



# Southern Scottsdale Community Area Plan **Existing Conditions Report**





## TABLE OF CONTENTS

	Page
TABLE OF CONTENTS	i
LIST OF TABLES	ix
LIST OF FIGURES	xi
ACKNOWLEDGEMENTS	xiv
EXECUTIVE SUMMARY	xiv
CHAPTER	
1 INTRODUCTION	1
Overview	1
General Plan	1
Community Area Planning	1
Southern Scottsdale Environs	2
The Salt River Pima-Maricopa Indian Community	3
Arizona State University-SkySong	3
Loop 101 Freeway	3
Motorola/General Dynamics	3
Papago Park	3
The Motor Mile	4
Indian Bend Wash	4
Arizona Canal	4
Granite Reef Senior Center	4
Trolley System	4
Historical Resources and Neighborhoods	5
Southern Scottsdale Community Area Plan	5
2 HISTORY	7
Overview	7
Southern Scottsdale History	7
Historic Resources and Neighborhoods	8

CHAPTER	Page
The Titus House	8
The Cattletract Complex	9
Kerr Cultural Center	9
Town and Country Neighborhood	9
The Village Grove Neighborhood	10
Summary	10
3 DEMOGRAPHICS	11
Overview	11
Resident Population	11
Gender and Age	11
Resident Income	12
Race and Ethnicity	12
Resident Education	13
Resident Migration	14
Summary	14
4 HOUSING	15
Overview	15
Households Examined	15
Existing Housing	16
Housing Condition	17
Housing Market Conditions	18
Housing Affordability	20
Scottsdale First Time Homebuyer's Program	21
Home in Five Bond Program	21
Family Housing Resources, Arizona Homebuyer Solutions	22
The Housing Choice Voucher Program (Section 8)	22
Community Development Block Grant (CDBG)	22
Summary	22

CHAPTER	Page
5 EMPLOYMENT AND ECONOMIC CONDITIONS	23
Overview	23
Existing Economy	23
Existing Economic Goals	23
Labor Force and Employment	24
Top Employers	24
Other Southern Scottsdale Economic Factors	24
Office Space	24
SkySong	25
Retail Market	25
Tourism	25
Housing	26
Auto Dealers and McDowell Road's Motor Mile	26
Regional Competition	27
Mixed Use Urban neighborhoods	27
Summary	28
6 LAND USE, GROWTH AREAS AND ZONING	29
Overview	29
Land Use	29
Mixed Use Neighborhoods	32
Residential Neighborhoods	32
Resort and Tourism Uses	
Commercial	32
Office	32
Employment	32
Open Space	32
Institutional and Cultural Uses	33
Street Right of Way	33
Undeveloped Land	33
Zoning	33

CHAPTER	Page
Overview	33
Southern Scottsdale Zoning Trends	34
Building Height	34
Summary	35
7 INFRASTRUCTURE, COMMUNITY FACILITIES AND SOCIAL SERVI	CES36
Overview	36
Existing Community Facilities Goals	36
Community Facilities	36
Libraries	36
Schools	37
Parks	41
Papago Park	43
Planned Parks and Parkland Opportunity	44
Recreation Programs	44
Community Centers	44
Seniors Centers	45
Municipal Buildings	45
Social Services	45
Child Daycare Facilities	45
Non-Profit Organizations	46
Community Health Facilities	46
Hospitals	47
Medical Clinics	47
Assisted Living Facilities and Senior Independent Living Facilities	47
Gyms/ Fitness Centers/ Athletic Facilities	47
Spas and Wellness Centers	48
Churches and Spiritual Establishments	48
Public Safety	48
Code Enforcement	48
Police	49

HAPTER	Page
Fire	49
Utilities	49
Water	49
Wastewater	50
Electricity	51
Communications	51
Solid Waste	52
Storm Drainage	52
Capital Improvement Projects (CIP)	52
Summary	53
8 MOBILITY	54
Overview	54
Existing Mobility Policies	54
Street Classification	54
Traffic Volumes / Capacity	55
Transit	56
Fixed Route and express Bus Service	57
Trolley Service	58
Transit Facilities	60
Special Services	60
High Capacity Transit	60
Bicycle and Pedestrian Demand	61
Bicycle Facilities	61
Primary Path Corridors	62
Pedestrian Demand	62
Trails	63
Current and Proposed Transportation Projects	63
9 DESIGN AND CHARACTER	64
Overview	64
Design Identity	64

CHAPTER	Page
Existing Community Design Goals	64
Urban Character Types	64
Suburban Character Types	65
Rural/ Rural Desert Character Types	65
Residential Character and Design	65
Commercial Character and Design	66
Pedestrian Scale	67
Landmarks	67
Streetscapes	67
Scottsdale Road Streetscape Design Guidelines	68
McDowell Corridor Improvement Streetscape Guidelines	68
Public Art	69
Tonalea Landmarks	69
Floating World	69
Lizard Acres	69
Terraced Cascade	69
Rippling Waters Bridge	70
Visual Puzzles	70
Summary	70
10 ENVIRONMENT AND HISTORIC PRESERVATION	71
Overview	71
Existing Environmental and Preservation Goals	71
Climate	71
Air Quality	71
Water Quality	72
Stormwater	72
Drinking Water	72
Superfund Sites	72
Floodplains	73
Geology	74

CHAPTER	Page
Topography	74
Soils	75
Biology	75
Flora	75
Tree Cover	75
Fauna	75
Hazardous Materials, Pollution Prevention and Solid Waste	75
Noise	76
Lighting	76
Odors	77
Green Building	77
Archeological Resources	78
Historical Resources	78
Summary	78

## LIST OF TABLES

Table	Page
Chapter 3. Demographics	
3.1: Residential Population Growth and Projections	11
3.2: Population Percentages Comparison by Gender and Age Group, 2000	11
3.3: Southern Scottsdale Age Distribution, 2000	12
3.4: Comparison of Population by Race and Ethnicity	12
3.5: Population of Children 3 Years and Above Enrolled in School, 2000	13
Chapter 4. Housing	
4.1: Comparison of Household Relationships, Scottsdale	15
4.2: Comparison of Average Housing Characteristics, 2005	17
4.3: Number of Homes Sold in Southern Scottsdale 2003-08	18
4.4: Southern Scottsdale and Scottsdale Housing Growth	19
4.5: Median Monthly Rent Comparison, 2008	20
4.6: Monthly Ownership and Gross Rent Costs as a Percent of Household Income in Southern Scottsdale	
<b>Chapter 5. Employment and Economic Conditions</b>	
5.1: Comparison Of Employment Forecasts: 2005-2020	24
5.2: Scottsdale Largest Employers (2008)	24
5.3: Type of Office Space In Study Area	25
Chapter 6. Land Use, Growth Areas and Zoning	
6.1: 2001 General Plan/Southern Scottsdale Land Use Breakdown	30

Table	Page
Chapter 7. Infrastructure, Community Facilities and So	cial Services
7.1: Southern Scottsdale Library Standards	
7.2: Southern Scottsdale School Statistics, 2007	38
7.3: Southern Scottsdale Public School Enrollment, 200	03-200839
7.4: Public School Enrollment Projections	39
7.5: Park Space in Southern Scottsdale	41
7.6: Southern Scottsdale Park Needs in 2020	
7.7: Southern Scottsdale Crime Incidents 2008	49
Chapter 8. Mobility	
8.1: 2030 Forecast Percentage Increases in Daily Avera Representative Roadway Corridor Sections in Sou	
8.2: Existing Southern Scottsdale Transit Service	57
8.3: Existing Transit Facilities	60

## LIST OF FIGURES

Figure		Page
Chapter 1. Intro	duction	
1.1: Commun	nity Area Plan Boundaries	2
1.2: Southern	Scottsdale Environs	2
1.3: Southern	Scottsdale Study Area	5
Chapter 2. Histo	ory	
2.1: Southern	Scottsdale Historic Neighborhoods	8
2.2: The Titus	s House	8
2.3: Kerr Cul	tural Center	9
2.4: Town an	d Country Neighborhood Home	9
2.5: Village C	Grove Neighborhood Home	10
Chapter 3. Demo	ographics	
3.1: Educatio	onal Attainment (Population 25 Years and Over), 2000	13
3.2: Geograph	hic Location of Population Living in a Different House in 1995	14
Chapter 4. House	ing	
4.1: Southern	Scottsdale Household Size, 2000	16
4.2: Housing	Unit Types, 2000	16
4.3: Percent of	of Housing Stock by Age	17
4.4: Median I	Home Price	18
4.5: Median I	Resale Home Value by Zip Code	19
4.6: Median I	Household Income versus Median Home Price Southern Scottsdale Co	ommunity 21

Figure	Page
Chapter 5. Employment and Economic Conditions	
5.1: Southern Scottsdale Regional Competition Map	27
Chapter 6. Land Use, Growth Areas and Zoning	
6.1: Southern Scottsdale Growth Area	29
6.2: Redevelopment Areas	29
6.3: Southern Scottsdale Conceptual Land Use, 2009	31
Chapter 7. Infrastructure, Community Facilities and Social Services	
7.1: Civic Center Library	36
7.2: Southern Scottsdale Schools	37
7.3: Southern Scottsdale Higher Learning and Continuing Education Facilities	40
7.4: Southern Scottsdale Parks	42
7.5: Granite Reef Senior Center	45
7.6: Southern Scottsdale Daycare Facilities	45
7.7: LA Fitness	47
7.8: Southern Scottsdale Districts and Beats	48
7.9: Southern Scottsdale Public Safety Facilities	48
Chapter 8. Mobility	
8.1: Existing Bus Routes	57
8.2: Neighborhood Trolley Service	59
8.3: Southern Scottsdale Bikeways, Trails, and Multi-Use Pathways	61
Chapter 9. Character and Design	
9.1: 2001 General Plan Character Types Map for the Southern Scottsdale Community	y 6∠

rigure	Page
9.2: Single Family Homes in the North Area of Southern Scottsdale	65
9.3: Single Family Homes in the South Area of Southern Scottsdale	66
9.4: Scottsdale Road	66
9.5: 2001 General Plan Streetscape Map for the Southern Scottsdale Community Are	a 67
9.6: Scottsdale Road Streetscape Design Segments	68
9.7: McDowell Road Streetscape Improvements	68
9.8: Tonalea Landmarks	69
9.9: Floating World	69
9.10: Lizard Acres	69
9.11: Terraced Cascade	69
9.12: Rippling Waters Bridge	70
9.13: Visual Puzzles	70
Chapter 10. Environment and Historic Preservation	
10.1: Indian Bend Wash Superfund Site	73
10.2: Southern Scottsdale FEMA Flood Zones	74
10.3: 2008 ADEQ Hazardous Waste Sites	76
10.4: Ambient Light Areas	77

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## **Executive Summary**

The Southern Scottsdale Existing Conditions Report provides background information detailing the current and projected future conditions of the Southern Scottsdale Community Planning Area. Coupled with community input, the report provides background information for the vision, goals, and policies of the Southern Scottsdale Community Area Plan and explains the plan's relationship to the General Plan and other city-adopted plans and policies.

