

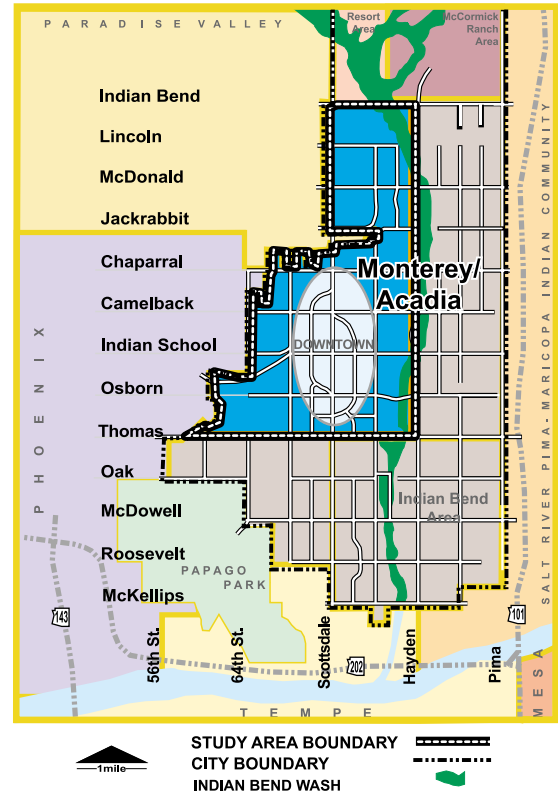
# MONTEREY/ARCADIA CHARACTER AREA

## General Description of the Area:

This area wraps around Downtown Scottsdale and serves the area as a transition between the Downtown and outlying suburban neighborhoods. The limits of the area are Hayden Road on the east, Thomas Road on the south, 60th Street on the west, and Lincoln Drive on the north. Portions of the area are adjacent to the Town of Paradise Valley and the City of Phoenix. The Indian Bend Wash Greenbelt creates the eastern edge and the Arizona Canal runs through the western portion of the area.

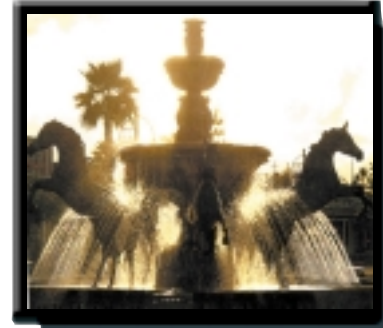
## Overview of the Area:

This area includes some of the oldest residential areas in the city, yet significant infill development is occurring. The area has a dense pattern of major streets and a complex mix of land uses. Most of this area was farmland, which is still reflected in scattered landscape features. This area most likely has the greatest diversity of any area within the city.



**Character Features and Elements:**

The area includes a broad mix of uses from heavy service and utility to high quality hotels and offices, as well as pockets of single family homes to concentrations of apartments. Generally, homes in the southern and western portions consist of a “ranch” style made popular in the 1950’s and 1960’s, while the areas to the north of Downtown are dominated by Mediterranean styles which gained popularity in the 70’s and 80’s. The Indian Bend Wash creates a major buffer separating this area from the suburban areas to the east. The area has few landmark buildings and the character is dominated by a network of major corridors formed by the Indian Bend Wash, Arizona Crosscut Canal, and major streets. The lush, mature Mediterranean and sub-tropical landscaping tends to dominate many neighborhoods. The “Casa Blanca” neighborhood is a unique feature in the area.



**How This Area Fits into Community:**

This area’s very diverse range of housing provides neighborhoods for service industry employees, retirees, and winter visitors, and active upper income families. The residents in this area make frequent use of the Downtown commercial and civic facilities. The area provides a gateway which transitions into the Downtown with a land use pattern of diversity and smaller scaled neighborhoods.