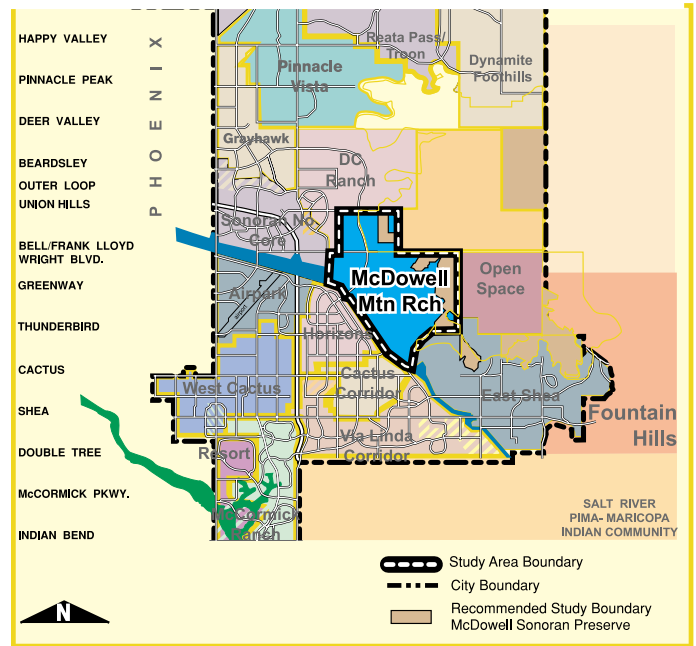


McDOWELL MOUNTAIN RANCH CHARACTER AREA

General Description of the Area:

This area is along the southwestern flank of the McDowell Mountains, stretching from Taliesin northward to Union Hills Road. The area is somewhat isolated from other parts of the city by the mountains to the east, and by the Central Arizona Project Dike and detention area to the south. The McDowell Mountain Ranch development occupies most of the area, although there are a number of parcels which are not part of this development along the south and west edges.



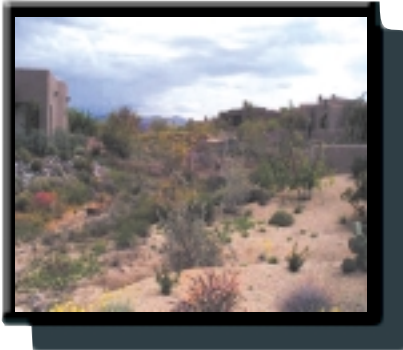
Overview of the Area:

The topography dominates the area with gentle to steeply sloping alluvial fans flowing downward from the base of the McDowell Mountains. Several large washes cross the area, many of which emerge from deep canyons within the mountain range. For many decades the area consisted of working ranches and grazing areas. Recently it has been a relatively untouched desert landscape, due in part to the Central Arizona Project cutting off several jeep trails leading into the area. Scarring occurs at several sites because of mining and localized brush fires.



Character Features and Elements:

The McDowell Mountains visually dominate the area which itself is fairly visible across much of the city. The many large washes are heavily planted floodplains. The dominant elements of the developed setting include the use of deep browns and grays for building walls and roofs, stonework and heavily textured surfaces, frequent use of metalwork in fencing and details on buildings, and a strong dominance of native plants in the landscaping of public and visible areas. Open spaces tend to follow linear corridors leading up to the mountains, and range from intimate to very broad in dimension. Residential buildings are fairly common in their design with stuccoed walls and tiled roofs, but community and public buildings (recreational and sales centers, schools, parks, etc.) have a distinctive contemporary styling which plays off of the bold natural setting. Taliesin is the most significant built landmark in the area.



How This Area Fits into Community:

This area provides a broad range of housing that serves as a transition between the raw natural prominence of the mountains and the core of mixed uses along the developing Pima Freeway. The mix of uses and the provision of key public amenities have been oriented to support a community focused on a family centered lifestyle. The area will provide convenient housing for the nearby employment centers and will also provide significant access to the mountains.