#### **Key Facts**

The following are some of the key facts from the overall Southern Scottsdale Existing Conditions Report, as well as the 2007 Market Analysis and the 2009 Southern Scottsdale Real Estate Analysis reports, both of which were prepared by Gruen, Gruen + Associates (see Appendix III).

#### **Environs**

## **Key Facts:**

- The Southern Scottsdale Area (or study area) comprises 8% of Scottsdale's total land area or 9,587 acres (14.98 square miles).
- The area contains the most mature housing in the city.
- The area is well positioned within short distance of Tempe, Mesa, Salt River Pima Maricopa Indian Community (SRPMIC), and Phoenix which provides the area with regional opportunities.

#### **Demographics**

## Key Facts:

- The Study Area contains 33% of Scottsdale's overall population or 80,220 residents (2008 estimate).
- Thirty eight percent (38%) of the population within the study area is enrolled in college or graduate school compared to the city wide enrollment level of 29%.
- The average income in the Study Area is \$43,609 which is lower than the rest of the city at \$57,484, and Maricopa County which is \$45,358.
- Southern Scottsdale median age is 41 years old.
- Southern Scottsdale is more racially diverse than the rest of the city, but not as diverse as the region.
- Seventeen percent (17%) of the area's population is seventeen years of age or younger, 63% are eighteen to sixty four years of age, and 20% are sixty five years of age or older.

## Housing and Neighborhoods

## **Key Facts:**

- There are 36,837 households in Southern Scottsdale or 67.6% of the city's total of 54,458 households.
- A majority, (62%) of housing is owner occupied.
- The average household size is 2.09 individuals.
- Thirty percent (30%) of the total households in Southern Scottsdale had persons aged 65 vears or older.

Executive Summary xiv

- Much of Southern Scottsdale housing is twenty to thirty years of age or greater, comprising some of the oldest housing stock in the city, with 59% of the units built between the years 1960 and 1979.
- The study area accounts for 39.8% of citywide housing stock.
- Southern Scottsdale housing consists of the following: single family (attached and detached) 59 %, multifamily 39%, and manufactured housing 2%.
- Southern Scottsdale has some of the most affordable housing found in Scottsdale with a median price of \$279,750 (2008) compared to the city's median price of \$545,000.
- While Southern Scottsdale housing is considered affordable by city standards, from 2000 to 2008, its median home price increased 116% from \$129,500 to \$279,750, while median income increased only 12% or \$43,609 to \$49,000 during the same period.
- The typical Southern Scottsdale single family house is a 1,663 square feet, three bedroom, two bathroom ranch style home, with a carport on a average lot size of 11,000 square feet.

## **Employment and Economics**

## **Key Facts:**

- The Southern Scottsdale Area is centrally located within the region, has high traffic volumes, and a relatively large household, employment, and customer base.
- Declining Motor Mile and other commercial corridors present challenges such as:
  - Challenging redevelopment and land assembly opportunities due to the shallowness of commercial property parcel sizes, fragmented ownership, and inflated land costs.
  - A decreased ability to generate automotive sales in the regional market.
- Southern Scottsdale commercial and service centers no longer serve as a wide trade area since other cities have now developed their own.
- The high proportion of small retail centers found in Southern Scottsdale is less capable of attracting a variety of tenants.
- There is a downward trend or stagnation of the Southern Scottsdale commercial corridors caused by a gap between property prices and the current uses these parcels can support.
- Decline in the quality and increased vacancy of Southern Scottsdale retail and office properties create a perception of neglect. This perception can influence current and potential tenant location preferences which could lead to further decline.

#### Land Use

## **Key Facts:**

- Southern Scottsdale is at or near build-out, and there are few vacant undeveloped parcels in the area.
- Over 79.7% of the area is occupied by single family and multi-family residential neighborhoods typically developed in the 1950's, 1960's and early 1970's.
- Other land uses found in the area include commercial (8.5%), office (<1%), industrial (1.9), mixed use (<1%), open space (8%), and cultural (<1%).
- Most development activity involves either new buildings on infill parcels, or the remodel of existing buildings.
- The 2001 General Plan identifies more than half of Southern Scottsdale as urban and suburban neighborhoods of high or medium density.

Executive Summary xv

- The 2001 General Plan designates McDowell Road and portions of its adjacent neighborhoods as a Growth Area, or an area most appropriate for development focus, multimodal transportation, and a concentration of a variety of uses to discourage sprawl.
- The 2001 General Plan also designates McDowell Road and portions of Scottsdale Road as Mixed Use Neighborhoods. Mixed Use Neighborhoods are located in areas with strong access to multiple modes of transportation, can accommodate higher density housing combined with office and retail uses or mixed-use structures with residential above commercial or office.
- Southern Scottsdale has a designated redevelopment area as described in the Los Arcos Redevelopment Plan (Appendix IV). The purpose of the Los Arcos redevelopment designation and plan is to revitalize the commercial areas within the redevelopment boundary, in order to maintain and strengthen the residential neighborhoods.

#### Public Services and Facilities

## Key Facts:

- The study area public facilities include: libraries, schools, higher education/college, community centers, senior centers, government buildings and assisted and group homes.
- There are no hospitals in Southern Scottsdale CAP boundary, however the nearest is located within Downtown Scottsdale at the Scottsdale Health Care Osborn Campus.
- Southern Scottsdale has twenty medical clinics, fifteen spas and wellness centers and ten gyms at the time of this report.
- Utility capacity in the area is currently adequate. Additional water, sewer, electric, and communication capacity will be required if additional development intensification occurs.
- Storm water detention and flooding are major issues throughout the city and also important in Southern Scottsdale.
- Southern Scottsdale contains two complete Police Districts and a portion of a third, with nine police beats.
- With the highest population density, the area accounts for 43% of all crime committed in the city.
- Three fire stations are located in Southern Scottsdale, and the area accounts for 59% of all fire station calls.
- There are two school districts that serve Southern Scottsdale: the Scottsdale Unified School District (SUSD) and Phoenix Union School District (PUSD).
- The most common code enforcement violations in Southern Scottsdale are property maintenance, sign removal, and zoning.

#### Mobility

#### Key Facts:

• The Southern Scottsdale study area is served by a multi-modal local and regional transportation system, including: regional transit service, local trolley routes, regional freeway access to the east and south ends of the study area, easy access to nearby Scottsdale Airport (general aviation) and Phoenix Sky Harbor International Airport, as well as local streets, bicycle, and pedestrian networks.

Executive Summary xvi

- The area's Transportation Master Plan's forecasted 2030 traffic volumes indicate that the greatest increase in daily vehicular average trips and volume/capacity rates will be located on Southern Scottsdale's east/west roadway corridors. McDowell and Indian School Roads will experience the largest numbers of vehicles per day. The forecast also predicts further growth on north/south arterials with Hayden Road experiencing the greatest increase and Scottsdale Road more modest growth.
- Shared-use paths in Southern Scottsdale represent an important component of the overall bicycle network. These paths are designed to accommodate a mix of bicyclists, pedestrians, and other users who benefit from the existing path network.
- Primary Path Corridors comprise the most popular and well known sections of the shared use path network. In Southern Scottsdale, Indian Bend Wash, Cross Cut/Arizona Canal, and Pima Path share this designation.
- Roadway and traffic conditions often present barriers to pedestrian movement in the area and thus discourage many residents from walking, some of these barriers are:
  - Lack of sidewalks;
  - o High volume of turning vehicles;
  - o Absence of safe mid-block crossings;
  - o Wide roadways which increase crossing times;
  - o Sufficient shade and pedestrian comfort;
  - o Insufficient sidewalk widths; and
  - o Perceptions of hazards associated with walking.
- Existing transit service in Southern Scottsdale consists of eight (8) fixed bus routes, three (3) Express Bus Routes, and two (2) free service Trolley Routes (Downtown and the Neighborhood Connector).
- Beginning service in 2006, the Neighborhood Connector Trolley route is located almost entirely in Southern Scottsdale and had 140,776 passenger boardings occur for the 08/09 recording period.

#### Design and Character

## Key Facts:

- Southern Scottsdale is a mature community with a range of unique neighborhoods, architectural styles, and an eclectic character;
- Southern Scottsdale is the most mature portion of the city, with many of its neighborhoods developed in the 1950's, 1960's, and 1970's;
- Most of the surrounding commercial areas and strip malls are of 1970's design and are in need of redevelopment; and
- A major component that has helped define Southern Scottsdale's character is the Indian Bend Wash and the series of city parks located within it.

#### Natural Environment

#### Key Facts:

- The majority of land within the study area has been developed therefore there is limited native desert.
- The thirteen acre (13) Indian Bend Wash Superfund Site, generally bounded by McDonald Drive to the north and McKellips Road to the south, and 68<sup>th</sup> Street to the west and Pima Road to the east, is located within the study area and still under remedial action.

