/ EXISTING CURB AT NORTHERN POINT OF N. SCOTTSDALE RD = 1597.73'
- T/ EXISTING CURB AT MAYO CAR ACCESS = 1592.14'
- T/ EXISTING CURB AT EAST SIDE OF E. MAYO BLVD = 1594.45'
 - AVG CURB ELEVATION = 1594.77'
 - (AVG CURB ELEVATION) 1594.77' + 12" = 1595.77'
- **POINT OF REFERENCE ELEVATION = 1595'-9"**

CITY OF SCOTTSDALE DEFINITION OF BUILDING HEIGHT:

Building height is the vertical distance measured from a point of reference elevation established 12 inches above the average elevation at the top of the curb of the street or streets adjacent to the property, or to the top of the crown of the roadway or roadways, if there is no curb, to the highest point of the coping of a flat roof, or to the highest point of a mansard roof or to the highest gable of a pitch or hip roof. In cases where drainage considerations supersede this Zoning Ordinance, the point of reference elevation would be subject to the approval of the Floodplain Administrator.

GENERAL NOTES:

- ALL HEIGHTS MEASURED FROM POINT OF REFERENCE ELEVATION
- REFER TO A471 FOR STEPBACK PLANE INFORMATION
- THE HEIGHTS OF THE BUILDINGS WILL NOT EXTEND ABOVE THE SCOTTSDALE AIRPORT CONICAL SURFACE AS DEFINED BY THE FAA.

***BUILDING HEIGHTS CLARIFICATION:**

- **BUILDINGS 1 & 6 (11 STORIES WITH AMENITY ROOF DECK)**
 - 117'-6" TO TOP OF ROOF STRUCTURAL SLAB
 - 118'-6" TO TOP OF RUNNING TRACK
 - 122'-6" TO TOP OF ROOF AMENITIES DECK
 - 134'-6" TO TOP OF TRELLIS
 - 141'-0" TO TOP OF ENCLOSED SPACE
- **BUILDINGS 2 & 5 (10 STORIES WITH AMENITY ROOF DECK)**
 - 106'-9" TO TOP OF ROOF STRUCTURAL SLAB
 - 107'-6" TO TOP OF RUNNING TRACK
 - 111'-9" TO TOP OF ROOF AMENITIES DECK
 - 123'-9" TO TOP OF TRELLIS
 - 130'-3" TO TOP OF ENCLOSED SPACE
- **BUILDING 3 (9 STORIES WITH AMENITY ROOF DECK)**
 - 96'-0" TO TOP OF ROOF STRUCTURAL SLAB
 - 97'-0" TO TOP OF RUNNING TRACK
 - 101'-0" TO TOP OF ROOF AMENITIES DECK
 - 113'-0" TO TOP OF TRELLIS
 - 119'-6" TO TOP OF ENCLOSED SPACE
- **BUILDING 4 (9 STORIES WITH AMENITY ROOF DECK)**
 - 94'-9" TO TOP OF ROOF STRUCTURAL SLAB
 - 95'-9" TO TOP OF RUNNING TRACK
 - 99'-9" TO TOP OF ROOF AMENITIES DECK
 - 111'-9" TO TOP OF TRELLIS
 - 113'-3" TO TOP OF ENCLOSED SPACE

- CONCRETE
- GLASS
- METAL



06/30/22

PLANS, DRAWINGS AND RENDERINGS ARE CONCEPTUAL IN NATURE AND ACTUAL VIEWS AND ELEVATIONS MAY VARY



OPTIMA MCDOWELL MOUNTAIN VILLAGE

7157 EAST RANCHO VISTA DRIVE, SUITE 109, SCOTTSDALE AZ 85251

480-874-9900

EX-A401
BUILDING ELEVATIONS

20-ZN-2002#4

7/7/2022

BUILDING HEIGHT INFORMATION:

POINT OF REFERENCE ELEVATION CALCULATION:

