

THE VOICE OF THE AIRPARK BUSINESS COMMUNITY FOR 42 YEARS

SCOTTSDALE

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Airpark News

A full-page photograph of two men celebrating on a golf course. The man on the left is wearing a white polo shirt, white pants, and a white cap with 'Cleveland Golf' on it. The man on the right is wearing a green polo shirt, khaki shorts, a red cap, and a yellow safety vest. They are embracing each other. In the background, there is a large crowd of spectators and a golf course with a sand trap and some desert plants.

Let the **'PAR-TEE'** *Begin*

WM Phoenix Open
brings the noise

A TEAM EFFORT

*Pinnacle Aviation
marks 3 1/2 decades*

Celebration of Fine Art

By Christina Fuoco-Karasinski

Students awarded aviation scholarships

Thunderbird Field II Veterans Memorial awarded two scholarships to students pursuing aviation degrees.

Payson Duane is an Embry-Riddle Aeronautical University junior earning a Bachelor of Science in aviation with a minor in Spanish communications.

Duane joined the U.S. Marine Corps at age 17. He was deployed to the Middle East combat zone in support of Operation Iraqi Freedom and Operation Inherent Resolve. He served in several leadership roles and obtained the rank of sergeant E-5.

For his efforts, Duane was awarded the Navy and Marine Corps Commendation Medal. After serving more than four years, Duane chose to transition into Embry-Riddle to earn a professional pilot license; he earned his private pilot license previously. He maintains a high GPA and anticipates

graduating in 2024. His next objective is to become a flight instructor at Embry-Riddle, and his final goal is to fly for a regional airline or become a corporate pilot.

"Duane has been and is a quintessential student, leader, Marine, and is passionate about his career goals," says Steve Ziomek, chairman and president of Tbird2.

"There is no doubt that he will continue to utilize his many skills to achieve those dreams. We are proud to have awarded the Thunderbird Field II Veterans Memorial scholarship to such a deserving individual."

Thunderbird Field II Veterans Memorial also awarded an Aviation Scholarship to Azaria Burnell, a Pima Community College student pursuing her airframe and powerplant mechanics certification.

Burnell is proud of her father's service to our country as a member of the U.S.

Army, and he was deployed overseas in a combat zone.

Mike Aldridge, adjunct instructor, Aviation Technology Center and FAA-certified ground instructor, PCC, comments, "Out of all the student pilots I have trained, Azaria stands out to be the first to achieve the commercial pilot certification. As well, her academic progress toward her airframe and powerplant certification is progressing very well. I expect her to complete Pima's aviation maintenance technology (AMT) program with excellent results."

Tbird2 is a nonprofit organization dedicated to preserving the history of aviation in Scottsdale honoring all military veterans, creating unique educational opportunities for Arizona students studying all aspects of aviation, and supporting Dogs4Vets.

Cushman & Wakefield advises Optima in 22-acre acquisition

Cushman & Wakefield advised Optima in the acquisition of a 22-acre development site on the southeast corner of Scottsdale Road and the Loop 101 freeway in Scottsdale.

Chicago-based Optima is constructing a new luxury mixed-use residential project named Optima McDowell Mountain Village on the North Scottsdale site.

The project will consist of six eight-story buildings totaling approximately 1,330 residential units plus 36,000 square feet of commercial space plus top amenities. Four of the buildings will be rental apartments and the other two are for-sale condominiums. The unit mix will consist of studios, one-, two- and three-bedroom units that range from 775 to 2,025 square feet.

Optima acquired the land from John Lund for \$44.75 million. The site was originally proposed for three new car dealerships. Managing Director Don Arones with Cushman & Wakefield in Phoenix represented the buyer, and Marty De Rito of De Rito Partners Inc. represented the seller in the transaction. The project was recently approved by the city council and is estimated to cost up to \$1 billion.

"This will be a world-class residential project and will provide needed upscale housing to the many employers in the growing Scottsdale area and surrounding communities," Arones says.

"The property is strategically located along the freeway that will also make it very convenient for residents to access any destination."



Chicago-based Optima is constructing a new luxury mixed-use residential project named Optima McDowell Mountain Village in North Scottsdale. (Cushman & Wakefield/Submitted)

Designed by award-winning architects David C. Hovey and David Hovey Jr., Optima McDowell Mountain Village is comprised of six concrete-framed condominium and apartment buildings with undulating landscaped facades that echo the shapes of the McDowell Mountains.

Each of the six buildings will contain its own resort-style amenity offering, which will include a rooftop deck with a 50-meter Olympic-length swimming pool; a sauna, spa and cold plunge; a running track that will follow the perimeter of the roof; outdoor fireplaces; lounge seating; outdoor kitchens with barbecues and dining spaces; and sheltering arbors covered with vines. Every rooftop will offer spectacular views of the McDowell Mountains to the east, vibrant sunsets to the west, Pinnacle Peak to the north and Camelback Mountain to the south.

The ground-floor level of each building will be similarly outfitted with spacious, well-appointed lobbies; a fitness center and yoga studio that look out over the lushly landscaped courtyard; a sauna and steam room; a residents' club with game room and theater; an indoor basketball and pickleball court; an outdoor pickleball arena; a golf simulator; an outdoor putting/chipping area; indoor and outdoor kids' play spaces; a massage room; a dog park and pet spa; and a business center and conference room.

The development will feature a bicycle and pedestrian path around the perimeter of the development that will connect to the bicycle and multiuse paths of the city of Scottsdale Bicycle Master Plan.

Parking at McDowell Mountain Village will be 100% underground and Optima will also be developing a new roundabout on Mayo Boulevard.