Executive Summary xvii

• Due to the long established development of Southern Scottsdale, mature vegetation is an identifying feature that provides shade, pedestrian comfort, and character definition in certain areas like the resort corridor.

#### Open Space and Recreation

## **Key Facts:**

- Indian Bend Wash (IBW) geographically divides the area from east to west.
- IBW serves as a natural flood control way and as part of the regional open space system.
- IBW has been transformed into a series of linear parks with amenities such as lakes, open spaces, ball fields, and golf courses, all within walking distance of more than 60,000 people.
- Southern Scottsdale has several parks that border or incorporate portions of the IBW including: Chaparral, Camelback, Indian School, Eldorado, Osborn, Vista del Camino, Papago Rotary and the Thomas Bike Stop.
- The City of Scottsdale contains 1,046 acres of parkland (existing and proposed). Southern Scottsdale has thirty eight percent (38%) of the city's park space comprising approximately 397 aces.
- There are three major park categories within the study area which are:
  - Neighborhood Parks provide primary recreation services and easily accessibility for local residents within a 15-minute walking radius. Neighborhood Parks comprise thirty eight (38) acres or 10% of the 397 park acres within Southern Scottsdale;
  - o *Community Parks* are meant to serve 10,000 to 25,000 people and serve as recreational areas for the entire city. Community Parks comprise three hundred and nineteen (319) acres or 80% of the 397 park acres within Southern Scottsdale; and
  - o *Specialty/Regional Parks* provide specialized facilities. Specialty/ Regional Parks comprise forty (40) acres or 10% of the 397 park acres within Southern Scottsdale. The most recognizable example of this park classification in Southern Scottsdale is the McCormick-Stillman Railroad Park.
- Bordering the southwest portion of the study area, along McDowell Road, for 3.5 miles is Papago Park, which is a regional destination that is within an approximate twenty minute walk of 33,028 Southern Scottsdale residents. Consisting of 1,200 acres, and located in the cities of Phoenix and Tempe, Papago Park contains the Phoenix Botanical Gardens and the Phoenix Zoo. Papago Park serves Southern Scottsdale as a major recreation and open space venue, as well as a primary regional tourism destination.

#### **Report Preface**

The aforementioned facts and findings do not represent an exhaustive list of issues for Southern Scottsdale; they represent ideas, opportunities, assets, and concerns for the future and may be addressed as part of the Community Area Plan. Information from this report is derived from a variety of sources, projections, and reports, thus the city does not warrant the complete accuracy of these findings. The figures in this report are intended to provide a general basis for existing and future conditions in and around Southern Scottsdale. The Appendices provide additional technical information, community input summaries, and references.

Executive Summary xviii

## 1. Introduction

#### Overview

This report provides background detailing the existing conditions and projected future conditions of the Southern Scottsdale Community Planning Area (CAP). Coupled with extensive community input, this report will provide the basis for the vision, goals and policies of the Southern Scottsdale Community Area Plan (CAP). This report also explains the plan's relationship to the city's General Plan and other city-adopted plans and policies.

It should be noted that although each chapter of this report represents a particular aspect of Southern Scottsdale's development and current conditions, these aspects are all interrelated.

#### **General Plan**

The General Plan contains the city's policies on character and design, land use, open spaces and the natural environment, business and economics, community services, neighborhood vitality, transportation, energy and growth issues. Its focus is on shaping the physical form of the city, yet it includes policies and statements about other aspects of the community as well (Scottsdale General Plan, 2001).

The General Plan is used by city Boards and Commissions, and ultimately by the City Council to evaluate policy changes and to make funding and budget decisions. City staff members use the plan to evaluate building and development and to make recommendations on projects. Developers also use the plan to guide and assist with developing projects they are proposing to the city. It is also used by citizens and neighborhood groups to understand the city's long-range plans and proposals for different geographic areas. The General Plan provides the basis for the city's development regulations and the foundation for its capital improvements program (Scottsdale General Plan, 2001).

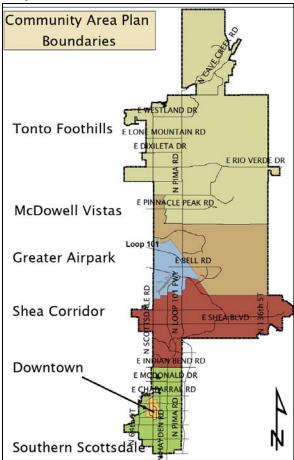
The State of Arizona requires that the General Plan be updated or reviewed every ten years, thus requiring the current 2001 General Plan to be updated by 2011. The 2001 Scottsdale General Plan recommended Character Area Planning as a way to define, maintain, and/or enhance a desired 'character' for a specific area and to maintain the quality of planning and development in Scottsdale. Twenty-four geographic areas were identified as Character Areas, three of which are within the Southern Scottsdale Community Area Plan boundaries. These Character Areas are Monterey Arcadia, Indian Bend, and the southern portion of the Resort Corridor. However, only a few of the Character Area Plans were adopted and most were never created.

## **Community Area Planning**

In 2007, the Planning and Development Services Department began to update the General Plan using a process referred to as Community Area Planning. The process accomplishes similar objectives of Character Area Planning, but on a slightly larger geographic scale.

Figure 1.1 (page 2) shows the six community planning areas within Scottsdale. Each area is represented with a defined boundary; however, because neighboring areas affect one another, information from surrounding CAP's is examined as a part of each study. For example, the neighborhoods in Southern Scottsdale that surround Downtown are affected by the commercial

Figure 1.1



Source: City of Scottsdale, Advance Planning, 2008

Sun. To the west of Southern Scottsdale is the City of Phoenix, Town of Paradise Valley, and the Papago Park regional recreation area which includes the Desert Botanical Garden and Phoenix Zoo. To the south of the study area is the City of Tempe and Arizona State University. To the east is the Salt River Pima Maricopa Indian Community and the City of Mesa. To the north is the central portion of Scottsdale including the Scottsdale Airpark, the second largest employment center in Arizona.

Southern Scottsdale is nearly built out, with over 79.7% of the area occupied by residential neighborhoods typically built between the 1950's, 1960's and early 1970's and framed by commercial and office corridors. The area also contains the most affordable housing in Scottsdale. With few

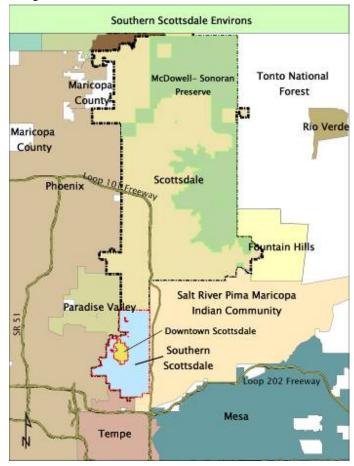
activity and events that happen there. For the same reasons, the planning areas also consider neighboring municipalities.

Each CAP features long-range goals and policies unique to the area, as identified through an extensive public outreach process, as well as discussions on items such as future land use, regional connectivity, mobility and design. Careful consideration will be taken to ensure that each Community Area Plan aligns with other adopted plans and policies within the city. Implementation strategies are also included as a part of each plan. The Community Area Plans will be reviewed by the Planning Commission and adopted by the City Council.

## **Southern Scottsdale Environs**

Southern Scottsdale's 9,590 acres are situated in a unique and central place in the Valley of the

Figure 1.2



Source: City of Scottsdale, Advance Planning, 2009

vacant parcels within the study area, most development activity involves new buildings on infill parcels, or remodels of existing buildings. The area has the highest concentration of the city's residential population with 80,220 residents or 33% of the city's overall population.

Southern Scottsdale contains or is adjacent to several areas of interest, as illustrated in Figure 1.2, page 2, including:

### The Salt River Pima-Maricopa Indian Community

The Salt River Pima-Maricopa Indian Community (SRPMIC) encompasses 52,600 acres with a community population of over 8,500 members. SRPMIC operates as a full-service government which oversees departments, programs, projects and facilities. SRPMIC is currently developing office employment centers, a baseball spring training facility; and is expanding one of their two gaming facilities. All of these developments located between the Loop 101 and Pima Road corridor directly adjacent to the eastern boundary of Scottsdale.

#### ASU - SkySong

Located at the southeast corner of Scottsdale and McDowell Roads, SkySong is a center for innovation and technology and a collaborative mixed-use project between Arizona State University and the City of Scottsdale, consisting of an entitled 1.2 million square feet of office, research and retail space, and a hotel /conference center at full build-out. In addition to the commercial space, SkySong will include multi-family residential units. Phase one is currently constructed consisting of two large office buildings containing 300,000 sq. ft. of Class A office space. Phase two is currently under construction, and consists of a large multi-family housing element.

#### Loop 101 Freeway

The Loop 101 Freeway begins at Interstate 10 in Phoenix; travels through the West Valley and North Phoenix; and makes its way through Scottsdale and finally terminating at the Loop 202/San Tan Freeway. Construction of the Loop 101 through Scottsdale was completed in 2003.

#### Motorola/General Dynamics

Originally, Motorola established the large manufacturing/employment facility on McDowell Road east of Hayden Road in Southern Scottsdale in 1957. This facility housed Motorola's new military division and at the time created over 1,000 new jobs. The employees and their families provided a customer base for local home developers such as Hallcraft Homes in Southern Scottsdale. In 2001, General Dynamics, a defense industry contractor, purchased the Motorola facility and continues the Federal Department of Defense work originally undertaken by Motorola. The facility currently employs approximately 3,000 people.

## Papago Park

The park's 1,496 acres were declared a national monument, and its winding trails and natural landscape still make it a popular recreational and tourist destination. Although located in Phoenix, just south of the intersection of Galvin Parkway and McDowell Road, Papago Park shares a 2.25 mile boundary with the City of Scottsdale. The park offers ten miles of trails, as well as the Desert Botanical Garden, Phoenix Zoo and Phoenix Municipal Stadium. Papago Park offers high quality passive and active recreational experiences for Valley residents and visitors.