- T/ EXISTING CURB AT NORTHERN POINT OF N. SCOTTSDALE RD = 1597.73'
- T/ EXISTING CURB AT MAYO CAR ACCESS = 1592.14'
- T/ EXISTING CURB AT EAST SIDE OF E. MAYO BLVD = 1594.45'
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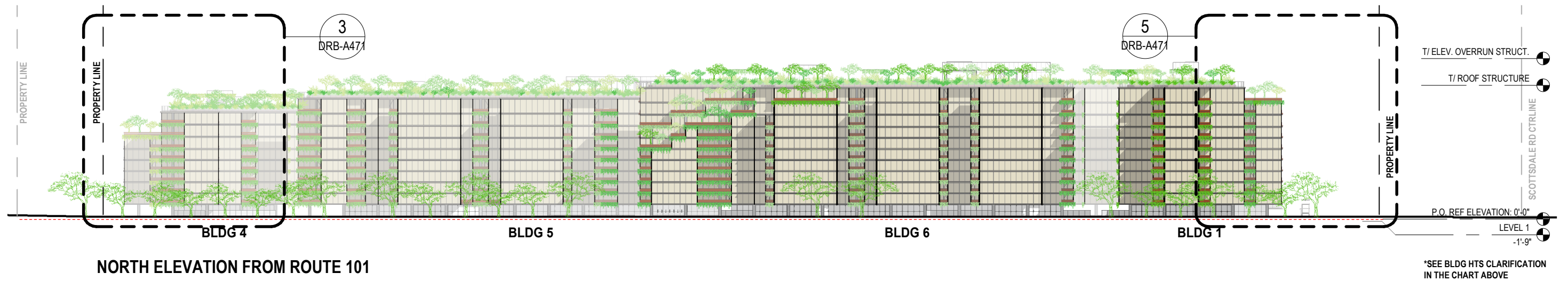
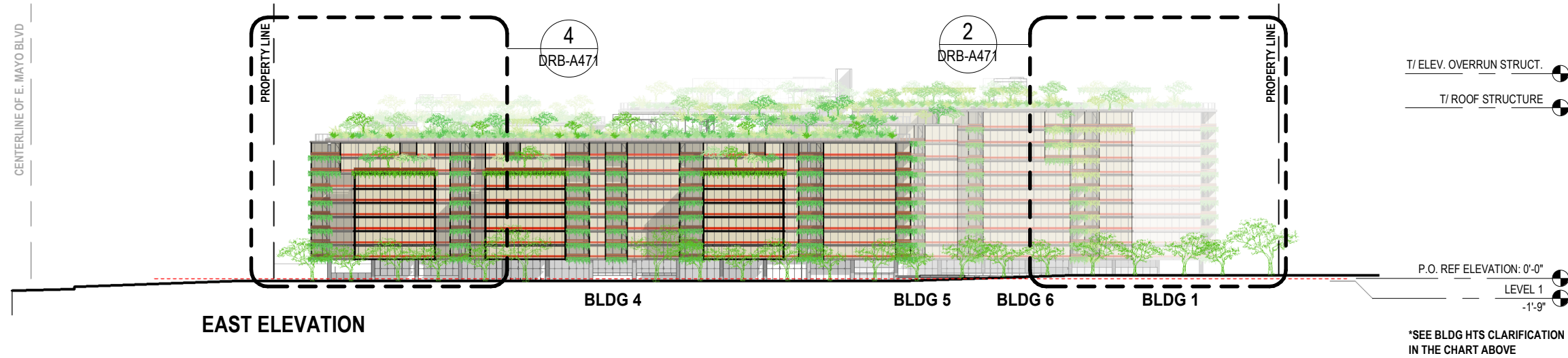
GENERAL NOTES:

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***BUILDING HEIGHTS CLARIFICATION:**

