

Optima McDowell Mountain Village™

optima®

REZONING APPLICATION RESUBMITTAL #2

09/30/22 - Version 7



Bird's Eye View from West of Site

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View from Bike Path on Scottsdale Road, Buildings 1 and 2

Rezoning Application

About the Status & Schedule of the Rezoning Application

About the Status

Please see below for the overall timeline and schedule for the Optima McDowell Mountain Village rezoning process. Optima is the Developer, Architect, General Contractor, Property Manager, and Sales Broker and if approved we plan on starting construction as soon as possible.

Since our Pre-Application Submittal in March, the project has evolved through seven design iterations from feedback from the Mayor, City Council, the City's Planning and Building departments, and neighborhood outreach.

Optima McDowell Mountain Village is designed to be net water neutral to the City of Scottsdale for its initial ten years as well as be the largest private residential rainwater harvesting application for the City, and the largest such residential application in the United States. The project will also be International Green Construction Code certified and will comply with the 2021 International Energy Conservation Code.

Located on the Loop 101 Freeway and Scottsdale Road, this site is an ideal location for this type of master planned community. This site is specifically identified in both the City of Scottsdale General Plan 2035 as a "growth area"¹ and the Greater Airpark Character Area Plan as "Regional Core - Greatest Intensity"². This is also supported by the growth assumptions in the Integrated Water Resources Master Plan, which accounts for the Greater Airpark as a high growth area³.

Optima received the second round of comments on our rezoning application on August 1st and is responding to them concurrently with this submission. The Planning Commission Hearing has been scheduled for October 26th and has been posted on the City's website. We look forward to continuing to engage with the Mayor and City Council, the City's Planning and Building Departments, and the community through our public outreach.

Timeline and Schedule

November 2021 – March 2022:	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:	First 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 28, 2022:	Formal Open House Meeting held at Optima Camelview Village
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 1, 2022:	2nd Review Comments received from City
August 4, 2022:	Formal Open House Meeting held at Optima Camelview Village
→ September 2, 2022:	2nd Formal Zoning Application Resubmittal
September - October:	Projected launch of project zoning website and further neighborhood outreach
October 26, 2022:	Planning Commission Hearing
December 6, 2022:	City Council Hearing (to be confirmed by City)



Footnotes

¹The City of Scottsdale Greater Airpark Character Area Plan

²City of Scottsdale General Plan 2035

³2022 Updated Integrated Water Resources Master Plan

Location, Demographics & C.O.S. Housing Info Analysis

Greater Airpark Character Area Plan & General Plan 2035 Location Designation

This site is identified in the Greater Airpark Character Area Plan as “Regional Core-Greatest Intensity” and as a “growth area” in the City of Scottsdale General Plan 2035.

Greater Airpark Character Area Plan (Page 17)

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. Optima McDowell Mountain Village is located within the Regional Core – Greatest Intensity land-use area.

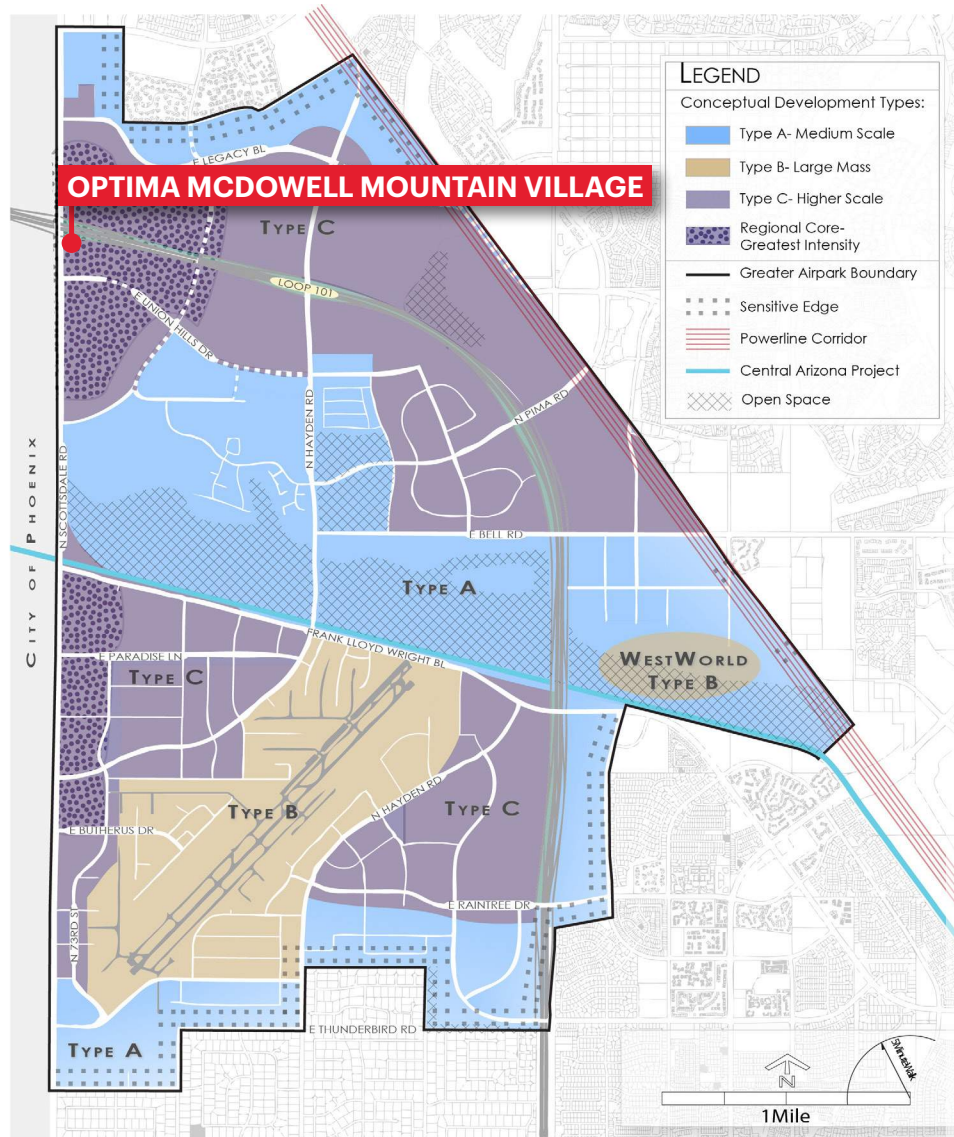
Regional Core– An area of focus in the Greater Airpark Character Area Plan where major regional land uses and greatest intensities are encouraged.

City of Scottsdale General Plan 2035 (Page 186)

The City of Scottsdale General Plan 2035 identifies three specific locations with the community that are “most appropriate for development focus, and will best accommodate future growth, development, revitalization, and redevelopment. Scottsdale’s Growth Areas focus higher intensity development, a planned concentration of land uses, and enhanced transportation and infrastructure in designated areas.” The Greater Airpark, where Optima McDowell Mountain Village is located, is identified as one of those growth areas and one that is most appropriate for higher density/intensity development.

Highest-Density - A relative term, which may vary depending on the surrounding context, usually used to describe development dominated by multi-family housing, or mixed-use development in areas generally more than twenty-five dwelling units to an acre of land.

Greater Airpark Character Area Plan

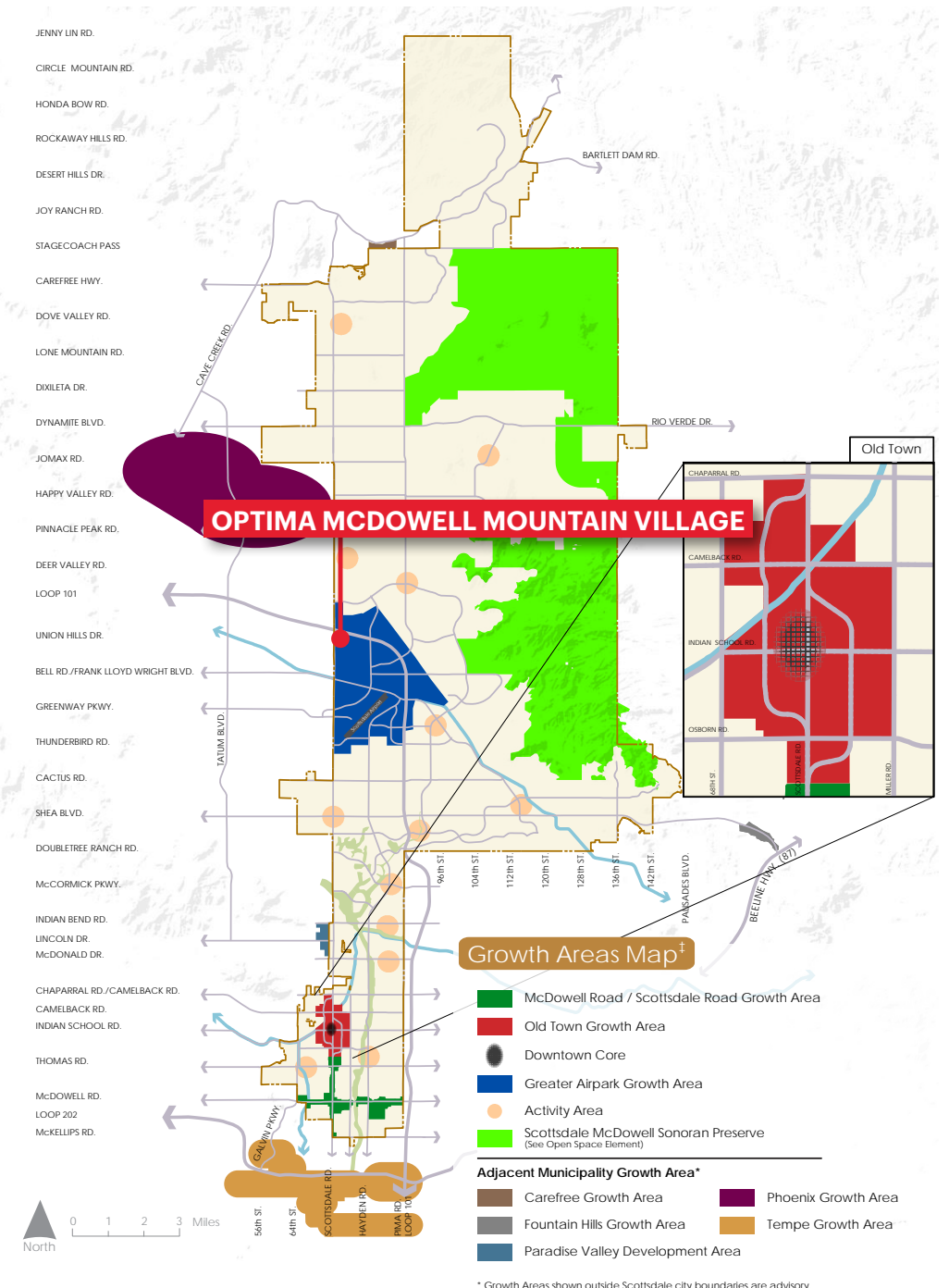


This map presents a potential future development vision and does not constitute regulatory standards. All projects are subject to development review.

GREATER AIRPARK DEVELOPMENT TYPES

Development Types guide the physical form of the Greater Airpark, and policies for each type are denoted in the Land Use Chapter.

City of Scottsdale General Plan 2035



Growth Areas Map

- McDowell Road / Scottsdale Road Growth Area
- Old Town Growth Area
- Downtown Core
- Greater Airpark Growth Area
- Activity Area
- Scottsdale McDowell Sonoran Preserve (See Open Space Element)
- Adjacent Municipality Growth Area*
 - Carefree Growth Area
 - Fountain Hills Growth Area
 - Paradise Valley Development Area
 - Phoenix Growth Area
 - Tempe Growth Area

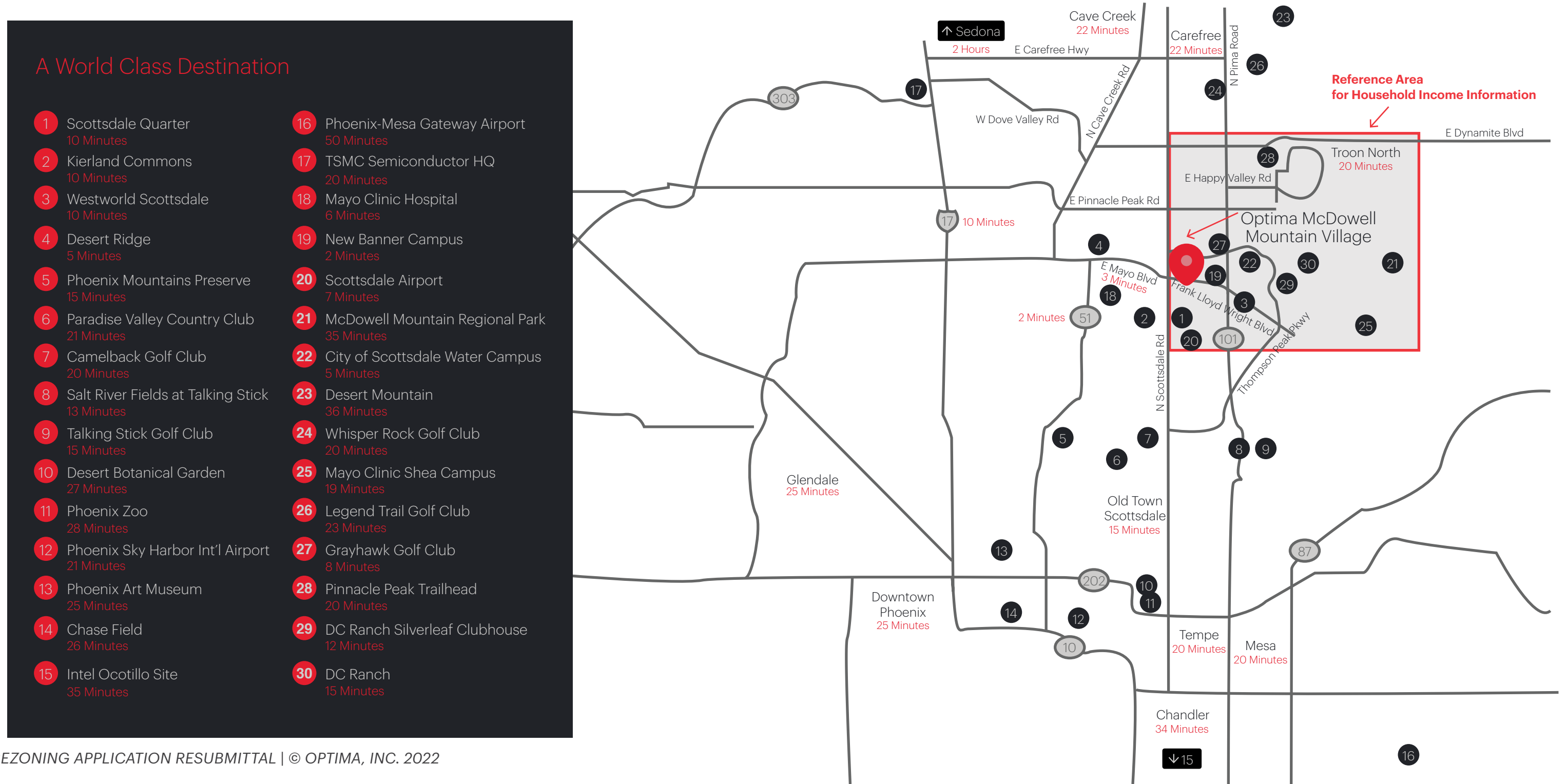
* Growth Areas shown outside Scottsdale city boundaries are advisory.

Location, Demographics & C.O.S. Housing Info Analysis

Proximity to Significant Destinations and Reference Areas

Optima McDowell Mountain Village is located on the southeast corner of the Scottsdale Road and the Loop 101 Freeway intersection. Given the significant population growth (based on the Office of Economic Opportunities Arizona 2020 - 2030 Projected Employment Report, Maricopa County is projected to add more than 470,000 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. There is currently a lack of housing supply with no existing residential neighborhoods within the immediate area of the site, allowing Optima McDowell Mountain Village to meet the housing demand and further the City of Scottsdale's path to responsible, sustainable development.



Location, Demographics & C.O.S. Housing Info Analysis

Nearby Employment Information

Honor Health Shea Campus

12,000 employees

Mayo Clinic

7,100 employees

American Express

3,000 employees

Cavasson

9,000 jobs projected at full build-out

Axon

2,700 employees

Scottsdale Airport & Airpark

46,900 employees & 1,900 businesses including Vanguard, CVS, The Hartford, Fender, Blue Yonder & Meritage Homes

TPC Scottsdale

175 employees

PayPal

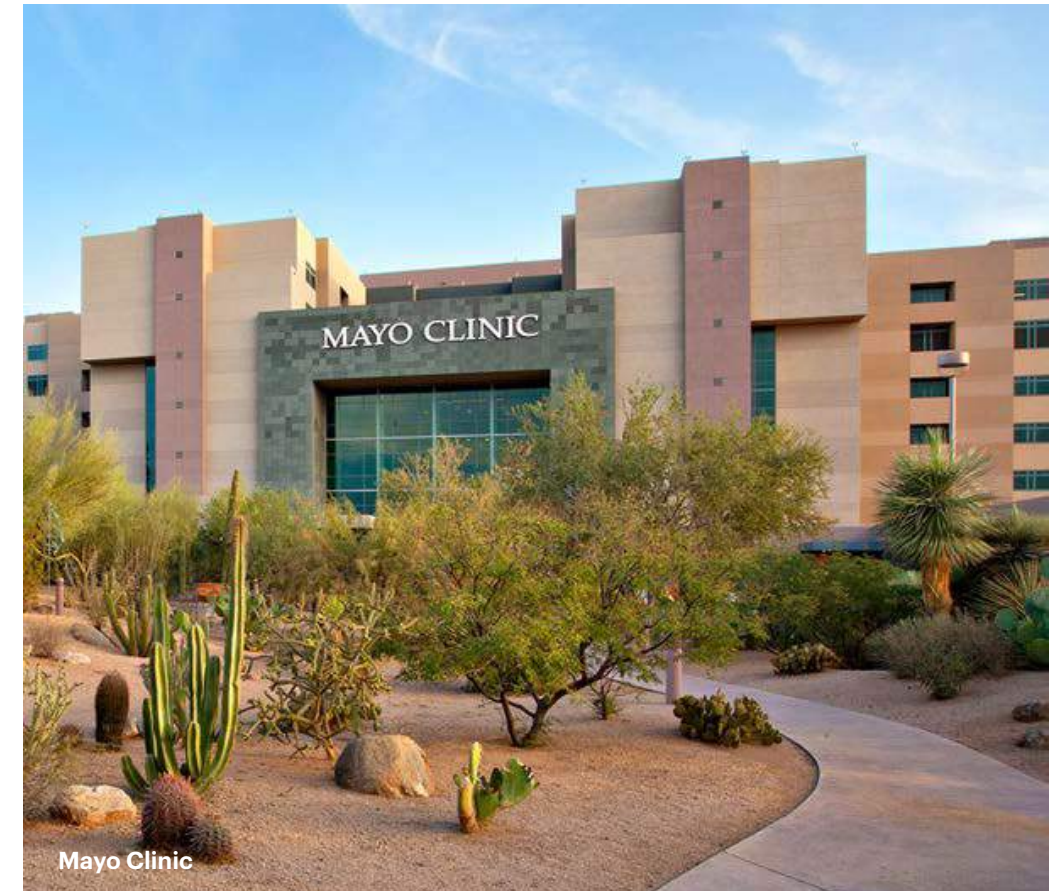
1,900 employees

Banner Health Proposed Extension

40- to 50-acres at Loop 101 and Hayden Rd



Honor Health



Mayo Clinic



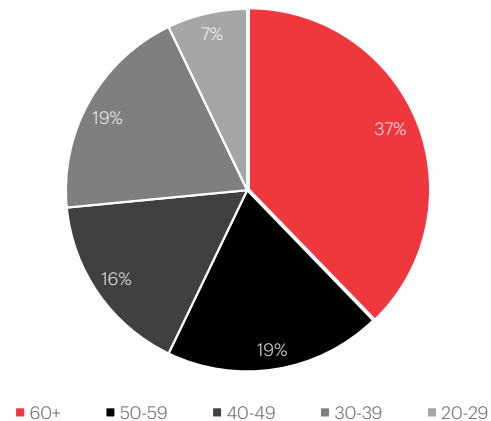
Scottsdale Airport & Airpark

Location, Demographics & C.O.S. Housing Info Analysis

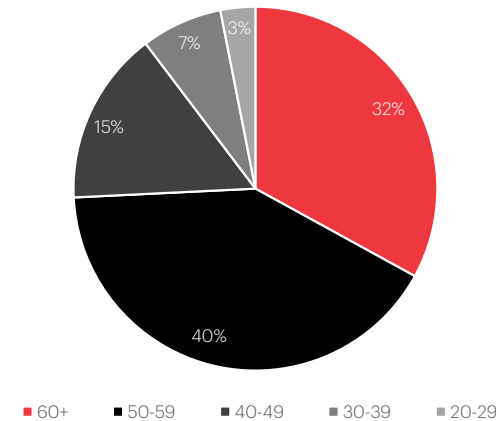
OMMV Demographics

Optima McDowell Mountain Village provides a live, work, play environment that will appeal to a wide range of buyers and renters drawn to the architecture, open space, active lifestyle, health-based amenity rich community and service offerings, as well as its premier Scottsdale location near restaurants, shopping and entertainment. 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+, and have household composition varying from singles to empty nesters to families. 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, many of which are downsizing from larger homes in the area with yards and pools looking for a maintenance free, lock and leave lifestyle.

7140 Optima Kierland Apartments
Resident Age Range



7180 Optima Kierland Condominiums
Resident Age Range



Reference Area Household Income Information

Average Household Income

2022: \$183,770 2027: \$204,178

Median Household Income

2022: \$124,952 2027: \$141,333

Scottsdale Market Analysis from Elliott Pollack

—Approximately 75% of households in the reference area shown on page 4 are projected to be able to afford to buy or rent at OMMV.¹

—Per Elliott Pollack's Economic and Fiscal Impact Report

"The proposed project also addresses the growing need for housing in the region. Greater Phoenix is facing a substantial housing shortage of both ownership and rental inventory which has caused housing prices and rent to spike. Home prices have risen 56% and rents have increased nearly 38.2% in the last 24 months. There is a demand and need for new residential housing in all asset classes, including multifamily. The addition of Optima McDowell Mountain Village residential units to the market which will accommodate new arrivals to the area and help free up inventory in the market by those moving up into the proposed units. The project will create increased competition in the marketplace which can help reduce upward pressure on rents within the region."²

¹Per Elliott Pollack's Median Household Income Study of Above Referenced Area

²Per Elliott Pollack's Economic and Fiscal Impact Report



Waste Management Phoenix Open



Barrett-Jackson Car Show

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 over 75% open space on grade level and 100% underground parking and service functions which enables Optima to provide approximately 12-acres of open space and multi-use path encompassing the development and connecting to the City of Scottsdale Bicycle Master Plan. The open space also includes a putting green, seating and lounge areas as well as 36,000 SF of destination commercial and retail. Optima will provide the City with an amount of long-term storage credits located in the same aquifer as the City's water in the Harquahala Valley which will make the development net neutral to the City for water demand for its initial 10-year period. Optima is committed to working with the City of Scottsdale to provide the largest private residential rainwater harvesting project in the United States. Rainwater will be stored at the parking levels at the southeast corner of the project in a concrete vault that is designed to hold ~210,000 gallons of storm water.