#### The Motor Mile

Located on McDowell Road between 68<sup>th</sup> Street and Scottsdale Road, this roadway comprises a concentration of automobile dealerships known as the "Motor Mile". Once comprised of twenty dealerships, the current erosion of the Motor Mile has been attributed to dealership relocation dictated by corporate requirements for freeway locations, sales tax subsidies by other cities, and dealership consolidation as a result of the national economic slow down. As auto dealerships leave the Motor Mile, the challenge for the city will be to find other commercial uses that will generate similar amounts of sales tax revenue.

#### **Indian Bend Wash**

Indian Bend Wash is one of the most distinctive features of Southern Scottsdale. It is a linear north-south greenbelt of interconnected open spaces that have been constructed for flood control, while incorporating a series of parks, golf courses, lakes and other community recreation amenities. The 1,200 acre area is unique in that it offers recreational open space features within an active wash, while at the same time channeling periodic floodwaters through the city to the Salt River in the south. This collection of park and open spaces is within walking distance of more then 60,000 residents and home to scores of special events, annual celebrations and festivals.

## Arizona Canal

The Arizona Canal is a major canal in central Maricopa County that, when constructed, led to the founding of several valley communities in the late 1880's, including Scottsdale. The Canal, nearly 50 miles long, is the northernmost canal in the Salt River Project's 131-mile water distribution system. Beginning at Granite Reef Dam, northeast of Mesa, it flows west across the Salt River Pima-Maricopa Indian Community, through Downtown Scottsdale, to Phoenix's Arcadia and Sunny Slope neighborhoods, Glendale, and Peoria before ending at New River near Arrowhead Towne Center. Like most valley canals, its banks are popular with recreational users.

#### Granite Reef Senior Center

The new 37,500 square foot Senior Center is classified as a LEED (Leadership in Energy & Environmental Design) Gold facility. It features a large dance hall, lunchroom, fitness room, computer lab, multi-purpose classrooms, and also a Neighborhood Resource Center. Completed in July, 2006, the new facility hosts more than twenty different support group meetings, with 38 open recreational activities, 16 scheduled card games and 48 specialty recreation classes weekly. The lunch program serves 75 seniors Monday through Friday. Dances are held twice a week attracting more than 100 seniors.

## **Trolley System**

The Scottsdale Trolley consists of a fleet of sixteen, 22-passenger vehicles. Each trolley is: wheelchair accessible, air-conditioned, and equipped with removable windows. Originally run as a transportation amenity for Downtown Scottsdale, the Trolley routes have been expanded to include a neighborhood circulator. This service offers increased routes through Southern Scottsdale while connecting to the City of Tempe's Orbit line (a similar transportation

neighborhood circulator line) allowing Southern Scottsdale resident's connections to Tempe Town Lake, Arizona State University, Metro Light Rail and Downtown Scottsdale.

Historic Resources and Neighborhoods
Being the most mature portion of the city,
outside of the Downtown, Southern Scottsdale
has several historic resources including
neighborhoods. These resources are an
important aspect of the history of Southern
Scottsdale and add to the overall character of
the area

Historic Resources consist of the following:

- The Titus House;
- The Cattle Tract Complex; and
- The Kerr Cultural Center.

Historic Neighborhoods consist of:

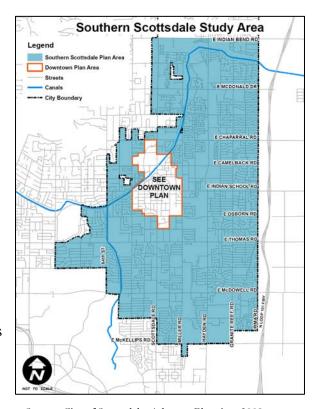
- The Town and Country Neighborhood; and
- The Village Grove Neighborhood.

For more information about historical resources and neighborhoods please refer to the history chapter found in this report.

#### **Southern Scottsdale Community Area Plan**

The Southern Scottsdale Community Area Plan boundaries, as illustrated in Figure 1.3, consist

Figure 1.3



Source: City of Scottsdale, Advance Planning, 2009

of Indian Bend Road to the north, Pima Road and SRPMIC to the east, McKellips Road and City of Tempe to the south, the City of Phoenix and Town of Paradise Valley to the west. Additionally, Downtown Scottsdale, though located geographically within the Southern Scottsdale boundary, is not part of this study, and two small Maricopa County Islands. A Community Area Planning process has been completed for Downtown, resulting in the adoption of the Downtown Plan in June of 2009.

Southern Scottsdale is predominately comprised of single family residential neighborhoods with employment sector land uses mainly located along many of the major roadway corridors. The northern portion of the study area is more resort oriented with newer or redeveloped retail, dining and residential land uses. The central and southern portions of Southern Scottsdale include the most mature housing and commercial development in the city.

The Planning Process for Southern Scottsdale is comprised of five phases:

<u>Phase One - Visioning & Data Collection</u>. In the initial stages of the process, related studies, plans, policies, and regulations are reviewed; existing conditions are researched; an interdepartmental Technical Advisory Committee is organized; future conditions are projected; and an extensive public outreach process is initiated. Community members are asked to discuss, describe, explain, and prioritize their visions of Southern Scottsdale for the next 20 years (see Appendix VIII).

<u>Phase Two - Data Analysis.</u> In this phase, all of the data and input from Phase 1 is analyzed and the impacts on the future are examined. The existing conditions report is created, detailing the issues and opportunities for the area.

<u>Phase Three – Draft Plan</u>. After evaluating the issues and opportunities for the area, a draft plan is developed. The draft plan is then presented to the community, Planning Commission, and City Council.

<u>Phase Four – Final Plan.</u> After receiving comments from the public, appointed, and elected officials, the plan is then revised accordingly and finalized.

<u>Phase Five – Adoption and Implementation.</u> In this phase, the plan is adopted as a chapter of the 2001 General Plan. Implementation programs occur immediately and continue over the next 20 years.

## 2. History

#### Overview

This chapter outlines the history of the development and planning of Southern Scottsdale.

## **Southern Scottsdale History**

The history of Scottsdale is linked with the contributions of the prehistoric Hohokam Indians. These indigenous residents of the valley embarked upon a canal construction program in 800 AD to provide irrigation water to their agriculture fields. The resulting 125 mile canal network, which survived these people's residency and eventual departure from the Valley, would later spur the development of the City of Scottsdale. In 1888, Winfield Scott, a United States Army Chaplin, received a land grant that allowed him to purchase 640 acres of Valley land, bordering the Arizona Canal, which he originally named Orangedale (later Scottsdale) in 1894. Scott farmed this land, now known as the Southern Scottsdale and Downtown areas of the community.

With continued growth and development, Scottsdale was incorporated on June 25, 1951. At that time, the town's limits were Camelback, Thomas, and Miller Roads, and the Arizona Canal. Today, those town limits are essentially considered Downtown Scottsdale. The community developed as a commerce center that supported the local agricultural activity. As more people migrated to Scottsdale, large agricultural lands around downtown were converted to residential uses. A majority of Southern Scottsdale's residential growth consists of post-World War II single-family suburbs typical of that time.

Most of the housing located in the Southern Scottsdale area today was built during the 1950's and 1960's prior to the land being annexed by the City of Scottsdale. Development consisted of a one mile square unit of suburban residential development with a school sited in the center. While some townhome and apartment developments were built, the majority of Southern Scottsdale reflected the typical post-World War II suburb, consisting of one story ranch style housing located in single-family subdivisions.

Commercial and retail developments were quick to follow this residential population growth. In 1957, Motorola Incorporated opened its facility's doors on McDowell Road just east of Scottsdale Road with an estimated 1,250 employees. The population continued to grow rapidly. Major retail development in Southern Scottsdale took place with the construction of the Valley's first enclosed mall, Los Arcos Mall, at the intersection of McDowell and Scottsdale Roads in 1969.

Southern Scottsdale's population and development growth required accompanying infrastructure construction. Consisting of public utilities, such as water and sewer lines, most public infrastructure was built at the same time as the housing and commercial/retail development that it served.

By 1960, Scottsdale's population had tripled to more than 10,000 full time residents from just 2,000 in 1951. The same year, the town council imposed a sales tax, the town's first property tax, and a business tax. The town adopted a charter on November 16, 1961 that allowed

History 7

Scottsdale to graduate to city status. In order to control growth and land uses, the city began to annex land adjacent to its borders.

The process began with the city annexing farm land to the south adjacent to the Town of Tempe and east to the Salt River Pima-Maricopa Indian Community, which was soon developed into residential subdivisions. Today's Southern Scottsdale this first area of annexation.

Besides annexation to control land uses and growth, the city also began to address the various social service and natural disaster safety. One of the first put in place was the opening of Vista Del Camino Social Services Center in 1973. Another was the development and metamorphosis of Indian Bend Wash into a greenbelt/ flood management concept of open spaces for the city's residents.

Today, Southern Scottsdale treasures its rich history. While the area offers a centralized Valley location with easy access to all surrounding municipalities and freeways, Southern Scottsdale also encompasses the city's downtown. This cultural heart of the city boasts some of the Valley's best cultural opportunities and nightlife. Additionally, Southern Scottsdale has the "Motor Mile". Though challenged by dealership relocation, this strip continues to generate significant sales tax revenue for the City of Scottsdale.

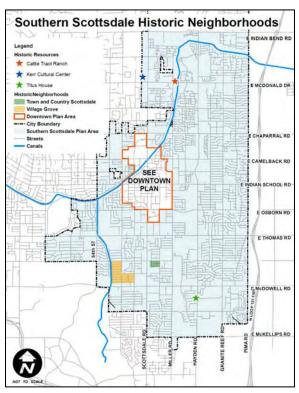
The Southern Scottsdale area has strong ties to the surrounding municipalities and Arizona State University (ASU). The area provides the most affordable housing in the city, yet the values remain consistently higher than those areas of similar demographics elsewhere in the Valley. Southern Scottsdale now is host to ASU's innovation and technology center, SkySong. (For a more complete timeline of key events in the history of Scottsdale, please refer to Appendix I).