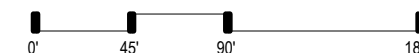
- **BUILDINGS 1 & 6 (11 STORIES WITH AMENITY ROOF DECK)**
 - 117'-6" TO TOP OF ROOF STRUCTURAL SLAB
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 - 119'-6" TO TOP OF ENCLOSED SPACE
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 - 94'-9" TO TOP OF ROOF STRUCTURAL SLAB
 - 95'-9" TO TOP OF RUNNING TRACK
 - 99'-9" TO TOP OF ROOF AMENITIES DECK
 - 111'-9" TO TOP OF TRELLIS
 - 113'-3" TO TOP OF ENCLOSED SPACE

- CONCRETE
- GLASS
- METAL



06/30/22

PLANS, DRAWINGS AND RENDERINGS ARE CONCEPTUAL IN NATURE AND ACTUAL VIEWS AND ELEVATIONS MAY VARY



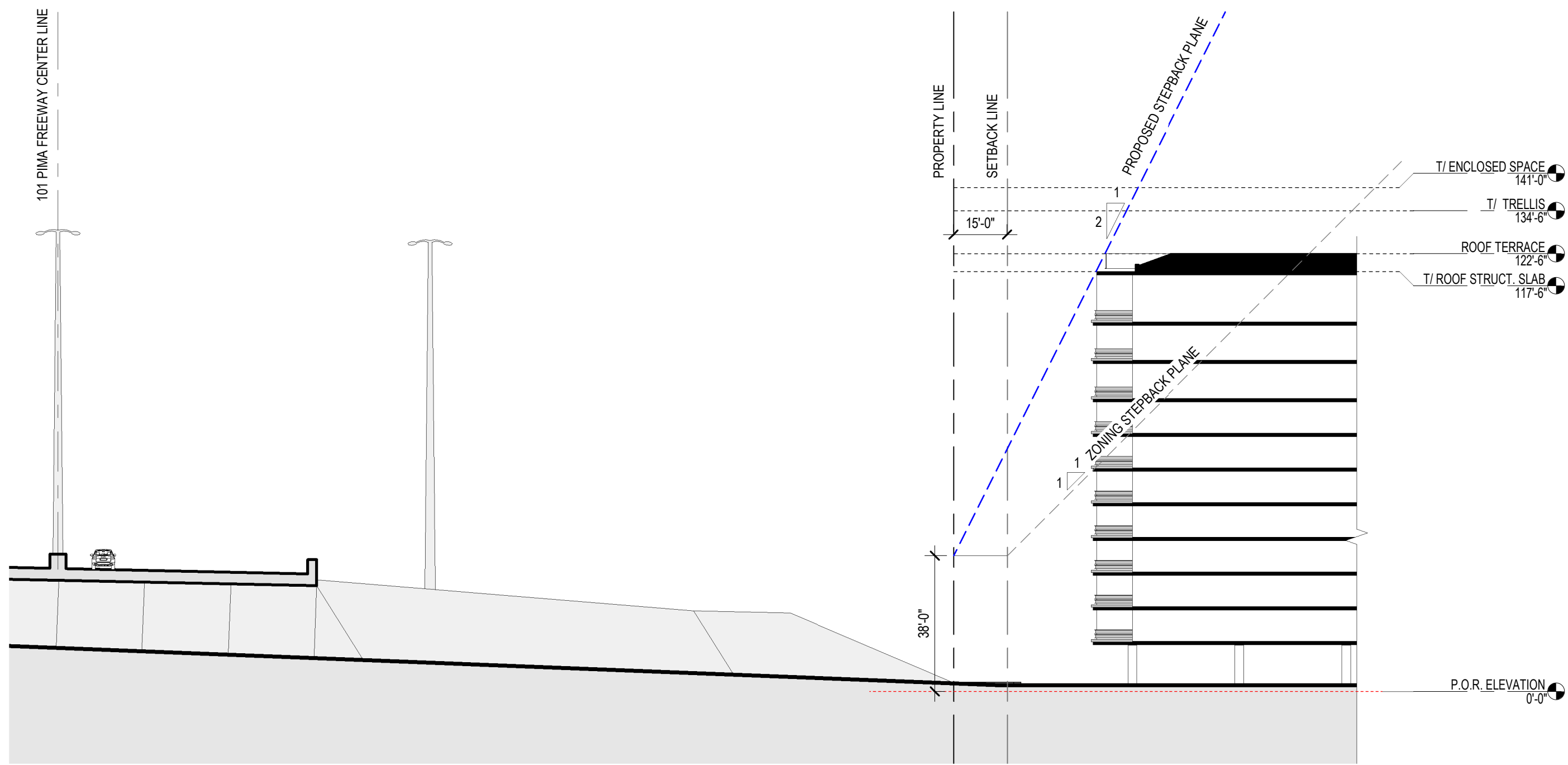
OPTIMA MCDOWELL MOUNTAIN VILLAGE

7157 EAST RANCHO VISTA DRIVE, SUITE 109, SCOTTSDALE AZ 85251

480-874-9900

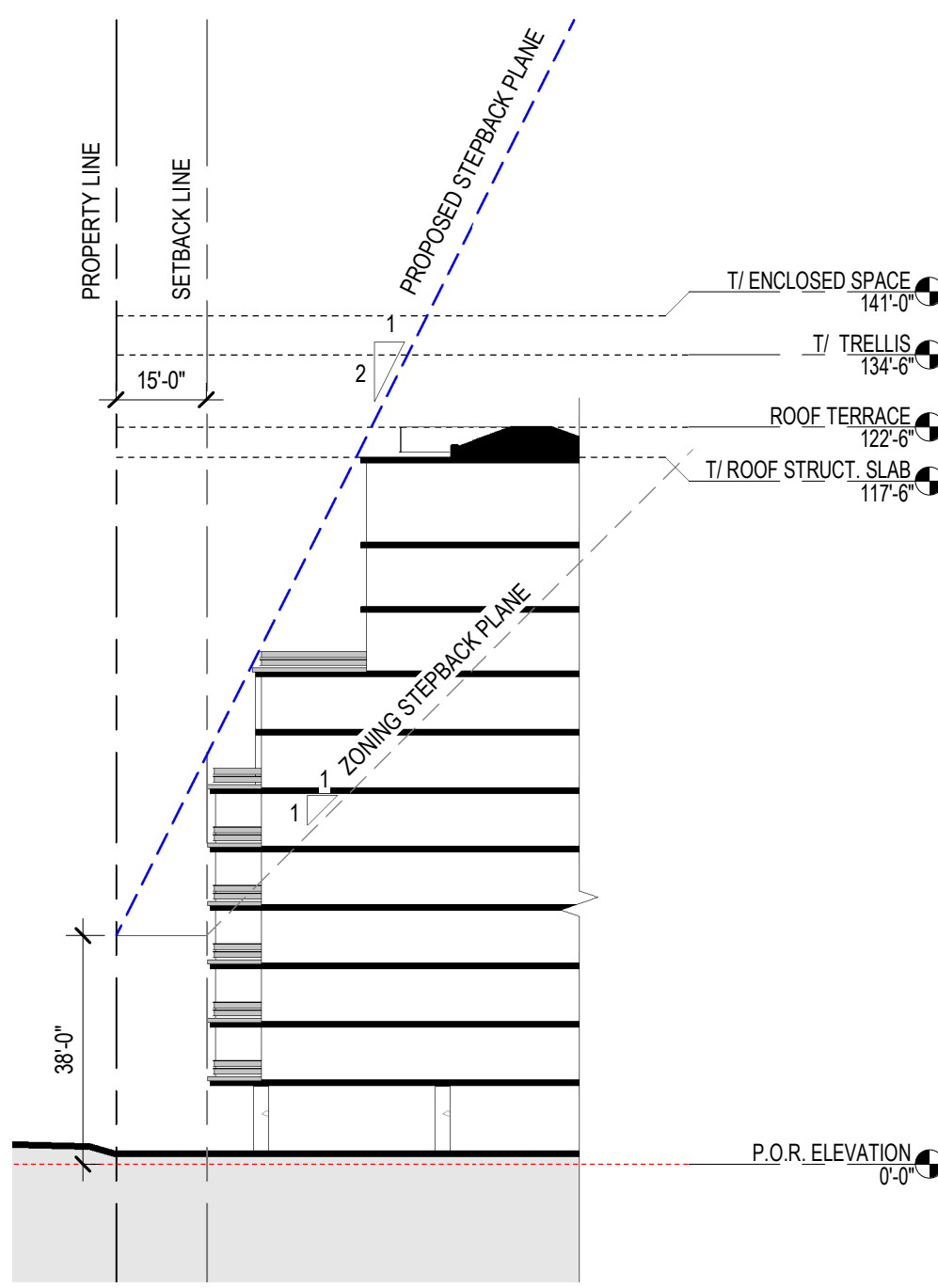
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7/7/2022