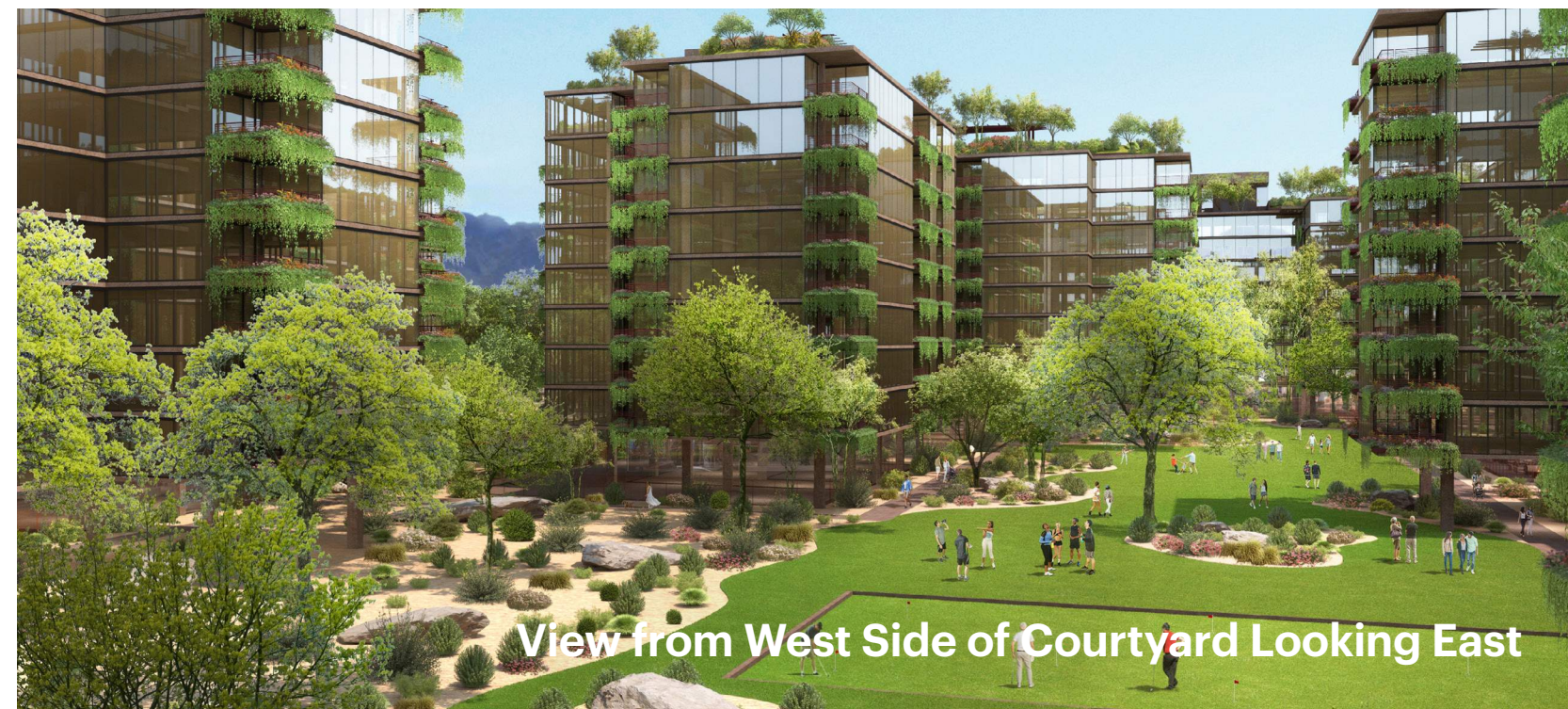
With views of the majestic McDowell Mountain range as a background, the location could not be more convenient. Just a five-minute drive to Scottsdale Quarter and future retail and commercial planned directly adjacent to the east, Optima McDowell Mountain Village is designed to provide high-quality housing 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 14-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 over 75% of the site is an open, central courtyard, a synthetic surface recreation area and the balance of the space landscaped with indigenous plants, shrubs and trees. A 14-foot-wide multi-use bicycle and 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 reprised at Optima McDowell Mountain Village. The buildings are sensitively massed at 9 and 10 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, and planters with warm brown and orange 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 swimming pools surrounded by chaise lounges, running tracks that will follow the perimeter of the roofs, restrooms, 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.

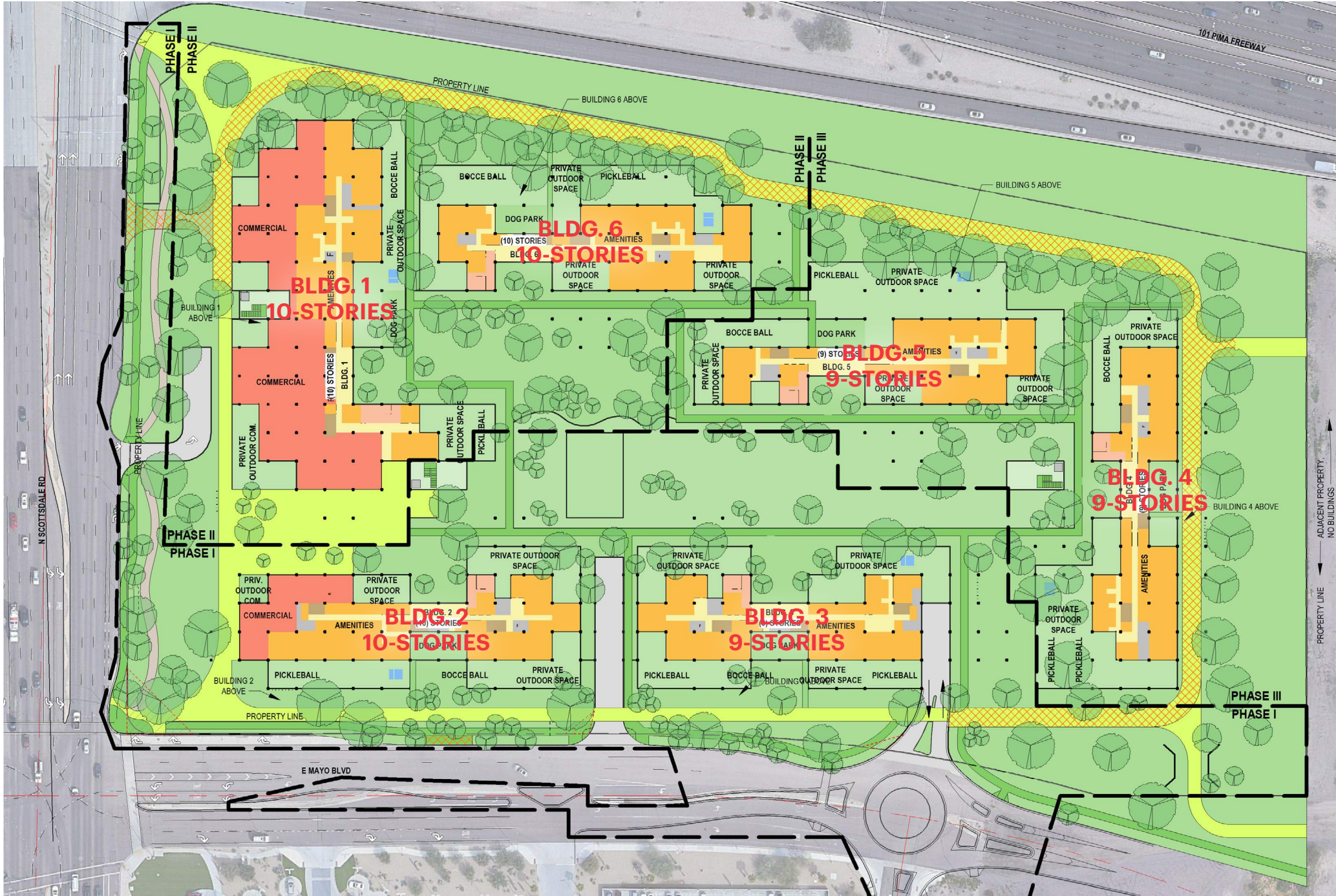
Optima was founded in 1978 by David C. Hovey, FAIA with the intention of elevating multifamily housing by vertically integrating development, architecture, construction, sales, marketing, and property management. Optima has developed award winning Arizona projects: Optima Biltmore Towers, Optima Camelview 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.



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

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 & Construction

—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 - Rezoning Application Resubmittal

Architecture & Construction

—The architecture has not changed (same as Version 5)

Height

—Two (2) 11-story buildings

—Two (2) 10-story buildings

—Two (2) 9-story buildings

Density

—We additionally reduced from 1,500 to 1,450 residential units

—This is a total reduction of 230 units from the original proposal

FAR

—3.6

—This is a reduction from 3.9 in all prior versions

Commercial

—36,000 SF of commercial space

—Commercial space was moved to grade-level

Parking

—100% underground parking (same as Version 5)

Open Space

—80% Open Space (65% Public / 15% Private) – (same as Version 5)

Sustainability and Water

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

Version 7 - Resubmittal #2 Project Metrics

Architecture and Construction

- We reduced the amount of synthetic turf and increased the amount of desert landscaping per the City’s request.
- The vertical landscaping system has been expanded to include more of the exterior façade, particularly in the articulations of the building which further soften the façade, provide solar shading, provide more privacy, and reduce the heat island effect.
- In Buildings 2 and 3 we increased the gap between the two buildings on the predominant mass of the south façade.
- In Buildings 1, 2, 3, 4 and 5 we have adjusted the locations of the articulations.
- In Building 6 we removed the western most articulation due its proximity to Building 1 and adjusted the spacing of the other articulations.
- We added more shade trees along Scottsdale Rd and Mayo Blvd.

Heights

Buildings 1, 2 & 6 - 10 Stories

- 109'-0" to top of roof structural slab
- 133'-0" to top of enclosed space

Buildings 3, 4 & 5 - 9 Stories

- 99'-0" max. to top of roof structural slab
- 123'-0" max. to top of enclosed space
- See Building Heights section on page 51 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 elevation of grade rises significantly to the north and northeast of this site.
- This is a reduction from two buildings previously at Version 6

Density

- We reduced density for 1,450 to 1,390
- This is a total reduction of 290 units from the original proposal

FAR

- 2.89
- This is a reduction from 3.6 in Version 6

Commercial Space

- 36,000 SF of commercial space (same as Version 6)
- All commercial space other than below grade back of house space is located at grade level and commercial parking has been physically separated completely from guest and residential parking per the City's request (same as Version 6)
- Building 1 amenities were brought down to grade level on the back side of the commercial
- Adjusted commercial to directly engage the bike path

Parking

- 100% underground parking (same as Version 6)

Open Space

- Over 75% open space (55% is accessible to the OMMV community and public)
- Reduced amount of synthetic turf, and increased amount of desert landscaping.

Sustainability and Water

- We continue to collaborate with the City on sustainability and water use
- Optima McDowell Mountain Village is designed to be net water neutral to the City of Scottsdale for its initial ten years
- Optima is committed to working with the City of Scottsdale to provide the largest private residential rainwater harvesting project in the United States
- OMMV will be International Green Construction Code certified and will comply with the 2021 International Energy Conservation Code

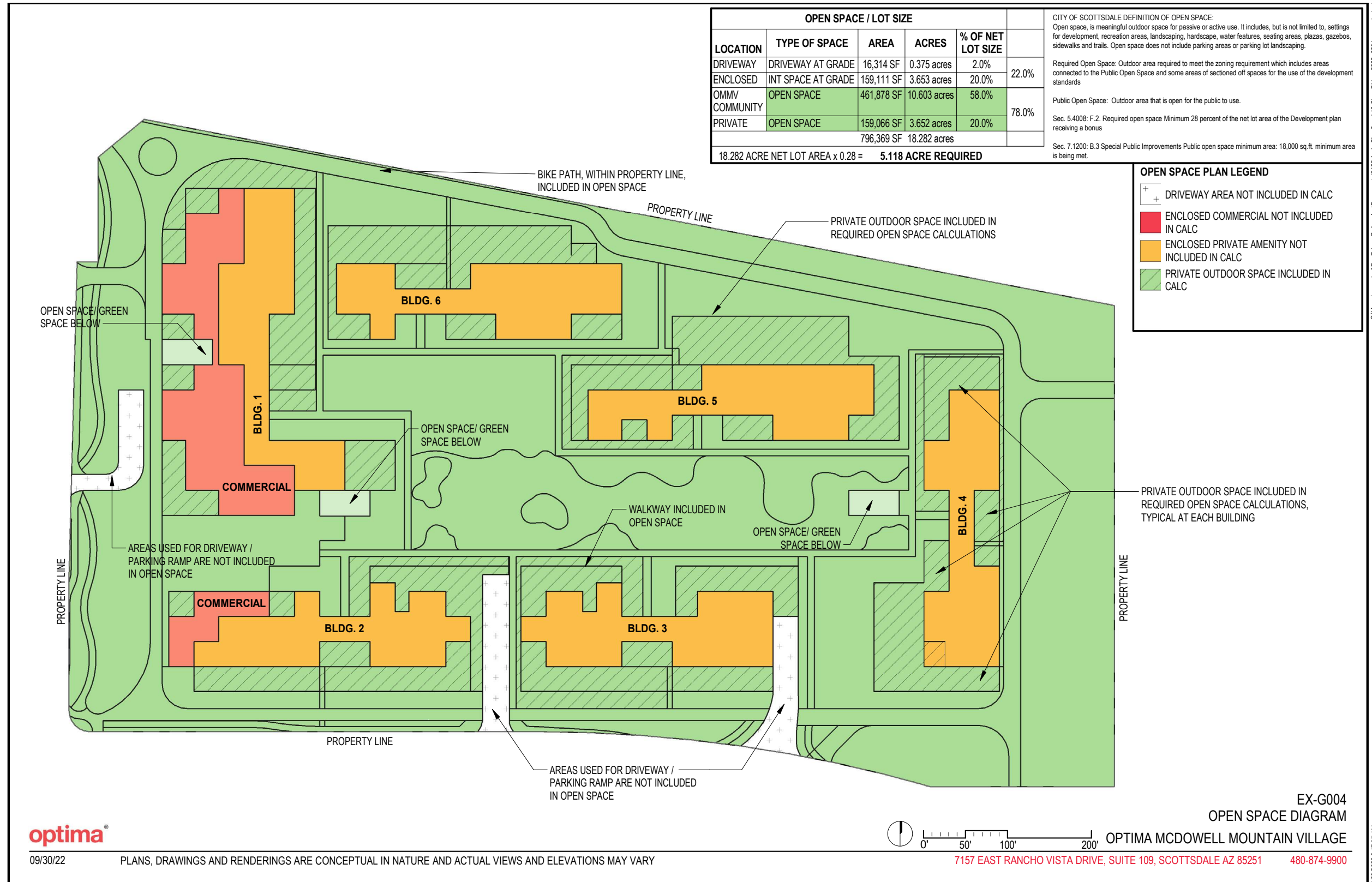
Unit Mix

Optima McDowell Mountain Village			
Approximate Overall Unit Mix			
Unit Type	Unit Count	% Mix	Average SF
Studio	95	7%	775 SF
1 Bedroom	417	30%	910 SF
2 Bedroom	556	40%	1,700 SF
3 Bedroom	322	23%	2,025 SF
	1,390	100%	1,475 SF

Version 7 - Resubmittal #2 Project Metrics

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	2.89 FAR	-
B. 1. c.	Maximum Building Height	84 feet	C. 2. a. iv.	134 feet	133 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. and East Property Line	1:1 beginning 38 feet above setback line	-	-	-	Compliant
E. 2.	Other Locations - Other Sides North and South Property Lines	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
			C.2.a.v	Any floor above 92 feet shall not exceed 20% of total ground floor area	Any floor above 114 feet shall not exceed 20% of total ground floor area	Compliant
			F.1.	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 109 feet	Low reflectance glass will be utilized

Project Plans



09/30/22

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-G004
OPEN SPACE DIAGRAM

C:\Users\pawawiczj\OneDrive - Optima Inc\Documents\6185 Arch_Slab_9 and 10 Story Bldgs_2022_0801_pawawiczj.rvt 9/29/2022 9:17:07 AM

BUILDING HEIGHT INFORMATION:

POINT OF REFERENCE ELEVATION CALCULATION:

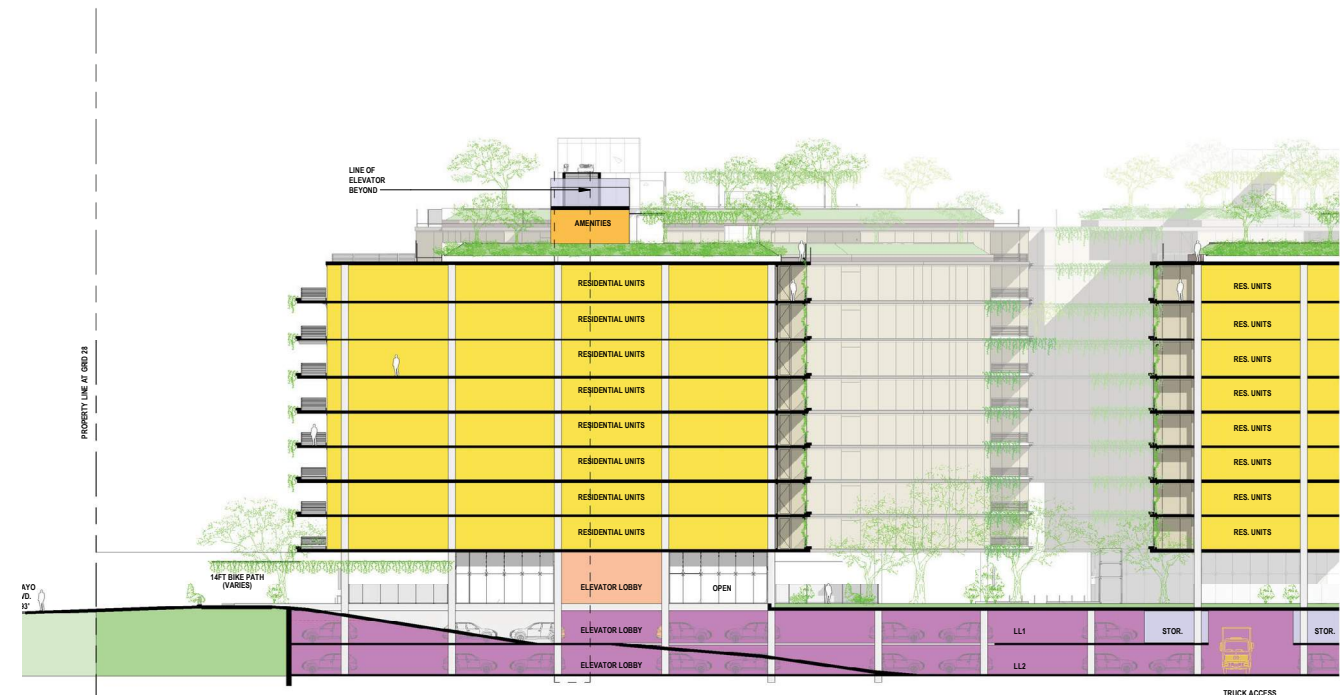
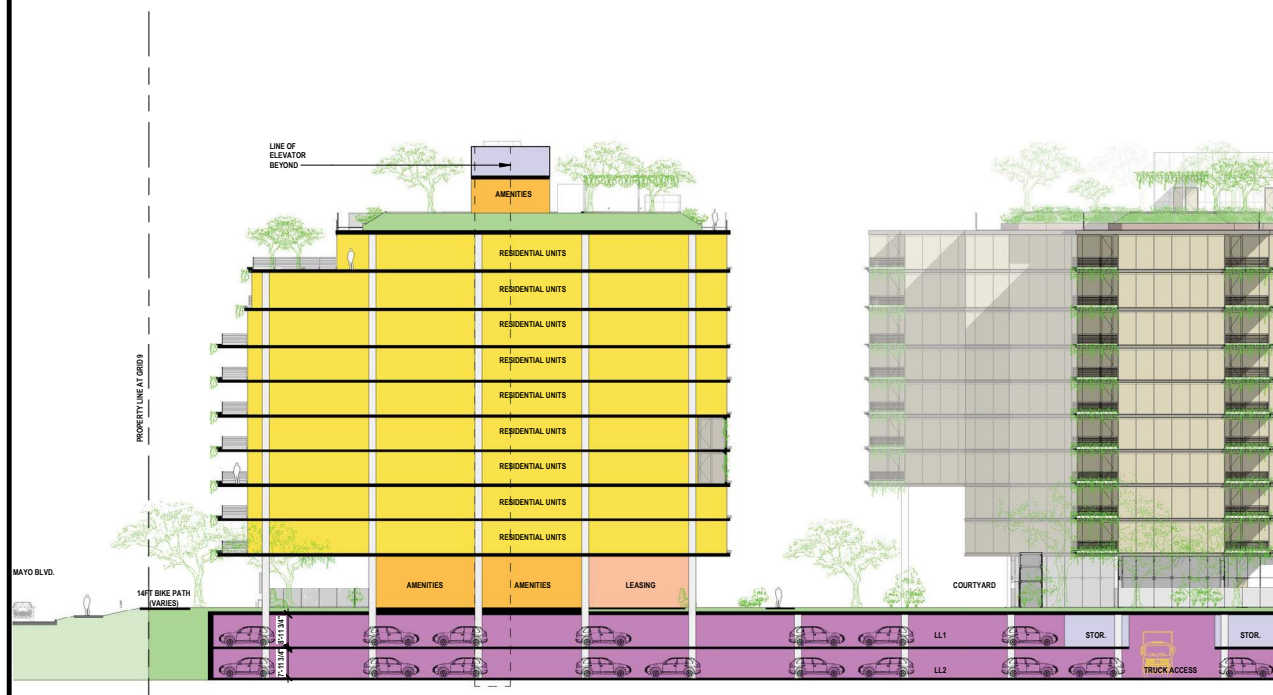
- T/ EXISTING CURB AT NORTHERN POINT OF N. SCOTTSDALE RD = 1597.73'
- T/ EXISTING CURB AT MAYO CAR ACCESS = 1592.14'
- T/ EXISTING CURB AT EAST SIDE OF E. MAYO BLVD = 1594.45'
- AVG CURB ELEVATION = 1594.77'
- (AVG CURB ELEVATION) 1594.77' + 12" = 1595.77'
- **POINT OF REFERENCE ELEVATION = 1595'-9"**

CITY OF SCOTTSDALE DEFINITION OF BUILDING HEIGHT:

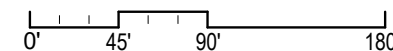
Building height is the vertical distance measured from a point of reference elevation established 12 inches above the average elevation at the top of the curb of the street or streets adjacent to the property, or to the top of the crown of the roadway or roadways. If there is no curb, to the highest 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.



