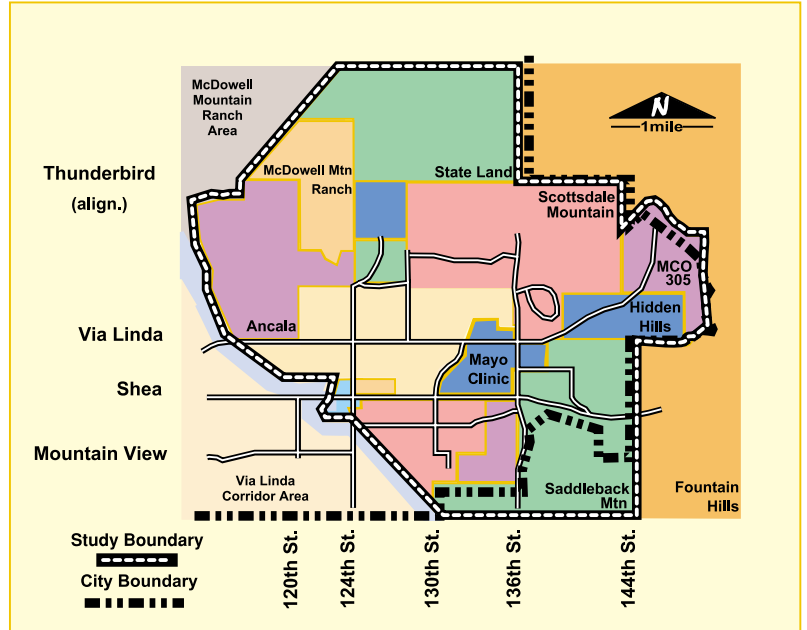


# EAST SHEA CHARACTER AREA

## General Description of the Area:

This area is south of the southern flank of the McDowell Mountains and is contained by the Fountain Hills boundary on the east, the Salt River Pima Maricopa Indian Community on the south, and the Central Arizona Project Aqueduct and the major electrical transmission line corridor on the west. The area is formed by a series of alluvial fans stretching out from the base of the McDowell Mountains with an elevational change from 1500 feet to over 2000 feet.



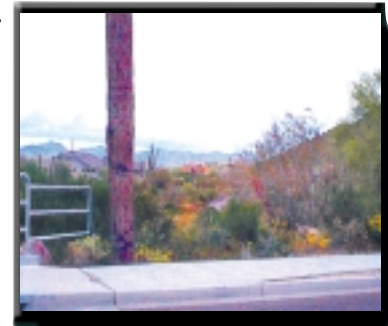
## Overview of the Area:

This was one of the last (1975) areas in the city (south of Deer Valley Road) to be annexed. Fountain Hills had already begun development in the early 1970's, and Shea Boulevard had recently been connected to the Beeline Highway. The oldest residential areas, in the southwest corner, were started under the jurisdiction of the County. Most of the development in the area, however, took place from the mid 1980's to late 1990's. Unlike the condition to the northwest, the Central Arizona Project improvements in this area do not generally create a major visual barrier from the areas to the west.



**Character Features and Elements:**

The desert terrain is a sloping plane leading up to the mountains and ridges to the north and east, which is sliced into segments by large, deeply incised washes. The development of the area typically occupies the more even segments of the alluvial plain and includes a wide range of suburban single family, civic and business uses. Most of the residential uses borrow on the Mediterranean styles of design. A subtle trend is that older neighborhoods have lighter colors, while newer ones have darker colors and materials that better blend into the desert setting. The civic and business facilities have most often used a southwest contemporary design style. The landscaping in public areas is desert materials while those in private or enclosed spaces most often use semiarid plant materials. As a result, building masses are visually less dominant than in many other areas of the city. The mountain backdrop and valley view are dominant in the siting and image of the area. Notable built landmarks include the Mayo Clinic and Desert Mountain School Campus.



**How This Area Fits into Community:**

The area is primarily a residential neighborhood which has two large community or regional based facilities. It acts as a transition to similar types of neighborhoods in Fountain Hills to the east. Many of the services and businesses which support the area are located to the west. Development in the area pioneered many site planning, landscaping, and design concepts for the desert terrain and setting.