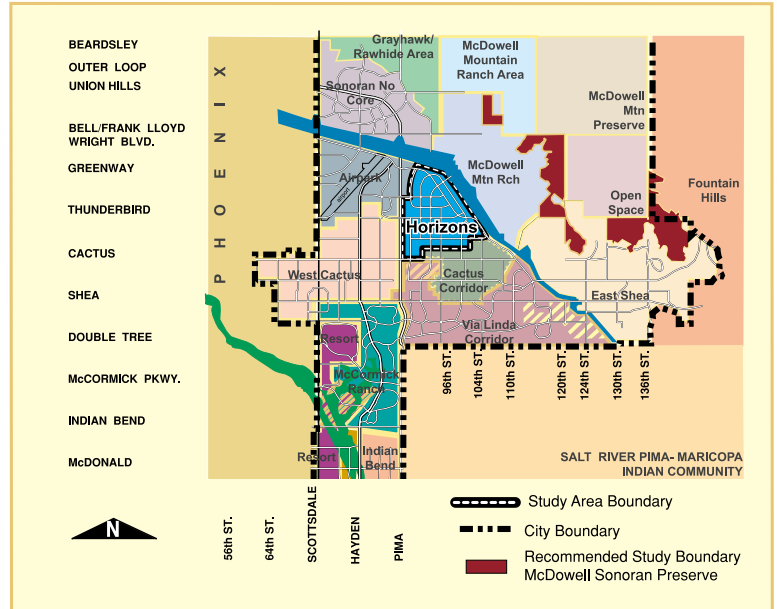


SCOTTSDALE HORIZONS CHARACTER AREA

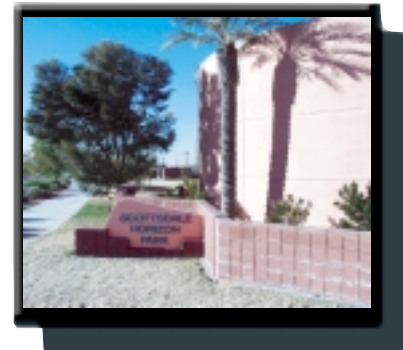
General Description of the Area:

The area is triangular shaped and bounded to the north by the Central Arizona Project Aqueduct, to the south by Sweetwater/Larkspur/Cactus Roads and to the west by Pima Road (future Pima Freeway). The area is separated from other residential areas on the west by the Scottsdale Airpark Employment Center and to the north and east by C.A.P. dikes.



Overview of the Area:

The area was planned as part of the Northeast Area Plan (NEAP) in 1976 to become a major center of higher density mixed use development in order to support the employment needs of the emerging Airpark Business Center. Land uses have shifted from the original plan, as well as the major street system, but overall intensity is consistent with the original concept. Development of the area was tentative until the late 1980's, after completion of a major improvement district, but was nearly filled in by the late 1990's. The area has some of the finest projects built under the "Urban Lands Act" process for the State Trust Lands.



Character Features and Elements:

The Central Arizona Project dike and the McDowell Mountains to the east form a major backdrop for the area. Residential buildings generally follow a Mediterranean “stucco and tile” character style, however, there are a number of buildings which follow a “Santa Fe/Pueblo” or contemporary design approach. Most of the non-residential buildings have a contemporary design style. The Frank Lloyd Wright Boulevard treatment and buffer is strongest in this area and is enhanced with more intense and lush landscaping within the Scottsdale Horizons Planned Community. Two major wash corridors provide ribbons of open space and in some segments, provide path and trail access. The more notable physical landmarks include the larger retail complex in the center of the area and the subtle trend of building colors becoming darker from the south end to the north edge of the area.



How This Area Fits into Community:

This area serves as a base for employee housing for the Airpark and provides the largest area of highly diverse housing in central Scottsdale. It provides housing opportunities for lifestyles ranging from family to single life, retirement, and winter visitors. There is a substantial interconnected street system which distributes traffic to several outlets. It also serves as a major crossroad, leading to the Airpark on one side and across the Central Arizona Project to major developments to the north.