09/30/22 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

1757 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'
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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, 2 & 6 (10 STORIES WITH AMENITY ROOF DECK)**
 - 109'-0" TO TOP OF ROOF STRUCTURAL SLAB
 - 110'-0" TO TOP OF RUNNING TRACK
 - 114'-0" TO TOP OF ROOF AMENITIES DECK
 - 126'-0" TO TOP OF TRELIS
 - 133'-0" TO TOP OF ENCLOSED SPACE
- **BUILDING 3, 4 & 5 (9 STORIES WITH AMENITY ROOF DECK)**
 - 99'-0" TO TOP OF ROOF STRUCTURAL SLAB
 - 100'-0" TO TOP OF RUNNING TRACK
 - 104'-0" TO TOP OF ROOF AMENITIES DECK
 - 116'-0" TO TOP OF TRELIS
 - 123'-0" TO TOP OF ENCLOSED SPACE

- CONCRETE
- GLASS
- METAL



09/30/22 PLANS, DRAWINGS AND RENDERINGS ARE CONCEPTUAL IN NATURE AND ACTUAL VIEWS AND ELEVATIONS MAY VARY

SD-A401
BUILDING ELEVATIONS
OPTIMA MCDOWELL MOUNTAIN VILLAGE

0' 45' 90' 180' 7157 EAST RANCHO VISTA DRIVE, SUITE 109, SCOTTSDALE AZ 85251 480-874-9900

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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:

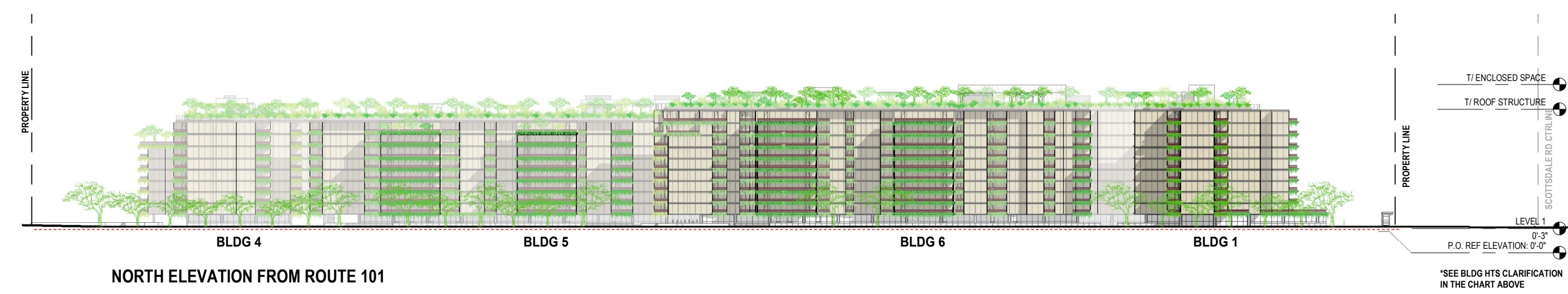
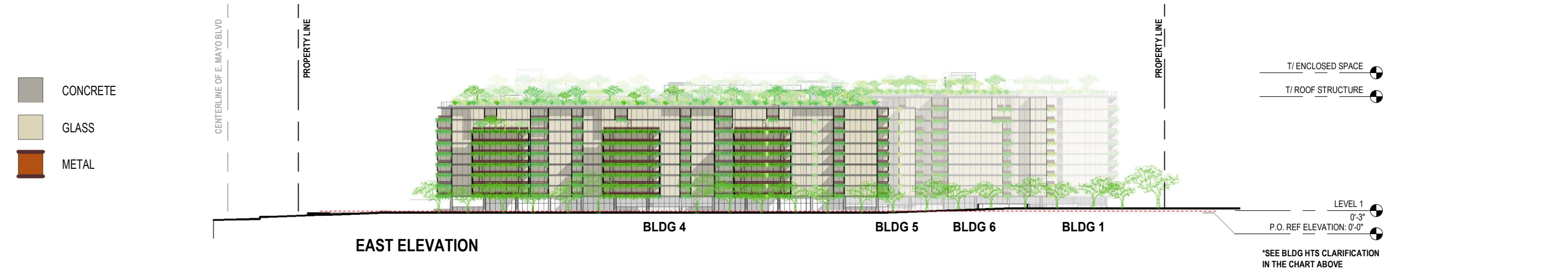
Building height is the vertical distance measured from a point of reference elevation established 12 inches above the average elevation at the top of the curb of the street or streets adjacent to the property, or to the top of the crown of the roadway or roadways, if there is no curb, to the highest 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.

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***BUILDING HEIGHTS CLARIFICATION:**

- **BUILDINGS 1, 2 & 6 (10 STORIES WITH AMENITY ROOF DECK)**
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 - 110'-0" TO TOP OF RUNNING TRACK
 - 114'-0" TO TOP OF ROOF AMENITIES DECK
 - 126'-0" TO TOP OF TRELIS
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- **BUILDING 3, 4 & 5 (9 STORIES WITH AMENITY ROOF DECK)**
 - 99'-0" TO TOP OF ROOF STRUCTURAL SLAB
 - 100'-0" TO TOP OF RUNNING TRACK
 - 104'-0" TO TOP OF ROOF AMENITIES DECK
 - 116'-0" TO TOP OF TRELIS
 - 123'-0" TO TOP OF ENCLOSED SPACE



09/30/22 PLANS, DRAWINGS AND RENDERINGS ARE CONCEPTUAL IN NATURE AND ACTUAL VIEWS AND ELEVATIONS MAY VARY

SD-A402 BUILDING ELEVATIONS
OPTIMA MCDOWELL MOUNTAIN VILLAGE

0' 45' 90' 180' 7157 EAST RANCHO VISTA DRIVE, SUITE 109, SCOTTSDALE AZ 85251 480-874-9900

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PROJECT DATA:
 PARCEL ZONING PROPOSED: PCP
 GROSS LOT AREA: 953,288 SF
 NET LOT AREA: 796,369 SF
 F.A.R. GROSS FLOOR AREA: 2,303,632 SF
 BICYCLE PARKING TO COMPLY WITH SEC 9.103.C:
 RESIDENTIAL BICYCLE PARKING REQUIRED: 100
 RESIDENTIAL BICYCLE PARKING PROVIDED: 100
 PUBLIC/GUEST/COMM. BICYCLE PARKING REQUIRED: 35
 PUBLIC/GUEST/COMM. BICYCLE PARKING PROVIDED: 35

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		
RESIDENTIAL UNITS	RATIO	COUNT			
STUDIO	1.25	95	119		
1 BR	1.3	417	543		
2 BR	1.7	556	946		
3 BR +	1.9	322	612		
		1390	2220	2%	45
RESIDENTIAL GUEST PARKING			TOTAL PARKING		
GUEST	0.167	1390	232		
MIXED-USE COMMERCIAL PARKING			TOTAL PARKING		
1 PER 300 GSF	0.003	36,000	120		
GUEST/COMM./PUBLIC TOTAL			352	4%	15
GRAND TOTAL SITE PARKING			2572		60

PARKING...	
TOTAL PARKING	ACCESSIBLE PARKING
2220	45
232	10
120	5
2572	60

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



EX-A200
 SITE PLAN - LOWER LEVEL 2
 OPTIMA MCDOWELL MOUNTAIN VILLAGE



09/30/22 PLANS, DRAWINGS AND RENDERINGS ARE CONCEPTUAL IN NATURE AND ACTUAL VIEWS AND ELEVATIONS MAY VARY

7157 EAST RANCHO VISTA DRIVE, SUITE 109, SCOTTSDALE AZ 85251 480-874-9900

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PROJECT DATA:

PARCEL ZONING PROPOSED: PCP

GROSS LOT AREA: 953,288 SF

NET LOT AREA: 796,369 SF

F.A.R. GROSS FLOOR AREA: 2,303,632 SF

BICYCLE PARKING TO COMPLY WITH SEC 9.103.C.

RESIDENTIAL BICYCLE PARKING REQUIRED: 100

RESIDENTIAL BICYCLE PARKING PROVIDED: 100

PUBLIC/GUEST/COMM. BICYCLE PARKING REQUIRED: 35

PUBLIC/GUEST/COMM. BICYCLE PARKING PROVIDED: 35

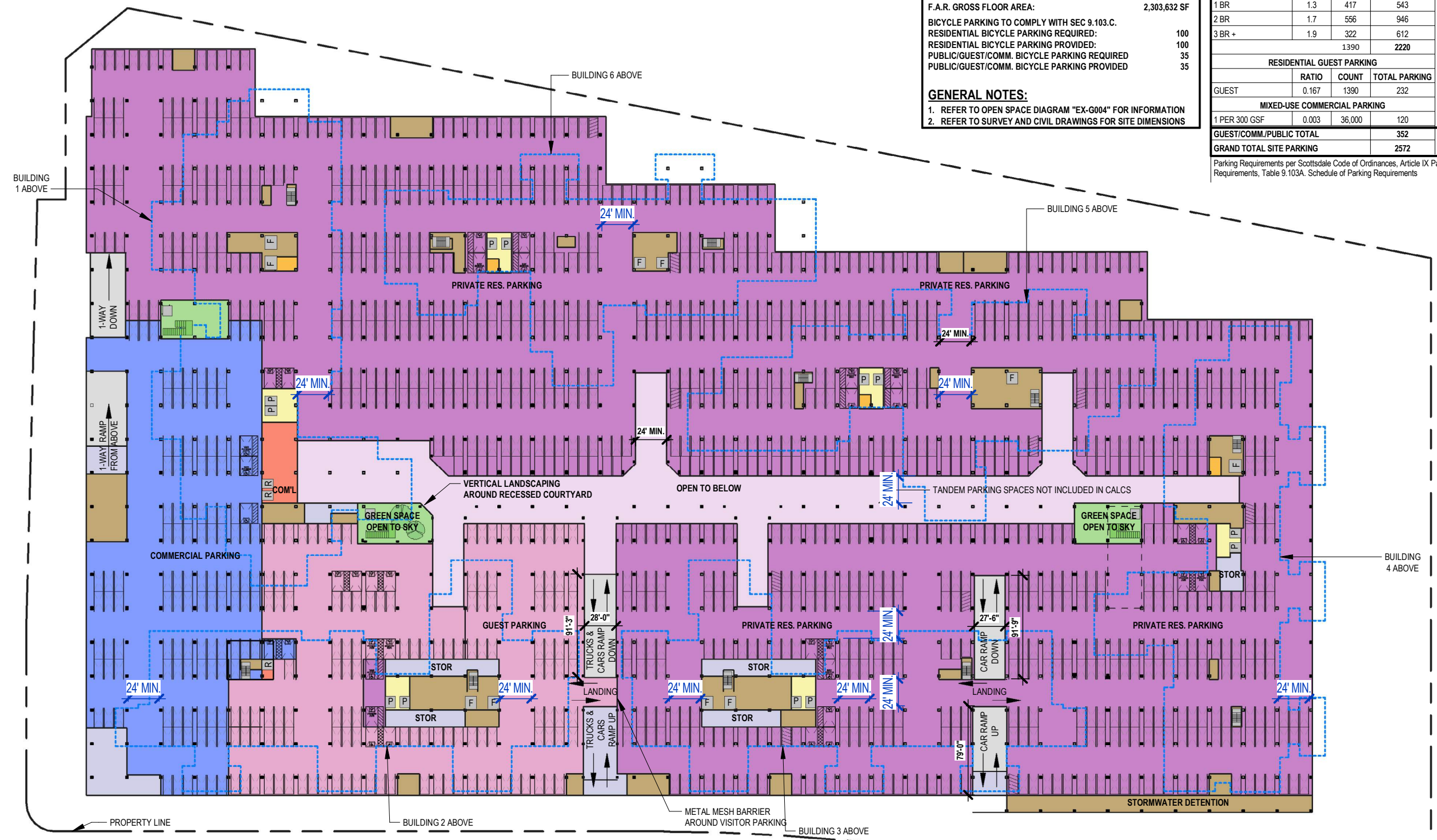
GENERAL NOTES:

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

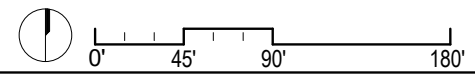
2. REFER TO SURVEY AND CIVIL DRAWINGS FOR SITE DIMENSIONS

SITE PARKING REQUIREMENTS				REQUIRED ACCESSIBLE		PARKING...	
RESIDENTIAL PARKING				%	COUNT	TOTAL PARKING	ACCESSIBLE PARKING
STUDIO	1.25	95	119				
1 BR	1.3	417	543				
2 BR	1.7	556	946				
3 BR +	1.9	322	612				
		1390	2220	2%	45	2220	45
RESIDENTIAL GUEST PARKING							
GUEST	0.167	1390	232			232	10
MIXED-USE COMMERCIAL PARKING							
1 PER 300 GSF	0.003	36,000	120			120	5
GUEST/COMM./PUBLIC TOTAL			352	4%	15		
GRAND TOTAL SITE PARKING			2572		60	2572	60

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



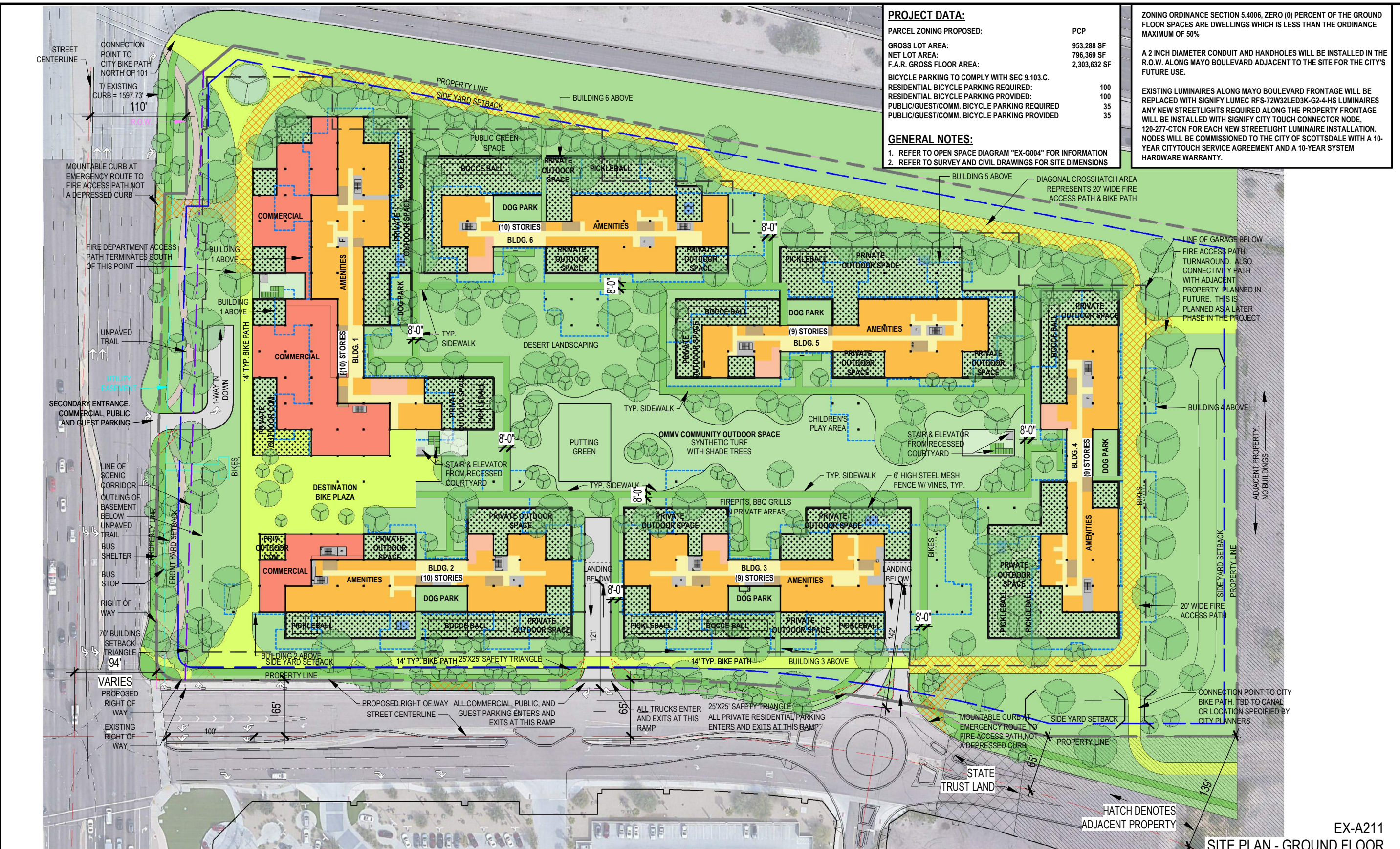
EX-A201
SITE PLAN - LOWER LEVEL 1



09/30/22 PLANS, DRAWINGS AND RENDERINGS ARE CONCEPTUAL IN NATURE AND ACTUAL VIEWS AND ELEVATIONS MAY VARY

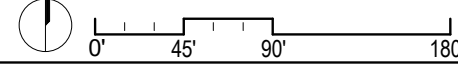
7157 EAST RANCHO VISTA DRIVE, SUITE 109, SCOTTSDALE AZ 85251 480-874-9900

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

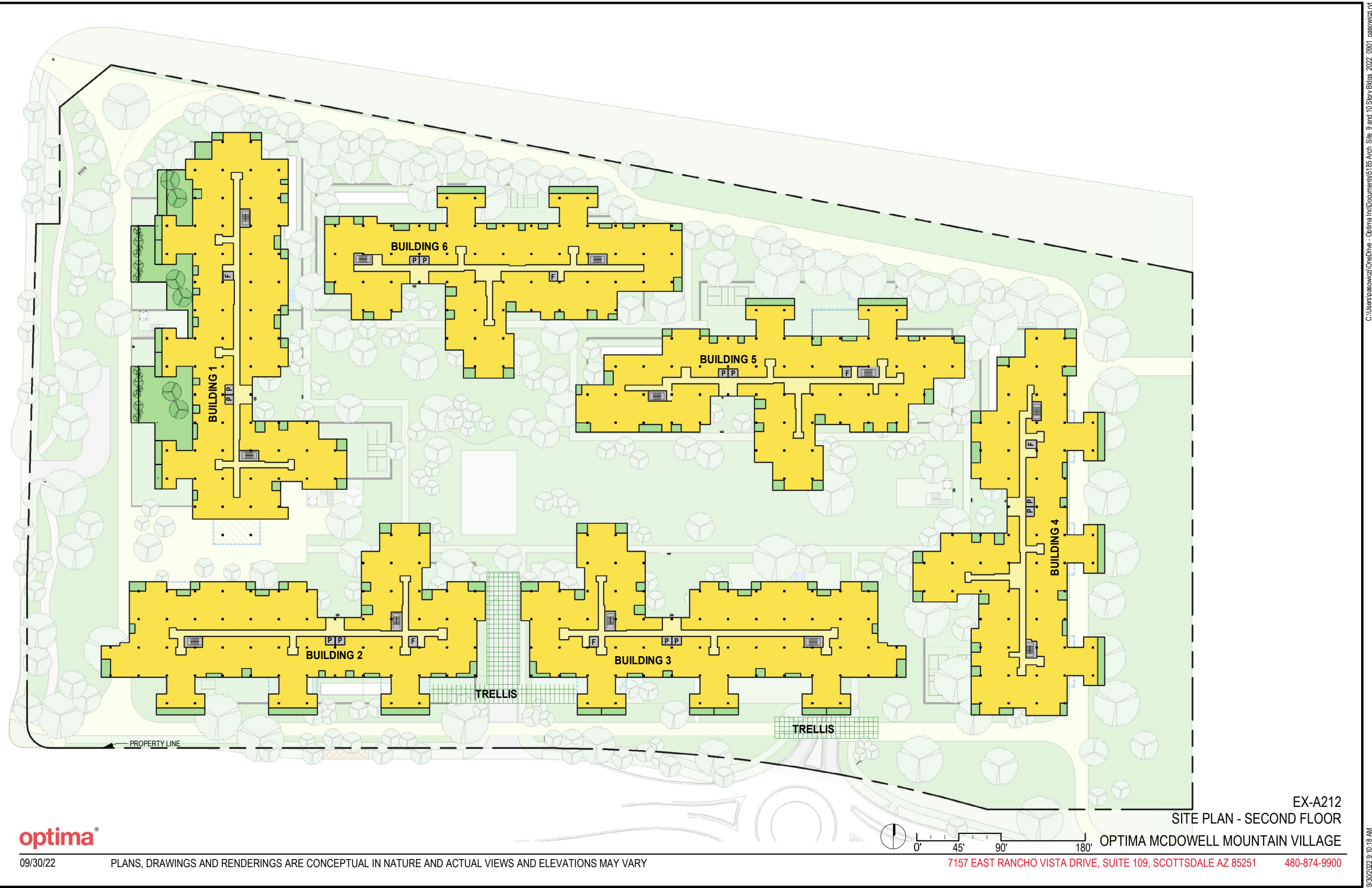


OPTIMA MCDOWELL MOUNTAIN VILLAGE

7157 EAST RANCHO VISTA DRIVE, SUITE 109, SCOTTSDALE AZ 85251 480-874-9900

EX-A211
SITE PLAN - GROUND FLOOR

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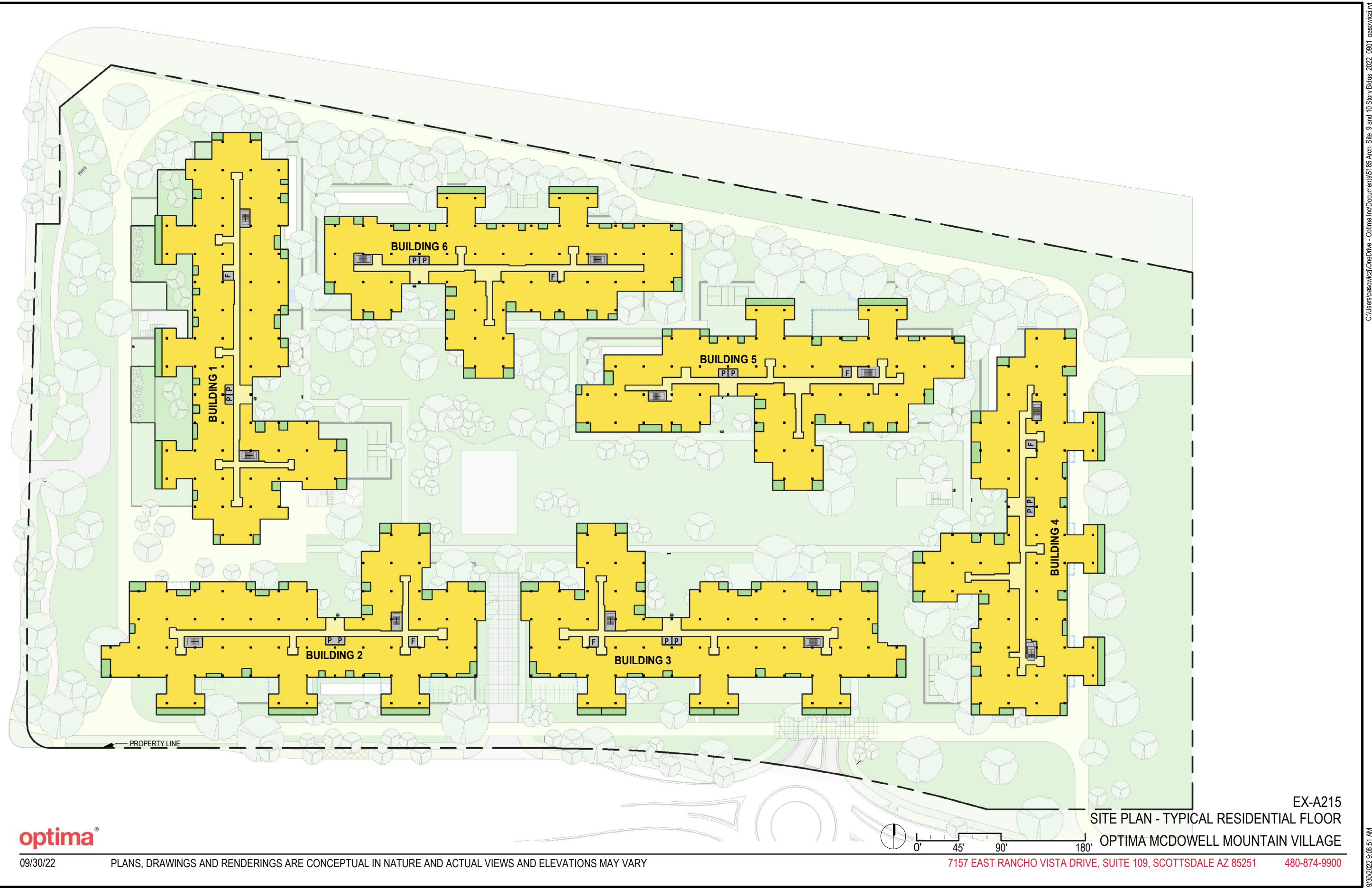


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PLANS, DRAWINGS AND RENDERINGS ARE CONCEPTUAL IN NATURE AND ACTUAL VIEWS AND ELEVATIONS MAY VARY