#### **Historic Resources and Neighborhoods**

In addition to Southern Scottsdale's historical context, the area includes both nationally and locally designated historical resources and neighborhoods.

<u>The Titus House</u>, located at 1319 North Hayden Road, is the only remaining Victorian

Figure 2.1:



Source: Advance Planning GIS

Figure 2.2: The Titus House



History Source: City of Scottsdale 8

residence in Scottsdale. Named for Frank Titus a wealthy railroad investor, the home represents the beginning of the community's Art Colony and Tourist Destination context themes in the late nineteenth century. The design is the work of an important Arizona architect of the period, James Miller Creighton. The property's location, about three miles from the town center, illustrates the pattern of development for Scottsdale settlement from its agricultural roots to a large diversified city more than a century later. The house was listed on the National Register of Historic Places in 2001.

The Cattle Track Complex is historically significant for its association with Scottsdale's agricultural past and, even more importantly, themes associated with art and architecture. The complex has been evolving since 1937 when George Ellis began his residential architecture and construction career in Scottsdale by building a small redwood cottage at 105 N. Cattle Track. The architecture, aesthetic quality, and utilitarian nature of Ellis' buildings embody distinctive characteristics of a type, period, and method of construction notable to the development of Scottsdale's built environment. The complex is also an integral part of Scottsdale's evolution as an arts colony and is the site where many artists came to live and work, including painter Philip Curtis. The complex is located north of McDonald Drive on the west side of the Arizona Canal and was placed on the local Scottsdale Historic Register on May 1, 2001.

Kerr Cultural Center includes both the original Scottsdale residence of Louise Lincoln Kerr and the studio building she constructed for performances. The property is owned by Arizona State University (ASU) as a performance venue. These two adobe buildings are significant for their association with the development of the City of Scottsdale as an arts colony and tourist destination. The buildings association with the life and work of Louise Lincoln Kerr, an important and influential musician, composer, and patron of the arts; is an example of an important architectural style; and for the construction methods used. The studio is highly regarded by musicians for its acoustics. This facility is Located at 6110 N. Scottsdale Road (next to the Borgata) and was placed on the local Scottsdale Historic Register on June 17, 2008.

Town and Country Neighborhood was placed on the Scottsdale Historic Register on June 7, 2005. This neighborhood was planned and constructed by Fred E. "Woody" Woodworth. "Woody" was a local builder who specialized in small and medium sized developments that were distinctive for their contemporary styling. The sixty-two Woodworth homes built in Town and Country are

Figure 2.3: Kerr Cultural Center



Source: City of Scottsdale

Figure 2.4: Town and Country Neighborhood Home



Source: City of Scottsdale

two, three, and four bedroom homes. Ralph Haver, a prominent Valley architect designed the

History 9

homes. Haver's trademark contemporary style homes are characterized by a very low-pitch front-facing gable roof and the use of clerestories (floor to ceiling windows) and window walls (rows of large side-by-side windows). Town and Country Scottsdale is significant for its representation of post-World War II single-family subdivision practices in Scottsdale in a medium-sized development and is on the local Scottsdale Historic Register in June 7, 2005.

The Village Grove Neighborhood was also placed on the local Scottsdale Historic Register on June 7, 2005. Allied Construction designed and constructed this neighborhood of 255 homes. Allied was one of the largest production homebuilders in the metropolitan area in the 1950s. Their Village Grove homes included 1,800 square feet of living space with a large family room, three bedrooms, and one bath; attached double carport; and decorative features such as a brick banding and natural finished wood doors and cabinets. The neighborhood is an excellent example of typical post World War II single-family subdivision practices in

Figure 2.5: Village Grove Neighborhood Home

Source: City of Scottsdale

Scottsdale, and illustrates the planning and marketing philosophies guiding successful neighborhood developments in the late 1950s.

## **Summary**

With all of this rich history as its base, Southern Scottsdale continues to play an important role in the future of the City of Scottsdale. The Southern Scottsdale Community Area Plan, through its public outreach process, has brought together area residents, political, and business leaders to plan for the area's future development. Through this collaboration, residents, business owners, stakeholders and government officials are inspired with a vision to cherish and embrace the past while they strive to develop a rich and vibrant future.

History 10

## 3. Demographics

#### Overview

The purpose of this chapter is to illustrate the different aspects of Southern Scottsdale's population, including population trends, education, income, gender, age, race and ethnicity.

#### **Resident Population**

As of 2008, Southern Scottsdale is home to approximately 80,220 residents, this is an increase of approximately 10% in the last 20 years, while the city as a whole has almost doubled in population by approximately 90%. By the year 2030, the population is projected to reach approximately 87,689 this population figure is also close to projected build-out

Table 3.1: Residential Population Growth and Projections

Year	Southern Scottsdale Population	Scottsdale Population	Share of City Population
1990	73,570	130,069	56.5%
2000	77,833	202,705	38.4%
2008 (estimate)	80,220	238,900	33.5%
2030 (projection)	87,689	275,950	31.7%
Build-Out (projection)	87,781	285,164	30.7%

Source: 2000 U.S. Census Bureau; Scottsdale/MAG SAZs; MAG projections; Advance Planning Land Use Impact Model Projections

at 87,781. In comparison to the rest of the city, the study area has significantly lower population growth rates. The modest projected increase in population places some pressure on existing services, facilities and infrastructure provided by the city. Table 3.1 depicts the population growth trend between Southern Scottsdale and the rest of the city from 1990 through July 2008, and projects growth trends for both 2030 and city build-out.

## **Gender and Age**

Table 3.2 illustrates the age breakdown of males and females and the generational distribution of the population of the Southern Scottsdale Community Area in the year 2000. The gender distribution shows that males make up a slightly greater proportion of the population from childhood until age 45. After the age of 45, the chart shifts and shows that females make up the larger proportion. At older ages, the female population dominates the male population in Southern Scottsdale compared to Scottsdale (citywide) and Maricopa County. In contrast, the study area has a smaller population of 17 year olds and under, both male and female, when compared to the rest of the city and county.

The median age in Southern Scottsdale was 41.6 in the year 2000. This is older than the median age in 1990, which was 38.5, and slightly older than the median age for the City of Scottsdale, which is 41.0 years old. The median age of the population in Maricopa County is 33.7, consequently Southern Scottsdale's median age is comprised of an older population.

Table 3.2: Population Percentages Comparison by Gender and Age Group, 2000

Population Gender and Age	Southern Scottsdale	Scottsdale	Maricopa County
Male Population 0-17	18.0%	20.6%	27.7%
Female Population 0-17	15.7%	18.2%	26.2%
Male Population 18-64	65.3%	64.3%	62.3%
Female Population 18-64	60.5%	63.6%	60.4%
Male Population 65+	16.6%	15.1%	10.1%
Female Population 65+	23.7%	18.2%	13.3%

Source: U.S. Census Bureau, 2000 Decennial Census

Demographics 11

Table 3.3 shows the age distribution comparison to Scottsdale and the Valley. The majority of the Southern Scottsdale population is in the "adult" bracket (63%) according to the 2000

census. The remainder of

Table 3.3: Southern Scottsdale Age Distribution, 2000

Age Bracket (2008)	% of Southern Scottsdale Population	% of Scottsdale Population	% of Valley Population
Children, 0-17 years	17%	16%	9%
Adults, 18-64 years	63%	67%	72%
Seniors, 65+ years	20%	17%	19%

Source: U.S. Census Bureau, 2000 Decennial Census

the population consists of seniors (20%), and children (17%).

Within the City of Scottsdale, the Southern Scottsdale area has relatively comparable population percentages in the children bracket, slightly larger population in the senior bracket and slightly less population in the adult bracket.

The remainder of the Valley has a much lower percentage of children (9%), and a higher percentage of adult population (72%) than Southern Scottsdale. The senior population is relatively equal when comparing Southern Scottsdale to the overall city and to the Valley.

#### **Resident Income**

According to the 2000 Census, the median income of Southern Scottsdale was \$43,609. This was lower than the median income of the city which was \$57,484 and the County at \$45,358.

The population in the Southern Scottsdale Area had a low poverty rate in 2000, with 8.9% being at or below poverty level. Of that percentage, 5% were single mother households and 1.2% were single father households. When compared to the remainder of the Valley, which had 12% living at or below poverty in 1999, Southern Scottsdale had a smaller proportion of residents at or below poverty level.

#### **Race and Ethnicity**

The demographic composition of Southern Scottsdale has slowly changed over the years. Table 3.4 shows the demographic shifts. In 1990, the residential population was 95% Caucasian but by the year 2000, this percentage decreased by 6%. Important to note is that the percentage of Latin American population in Southern Scottsdale doubled from 1990 to 2000. This increase is consistent with county and state trends which have also seen an increase in Latin American residents (9% and 6% respectively). Southern Scottsdale is also home to 5% more Latin Americans than the rest of the city, yet is not as racially diverse as Maricopa County overall.

Table 3.4: Comparison of Population by Race and Ethnicity

	Southern Scottsdale	
Race	1990	2000
Caucasian	95%	89%
Of African descent	1%	2%
Native American and Alaska Native	1%	1%
Asian, Native Hawaiian, & Other Pacific		
Islander	1%	2%
Some other race OR two or more races	2%	7%
Latin American	6%	12%

Scottsdale 2000	Maricopa 2000
92%	77%
1%	4%
1%	2%
2%	2%
4%	15%
7%	25%

The 2000 Census shows that 85% of the population in Southern Scottsdale spoke English only. The remaining 15% spoke a language other than English. Of that 15%, 16% stated they spoke English "less than very well." Whereas the 2000 census states that within Maricopa County 72.3% of the population speak English only, the other 27.7% spoke a language other than English, and of that 27.7%, 49% speak English "less than very well". Compared to Maricopa County, Southern Scottsdale residents have a higher percentage of English speaking people.