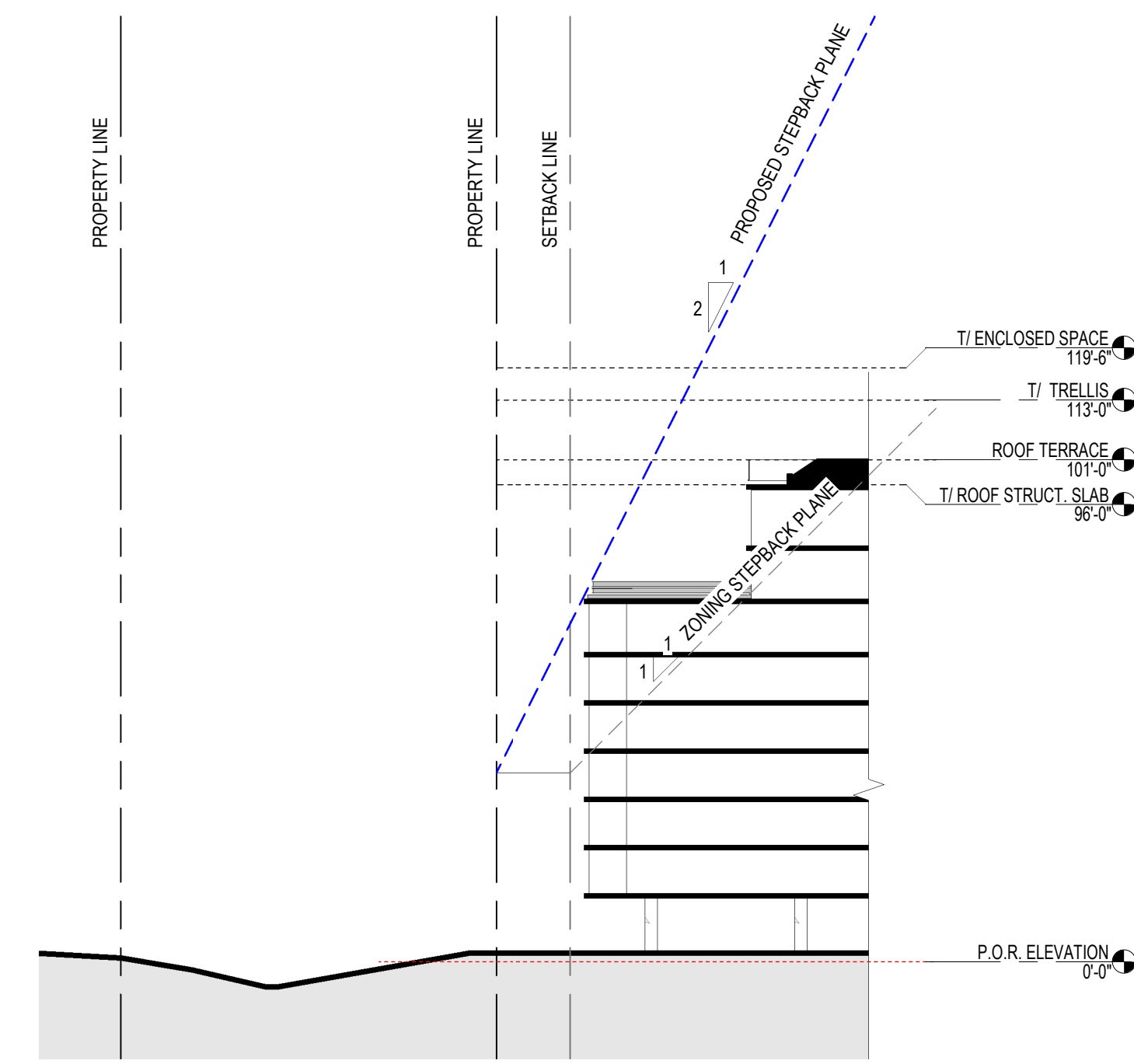
1 SETBACK PLANE NORTH @ BUILDING 1

DRB-A471 SCALE: 1" = 30'-0"