7157 EAST RANCHO VISTA DRIVE, SUITE 109, SCOTTSDALE AZ 85251 480-874-9900

EX-A212
SITE PLAN - SECOND FLOOR
OPTIMA MCDOWELL MOUNTAIN VILLAGE



optima

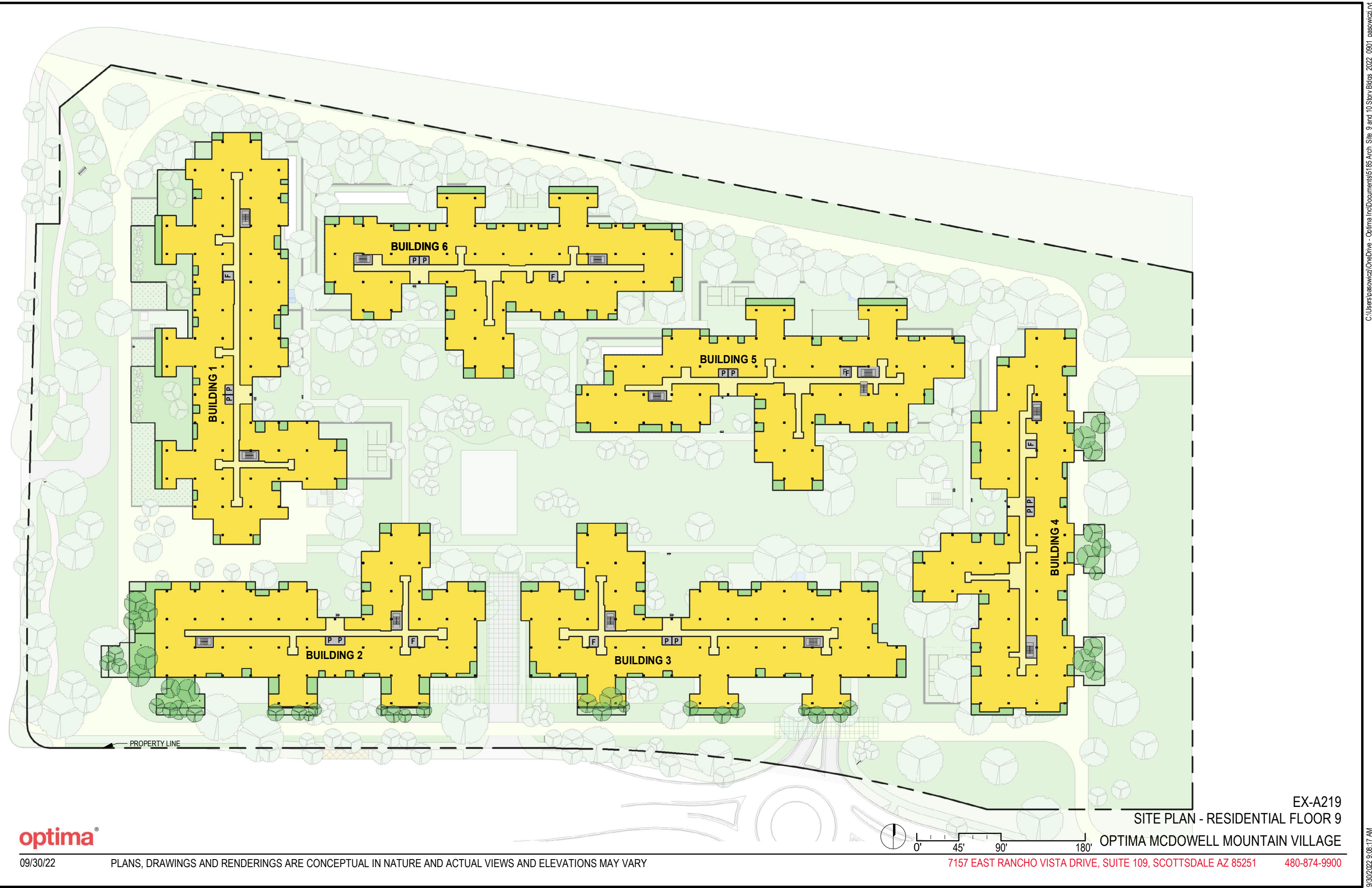
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PLANS, DRAWINGS AND RENDERINGS ARE CONCEPTUAL IN NATURE AND ACTUAL VIEWS AND ELEVATIONS MAY VARY

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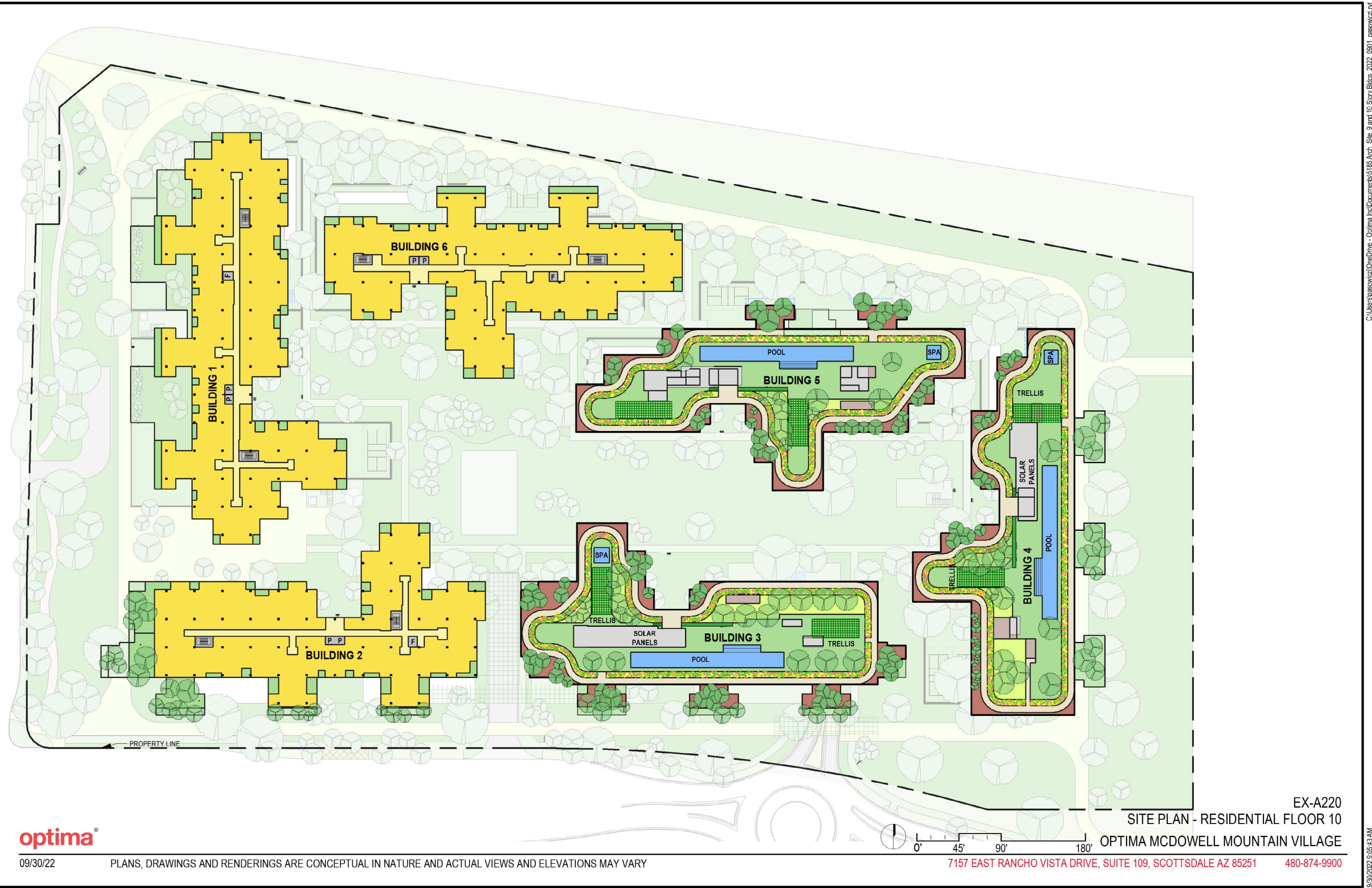
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PLANS, DRAWINGS AND RENDERINGS ARE CONCEPTUAL IN NATURE AND ACTUAL VIEWS AND ELEVATIONS MAY VARY

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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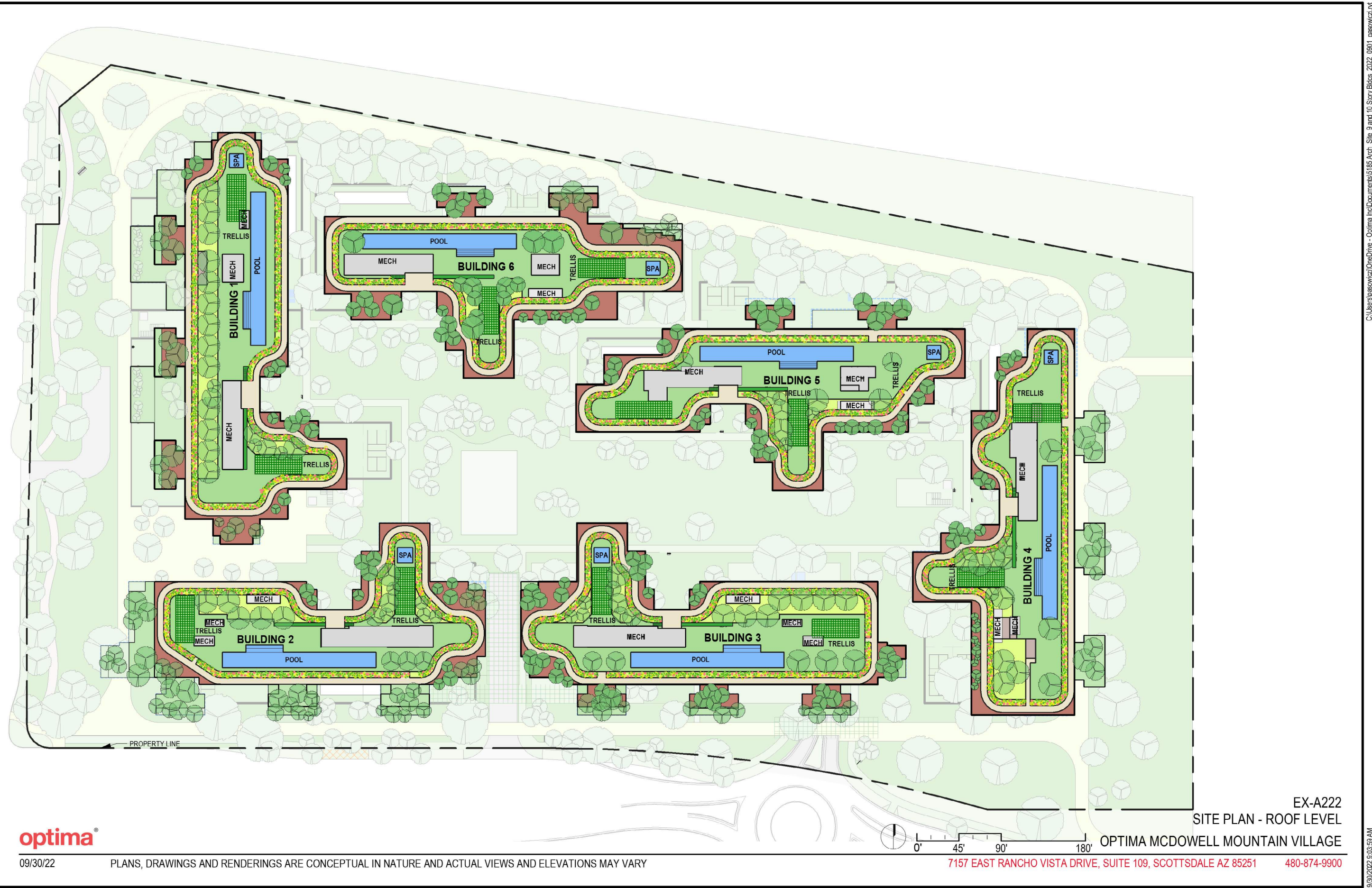
EX-A220
 SITE PLAN - RESIDENTIAL FLOOR 10
 OPTIMA MCDOWELL MOUNTAIN VILLAGE



09/30/22 PLANS, DRAWINGS AND RENDERINGS ARE CONCEPTUAL IN NATURE AND ACTUAL VIEWS AND ELEVATIONS MAY VARY

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EX-A222
SITE PLAN - ROOF LEVEL



09/30/22 PLANS, DRAWINGS AND RENDERINGS ARE CONCEPTUAL IN NATURE AND ACTUAL VIEWS AND ELEVATIONS MAY VARY

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

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Project Renderings









SIGNAGE

SIGNAGE

SIGNAGE























OPTIMA MCDOWELL MOUNTAIN VILLAGE

Key Zoning Elements Under Consideration

Contents of this Section

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

- Water - Overview, Information, and OMMV Water Plan (pages 43 - 46)
- High Quality Architecture and Construction (page 47)
- Building Heights (pages 48 - 51)
- Commercial Space (page 52)
- FAR & Density (page 53)
- FAR & Height Bonus Payment to the City (\$23M) (page 54)
- Site Access and Traffic (page 55)
- Over 75% Open Space & Multi-Use Bicycle/Pedestrian Path with Connectivity to Scottsdale Bicycle Master Plan (page 56)
- Connectivity to Scottsdale Bicycle Master Plan (page 57)
- Sustainability, Energy, IgCC (page 58)
- Economic Impact (page 59)
- Methodology to Address the City's Sensitive Design Principles (pages 60 & 61)
- How the Project Aligns with the Greater Airpark Character Area Plan (pages 62 - 65)
- How the Project Aligns with the City of Scottsdale General Plan 2035 (pages 66 - 69)
- Planned Community District Required Findings (page 70)



View from Courtyard Looking West

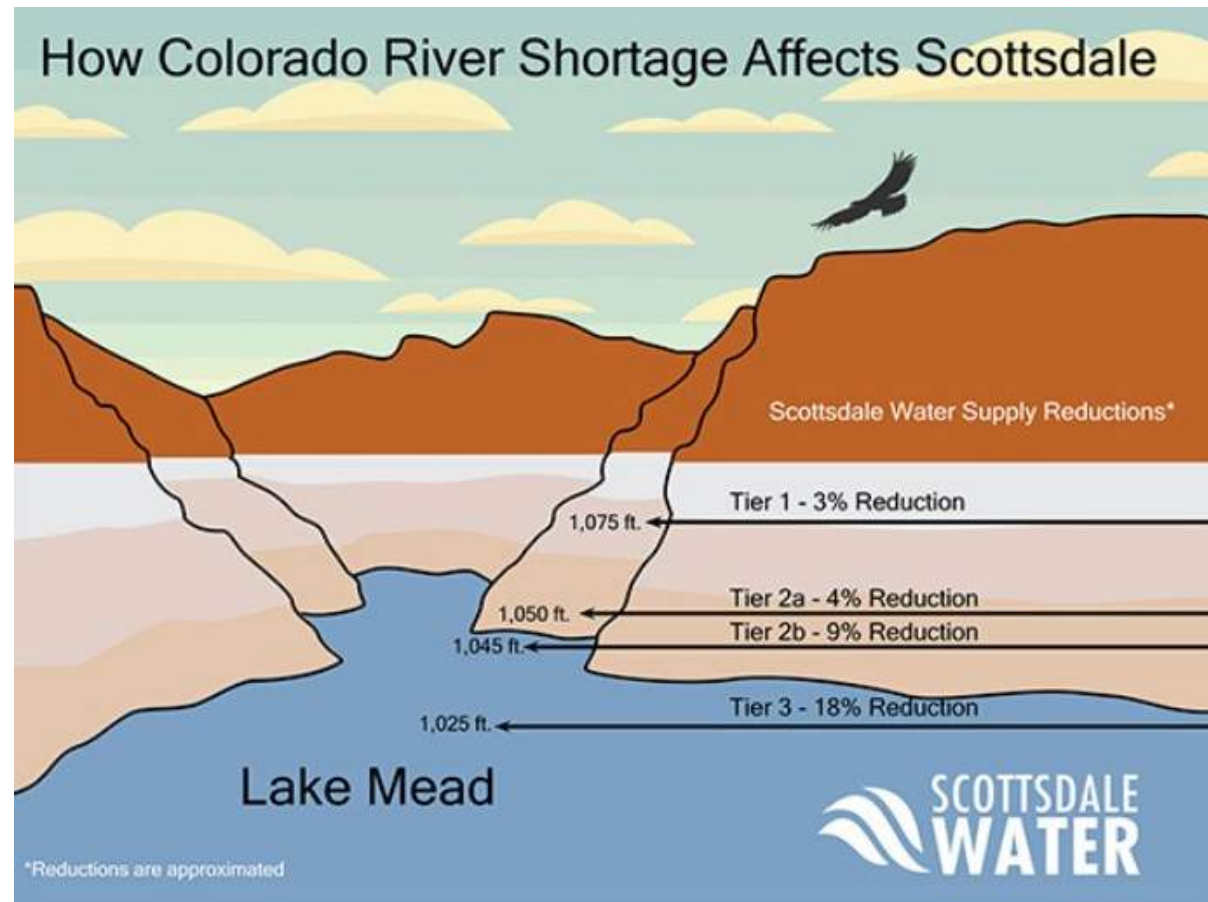
Water - Overview, Information, and OMMV Water Plan

Contents of this Section

- Where our Water Comes From
- State of Arizona Water Usage Information and Analysis
- City of Scottsdale Water Usage Information and Analysis
- 2022 Recent News & Legislation
- Summary & Optima Analysis of Arizona and C.O.S. Water Issue
- Optima McDowell Mountain Village Water Data Projections
- Optima McDowell Mountain Village Water Plan

Where our Water Comes From

- | | |
|---|--|
| <ul style="list-style-type: none"> —Arizona Water Supply¹ —41% Groundwater —36% Colorado River —18% In-State Rivers —5% Reclaimed Water | <ul style="list-style-type: none"> —Scottsdale Water Supply² —76% Colorado River —13% Salt River Project —7% Reclaimed —4% Groundwater |
|---|--|



State of Arizona Water Usage Information and Analysis

—Arizona - Water Usage Information³

- Agriculture 72% (Farming and cattle ranching)
- Municipal 22% (Includes single family & multifamily housing and other uses not included in the other categories)
- Industrial 6% (Includes factories, hospitals, schools and golf courses)

—Agriculture 72% - Information and Analysis

- Agricultural use (farming and cattle ranching is by far the largest user of water in the state and, as such, presents the biggest challenge and opportunity for better water management.
- Irrigation Technology & Practices - Farms are using old and unsophisticated techniques and practices and this is the greatest opportunity to help address the overall problem. Improvements in farming irrigation, such as drip irrigation, would have a significant favorable impact on Arizona’s water supply. Flood irrigation is the single most inefficient use of water.

—Top Arizona Farm Uses and Water Statistics

—Cotton Farming

- AZ harvests 255,000 acres of cotton which yields 320,627,800 pounds. Each year, cotton farming uses 769,943,930,727 gallons of water.
- 2.2 lbs of cotton, the amount required to produce 1 t-shirt, requires 5,238 gallons of water which equates to 3,302 toilet flushes.

—Wheat Farming

- AZ harvests 104,000 acres or 9,360,000 bushels of wheat. Each year, 1 bushel of wheat utilizes 9,775 gallons of water resulting in annual usage of 91,494,000,000 gallons of water.
- The water required for 1 bushel of wheat equates to 6,110 toilet flushes

—Lettuce Farming

- AZ harvests 63,600 acres of lettuce each year. Each year, 1 acre of lettuce utilizes 1,357,700 gallons of water resulting in annual water usage of 86,349,720,000 gallons of water.
- The water required for 1 acre of lettuce equates to 848,563 toilet flushes

—Alfalfa & Grass Hay Farming

- AZ harvests 610,000 acres of hay. Each year, 1 acre of hay utilizes 27,000 gallons of water resulting in annual usage of 16,470,000,000 gallons of water
- The water required to produce 1 acre/ft of hay equates to 16,875 toilet flushes
- ~3,500 acres of state owned land is currently being leased to the Saudi Arabian company Fondomonte with unlimited water rights and usage for just \$25/acre⁷

—Cattle Ranching and Water Statistics

- AZ has ~171,000 cows and each cow yields ~ 490 lbs. of boneless trimmed beef utilizing 150,822,000,000 gallons of water per year
- 1 lb of beef equates to 1,125 standard toilet flushes

—Municipal / Residential

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

—Industrial

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

Water - Overview, Information, and OMMV Water Plan

City of Scottsdale Water Usage Information and Analysis

—Scottsdale⁴

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

—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.⁵

—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 facilities permitted to treat recycled water for potable water uses.

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

—70% of water used by single-family homes is for outdoor landscaping in Scottsdale.

—Across Scottsdale, multi-family is 16% of residential water demand, while single-family is 80% of residential water demand.

—Multi-family uses 50% per unit compared to single-family homes in Scottsdale.

2022 Recent News & Legislation

In 2022 Scottsdale received approximately 70% of its water supply from the Colorado River via the Central Arizona Project (CAP). On August 16th, the Bureau of Reclamation announced that Arizona would lose an additional 3% of water from the Colorado River for 2023, which when added to this year’s reduction of 18% is an aggregate 21% reduction from its initial allocation. This announcement from the Bureau amounts to a Tier 2A CAP Water Reduction and corresponds to a Stage 1 Minimum Shortage for the City of Scottsdale. This was discussed in the City Council hearing on August 23rd during the City Council's acceptance of the City's updated 2022 Integrated Water Resources Master Plan.

—On June 24, 2022, the Arizona legislature passed an historic investment in Arizona’s water, 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

—As part of the recently passed Inflation Reduction Act \$4 billion has been allocated to addressing the Colorado river drought release, and will help the state of Arizona expand its sustainable water practices.⁶

Summary & Optima Analysis of Arizona and C.O.S. Water Issue

Located within the Scottsdale Greater Airpark in an area that is identified as Regional Core-Greatest Intensity Use, Optima McDowell Mountain Village is designed to meet Scottsdale’s increasing need for high-quality housing through responsible, sustainable design and water practices. Currently, there are no residential neighborhoods within the immediate area of the site.

Our goal is to design a project that paves the way for responsible development during this period of drought. Through diligent planning, the City of Scottsdale is well positioned to continue its projected growth without being adversely affected by the recent actions of the Bureau of Reclamation. The City's 2022 Integrated Water Resources Master Plan found that, without adversely affecting water service to residents, the City could continue its projected growth through 2055 at current CAP water reduction levels and could support growth through 2035 and continued service thereafter through 2055 in the event of further CAP water reductions. Given the above information, Optima has still positioned OMMV to be net water neutral for the City of Scottsdale for the next 10 years. Please see Optima's Water Plan for more details.

—Potential Solutions for the State of Arizona Water Problem

—Additional Water Recycling Plants

- Scottsdale has one of the most sophisticated recycled water facilities in the world and the first permanent facility in Arizona – and only the third in the nation – to be permitted for direct potable reuse.
- All municipalities in Arizona should be encouraged to develop similar water recycling facilities.

—N-Drip Irrigation

- N-Drip irrigation provides precise irrigation that produces higher yields while saving water, without adding energy or needing water filtration or any pumps.

—Rainwater Harvesting

- Require rainwater harvesting on all new buildings to offset outdoor water use.

—Legislation for More Efficient Farming Irrigation

- Implementing legislation that would include more efficient farming irrigation and analysis would have a significant effect on overall water reduction and the water problem.



N-Drip Irrigation



Rainwater Harvesting



Flood Irrigation

Optima McDowell Mountain Village Water Data Projections

Single-Family vs. Multi-Family Water Usage

- The average single-family home in Scottsdale used 164,517 gallons of water (13,719,919,145 gallons/83,395 homes = 164,517 gallons/home/year).
- The average multi-family home in Scottsdale used 83,567 gallons of water (4,436,995,124 gallons/53,095 homes = 83,567 gallons/home/year).