#### **Resident Education**

In Southern Scottsdale, there were 16,696 children and adults enrolled in school in 2000 (see Table 3.5), representing 22% of the total Southern Scottsdale residential population. When comparing the school enrollment to the entire city, the study area is home to a higher percentage of college students. This may be due to the close proximity of Arizona State University and Scottsdale Community College. Overall the entire city has more elementary school children proportionally than Southern Scottsdale.

Table 3.5: Population of Children 3 years and above enrolled in school, 2000

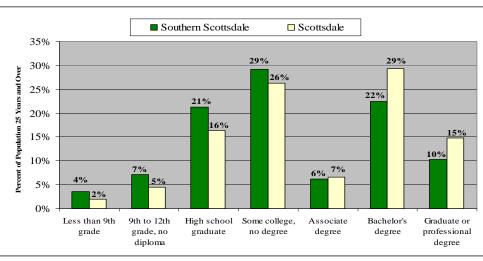
	Southern Scottsdale		Scottsdale (All)	
	#	%	#	%
Nursery school, preschool	1,053	6%	3,570	8%
Kindergarten	604	4%	2,065	5%
Elementary school (grades 1-8)	5,939	36%	18,244	40%
High school (grades 9-12)	2,835	17%	8,238	18%
College or graduate school	6,265	38%	13,251	29%
Total	16,696	100%	45,368	100%

Source: U.S. Census Bureau, 2000 Decennial Census

## Educational Attainment

Figure 3.1 shows that the distribution of educational attainment among the residential population in the study area is lower than the city as a whole. Eleven percent of the population have not completed their primary education, while 21% percent of residents have accomplished at

Figure 3.1: Educational Attainment (Population 25 Years and Over), 2000



Source: U.S. Census Bureau, 2000 Decennial Census

least a high school degree, 29% have some secondary education, and 38% have an Associates Degree or higher.

Demographics 13

#### **Resident Migration**

Scottsdale, along with other areas of the Valley, has experienced a high percentage of resident inmigration in recent years. However, Southern Scottsdale did not experience as much of an influx of migration as the rest of the city.

In 2000, the largest migration group that came to Southern Scottsdale was from other parts of the country. This national migration to the study area was 19.6% of the population which is less than the rest of the city at 57.2%. The next

Figure 3.2: Geographic Location of Population Living in a Different House in 1995 ■ Scottsdale □ Southern Scottsdale 100.00% 90.00% Percent of Population 80.00% 70.00% 57.2% 60.00% 50.00% 40.00% 30.6% 30.00% 25.1% 19.6% 12.5% 20.00% 2.9%1.5% 10.00% 1.5% 0.8% 0.00% **United States** Maricopa Different Different State Other Country County in County Arizona Location

Source: U.S. Census Bureau, 2000 Decennial Census

significant migration was from within Maricopa County at 12.5% of the population but to a significantly less degree than the rest of Scottsdale at 30.6% of the population. (See Figure 3.2)

#### **Summary**

Thirty-three percent (33%) of Scottsdale's population lives in Southern Scottsdale. The demographic composition of Southern Scottsdale is slowly changing. The population is aging and diversifying as residents from different backgrounds and cultures are becoming a larger part the community. As this area evolves, it is important that the services the city provides evolve with it.

For additional demographic information please see the Housing Chapter. Taken together, the Housing and Demographic chapters provide an illustration of how demographic changes over time can impact the residents of Southern Scottsdale.

Demographics 14

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<sup>\*</sup>Information in this chapter were ascertained from the U.S. Census Bureau and is based on specific Census Tracts and Socioeconomic Analysis Zones (SAZ), see appendix II for a map of Census Tracts and Socioeconomic Analysis Zones used.

#### 4. Housing

#### Overview

This chapter discusses the characteristics of households and housing units in the Southern Scottsdale Community Area including type, age, occupancy status and value.

#### **Households Examined**

The U.S. Census Bureau defines a household as all persons occupying a housing unit. Thus, for census purposes, households can be a family, a person living alone, or unrelated persons living together. The Census Bureau distinguishes two types of householders: a family householder and a non-family householder.

Southern Scottsdale was home to 36,837 households with an average size is 2.09 persons, which decreased from 2.15 in 1990 in the 2000 census. This decrease in average household size is consistent with national trends which have gone from 2.63 to 2.59 during the same period. The average household size for the entire city in the year 2000 was 2.2.

As Table 4.1 illustrates, the number of family households in Southern Scottsdale (18,255) is fairly even with the number of non-family households (18,632). The difference comes with the number of households with children under the age of 18 versus those without children under the age of 18. There are significantly fewer households with children (19%) than households without children (81%). In comparison, there are fewer families with children in Southern Scottsdale than the city as a whole (23%).

Also important to note is that the number of family households is decreasing while the number of non-family households is increasing. This trend most likely indicates that the number of householders living alone is increasing or that the number of two unrelated people living together is increasing (roommates & non married couples).

Table 4.1 Comparison of Household Relationships, Scottsdale

	SOUTHERN SCOTTSDALE			
	1990 2000		00	
Household Relationship	#	%	#	%
Family Households	19,026	56%	18,255	50%
With own children under 18 years	6,363	19%	7,156	19%
Married-couple family	14,997	79%	13,087	72%
With own children under 18 years	4,532	71%	4,248	59%
Female householder, no husband present	3,440	18%	3,653	20%
With own children under 18 years	1,831	29%	2,142	30%
Male householder, no wife present	589	3%	1,515	8%
Non-family households	14,480	43%	18,632	51%
Total Households 33,905 36,8		36,837		
Average Household Size	2.15		2.09	

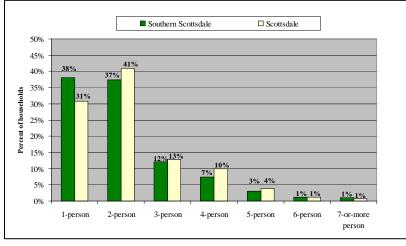
SCOTTSDALE		
2000		
#	%	
54,458	60%	
20,506	23%	
44,972	50%	
15,481	17%	
6,823	8%	
3,759	4%	
2,663	3%	
36,211	40%	
90,669		
2.22		

Source: U.S. Census Bureau, 1990 and 2000

Housing 15

Another important aspect of housing in the study area is households with people 65 years old and over. Senior households typically have special housing needs due to three primary concerns: fixed income, high health care costs, and reduced mobility. According to the 2000 Census, 30% of total households in Southern Scottsdale consisted of persons age 65 years or older. This was a 1% increase from 1990 when there were 9,926 senior-headed households. Also, Southern Scottsdale had 3% more senior-headed households than the city as a whole in 2000.

Figure 4.1: Southern Scottsdale Household Size, 2000



Source: U.S. Census Bureau, 2000

Household size is a key consideration when addressing housing issues. The number of people occupying a housing unit affects the size and condition of the unit, as well as the demand for additional housing units in the housing market. As indicated in Figure 4.1, households in Southern Scottsdale are predominately one or two-person households.

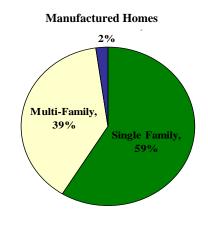
Large households are defined as households with five or more members residing in a

home. Large households are considered special needs households because it is common for lower-income large households to reside in smaller units, which could result in overcrowding. Approximately 5% of the households in the Southern Scottsdale Community Area were considered large households in 2000, whereas 6% of households citywide were considered large in size.

#### **Existing Housing**

There were 36,837 housing units in Southern Scottsdale as of the 2000 Census. The study area contains a solid mix of housing types from multifamily housing (apartments, condominiums, town homes) with fifty or more units, to single-family homes. Figure 4.2 shows that multi-family housing makes up 39% of the housing structures in Southern Scottsdale and single-family homes (attached and detached) make up 59%. Manufactured homes make up the remaining 2%. This range of housing types is important to a diverse community like Southern Scottsdale, because it provides a variety of housing options at different price points.

Figure 4.2: Housing Unit Types, 2000



Source: U.S. Census Bureau, 2000

Housing 16

The study area contains some of the oldest housing stock within the city. As shown in Figure 4.3, the majority of the housing units (59%) were built between the years 1960 and 1979. Because of this, the city has focused a targeted neighborhood revitalization program in this area since 2003, including such programs as building permit fee reductions, zoning ordinance amendments, a housing rehabilitation program, alley clean-ups, enhanced code enforcement, and new landscaping.

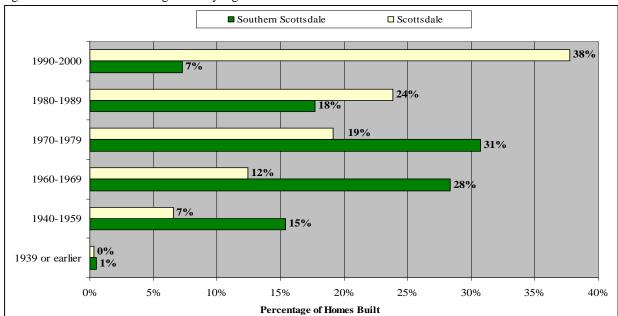


Figure 4.3: Percent of Housing Stock by Age

Source: U.S. Census Bureau, 2000

## **Housing Condition**

Housing age can be an indicator of the potential need for rehabilitation. Generally, housing older than 30 years of age often requires some rehabilitation. In Southern Scottsdale, 82% of all housing units were built at least 30 years ago, indicating that area housing currently needs or will soon be in need of increased maintenance and reinvestment.

Housing unit sizes vary in Southern Scottsdale. The average dwelling within the study area is approximately 1,400 square feet. This size is

Table 4.2: Comparison of Average Housing Characteristics, 2005

Housing Characteristics, 2003			
Averages	Southern Scottsdale	Scottsdale	
Square Footage	1,450	1,623	
No. of Rooms	5	6	
Lot Size in Square Feet	5,258	6,645	

Source: 2005 Maricopa County Assessor

somewhat smaller than the city's average of 1,623 square feet per home (Table 4.2).

