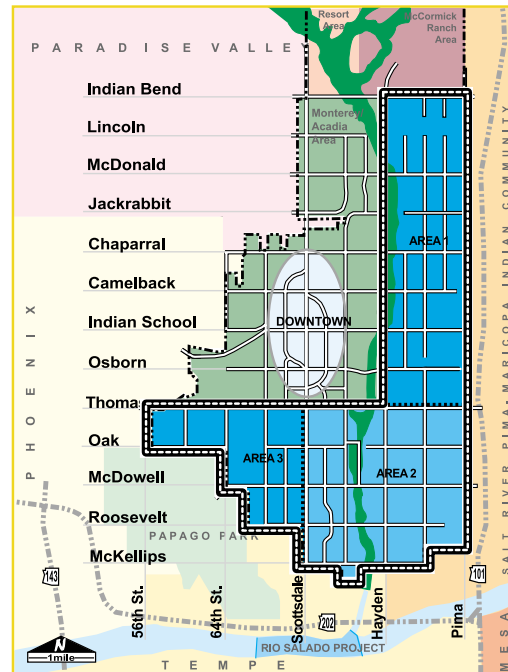


INDIAN BEND CHARACTER AREA

General Description of the Area:

This area is at the southern end of the city, bounded on three sides by the jurisdictions of Phoenix, Tempe, and the Salt River Pima Maricopa Indian Community; Mesa is just a few miles to the southeast. The outer limits of the area are Pima Road on the east, Indian Bend Road on the north, 56th Street on the west and McKellips Road on the south. Scottsdale's downtown is northwest of the area, and Tempe's downtown is three miles to the southwest. The Papago Park and Rio Salado open space systems are just outside the area.



Overview of the Area:

The overwhelming majority of development in the area was built from 1958 to 1972. The zoning pattern was largely created by Maricopa County before the area was annexed by the city. Most of the subdivisions and many of the homes were built under permits issued by the County. Virtually all of the area was farm land between the 1920's and 1950's. All but a small portion is within the Scottsdale School District.



Character Features and Elements:

The predominant land use pattern for this area is a series of square mile sections divided into quarter acre residential lots with a school site in the middle, commercial uses at the corners, and apartments and offices along the edges. This suburban pattern was very common across the valley and nation in the 1950's and 1960's. Most of the single family homes had a "ranch" style of layout (single story with carports) and were built of brick (late 1950's) and block with asphalt shingle roofs. Early commercial and multi-family buildings often had a modern style of architecture while later building adopted a Mediterranean look with light colored stucco and red tiled roofs. Notable landmarks include Los Arcos Mall, Coronado and Saguaro High Schools, "Motor Mile" auto dealerships, Motorola, and the lower portions of the Indian Bend Wash Greenbelt.



How This Area Fits into Community:

The Indian Bend area has traditionally been the main residential component of the city. Until the mid-1970's the schools were the dominant connection of community focus and activity. It is also an area which has provided a wide range of services and goods for not only Scottsdale residents, but also residents from Phoenix, Tempe, and Mesa. The area has strong ties with A.S.U. and a number of administrators and teachers, as well as students have lived in the area. The area provides much of the affordable housing available in the city, yet the values remain consistently higher than those areas of similar age and style elsewhere in the valley.