*Based on the water usage reported by the City of Scottsdale to the Arizona Department of Water Resources, in 2021.

Optima Projects Water Usage

—Optima Kierland

- Optima Kierland Center development in Phoenix over the period May 2021 to April 2022:
 - The average home in the development used 45,239 gallons per year.
 - This is approximately half of the water usage of an average multi-family home in Scottsdale.
 - This is approximately one-quarter of the water usage of the average single-family home in Scottsdale.
 - Optima Kierland Center is comprised of 363 luxury apartments and 375 luxury condominiums. Note our water usage study for our Optima Kierland Center development included all water usage for the development including all irrigation, water features (pools, spas and fountain), all common area and unit water usage.

—Optima Sonoran Village

- Optima Sonoran Village development in Scottsdale over the period May 2021 to April 2022:
 - The average home in the development used 43,663 gallons per year.
 - This is approximately half of the water usage of an average multi-family home in Scottsdale.
 - This is approximately one-quarter of the water usage of the average single-family home in Scottsdale.
 - Optima Sonoran Village is comprised of 768 luxury apartments. Note our water usage study for our Optima Sonoran Village development included all water usage for the development including all irrigation, water features (pools, spas and fountain), all common area and unit water usage.

Based on data obtained from the 2020 U.S. Census in Scottsdale, there are 2.38 people per single-family home and 1.66 people per multi-family home. Using this metric per capita water usage breaks down as follows:

- 189 gallons per day per person for each single-family resident in Scottsdale.
- 138 gallons per day per person for each multi-family resident in Scottsdale.
- 75 gallons per day per person for each multi-family resident in our Optima Kierland Center development.
- 72 gallons per day per person for each multi-family resident in our Optima Sonoran Village development.
- Residents in our homes use approximately 50% less water than the average multi-family resident in Scottsdale and 60% less water than the average single-family resident in Scottsdale.

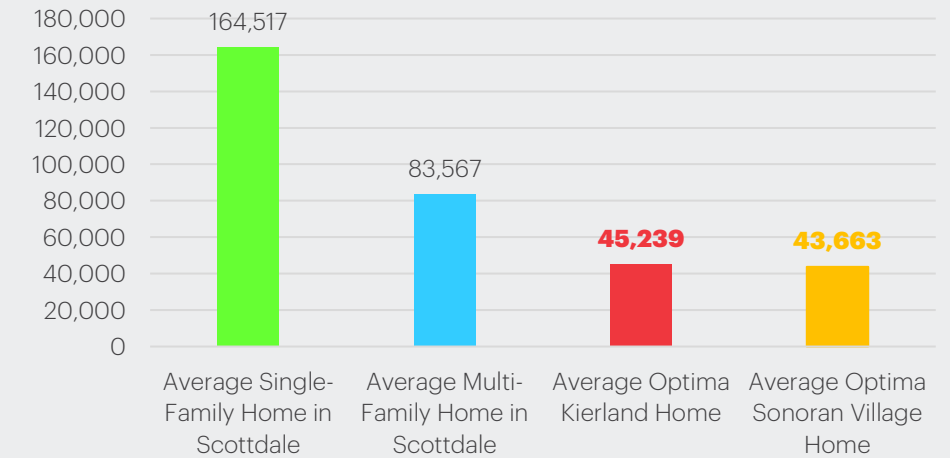
Optima McDowell Mountain Village Water Usage

- Based on our study of Optima Kierland Center Development we estimate the total annual water usage for Optima McDowell Mountain Village to be approximately 63,000,000 gallons (193-acre feet) of water per year based on the proposed 1,390 homes.

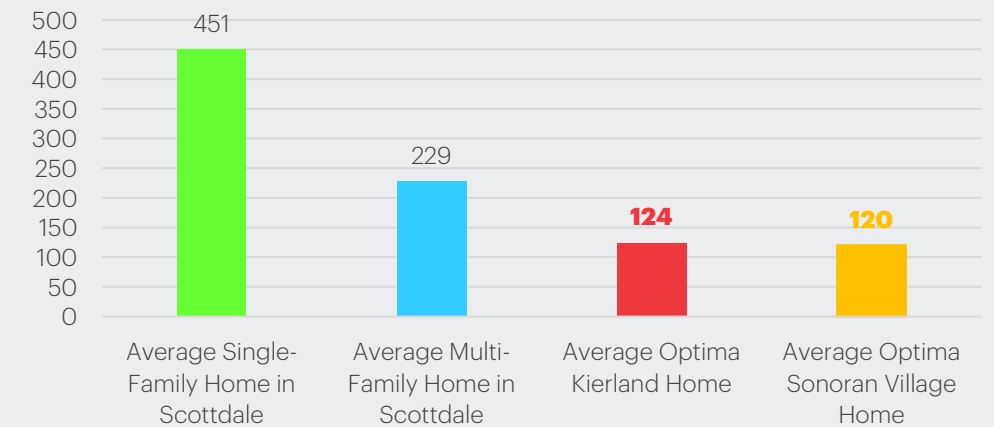
Scottsdale 2021 Water Information

- Total Residential and Non-Residential Water Use.
 - 23,163,500,955 gallons.
 - OMMV Projected Annual Water Use - 63,000,000 gallons.
 - 0.0027 of Scottsdale 2021 Annual Water Use.
 - Note this use data does not reflect the approximately 25% reduction in net water consumption from water recycling.
- *Arizona Department of Water Resources.

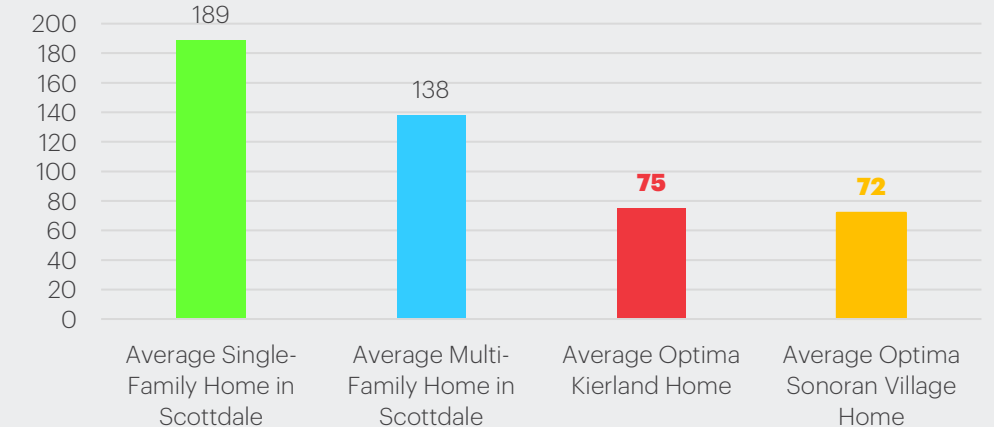
Average Gallons used Per Home Per Year



Average Gallons used Per Home Per Day



Average Gallons used Per Person Per Day



Footnotes

¹Arizona Department of Water 2020
²Scottsdale Water 2019
³Arizona Department of Water 2020

⁴Scottsdale Water 2019

⁵Scottsdale Water 2021

⁶Janet Wilson, "Senators add \$4 billion for Colorado River drought relief into Inflation Reduction Act"

<https://www.desertsun.com/story/news/environment/2022/08/05/inflation-reduction-act-4-b-colorado-river-drought-aid-included/10253176002/>

⁷Bruce Babbitt and Robert Lane, "Saudi firm has pumped Arizona groundwater for years without paying. Time to pony up"

<https://www.azcentral.com/story/opinion/op-ed/2022/08/11/saudi-firm-fodomonte-pay-arizona-groundwater-use/10271103002/>

Optima McDowell Mountain Village Water Plan

For the past two months Optima has been collaborating with the City of Scottsdale's Water Department to bring innovative solutions that address the City's future water demand. As a result of these collaborations, below are the solutions for Optima McDowell Mountain Village.

10-Year Net Neutral Water Impact to City of Scottsdale

Optima's Purchase of Long-Term Storage Credits

- Optima has purchased long-term storage credits for Optima McDowell Mountain Village in the Harquahala Valley in the same aquifer that the City of Scottsdale owns water in.
- Optima will provide the City with an amount of long-term storage credits located in the same aquifer as the City's water in the Harquahala Valley which will make the development net neutral to the City for water demand for its initial 10-year period.
- This plan is designed to provide the City of Scottsdale with a net neutral water project for 10-years while more permanent technologies and solutions are implemented.

Largest Private Rainwater Harvesting Project in the United States

Optima is committed to working with the City of Scottsdale to provide the largest private rainwater harvesting project in United States. Rainwater will be stored at the parking levels at the southeast corner of the project in a concrete vault that is designed to hold ~210,000 gallons of storm water. Condensate reuse is being investigated as well to further minimize water use in the development. The stormwater that is harvested will be utilized for irrigation reducing the water use on the project.

Low-Flow Plumbing Fixtures

Optima will use low-flow plumbing fixtures that meet or exceed WaterSense standards. WaterSense-labeled products and services are certified to use at least 20 percent less water, save energy, and perform as well as or better than regular models.

—Toilets

- Standard toilets use 1.6 gallons of water per flush
- Low-flow toilets use 1.28 gallons of water per flush
- Low-flow toilets utilize 20% less water than standard

—Faucets

- Standard faucets use 2.2 gallons of water per minute
- Low-flow faucets use 1.5 gallons of water per minute
- Low-flow faucets utilize 30% less water than standard

—Shower heads

- Standard shower heads use 2.5 gallons of water per minute
- Low-flow shower heads use 2 gallons of water per minute
- Low-flow shower heads utilize 20% less water

Solar Power Water Savings

Palo Verde Nuclear Power Plant generates about 31,500,000 MWh/year and evaporates up to 26 billion gallons of water each year. A solar system on each of the 6 buildings will reduce the amount of electricity consumed at the project thereby reducing the amount of water required to produce electricity at the plant.

Project Irrigation

The grade-level will be a combination of artificial turf, drip irrigation, and xeriscape landscaping.



View from Courtyard Looking West

High Quality Architecture and 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 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.

Over 75% Open Space

- 55% of the open space at grade level is open to the OMMV community and public.
- 20% 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, 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, and planters in warm brown and orange tones.



View from Courtyard Looking West

Building Heights

Building Heights

- Buildings 1, 2 & 6 10 stories
- Buildings 3, 4 & 5 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, 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

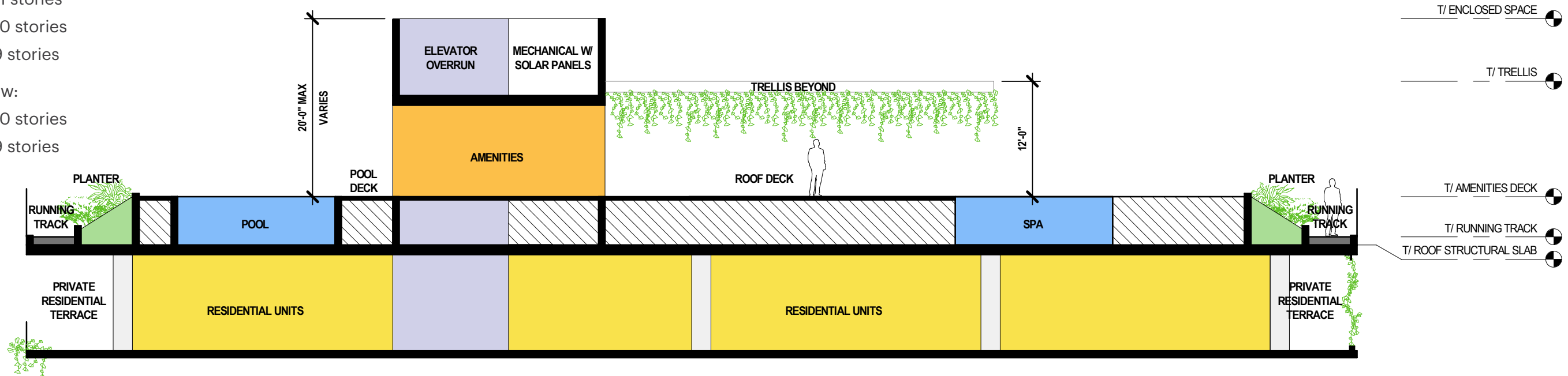
- The original design was 3 buildings at 15 stories and 3 buildings at 11 stories
- All buildings were changed to 13 stories
- All building heights were further reduced to 11 stories
- Building heights were then reduced to:

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

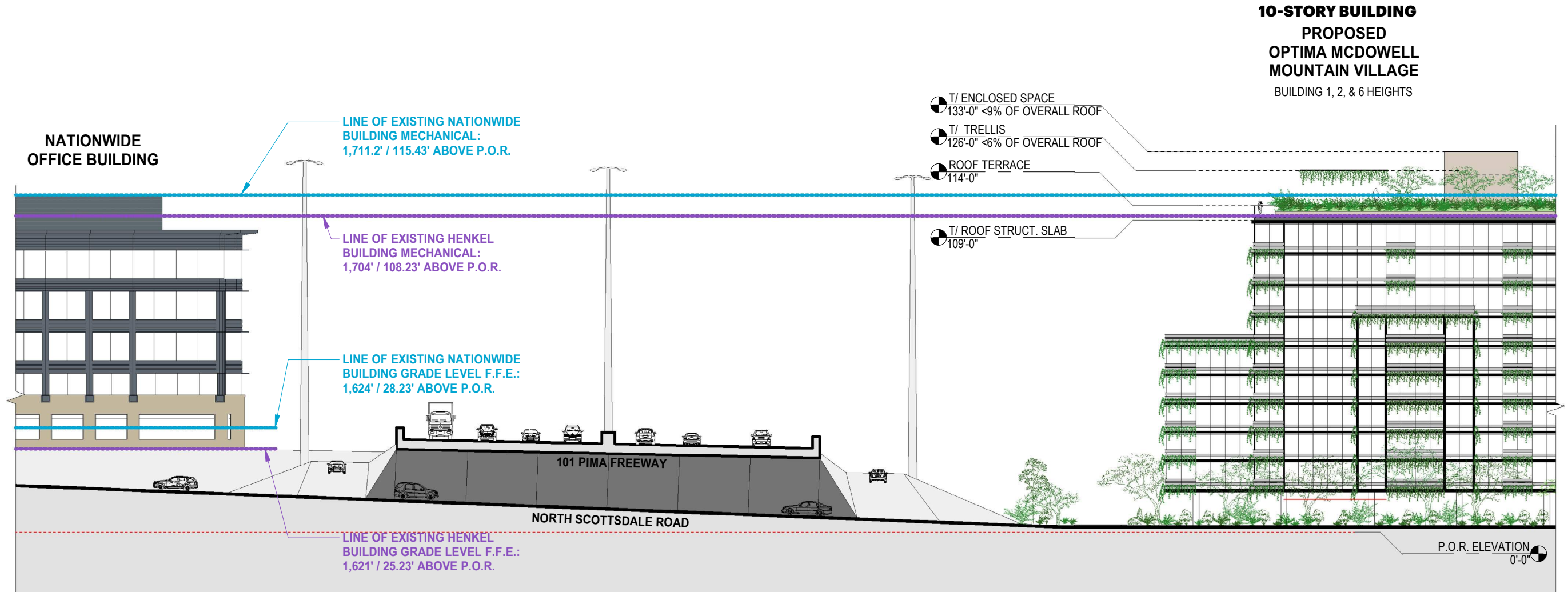
- Building heights are now:
- Buildings 1, 2 & 6 10 stories
- Buildings 3, 4 & 5 9 stories



View from Building 5 Rooftop



Building Heights



OMMV ROOF HEIGHTS COMPARED TO EXISTING NATIONWIDE:

- 6'-5" = T/ STRUCTURAL ROOF SLAB
- 1'-5" = ROOF TERRACE
- + 10'-7" = T/ TRELLIS (<6% OF OVERALL ROOF)
- + 17'-7" = ENCLOSED SPACE (<9% OF OVERALL ROOF)

OMMV ROOF HEIGHTS COMPARED TO EXISTING HENKEL BUILDING:

- + 0'-9" = T/ STRUCTURAL ROOF SLAB
- + 5'-9" = ROOF TERRACE
- + 17'-9" = T/ TRELLIS (<6% OF OVERALL ROOF)
- + 24'-9" = ENCLOSED SPACE (<9% OF OVERALL ROOF)

POINT OF REFERENCE ELEVATION (1595'-9")

BUILDING HEIGHTS NOTED ABOVE INDICATE ELEVATION ABOVE P.O.R.

ABBREVIATIONS LEGEND:

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



08/30/22

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

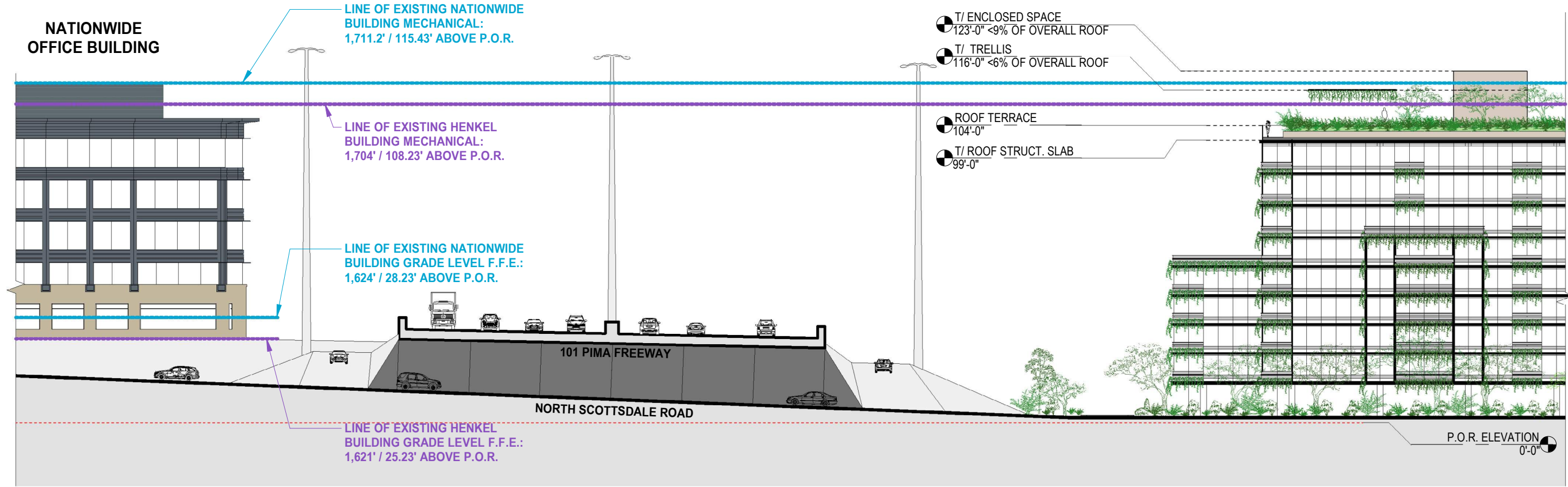
EX-G803.2
NATIONWIDE AND HENKEL BUILDINGS ELEVATION COMPARISON (10 STORY)

0' 17.5' 35' 70' OPTIMA MCDOWELL MOUNTAIN VILLAGE

7157 EAST RANCHO VISTA DRIVE, SUITE 109, SCOTTSDALE AZ 85251 480-874-9900

Building Heights

**9-STORY BUILDING
PROPOSED
OPTIMA MCDOWELL
MOUNTAIN VILLAGE
BUILDING 3, 4, & 5 HEIGHTS**



OMMV ROOF HEIGHTS COMPARED TO EXISTING NATIONWIDE:

- 16'-5" = T/ STRUCTURAL ROOF SLAB
- 11'-5" = ROOF TERRACE
- 0'-7" = T/ TRELLIS (<6% OF OVERALL ROOF)
- + 7'-7" = ENCLOSED SPACE (<9% OF OVERALL ROOF)

OMMV ROOF HEIGHTS COMPARED TO EXISTING HENKEL BUILDING:

- 9'-3" = T/ STRUCTURAL ROOF SLAB
- 4'-3" = ROOF TERRACE
- + 7'-9" = T/ TRELLIS (<6% OF OVERALL ROOF)
- + 14'-9" = ENCLOSED SPACE (<9% OF OVERALL ROOF)

POINT OF REFERENCE ELEVATION (1595'-9")

BUILDING HEIGHTS NOTED ABOVE INDICATE ELEVATION ABOVE P.O.R.

ABBREVIATIONS LEGEND:

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



08/30/22

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

EX-G803.3
NATIONWIDE AND HENKEL BUILDINGS ELEVATION COMPARISON (9 STORY)

0' 17.5' 35' 70' OPTIMA MCDOWELL MOUNTAIN VILLAGE

7157 EAST RANCHO VISTA DRIVE, SUITE 109, SCOTTSDALE AZ 85251 480-874-9900

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 29' 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 189' higher in elevation.
- The intersection of Pima and Pinnacle Peak Roads is approximately 344' 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", this is 3" above the point of reference elevation.

Commercial Space

Commercial Space

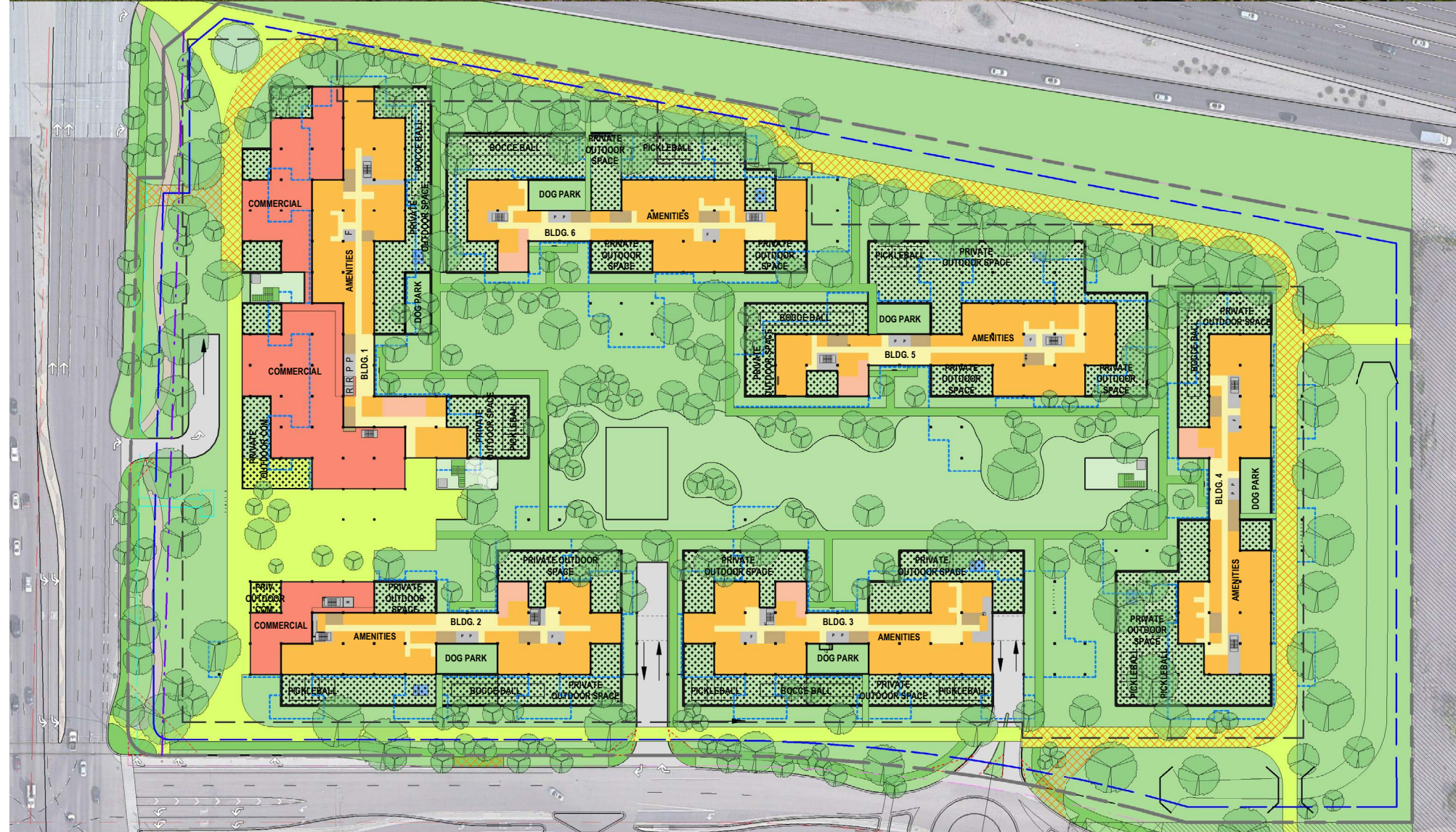
- 36,000 SF of commercial space
- Optima McDowell Mountain Village is designed to bring high-quality residential housing to the greater Scottsdale Airpark. We have 36,000 SF of highly desirable commercial space on the site.
- Potential uses include:
 - High-End Restaurant
 - Café
 - Coffee/Juice Bar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



View of Bike Path from Northeast

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 the commercial space to 36,000 SF and moved nearly all of the commercial space to grade level with the exception of some back of house space that is located on Lower Level 1 and Lower Level 2.