Housing 17

## **Housing Market Conditions**

The southern portion of the study area has seen a significant amount of reinvestment to the existing housing stock. Since 2003, the city has issued a total of 3,155 building permits for residential improvements south of Chaparral Road. There were 302 permits relating to actual single-family remodels or additions totaling \$7.55 million of value or an average of about \$25,000 per home. There were also 2,853 permits for minor improvements such as fences and air conditioning units totaling \$5.2 million, an average of about \$1,800 per home.

The Southern Scottsdale Community Area has some of the more affordable housing in Scottsdale. Currently the median price for a single family home in Southern Scottsdale is

Table 4.3: Number of Homes Sold in Southern Scottsdale 2003-08

Year	# Homes Sold
2003	882
2004	1125
2005	1090
2006	800
2007	596
2008	364

Source: azcentral.com, 2009

\$280,000. The median price for a single family home in the City of Scottsdale is \$545,000.

Unfortunately, home appreciation in Southern Scottsdale has begun to slow down, or even depreciate, due to the downward turn in the national economy. Table 4.3 shows the results of a recent study done by the Arizona Republic newspaper regarding number of homes sold. Figure 4.4 shows the median resale value of homes by general area. According to the study, the median value of an owner occupied home in Southern Scottsdale has decreased 15% since 2007. This is a greater decrease than North Scottsdale (11%) but better than Central Scottsdale (18%). Not surprisingly, the study also shows that home sales have overall decreased. In 2008, there were 364 (Table 4.3) home sales in the Southern Scottsdale Community Area compared to 2007 when there were 596. Of the 364 home sales, 12% were foreclosure resale.

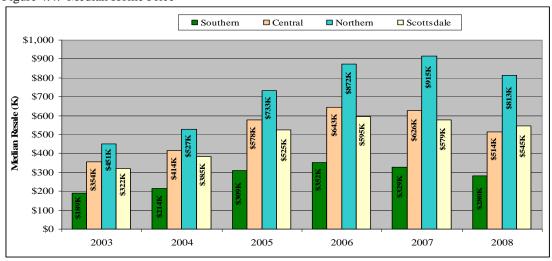


Figure 4.4: Median Home Price

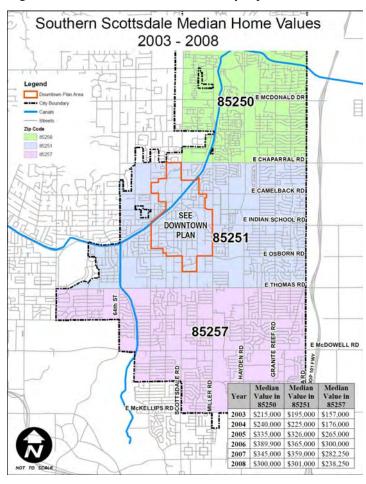
Source: azcentral.com, 2009

Table 4.4: Southern Scottsdale and Scottsdale Housing Growth

Year	Southern Scottsdale Dwellings	Scottsdale Citywide Dwellings	Southern Scottsdale's Share of City Dwellings
2000	36,837	104,862	35.1%
2008 (estimate)	37,416	122,000	30.6%
2030 (projection)	44,789	141,907	31.5%
Change 2008- 2030	+8.3%	+16%	0.9%

Source: U.S. Census Bureau; \*\*Projection based upon 2001 General Plan Land Uses and MAG SAZ Projections The number of dwellings in the study area increased approximately 1% between 2000 and 2008. If development continues to follow trends and the 2001 General Plan land uses, the number of dwellings could increase to 44,789 (+8.3%) by 2030 which is close to build out conditions. The study area's share of housing in the city is projected to remain constant at approximately 31%, as shown in Table 4.4.

Figure 4.5: Median Resale Home Value by Zip Code



Source: City of Scottsdale and azcentral.com, 2008

In 2000, 62% of the housing units were owner occupied while 38% of housing units were renter occupied. The number of renter occupied units was higher in Southern Scottsdale than the city as a whole where 30% of the housing units were renter occupied. Table 4.5 (page 20) shows that apartments are less expensive in Southern Scottsdale than in the area north of Indian Bend Road, but on average, are more expensive than Tempe or Phoenix.

Table 4.5: Median Monthly Rent Comparison, 2008

	Studio	1- Bedroom	2- Bedrooms	3- Bedrooms	4- Bedrooms
Southern Scottsdale	\$740	\$795	\$1,000	\$1,300	\$1,500
North of Indian Bend					
Road	n/a	\$799	\$1,198	\$1,625	\$2,495
Scottsdale (All)	\$675	\$800	\$1,075	\$1,475	\$2,250
Tempe	\$580	\$683	\$825	\$1,175	\$1,495
Phoenix Metro	\$550	\$734	\$847	\$1,251	\$1,269

Source: Zilpy.com (last updated December 1, 2008);

### **Housing Affordability**

Affordable housing is generally described as standard and sanitary dwellings that cost no more than 30% of monthly household gross income. Table 4.6 shows that in the Southern Scottsdale Community Area 22% of homeowners and 42% of renters spent more than 30% of their income on housing in 1999. According to the U.S. Census Bureau 2007 American Community Survey, the City of Scottsdale and Maricopa County have both increased in the number of homeowners and renters who spent more than 30% of their income on housing. In Scottsdale, the number of homeowners who spent more than 30% of their income increased 9% and the number of renters increased 3%. Therefore, the assumption is that the number of homeowners and renters who spent more than 30% of their income on housing in Southern Scottsdale has also increased or at the very least stayed the same (exact numbers are not currently available for Southern Scottsdale).

Figure 4.6 (page 21) reveals that home prices are increasing faster than income. From the year 2000 to 2008, the median sales price of homes in the Southern Scottsdale Community Area increased 116%. During the same period, median family income increased by only 12%. The recent downturn in the housing market has helped make homes more affordable to a percentage of the community, but home ownership is still out of reach for many.

Table 4.6: Monthly Ownership and Gross Rent Costs as a Percent of Household Income in Southern Scottsdale

	Monthly Owner C Household Income		Gross Rent as a % of Household Income (1999)		
	# of owners	% of household income	# of owners	% of household income	
Less than 10%	4,078	22%	510	4%	
10 to 14%	3,228	17%	1,418	11%	
15 to 19%	3,013	16%	2,183	16%	
20 to 24%	2,539	13%	1,968	15%	
25 to 29%	1,686	9%	1,570	12%	
30 to 34%	1,178	6%	1,190	9%	
35 to 39%	679	4%	854	6%	
40 to 49%	841	4%	1,117	8%	
50% or more	1,458	8%	2,516	19%	
Not computed	175	1%	712	5%	
Total:	18,875	100%	14,038	100%	

Source: U.S. Census Bureau, 2000

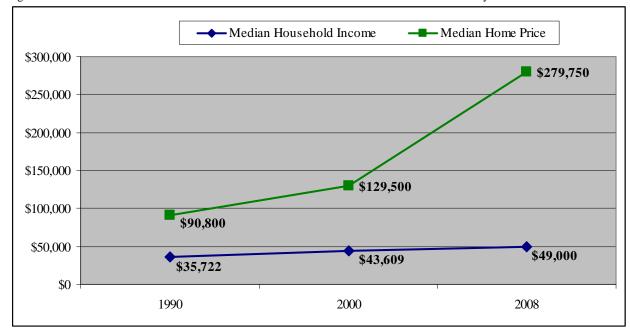


Figure 4.6: Median Household Income versus Median Home Price Southern Scottsdale Community Area

Source: U.S. Census Bureau and azcentral.com, 1990, 2000, and 2009

The city has examined the question and concerns surrounding affordable housing opportunities for residents. Drafted by the Scottsdale Housing Board, and adopted by the City Council in July 1999, A Strategy for the Creation and Preservation of High Quality, Safe and Affordable Housing Report set forth the following guiding principles:

- Act to preserve the number of safe, suitable, housing units in the community that are currently affordable to low and moderate income households;
- Require that developments which utilize public participation meet the aesthetic value and management quality of other developments in the area;
- Implement goals for the preservation and new development of high quality, safe and affordable housing through partnerships with private for-profit and non-profit sectors;
- Involve neighborhoods in a meaningful way in the planning and implementation of affordable housing preservation, revitalization and new development; and
- Encourage the contributions of a richly diverse citizenry.

The 2001 General Plan acknowledges that citizens remain concerned about the character, quality, and aesthetics of affordable housing. As such, the General Plan recognizes that the community has yet to come to a consensus on the government's role with regard to housing opportunities in Scottsdale. There are, however, housing assistance programs that target first time home buyers. A few of these programs are:

- <u>Scottsdale First Time Homebuyer's Program</u>, a federally-funded program that offers home purchase counseling, down payment and closing cost assistance, as well as post-purchase counseling for low and moderate income first-time homebuyers.
- "Home in Five" bond program, administered by the Phoenix and Maricopa County Industrial Development authorities, have made funds available for first-time homebuyers

purchasing a home in Scottsdale or other communities in Maricopa County. The program offers below market interest, 30-year fixed rate mortgages and grants equal to 5% of the loan amount to be used toward down payment and closing costs.

- <u>Family Housing Resources, Arizona Homebuyer Solutions</u>, program offers a competitive interest rate combined with down payment and closing cost assistance of up to 7% of the purchase price. There are maximum income and maximum purchase price limits under this program.
- The Housing Choice Voucher Program (Section 8), is funded through the U.S. Department of Housing and Urban Development (HUD). The program helps provide affordable and safe housing for lower-income families, senior citizens, and disabled persons. The Scottsdale Housing Agency subsidizes the rent of eligible families by paying a rental subsidy directly to the landlord each month under a Housing Assistance Payment (HAP) Contract. It offers rental assistance in which the subsidy amount is based upon the household's annual gross income.
- <u>Community Development Block Grant (CDBG)</u>, funds are granted yearly by the city to non-profit agencies which provide supportive social (public) services and affordable housing to Scottsdale residents with low to moderate incomes. The Community Assistance Office works with the Human Services Commission to allocate funds and with HUD to ensure that all CDBG-funded activities are in compliance with federal regulations.

