



Optima Files for Formal Zoning Application for Optima McDowell Mountain Village
Optima Proposes luxury mixed-use development at the SE corner of Scottsdale Road and Loop 101

SCOTTSDALE, Ariz. (April 25, 2022) – Optima, the Scottsdale-based real estate development firm led by award-winning architect David Hovey, Jr., AIA, submitted its formal zoning application today with the city of Scottsdale with its plans for a six-building development with 1,500 luxury residences and 31,000 sf of commercial space at the southeast corner of Scottsdale Road and Loop 101 after incorporating feedback and comments from the City Staff.

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. The project is designed to create an environmentally friendly residential neighborhood that both enhances and blends with the 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. The development includes 80% open space on grade level and 100% underground parking and service functions which enables Optima to provide an approximately 10-acre public park and bicycle path encompassing the development and connecting to the City of Scottsdale Bicycle Master Plan. The public park also includes a public amphitheater, children's play areas, calisthenics areas, sculptural fountain, putting green, seating and lounge areas as well as 31,000 SF of destination commercial and retail concepts.

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.

More details regarding a construction updates and sales and/or leasing information will be available in the coming months. As a full-service development firm, Optima will act as the developer, architect and general contractor, sales broker, and property manager.

For more information about Optima, visit [Optima.inc](https://www.optima.inc).

About Optima

For more than four decades, Optima has been developing, designing, building and managing the most striking urban and suburban luxury residential communities in the United States. Since its inception, as a family-owned and -operated company Optima has reinvented housing by integrating all the functions involved in new construction within one company by controlling and executing every aspect of the process. The result has been the creation of over 40 communities in Arizona and Illinois, along with being nationally recognized with over 75 prestigious awards for the company's commitment to design, innovation and sustainability. Learn more at [Optima.inc](https://www.optima.inc).

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