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's net site area is 18.282 acres or 796,369 SF
- Optima McDowell Mountain Village's gross floor area is 2,303,632 SF
- $2,303,632 \text{ SF (gross floor area)} / 796,369 \text{ SF (net lot area)} = 2.89 \text{ FAR}$

Changes from Original Version

- The project began at 3.9 FAR
- The project is now 2.89 FAR

Density/Unit Mix

- 1,390 residential homes
- 64 units/acre
- Average home size of 1,475 SF

Optima McDowell Mountain Village Approximate Overall Unit Mix			
Unit Type	Unit Count	% Mix	Average SF
Studio	95	7%	775 SF
1 Bedroom	417	30%	910 SF
2 Bedroom	556	40%	1,700 SF
3 Bedroom	322	23%	2,025 SF
	1,390	100%	1,475 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
- Density was once again reduced to 1,390 residential units



View of Bike Path from Southeast

FAR & Height Bonus Payment to the City (\$23M)

The FAR and Height Bonus payment that Optima is required to pay to the City of Scottsdale per the PCP Zoning District will be paid into the Greater Airpark Special Improvement Trust Fund. The Mayor and City Council have the ultimate decision on how to allocate and spend this bonus payment.

Buy Up Calculation for Version 7

- FAR buy-up: \$22,713,191 (2.89 FAR)
- Height buy-up: \$667,820 (133' max height)
- Total buy-up: **\$23,381,011**

Timing of Bonus Payment

- Optima is requesting that the applicable portion of bonus payment be made on a building by building basis at the time of building permit issuance.



View from Bike Path on Scottsdale Road, Buildings 1 and 2

Site Access and Traffic

Site Access

—Mayo Blvd (Full Movement)

- There are two proposed entrances into the underground parking garage from Mayo Blvd.
- The east access to the garage for residents. 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 is the main access to the underground parking garage for retail users, guests, residential, and deliveries. 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.
- Adjusted median profile along Mayo Blvd adjacent to the right-in/out service drive entrance.

—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.
- Curb edge adjustment at the right-in only along Scottsdale Road.

Traffic

- No new streets and thoroughfares are proposed as part of this development. The existing streets are suitable and adequate to serve the proposed development and the anticipated traffic it will generate.
- The site is ideally located for higher density development given it is located adjacent to the 101 freeway which will allow the residents to conveniently transit to local and regional destinations without impacting the Scottsdale Road network.
- We will be installing a new bus bay and bus stop on Scottsdale Road to allow convenient access to mass transportation. Bus Route 72 has one of the highest frequencies and has the highest ridership of all north-south routes in the City Scottsdale. This helps support its use in an area that really has not been transit minded.
- The development will provide a major node on the City's bike path network which will enhance the use of the bike paths by the residents and broader community.
- We will be installing a roundabout at the intersection of Mayo Boulevard and 73rd Place, and a right turn lane for traffic west bound on Mayo Boulevard to further enhance traffic flow.

Changes from Original Version

- A roundabout was added at 73rd Place and Mayo Blvd per the City of Scottsdale's Traffic Department
- The location of both the car ramp and the truck ramp were relocated on Mayo Blvd per the City of Scottsdale's Traffic Department
- The main public entrance to the parking garage along Mayo Blvd. was changed to right-in and right-out only per the City of Scottsdale's Traffic Department
- Increased parkway dimension between the curb and sidewalk along Mayo Blvd. and Scottsdale Rd. including the addition of shade trees per the City's request.



Bird's Eye View from the South of Site

Over 75% Open Space & Multi-Use Bicycle/Pedestrian Path with Connectivity to Scottsdale Bicycle Master Plan

Over 75% Open Space at Grade Level

—Over 75% of Optima McDowell Mountain Village (approximately 12 acres) of grade level will comprise open space usable by residents of Optima McDowell Mountain Village. 20% of the open space at grade level will be fenced off for private use by the residents and 55% of the open space at grade level will be accessible to the OMMV community and public. The open space will provide a variety of uses that include:

- Over 75% will be open space 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
- Seating areas
- Shaded areas
- Putting green
- 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 over 75% 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		Area	Acres	% of Net
Driveway at Grade		16,314 SF	0.375 acres	2.0%
Enclosed Space at Grade		159,111 SF	3.653 acres	20.0%
Open Space	Private	159,066 SF	3.652 acres	20.0%
Open Space	OMMV Community	461,878 SF	10.603 acres	58.0%
Open Space	Per C.O.S. Definition*	510,929 SF	11.729 acres	75.0%
Net Lot Size		796,369 SF	18.282 acres	

*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.

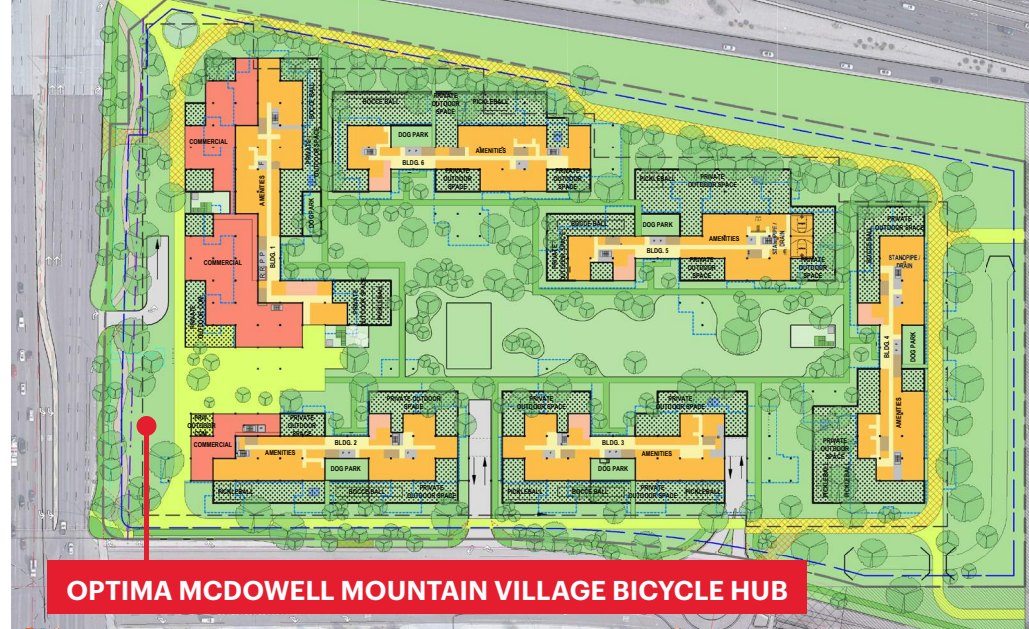


View from West Side of Courtyard Looking East

Connectivity to Scottsdale Bicycle Master Plan

Optima McDowell Mountain Village will provide approximately 3,150 linear feet of 14'-wide multi-use 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 open space at grade level.



MCDOWELL MOUNTAIN PEDESTRIAN, BICYCLE AND ELECTRICAL TRANSPORT LOOP

- PROPOSED MULTI-USE PAVED PATH
- EXISTING MULTI-USE PAVED PATH (8'-14' WIDE PAVED PATH SEPARATED FROM THE STREET BY 5' MIN)
- EXISTING MULTI-USE UNPAVED PATH (10'-12' WIDE PATH SEPARATED FROM THE STREET BY 5' MIN)
- EXISTING BIKE LANE (5' WIDE PAINTED AREA ON SIDE OF ROAD & SIGNS IDENTIFYING LANES)
- EXISTING BIKE ROUTE (SHARED ROADWAY WITH SIGNAGE)
- EXISTING RECREATIONAL TRAIL (VARYING WIDTH UNPAVED TRAIL)



Sustainability, Energy, IgCC

Optima McDowell Mountain Village is a 21st century solution to a mixed-use residential development that will be International Green Construction Code certified. In 2012, Optima Sonoran Village was the pilot project for the City of Scottsdale's implementation of the 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
- Over 75% open space
- Grade level landscaping mitigates heat island effect

—Energy

- Commitment to the current energy code, IECC
- 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. However, Optima McDowell Mountain Village will use only approximately one quarter of a single-family home.
- Amenities like swimming pools and spas are shared among the approximately 232 homes in each building
- Largest private residential rainwater harvesting project in United States
- Water saving plumbing fixtures
- Extensive areas of native landscaping
- Architectural synthetic turf system used predominantly for open space at grade level

—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
- Concrete reinforcing with recycled steel content

—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/Pedestrian Trail
- Access to Open Space at Grade Level

—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

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 August 2022 that provides the below estimates:

Economic Output

\$1.21 to \$1.34 Billion - The Economic Output generated by the project is the total dollar value of the goods and services produced by the project.

Jobs

1,680 to 1,867 direct, indirect, and induced jobs would be created each year during construction.

—Direct Jobs are actual positions created directly by the project

—Indirect jobs are those created as a result of the project

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

10,080 to 11,200 Person Years of Employment – The Person Years of Employment generated by the project assumes a six-year construction timeframe

Wages

\$623.1 to \$692.3 Million - The total wages generated by the construction of the project.

Annual Economic Activity

\$117.5 to \$130.3 Million - The annual economic activity generated by the project 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 range of 998 to 1,109 direct, indirect and induced jobs, \$42.9 to \$47.8 million in wages, and \$117.5 to \$130.3 million in ongoing annual economic activity.

10-Year Fiscal Impact

\$30.5 to \$34.7 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 over 6 years to reach stabilization. This impact does not include the bonus FAR and Height payment of approximately \$23M.

Fiscal Impact on Construction on the City of Scottsdale

\$17.0 to \$19.3 Million - More than 80% of the revenue from the fiscal impact of construction generated by the project is generated from the speculative builder's tax levied on construction materials. Secondary revenues are derived from the spending of construction employees, their payment of property taxes on their residences, and state shared revenues.



View from West Side of Courtyard Looking East

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 and planters with 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 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 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 over 75% open space at grade level in a manner that is both inviting and functional that also integrates into the Scottsdale Bicycle Master Plan by a 14'-wide multi-use 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 over 75% functional open space, including a bike hub connected to the onsite commercial space, seating areas, shading elements, 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. 14' 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 over 75% 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 from Courtyard Looking Northwest

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 and planters, with 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 over 75% open space at grade level that will be connected to the Scottsdale Bicycle Master Plan by a 14'-wide multi-use 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 provides over 75% 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 multi-use 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 multi-use 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 provides over 75% open space at grade level in a manner that is both inviting and functional that also integrates into the Scottsdale Bicycle Master Plan by a 14'-wide multi-use 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 private residential 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 over 75% 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 and planters with warm brown and orange tones.

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

Policy EP 5.3 Promote private residential 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 private residential 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 private residential 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 over 75% 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 provides over 75% open space at grade level in a manner that is both inviting and functional that also integrates into the Scottsdale Bicycle Master Plan by a 14'-wide multi-use 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 provides over 75% 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 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 IECC, 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 steel with a high recycled material content.

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 over 75% 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 private residential rainwater harvesting for re-use onsite, extensive areas of native landscaping, and the use of architectural synthetic turf system for the large open space courtyard.

—**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 IECC 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 provides over 75% open space at grade level in a manner that is both inviting and functional that also integrates into the Scottsdale Bicycle Master Plan by a 14’-wide multi-use 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 over 75% open space at grade level that will be connected to the Scottsdale Bicycle Master Plan by a 14'-wide multi-use 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 over 75% open space at grade level that will be connected to the Scottsdale Bicycle Master Plan by a 14'-wide multi-use 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 and planters with 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.

Planned Community District Required Findings

—**5.2104, A.** Findings required.

Before approval or modified approval of an application for a proposed P-C District, the Planning Commission and the City Council must find:

—**A.** “That the development proposed is in substantial harmony with the General Plan, and can be coordinated with existing and planned development of surrounding areas.”

In the section of this document entitled “City of Scottsdale General Plan 2035” and “Greater Airpark Character Area Plan” we present an in-depth analysis of how the proposed development relates to the General Plan and Greater Airpark Character Plan.

—**B.** “That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.”

No new streets and thoroughfares are proposed as part of this development. The existing streets are suitable and adequate to serve the proposed development and the anticipated traffic it will generate. The site is ideally located for higher density development given it is located adjacent to the 101 freeway which will allow the residents to conveniently transit to local and regional destinations without impacting the Scottsdale Road network. We will be installing a new bus bay and bus stop on Scottsdale Road to allow convenient access to mass transportation. Bus Route 72 has one of the highest frequencies and has the highest ridership of all north-south routes in the City Scottsdale. This helps support its use in an area that really has not been transit minded. The development will provide a major node on the City’s bike path network which will enhance the use of the bike paths by the residents and broader community. We will be installing a roundabout at the intersection of Mayo Boulevard and 73rd Place and a right turn lane for traffic west bound on Mayo Boulevard to further enhance traffic flow.

—**C.** “The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing establish beyond reasonable doubt that:

1. In the case of proposed residential development, that such development will constitute a residential environment of sustained desirability and stability; that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds and parks, are adequate to serve the anticipated population. The Planning Commission and City Council shall be presented written acknowledgment of this from the appropriate school district, the Scottsdale Parks and Recreation Commission and any other responsible agency.

Optima has a proven track record over 44 years of delivering award-winning architectural design and construction that enhances and elevates the lives of our residents, the neighborhoods surrounding our developments and the communities we build in. Optima has received over 75 awards for architectural excellence including awards for Optima’s other projects in the City of Scottsdale, Optima Sonoran Village and Optima Camelview Village.

The height and density of Optima McDowell Mountain Village are consistent with the Growth Areas in the General Plan and are in harmony with and will support the existing and proposed retail, commercial and residential uses in the surrounding area. The large open space will provide needed amenity space in the neighborhood.

Optima has notified the Scottsdale Unified School District and asked them to submit any concerns directly to City staff. Our original request was mailed out to the Paradise Valley Unified School District Superintendent on March 11, 2022 via certified mail and was noted as received (documentation included in the original rezoning submittal). We have sent out another notification dated June 30, 2022 via certified mail and have again requested that they return the Determination of Adequate Facilities form directly to the City. City staff indicated they would coordinate with the Scottsdale Parks and Recreation Commission. To date we have not been notified of any concerns.

2. In the case of proposed industrial or research uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that the design and development standards are such as to create an industrial environment of sustained desirability and stability.

The proposed development does not contain any industrial or research uses.

3. In the case of proposed commercial, educational, cultural, recreational and other nonresidential uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that such development will be in harmony with the character of the surrounding areas.

The proposed development contains 36,000 square feet of destination commercial/retail space and large open space. The destination commercial/retail space is in harmony with the surrounding area and will support the residential and recreational uses proposed on the site and the open space at grade level. The large open space will provide an amenity for the surrounding residential uses and the greater community providing needed community space in this area.

Amended Development Standards

Amended Development Standards

—Sec. 5.4000. – Planned Airpark Core Development (PCP)

—Sec. 5.4001. – Purpose.

The purpose of the PCP District is to promote, encourage, and accommodate innovatively designed and master-planned mixed-use developments within the Greater Airpark Character Area. The PCP District should:

- A. Accommodate mixed-use commerce and employment centers.
- B. Provide a dynamic complement to employment cores with support retail, service, tourism, cultural, and residential uses.
- C. Promote an efficient and safe traffic circulation system through the inclusion of a mix of complementary uses and provisions for multiple modes of travel.
- D. Promote architectural excellence and creative design through development standards that create high quality character for structures, site plans, and streetscapes.
- E. Protect adjacent neighborhoods through strict development standards while encouraging innovative site planning and environmental sensitivity throughout the PCP District.
- F. Provide an open space framework of enhanced streetscapes, functional pedestrian spaces, enhanced view corridors and other public environmental amenities.
- G. Promote environmental stewardship and sustainability through the application of recognized and established environmentally responsible building techniques and desert appropriate design approaches.

—Sec. 5.4002. - Applicability.

The PCP District is only applicable to properties within the Greater Airpark Character Area Plan.

—Sec. 5.4003. – Application requirements.

- A. Development Plan size requirement. Minimum: 2 acres of gross lot area.
- B. Zoning District Map Amendment Applications. An application for PCP zoning shall be accompanied by a Development Plan as required in Article VII.
- C. Development Master Plans. Developments within the PCP District that are developed in more than one phase shall submit Development Master Plans, as required in Article VII.

—Sec. 5.4004. – Reserved.

—Sec. 5.4005. – Conformance to approved plans.

- A. A PCP District shall be developed in conformance with the approved Development Plan and other required Development Master Plans as provided in Article VII.

—Sec. 5.4006. Use Regulations.

A. The uses allowed in the PCP District are shown in Table 5.4006.A. with additional limitations on uses as listed. The land uses that correspond for each of the land use designations in the Greater Airpark Character Area Plan are as set forth in the sub-districts below in Table 5.4006.A. The land use designations depicted on the Greater Airpark Future Land Use Plan Map are:

1. Airpark Mixed Use Residential (AMU-R)
2. Airpark Mixed Use (AMU)
3. Employment (EMP)
4. Aviation (AV), and
5. Regional Tourism (RT).

B. Drive-through and drive-in services are not allowed in the PCP-AMU-R, PCP-EMP, PCP-AV and PCP-RT sub-districts. Drive-in services are not allowed in the PCP-AMU sub-district. Only drivethrough services associated with a restaurant are allowed in the PCP-AMU subdistrict.

Land Uses (P is a Permitted use.)	Sub-Districts				
	PCP-AMU-R	PCP-AMU	PCP-EMP	PCP-AV	PCP-RT
1. Aeronautical use				P (3)	
2. Bar	P	P			P
3. Civic and social organization	P (2)	P (2)	P (2)		P (2)
4. Cultural institution	P (2)	P (2)	P (2)		P (2)
5. Day care center	P (2, 6)	P (2, 6)			P (2, 6)
6. Dwelling	P (2, 4, 6)				P (2, 6)
7. Educational service, elementary and secondary school	P (2, 6)	P (2, 6)	P (1, 2, 6)		P (1, 2, 6)
8. Educational service, other than elementary and secondary school	P (2, 6)	P (2, 6)	P (2, 6)	P (1, 2, 6)	P (2, 6)
9. Financial institution	P	P	P (1)		P (1)
10. Health and fitness studio	P	P	P		P
11. Internalized Community Storage		P	P	P	
12. Light manufacturing		P	P	P	
13. Live entertainment	P	P			P
14. Medical and diagnostic laboratory	P	P	P		
15. Medical recovery or therapy center	P (2, 4, 6)	P (2, 4, 6)	P (2, 6)		P (1, 2, 6)
16. Multimedia production without communication tower	P (4)	P	P		P
17. Municipal use	P	P	P	P	P
18. Office	P (4)	P	P		P
19. Personal care service	P	P	P (1)		P
20. Place of worship	P (2, 6)	P (2, 6)	P (1, 2, 6)		P (1, 2, 6)
21. Recreation facility					P
22. Residential health care facility	P (2, 4, 5, 6)				P (1, 2, 5, 6)
23. Restaurant	P	P	P (1)		P
24. Restaurant, including drive-through restaurant but excluding drive-in restaurant		P (7)			
25. Retail	P	P			P
26. Scientific research and development		P (4)	P	P	
27. Sports arena		P (1, 2)	P (1, 2)		P (2)
28. Theater	P (2, 6)	P (2, 6)			P (2, 6)
29. Travel accommodations	P (2, 6)	P (2, 6)	P (1, 2, 6)		P (2, 6)
30. Vehicle leasing, rental, or sales	P (4)	P (1, 4)	P (1, 4)	P	P (4)
31. Veterinary and pet care service	P	P			P
32. Wholesale, warehousing and distribution			P	P	
33. Wireless communications facility, Type 1, 2, and 3.	P	P	P	P	P
34. Wireless communications facility, Type 4.	CU	CU	CU	CU	CU

Amended Development Standards

—Use Limitations:

1. Limited to a site with frontage on a major collector or arterial street.
2. Limited to areas outside of the AC-3 area as described in the City's procedures for development near the Scottsdale Airport and in the Scottsdale Revised Code, Chapter 5 -Aviation, as amended.
3. Limited to a site with frontage onto an airport taxilane or taxiway.
4. Limited to a maximum of 50 percent of the ground floor building area of the Development Plan.
5. Limited to a maximum density of 40 dwelling units per acre of gross lot area of the Development Plan.
6. Limited to a sound transmission class of not less than 50 (45 if field tested) as provided in the International Building Code (IBC), and subject to fair disclosure requirements to notify property owners and tenants within the Airport Influence Area.
7. Restaurant, including drive-through restaurant but excluding drive-in restaurant, are subject to the following standards:
 - A. Any drive-through lane shall be screened by a minimum four (4) foot tall solid wall or combination of wall and dense landscaping. Any drive-through lane shall have a shade canopy provided over the drive-through at the restaurant pick-up window.
 - B. Any drive-through lane shall have a minimum setback of 75 feet from the street line along designated Scenic Corridors or Buffered Roadways as defined in the General Plan, or along designated Signature Corridors as defined within the Greater Airpark Character Area Plan, with a minimum 25-foot landscape buffer provided between the drive-through lane and the street line.
 - C. Any drive-through lane shall have a minimum setback of 150 feet from a single-family residential district shown on Table 4.100.A., or the portion of a Planned Community (PC) with an underlying zoning district comparable to the single-family residential districts shown on Table 4.100.A., or any Planned Residential Development (PRD) District.
 - D. Any drive-through lane shall have a minimum 50-foot landscape buffer provided between any property line that abuts a residential district shown on Table 4.100.A., or the portion of a Planned Community (P-C) with an underlying zoning district comparable to the single-family residential districts shown on Table 4.100.A., or any Planned Residential Development (PRD) District.

—Sec. 5.4007. – Development Standards.

- A. Floor area ratio. Maximum: ~~0.8 for the Development Plan.~~ **AS DEFINED IN MODIFIED SECTION 5.4008. – BONUS PROVISIONS.**
- B. Building height (including all rooftop appurtenances).
 1. Maximum:
 - a. 54 feet if the Development Plan area is between 2.00 and 5.00 acres,
 - b. 62 feet if the Development Plan area is between 5.01 and 10.00 acres, and
 - c. **AS DEFINED IN MODIFIED SECTION 5.4008. – BONUS PROVISIONS** 84 feet if the Development Plan area is more than 10.00 acres, except as provided below.
 2. Maximum near single family residential:
 - a. 42 feet within 300 feet of any single-family residential districts shown on Table 4.100.A., or the portion of a Planned Community (P-C) with an underlying zoning district comparable to the single-family residential districts shown on Table 4.100.A., or any Planned Residential Development (PRD) District.
 3. Rooftop appurtenances. These structures including the screening of them shall not cover more than 35 percent of the roof area of the building(s) in the Development Plan.