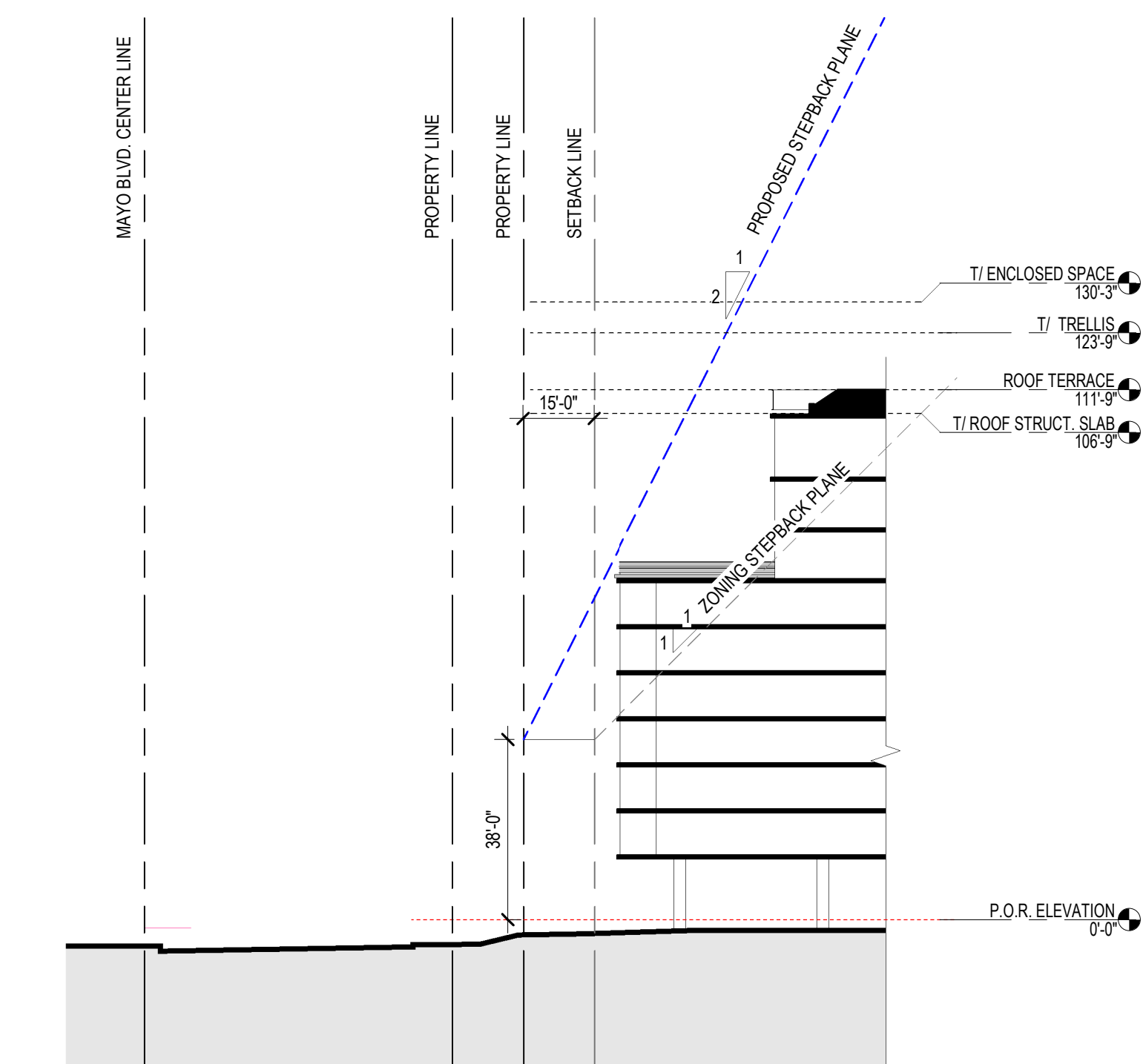
2 SETBACK PLANE NORTH @ BUILDING 6

DRB-A471 SCALE: 1" = 30'-0"