C. Required Open Space.

1. Total Open Space
 - a. Minimum: 25 percent to the net lot area of the Development Plan.
 - b. Parking areas and parking lot landscaping are not included in the required open space.

D. Building Setbacks.

1. Front Setback
 - a. Minimum 25 feet along arterial and major collector streets.
 - b. Minimum of 30 feet along minor collector and local streets.
2. Measuring setbacks along streets. All setbacks shall be measured from the curb line along streets.
3. Signature intersections. At the intersection of two streets, when both streets are classified as a major collector or arterial, there shall be a building setback triangle. The two equal sides of the triangle shall be 70 feet, starting from the point of intersection of the extension of the property lines at the corner. Within the triangle at least 50 percent of the area shall be shaded by structural or landscape materials.
4. Side and rear setbacks.
 - a. Abutting residential districts (as shown on Table 4.100.A., or the portion of a Planned Community (P-C) with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., or a Planned Residential Development (PRD) District). (See Example 5.4007.E.1.)
 - i. Minimum: 60 feet from any single-family residential district, and
 - ii. Minimum: 30 feet from all other residential districts.
 - b. Abutting nonresidential districts. (See Example 5.4007.E.2)
 - i. Minimum: 15 feet

E. Stepback Plane.

1. A butting single family districts (as shown on Table 4.100.A., or the portion of a Planned Community (P-C) with an underlying zoning district comparable to the single-family residential districts shown on Table 4.100.A., or a Planned Residential Development (PRD) District).
 - a. Vertical to horizontal ratio: 1:2.5, beginning 6 feet above the PCP District boundary. (See Example 5.4007.E.1.)
2. Other Locations (not abutting single family district)
 - a. Vertical to horizontal ratio: 1:1 beginning 38 feet above setback line. (See Example 5.4007.E.2.) **ONLY ALONG N. SCOTTSDALE RD. AND ALONG THE EAST PROPERTY LINE.**
 - b. **VERTICAL TO HORIZONTAL RATIO: 2:1 BEGINNING 38 FEET ABOVE PROPERTY LINE ALONG THE SOUTH PROPERTY LINE AND THE NORTH PROPERTY LINE.**
3. Minor amendments to achieve a more suitable Development Plan. Upon demonstration of significant sustainable, high-quality urban design and other features beyond those required by the City, the Zoning Administrator may approve up to a maximum of 10 percent deviation to the stepback plane requirements. Exception: Amendments cannot be applied to the requirements of Section 5.4007.E.1.

F. Screening. All operations and storage shall be conducted within a completely enclosed building or within an area contained by a wall or fence as determined by Development Review Board approval.

Amended Development Standards

—Sec. 5.4008. – Bonus provisions.

A. Applicability. The City Council may approve bonus development standards for property zoned PCP upon demonstration of noteworthy investments in sustainable, high-quality design and other features that provide public benefits, improve the quality of life in the community, and assist in achieving the goals and policies of the General Plan, Greater Airpark Character Area Plan, and City objectives, subject to the following criteria:

1. Minimum Development Plan area: 4.00 acres of gross lot area.
2. Limitations:
 - a. Bonus development standards cannot be applied to any portion of a PCP District Development Plan that is less than 300 feet from a single family district (as shown on Table 4.100.A., or the portion of a Planned Community (P-C) with an underlying zoning district comparable to the single-family residential districts shown on Table 4.100.A., or a Planned Residential Development (PRD) District).
 - b. Bonus development standards cannot be applied to any portion of a PCP District Development Plan that is within the AC-3 area shown on Figure 1, Airport Influence Area, in the Scottsdale Revised Code, Chapter 5—Aviation, as amended.

B. Bonus development allowances. Subject to the maximum bonus development standards as provided below, the City Council may approve an increase of the floor area ratio (FAR) and/or an increase of the building height based upon the property owner providing Special Public Improvements as identified below and/or any other community benefit(s) approved by City Council as part of a Development Plan.

C. Maximum bonus development standards:

1. Floor area ratio.
 - a. Maximum: ~~2.0~~ 2.89 for the Development Plan.
2. Building height (inclusive of all rooftop appurtenances).
 - a. Maximum:
 - i. Development Plan area of 4.00 to 5.00 acres of gross lot area: 92 feet.
 - ii. Development Plan area of 5.01 to 10.00 acres of gross lot area: 104 feet.
 - iii. Development Plan area of 10.01 to 15.99 acres of gross lot area: 116 feet.
 - iv. Development Plan area of 16.00 acres or more of gross lot area: 134 feet.

THE HEIGHTS OF THE BUILDINGS WILL NOT EXTEND 133 FEET AND WILL NOT EXTEND ABOVE THE SCOTTSDALE AIRPORT CONICAL SURFACE AS DEFINED BY THE FAA.

 - v. The total floor area(s) of any single floor above building heights greater than 114-~~92~~ feet shall not exceed 20% of the total ground floor building area of the Development Plan.
- b. Maximum near single-family residential. Maximum building height shall be 42 feet within 300 feet of any single-family residential district shown on Table 4.100.A., or the portion of a Planned Community (P-C) with an underlying zoning district comparable to the single-family residential districts shown on Table 4.100.A., or any Planned Residential Development (PRD) district.

D. Allocation of bonus development standards. The Development Plan shall identify the specific allocation of bonus development standards and is subject to City Council approval.

E. Special Public Improvements requirements. Development projects utilizing Special Public Improvements and/or other community benefit(s) to achieve bonus development standards shall comply with the Special Public Improvements requirements as outlined in Section 7.1200.

F. Special conditions.

1. Building materials: Reflective materials are limited to 60 percent of the building wall area for portions of a building located above a building height of ~~104~~ 109 feet.
2. Open Space. Minimum: 28 percent of the net lot area of the Development Plan receiving a bonus.

G. Bonus development standards procedures.

1. Any application of bonus development standards, or amendment to application of bonus development standards, shall be subject to City Council approval through a zoning district map amendment with a Development Plan. A development agreement is required with the utilization of Special Public Improvements and/or any other proposed community benefit(s).
 - a. The Development Plan shall include a development project narrative that:
 - i. Describes, in addition to other project narrative requirements, the bonus development standards sought, specifying the proposed floor area ratio and/or building height, as applicable,
 - ii. Identifies how the development project will comply with the Special Public Improvements requirements and/or an analysis of any other proposed community benefit(s), as applicable, and
 - iii. Provides the method and calculations for determining the Total Construction Cost Estimate, as outlined in Section 7.1200, as applicable.
 - b. The development agreement shall be in a form satisfactory to the City Attorney and include, but not be limited to, the requirements outlined in Section 7.1200.

—Sec. 5.4009. - General Provisions.

Except as otherwise provided, the provisions of Article VII apply.

—Sec 5.4010. - Sign Requirements.

The provisions of Article VIII apply. In lieu of using the PCP sign standards of Article VII, the property owner may choose to use signs allowed in the Planned Regional Center (PRC) District in the PCP District.

—Sec. 5.4011. - Parking and Loading Requirements.

The provisions of Article IX apply.

—Sec. 5.4012. - Landscaping Requirements.

The provisions of Article X apply.

Amended Development Standards

Justification for Amended Development Standards

As a function of PCD zoning approved for the One Scottsdale development plan, the amended development standards justifications below outline modifications to the previously approved zoning for the subject property. All changes have been bolded on the amended development standards document with this submission.

—Section 5.4007. A. and Section 5.4008. C. 1. – Floor Area Ratio

The proposal requests an increase in the Floor Area Ratio (FAR) bonus maximum from 2.0 to 2.89. The additional FAR will enable the development a greater variety of unit sizes and types within the project to better serve the community.

This request is based upon the following considerations:

- A. The Greater Airpark Character Area Plan that is designated as “Regional Core-Greatest Intensity”.
- B. No existing single-family homes in the existing immediate area.
- C. Development adjacency to the Pima Freeway - State Route 101 and N. Scottsdale Rd.
- D. The site is on the edge of Scottsdale.
- E. The parking is 100% below grade allowing over 75% open space at grade level for amenity spaces and bicycle path fully integrated with the City’s Bicycle Master Plan.

—Section 5.4007. B. 1. c. and Section 5.4008. C. 2. a. iv. – Building Height

The heights of the buildings will not extend above 133 feet and will not extend above the Scottsdale Airport conical surface as defined by the FAA.

This request is based upon the following considerations:

- A. The Greater Airpark Character Area Plan that is designated as “Regional Core-Greatest Intensity”.
- B. No existing single-family homes in the existing immediate area.
- C. The height of the building is comparable to other projects in the area.
- D. Development adjacency to the Pima Freeway - State Route 101 and N. Scottsdale Rd.
- E. The site is on the edge of Scottsdale.
- F. The parking is 100% below grade allowing over 75% open space at grade level for amenity spaces and bicycle path fully integrated with the City’s Bicycle Master Plan.

—Section 5.4007. E. 2. a. and Section 5.4007. E. 2. b. – Building Stepback Plane

The proposal requests that the building stepback plane in this location, which is not abutting a single family district, be kept as currently defined along at the west property line along N. Scottsdale Rd., and as currently defined along the east property line. The proposed change is along the south property line along Mayo Blvd, and along the north property line along Pima Freeway - State Route 101. The proposed change on these two sides of the property are from a vertical to horizontal slope of 1 to 1 starting at a 38 feet height on the setback line, to a vertical to horizontal slope of 2 to 1 starting at a 38 feet height on the property line.

This request is based upon the following considerations:

- A. The Greater Airpark Character Area Plan that is designated as “Regional Core-Greatest Intensity”.
- B. No existing single-family homes in the existing immediate area.
- C. The location along the Pima Freeway - State Route 101.
- D. The location along E. Mayo Blvd which is an arterial street with over 80 feet from the property line to the center of the street.
- E. The property with the current zoning requirements allows the vertical to horizontal stepback slope of 2:1 at a height of 36 feet at the property line.
- F. The first floor building enclosure at grade is less than the floor plan above allowing an area of human scale at grade level and which provides shade and shelter from the weather.
- G. The site is on the edge of Scottsdale.
- H. The parking is 100% below grade allowing over 75% open space at grade level for amenity spaces and bicycle path fully integrated with the City’s Bicycle Master Plan.

—Section 5.4008. C. 2. a. v. – Building Height Floor Reduction

The proposal requests that the total floor area of any single floor above 92 feet be increased to be above 114 feet which will limit the total floor area above this height not to exceed 20% of the total ground floor building area of the development plan.

This request is based upon the following considerations:

- A. With the building height increase noted above, the floor plan area would coincide with the height increase. The reduction in the floor area would begin at an appropriate increased height.
- B. The grade level floor area is less than the typical floor area to allow for greater open space at grade.
- C. The buildings will follow the modified stepback plane as noted above.

—Section 5.4008. F. 1. – Special Conditions – Building Materials

The proposal requests that the height on the limit of reflective building materials which are limited to 60 percent of the building wall areas for portions of a building located above a building height of 104 feet be increased to a height of 109 feet.

This request is based upon the following considerations:

- A. With the building height increase noted above, the floor plan would coincide with the height increase. The reduction in the floor area would begin at an appropriate height.
- B. Residential occupancies benefit from windows viewing the native landscape areas and should be allowed in the increase height consideration.
- C. The glass used on the project will be limited to visible light reflectance to less than 20 percent. It is a low reflectance glass. The glass at the residential units will be high performance glazing that reduces the solar heat gain and the buildings will meet the current applicable energy conservation code.

Overview of Public Benefits & Zoning Request Summary

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, density, and FAR have a direct relationship with enabling the project to provide these public benefits.

Award-Winning Architecture and Construction

—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. Optima has been recognized with over 75 prestigious national and international awards including in 2021 when Optima was recognized as the Firm of the Year by the American Institute of Architects (AIA) Chicago.

10-Year Water Neutral Development

—Optima will provide the City of Scottsdale with an amount of long-term storage credits located in the same aquifer as the City's water in the Harquahala Valley which will make the development net neutral to the City for water demand for its initial 10-year period.

Over 75% Open Space at Grade Level and 100% Underground Parking

—Over 75% of Optima McDowell Mountain Village (or more than 12-acres) of grade level will comprise open space usable by the public or residents of Optima McDowell Mountain Village. 20% of the open space at grade level will be fenced off for private use by the residents and 55% of the open space at grade level will be accessible to the OMMV community and public.

—Two levels of underground parking will be incorporated to accomplish 100% of parking below grade.

—100% underground parking and the resulting over 75% of open space, mitigates the heat island effect which can reduce the ambient temperature up to 12 degrees compared to surrounding hardscape.

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

—12-acres of open space at grade level

—Optima will be providing a license agreement to the City of Scottsdale for the multi-use bicycle and pedestrian path

—Optima McDowell Mountain Village will provide approximately 3,150 linear feet of 14' wide multi-use bicycle and pedestrian trail around the perimeter of the development connecting to the City of Scottsdale's Master Bike Plan.

—The Public Bike Hub located on the southwest corner of the site adjacent to the commercial space on grade level will act as a hub for cyclists and pedestrians and connects to the retail area as well as the open space at grade level.

Pilot Project for C.O.S. First Commercial Private Residential Rainwater Harvesting Application

—Optima is committed to working with the City of Scottsdale to provide the largest private residential rainwater harvesting project in the United States. Rainwater will be stored at the parking levels at the southeast corner of the project in a concrete vault that is designed to hold ~210,000 gallons of storm water.

Sustainability & IgCC Certification

—Open space

—Energy

—Water Use

—Mechanical and Electrical systems

—Healthy human environment

—Recycling

—Sustainable materials

Overview of Public Benefits & Zoning Request Summary

Economic Impact

- \$1.21 to \$1.34 billion economic output
- 1,680 to 1,867 direct, indirect, and induced jobs would be created each year
- \$623.1 to \$692.3 million in total wages
- \$117.5 to \$130.3 million annual economic activity generated
- \$30.5 to \$34.7 million in 10-year fiscal impact
- \$17.0 to \$19.3 million in fiscal impact on construction on the city of Scottsdale

High-Quality Housing that will help alleviate the existing shortage

- Optima is providing 1,390 high-quality residential units that will address the growing need for housing in the Scottsdale. There is a substantial housing shortage of both ownership and rental inventory which has caused significant increases in pricing. There is a demand and need for residential housing and the addition of OMMV's 1,390 units will accommodate new arrivals to the area and help free up inventory in the market by those moving up into the proposed units. OMMV will create increased competition in the marketplace which can help reduce upward pressure on rents within the region.

\$23 Million FAR & Height Bonus Payment

- The \$23,381,011 FAR and Height Bonus payment that Optima is required to pay to the City of Scottsdale will be paid into the Greater Airpark Special Improvement Trust Fund. The Mayor and City Council have the ultimate decision on how to allocate and spend this bonus payment.

Zoning Request Summary

As outlined in this "Rezoning Application #2 - Version 7", Optima McDowell Mountain Village both aligns with the City of Scottsdale's General Plan 2035 as well as the Greater Airpark Character Area Plan and is specifically designated as "Regional Core - Greatest Intensity." Since our Pre-Application Submittal in March, the project has evolved through seven design iterations from feedback from the Mayor, City Council, the City's Planning and Building departments, and neighborhood outreach. Optima McDowell Mountain Village is designed to be net water neutral to the City of Scottsdale for its initial ten years as well as be the first private residential rainwater harvesting application for the City, and the largest such residential application in the United States. The project will also be International Green Construction Code certified and will comply with the 2021 International Energy Conservation Code.

Optima McDowell Mountain Village will provide high-quality housing for the Greater Airpark and surrounding areas to meet the needs of a growing population and economy while also delivering significant public benefits to the City of Scottsdale and those who live and work in and around the Scottsdale Airpark. 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, 10-year water net-neutrality, as well as provide a development anchored in sustainability in its design, construction, and operation.

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.

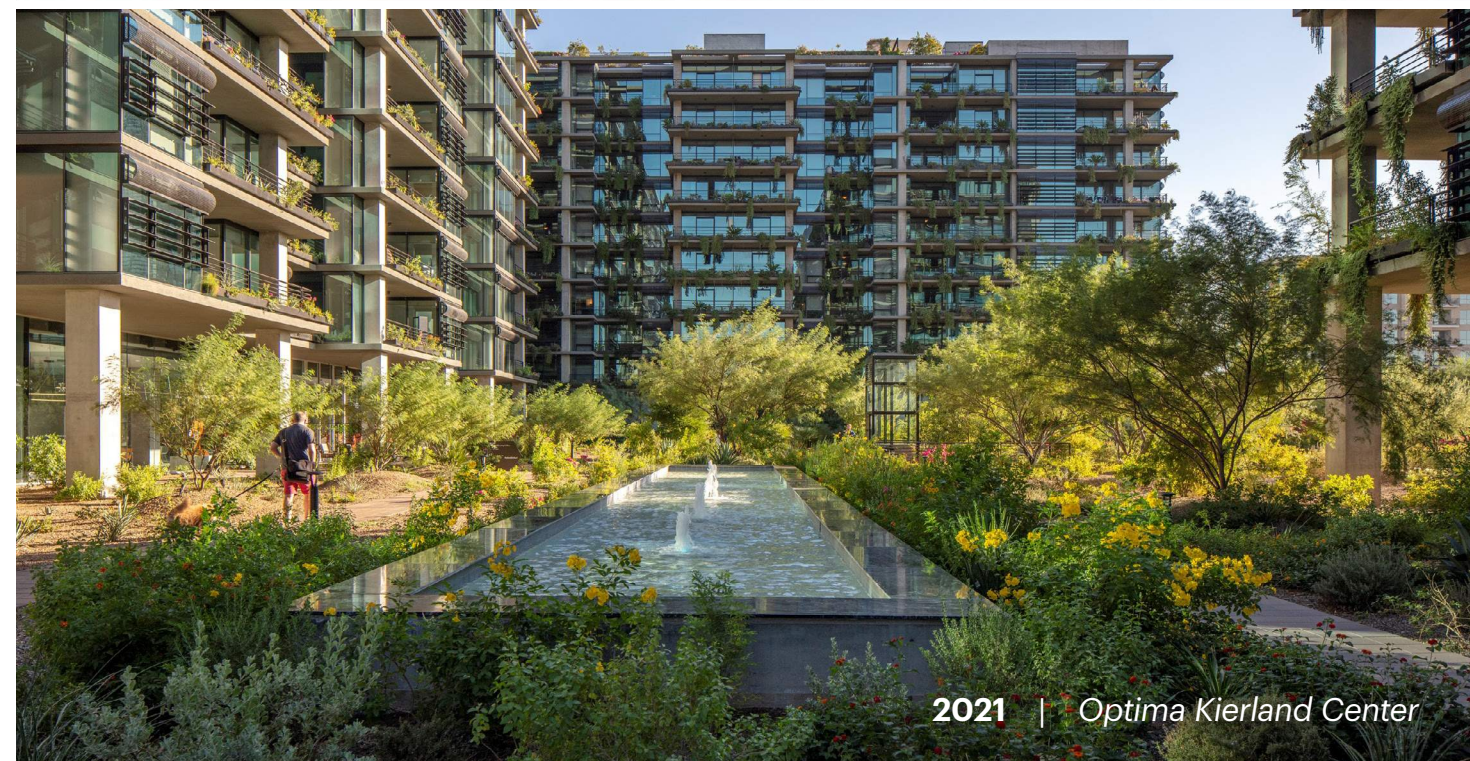
In 2021, Optima was recognized as the Firm of the Year by the American Institute of Architects (AIA) Chicago.



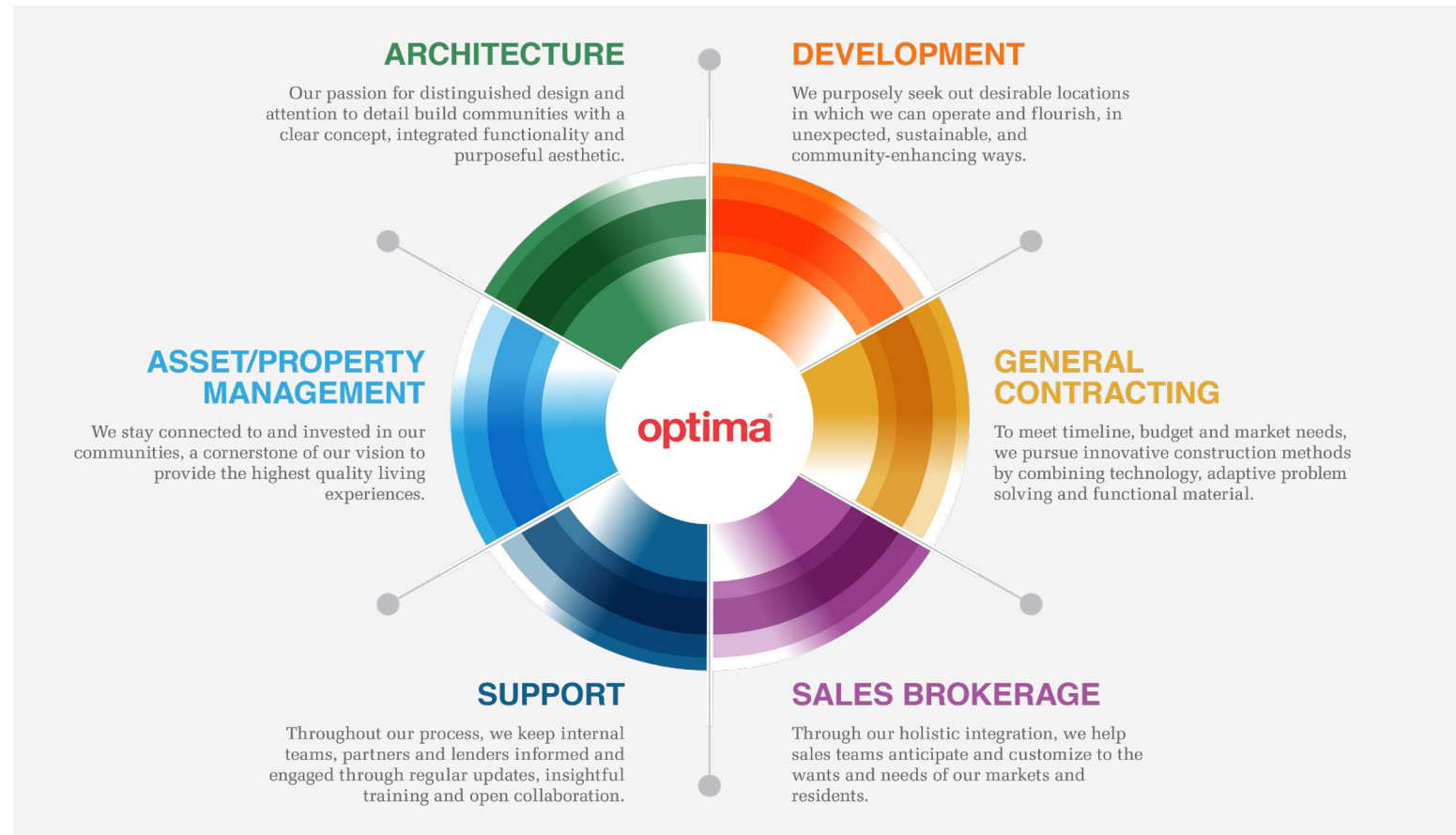
2010 | Optima Camelview Village



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



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



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

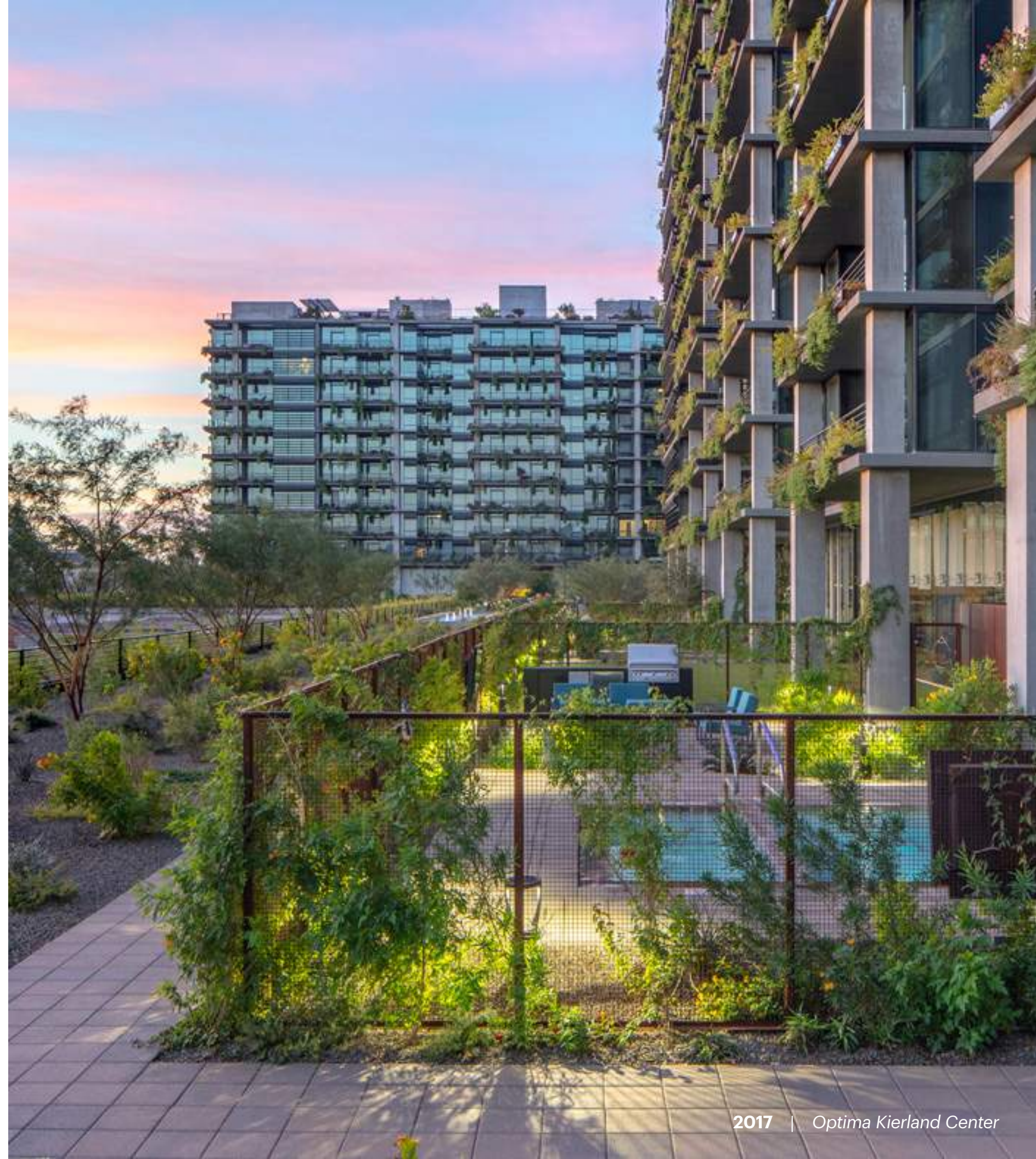
Project Type: Multi-family & Condominium

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: 2022

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



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

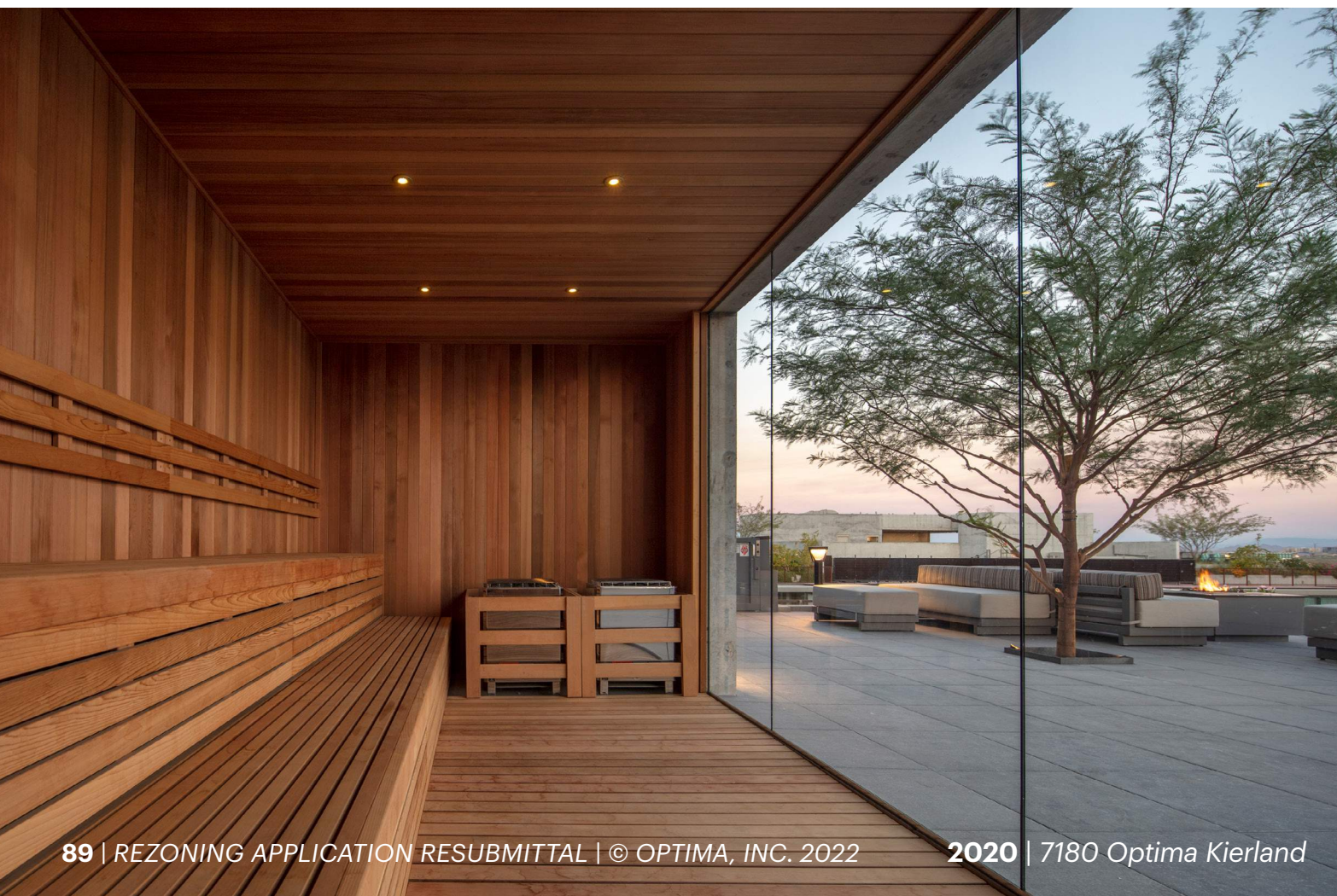




2020 | 7140 Optima Kierland



2020 | 7180 Optima Kierland



2020 | 7180 Optima Kierland



2019 | Optima Sonoran Village



2019 | Optima Sonoran Village



2021 | Optima Kierland Center



2021 | Optima Kierland Center



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



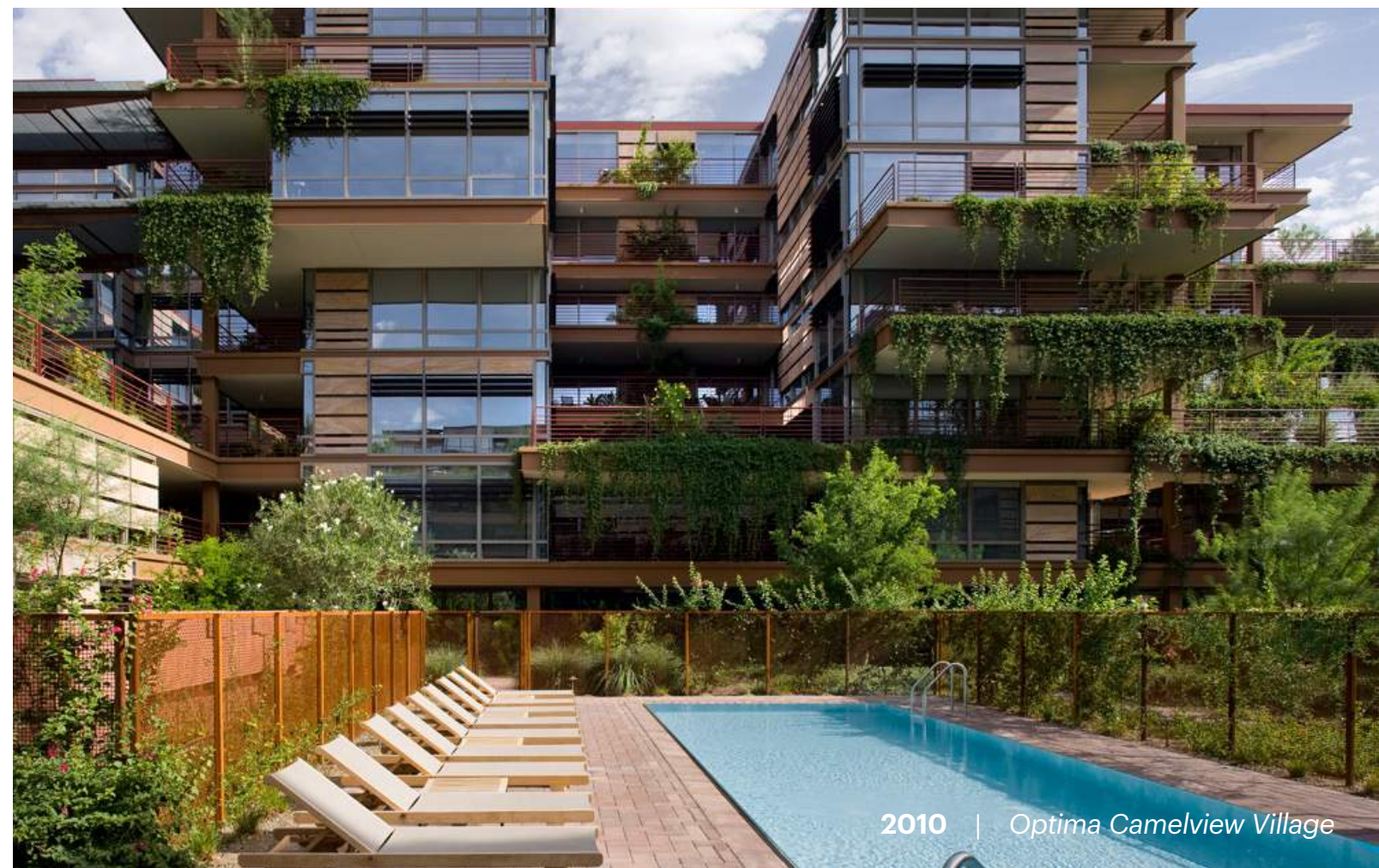
2019 | Optima Sonoran Village



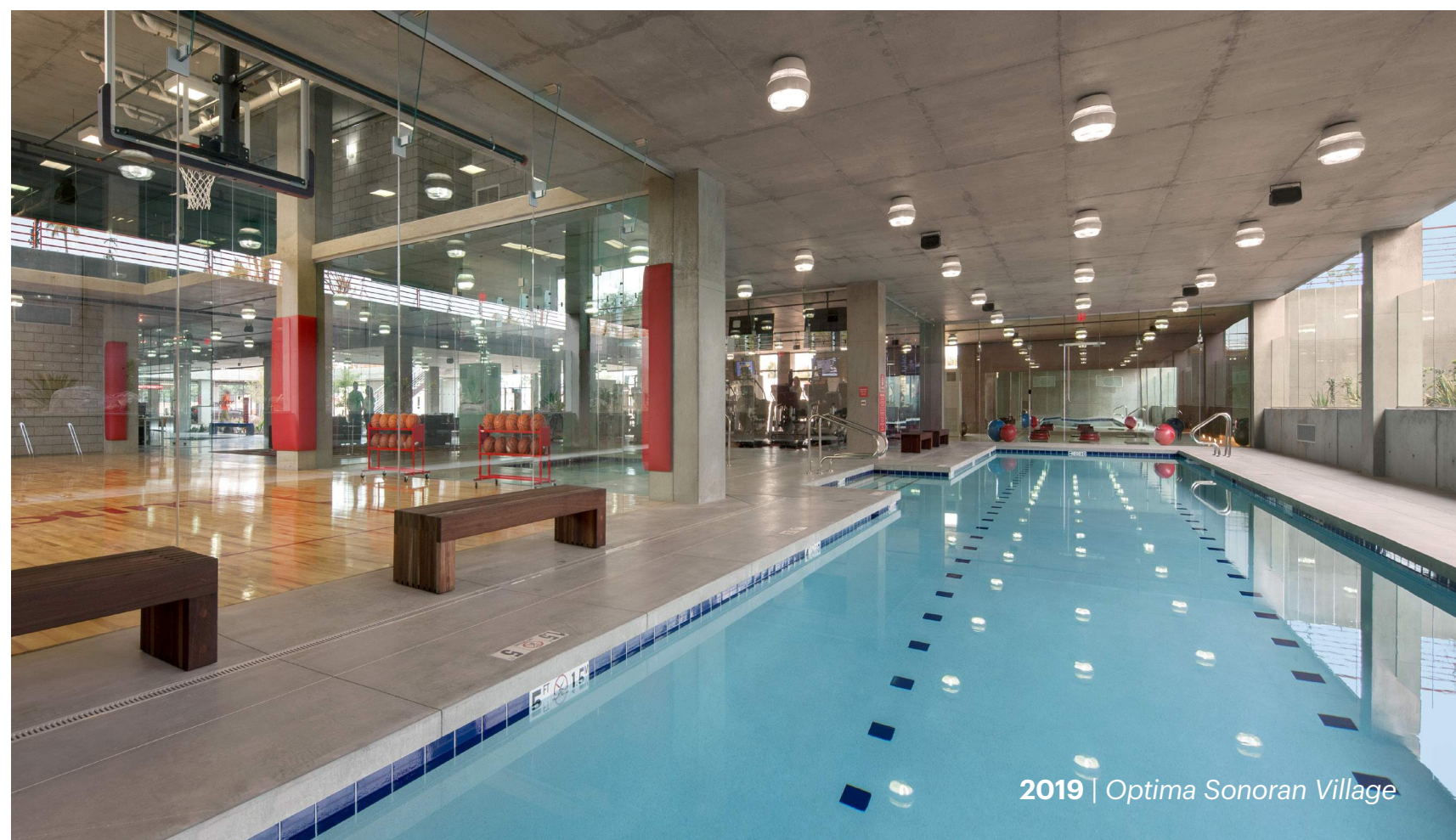
92 | REZONING APPLICATION RESUBMITTAL | © OPTIMA, INC. 2022 2007 | Optima Old Orchard Woods



2010 | Optima Camelview Village



2010 | Optima Camelview Village







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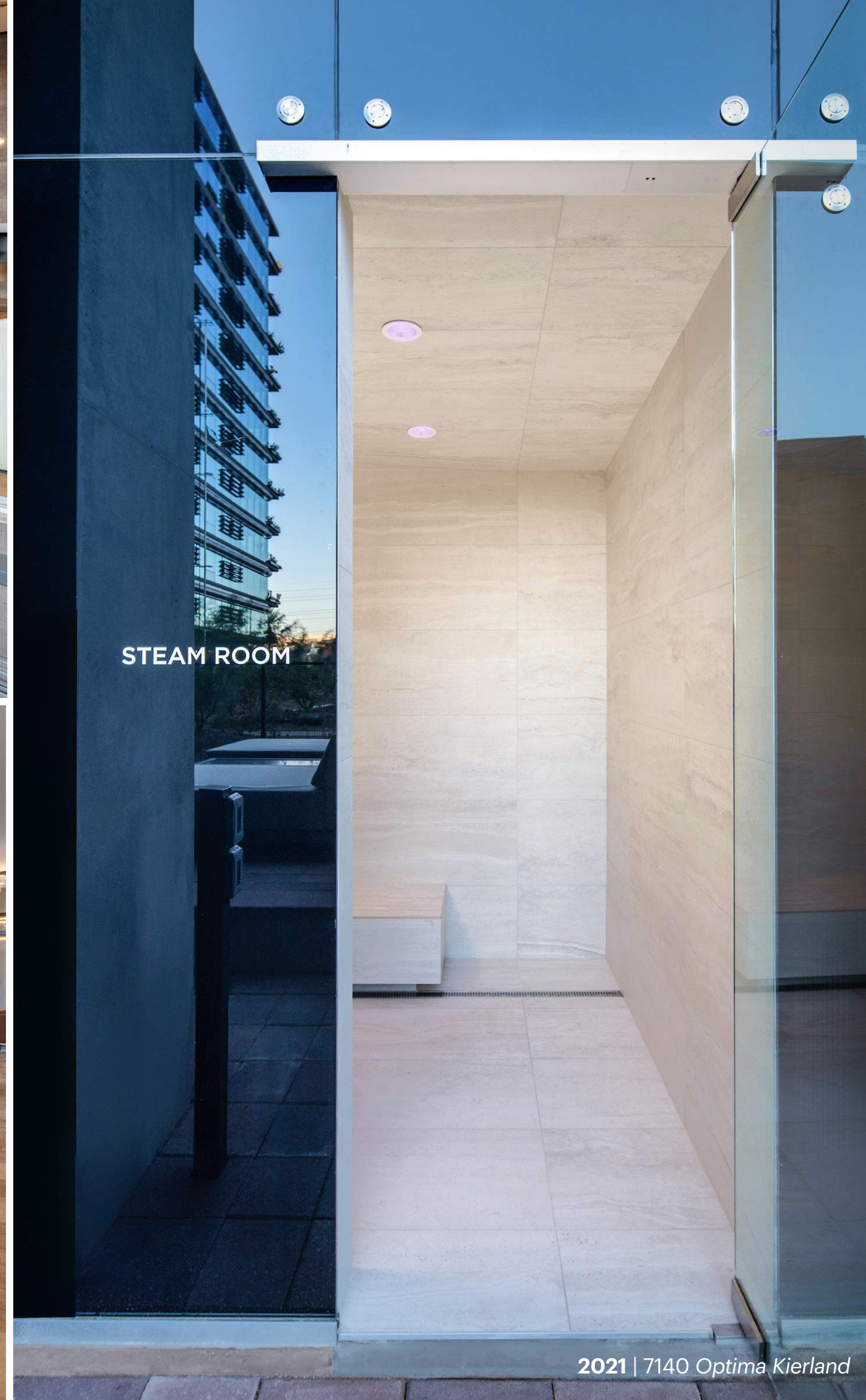
2021 | 7140 Optima Kierland



2021 | 7140 Optima Kierland



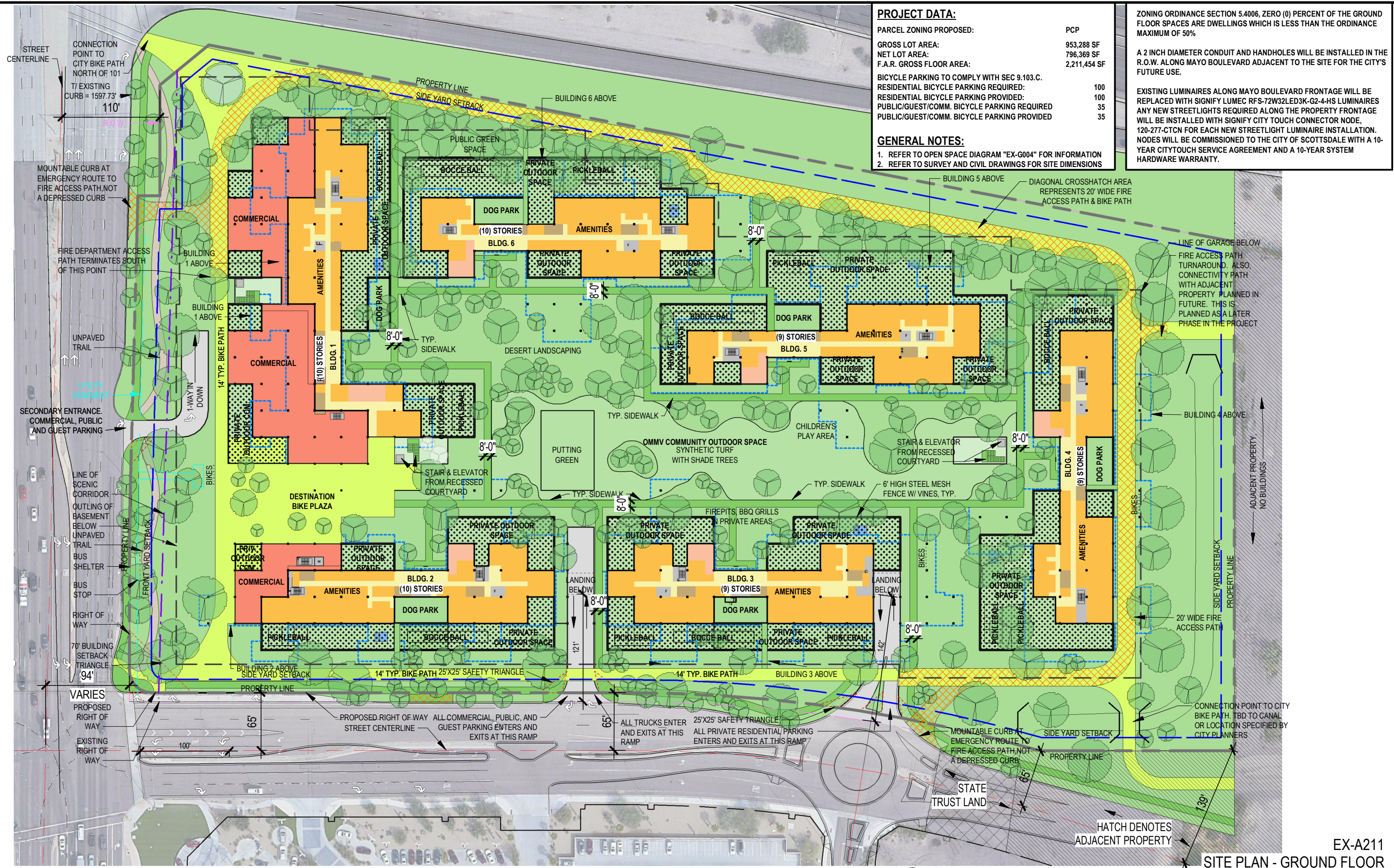
2021 | 7180 Optima Kierland



STEAM ROOM



2021 | 7180 Optima Kierland



PROJECT DATA:

PARCEL ZONING PROPOSED:	PCP
GROSS LOT AREA:	953,288 SF
NET LOT AREA:	796,369 SF
F.A.R. GROSS FLOOR AREA:	2,211,454 SF
BICYCLE PARKING TO COMPLY WITH SEC 9.103.C:	
RESIDENTIAL BICYCLE PARKING REQUIRED:	100
RESIDENTIAL BICYCLE PARKING PROVIDED:	100
PUBLIC/GUEST/COMM. BICYCLE PARKING REQUIRED:	35
PUBLIC/GUEST/COMM. BICYCLE PARKING PROVIDED:	35

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