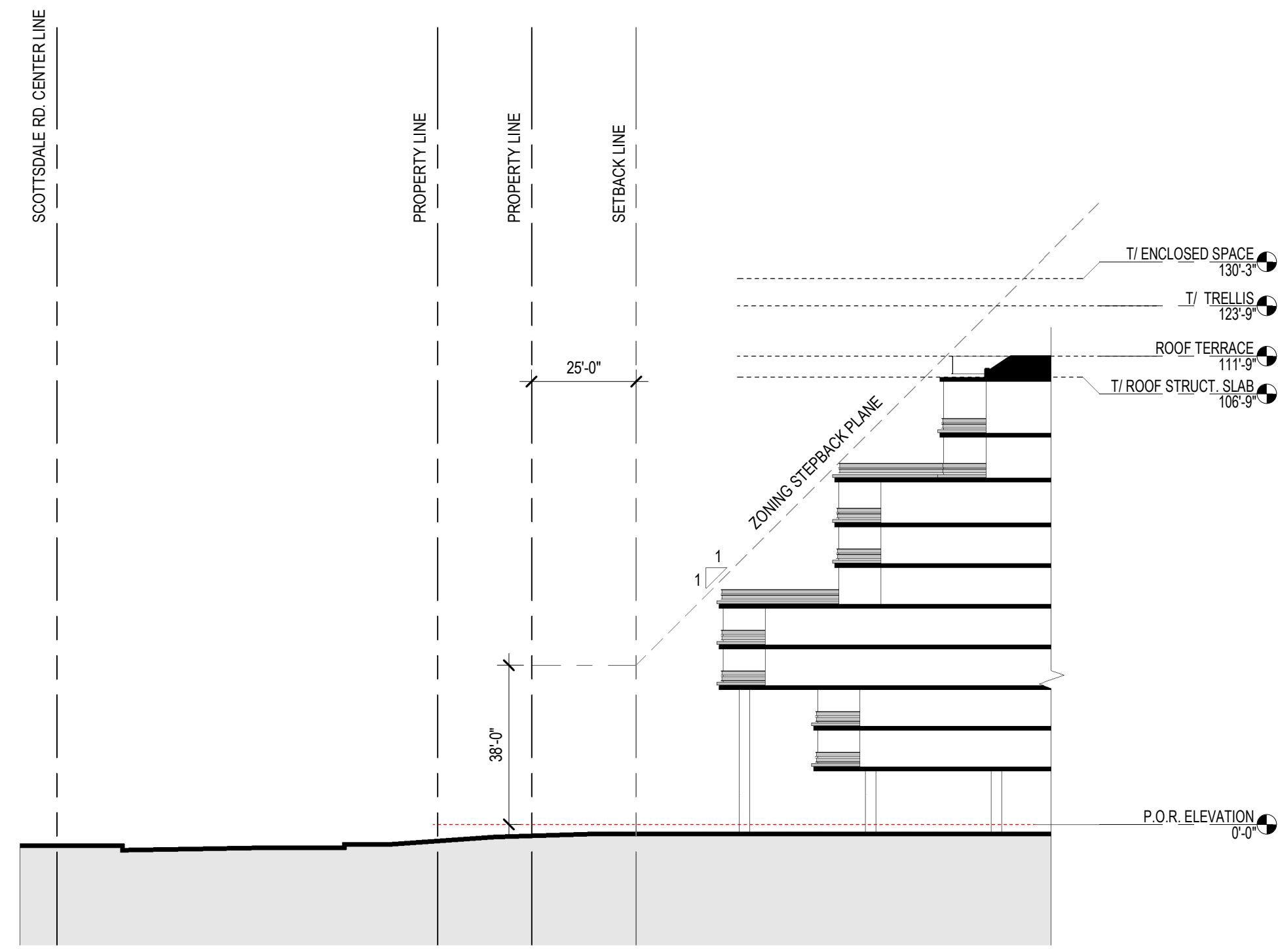
3 SETBACK PLANE EAST @ BUILDING 4

DRB-A471 SCALE: 1" = 30'-0"



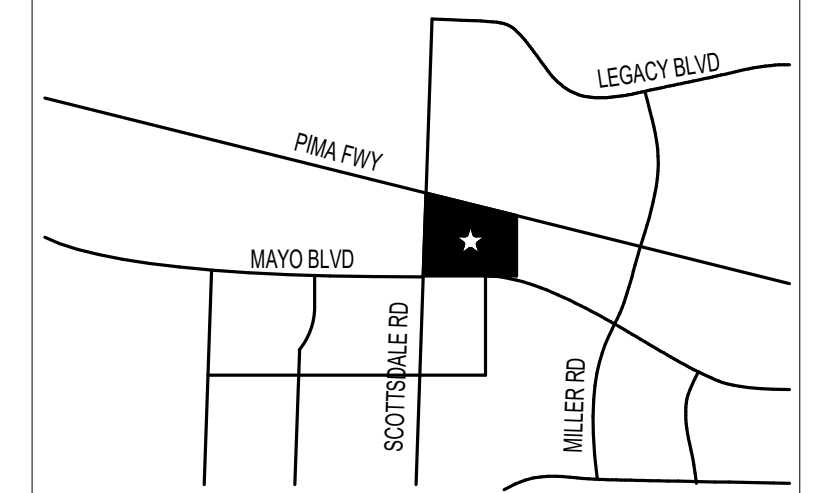
4 SETBACK PLANE SOUTH @ BUILDING 2

DRB-A471 SCALE: 1" = 30'-0"



5 SETBACK PLANE WEST @ BUILDING 2

DRB-A471 SCALE: 1" = 30'-0"



PRELIMINARY - NOT FOR CONSTRUCTION

NO	DATE	DESCRIPTION
PROJECT NAME: OPTIMA MCDOWELL MOUNTAIN VILLAGE		
PARCEL ADDRESS: 18777 N. SCOTTSDALE RD, SCOTTSDALE, ARIZONA, 85255		
OWNER ADDRESS: 630 VERNON AVE. GLENCOE, IL 60022 PH. 847.835.8400 EMAIL: DCHDEVELOPMENTINC@OPTIMA.INC		
PLANS, DRAWINGS AND RENDERINGS ARE CONCEPTUAL IN NATURE AND ACTUAL VIEWS AND ELEVATIONS MAY VARY		
THE OWNER, ARCHITECT, AND ENGINEER EXPRESSLY DISCLAIM ANY RESPONSIBILITY ARISING FROM ANY UNAUTHORIZED USE OF THESE PLANS, DRAWINGS, AND NOTES. ANY AUTHORIZATION MUST BE IN WRITING.		
THIS DRAWING COPY MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENT THAN ORIGINALLY DRAWN. THE OWNER, ARCHITECT, AND ENGINEER ASSUME NO RESPONSIBILITY FOR THE USE OF INCORRECT SCALE.		

DRAWING TITLE: SETBACK EXHIBIT DATE: 05/26/22

SCALE: AS INDICATED PROJECT NO: 5185 DRAWING NUMBER: DRB-A471