The City of Scottsdale also offers housing assistance in the form of Section 8 and Community Development Block Grants. According to the City of Scottsdale Community Assistance Office Annual Action Plan, the majority of beneficiaries to these programs reside in census tracts south of Indian Bend Road.

#### **Summary**

The household demographics of Southern Scottsdale are changing. The residential population is aging and the number of non-families is increasing while the number of traditional families is decreasing. Though the percentage of family households with children has stayed relatively the same, the *type* of family household has shifted. The population of married families with children has decreased while the single parent population has increased.

Neighborhoods in the study area contain some of the most mature housing in Scottsdale. These neighborhoods are rich in character, and many residents have considered Southern Scottsdale home for several decades.

Southern Scottsdale is considered the more affordable area of the city. Home values and rents are, on average, lower than other areas of the city, however, housing in Southern Scottsdale is still more expensive than other cities in the Valley. Recognizing this, the city has taken a pro-active approach to helping the community by offering help to residents via various housing assistance programs.

<sup>\*</sup>Information in this chapter were ascertained from the U.S. Census Bureau and is based on specific Census Tracts and Socioeconomic Analysis Zones (SAZ), see appendix II for a map of Census Tracts and Socioeconomic Analysis Zones used.

# 5. Employment and Economic Conditions

#### Overview

This chapter reviews the recent trends that influence Southern Scottsdale's economic conditions. As part of the Southern Scottsdale Community Area Planning process, and in conjunction with the city's Economic Vitality Department, the Market For Retail And Office Uses and Strategic Recommendations for The Enhancement of Southern Scottsdale 2007 (Market Analysis of 2007) and the Real Estate Economic Analysis of Use Options in Southern Scottsdale 2009 (Real Estate Analysis 2009) reports produced by Gruen, Gruen + Associates were completed and are summarized below. The executive summaries from these reports are included in Appendix III.

## **Existing Economy**

According to the Gruen Southern Scottsdale Market Analysis of 2007, the Southern Scottsdale economy can be characterized as stagnant or in decline. This outcome can be traced to several existing economic conditions. One of the most important of these is inflated land cost. This "reservation cost" represents the gap between what Southern Scottsdale landowners price their land for and the income the property can generate. As a consequence, the development community has focused their building activities to less expensive lands outside Southern Scottsdale that afford them greater profitability. In addition to this constraint, reinvestment in Southern Scottsdale has been made more difficult due to competition from other locations, a decline in quality of retail and office properties, and the general perception of landowner benign neglect. Together, these economic conditions influence current and potential tenant location decisions, which, if not addressed, could lead to further economic decline.

The Gruen Real Estate Analysis of 2009 has also identified other constraints that influence revitalization in Southern Scottsdale. One of the most important of these is the size and configuration of land parcels located along Southern Scottsdale's transportation and economic corridors. With over 65% of properties fronting Scottsdale and McDowell Roads consisting of an acre or less in size, these shallow parcels can inhibit revitalization efforts. Requiring costly assemblage, land area for setback requirements, on-site stormwater retention, open space and parking, these smaller properties land prices necessitate greater building height and higher density mixed use development as described in Scottsdale's Planned Unit Development (PUD) Ordinance to support development costs. To encourage revitalization, Southern Scottsdale will need to establish area specific development policies, infrastructure, and amenities that will allow the community to compete for new development and reinvestment.

# **Existing Economic Goals**

The city's General Plan contains economic policies which are implemented through the Economic Vitality Action Plan available through the city's Economic Vitality Department. The General Plan's economic goals and strategies are focused on: strengthening Scottsdale's position as a premier tourist destination; maintaining a high level of diverse quality retail and shopping opportunity; supporting a diversity of businesses that contribute sales and property taxes; fostering new and existing economic activities; locating and integrating non-residential development while protecting neighborhood integrity; developing partnerships that support business and employment opportunities; and sustaining long term economic vitality through reinvestment and revitalization efforts.

### **Labor Force and Employment**

The Gruen Market Analysis of 2007 estimates that job growth between 2005 and 2020 in the City of Scottsdale will increase 1.67 percent. During the same period Southern Scottsdale's job growth will increase .38 percent (Table 5.1).

Table 5.1

COMPARISON OF EMPLOYMENT FORECASTS: 2005-2020								
2005 2010 2020 Total Change Annual Growth Rate # # # # #								
Southern Scottsdale <sup>1</sup>	53,845	56,457	56,988	3,143	0.38			
City of Scottsdale 181,652 208,073 232,832 51,180 1.67								
<sup>1</sup> Forecast for Regiona	ıl Analysis Zo	ne #272 wh	ich is large	r than study area.				

Source: Maricopa Association of Governments

#### **Top Employers**

As illustrated in Table 5.2, of the twenty-nine largest employers in the City of Scottsdale, nine are located in Southern Scottsdale. Light green represents companies and their corporate headquarters located in Southern Scottsdale, while green indicates a branch or franchise located in the study area.

# Other Southern Scottsdale Economic Factors

### Office Space

Southern Scottsdale has the potential to capture office space users that want to be near Downtown Scottsdale and Tempe, but have been priced out of those locations due to rising rents. Southern Scottsdale contains three classifications of office space (A, B, and C) distinguished by the

Table 5.2: Scottsdale Largest Employers (2008)

Rank	Company Name	Employees
1	Scottsdale Healthcare	5,213
2	Mayo Clinic	5,003
3	General Dynamics	2,990
4	City of Scottsdale	2,562
5	Scottsdale Unified School District	2,514
6	CVS- Caremark	2,346
7	Go Daddy Group	1,915
8	The Vanguard Group	1,700
9	Troon Golf LLC	1,539
10	Scottsdale Insurance Company	1,400
11	Fairmont Princess Resort	1,200
12	Coventry Healthcare	1,000
13	Dial Corporation	700
14	USPS-Scottsdale	700
15	Desert Mountain Properties	646
16	Nordstrom	610
17	The Boulders Resort	608
18	E-Telecare Global Solutions	600
19	Pulte Homes	600
20	Taser International	545
21	McKesson	518
22	Hyatt Regency at Gainey Ranch	500
23	Wal-Mart	500
24	JDA Software Group	475
25	Scottsdale Medical Imaging	460
26	First National Bank	450
27	Sage Software	355
28	Scottsdale Conference Resort	350
29	United Blood Services	329

Source: City of Scottsdale Economic Vitality Department. Green indicates a Southern Scottsdale business.

quality of the building and office space, and the level of amenities provided.

Southern Scottsdale is the smallest submarket for office space within the City of Scottsdale, totaling approximately 1.1 million square feet. The square footage of each office classification is displayed in Table 5.3 (page 25).

Table 5.3 Type of Office Space in Study Area

Type of Space	Number of Buildings	Building Space	Proportion of Total
		# of Square Feet	%
Class A	2	300,000	28
Class B	14	133,876	12
Class C	85	660,890	60
Total	101	1,094,766	100

Source: Gruen, Gruen + Associates

### SkySong

Office space analysis for the Southern Scottsdale community would not be complete without discussing the development and completion of SkySong. This mixed use center of 1.2 million square feet of office, research, retail, residential, and hotel / conference space, at build out, represents a significant opportunity for Southern Scottsdale to attract and retain new businesses in the area. Grounded in research and business incubation, this technological and research center has the capability, through instituting thoughtful market practices, to change office location decision making of the business community regarding Southern Scottsdale. As such, SkySong should capture most of the immediate demand for Class A office space in the Southern Scottsdale Community.

## Retail and Service Activity

While Southern Scottsdale's retail and service sectors continue to contribute to the city's economy, the level of activity has stagnated and even declined over the last several years. The amount of sales and sales taxes generated from 2004 to 2007 in general merchandise, eating and drinking, and apparel retail categories' increased greater than the 9.6% consumer inflation rate. Food stores, building materials, and home furnishing retail categories' sales and sales tax declined over the same period when the rate of consumer inflation is subtracted. Sales in 2008 declined in all of these retail categories as the recession deepened and consumer credit and demand decreased. More detailed information regarding retail sales and tax generation is available in Appendix III.

#### Retail Market

Southern Scottsdale's retail market conditions are likely to be very competitive for the foreseeable future, and new retail development will not succeed without taking sales from existing businesses. To address this outcome, the Gruen Market Analysis of 2007 suggests that smaller; older, and unanchored retail centers be reduced by combining them with adjacent properties. The assembled properties would allow the creation of larger and stronger retail developments and/or their conversion to higher density residential uses. The addition of new residents associated with this development would increase retail sales and services in the area.

#### Tourism

Tourism is a contributor to the Southern Scottsdale economy. The Resort Corridor, located immediately north of the Downtown boundary from East Rancho Vista Drive to Indian Bend Road along Scottsdale Road, is the largest concentration of hospitality/tourism uses found in Southern Scottsdale. This corridor provides upscale retail, resort, hotel, and fine dining land uses. Several other business hotels are located along McDowell Road.

# Housing

The Market Analysis of 2007 and the Southern Scottsdale CAP public outreach process have both identified the need and desire for different types of residential housing to be located in Southern Scottsdale. According to the study, the most important recommendation for the Southern Scottsdale area, supported by both the retail and office analyses, is the need to rezone obsolete uses, including smaller, older, currently unsuccessful shopping centers to support more residential uses. These zoning changes accompanied by design and other regulatory revisions could encourage property assemblage for the development of moderately priced higher density housing. This type of development will provide additional employees to the area's employment base while supporting Southern Scottsdale's retail and restaurants with new customers. The resulting expanded workforce should prove attractive to area employers such as SkySong, Scottsdale Healthcare, and General Dynamics while offering shorter commuting times for potential employees.

# Auto Dealers and McDowell Road's Motor Mile

The Motor Mile located on McDowell Road between 64<sup>th</sup> Street and Scottsdale Road has historically been a leader in car and related auto equipment sales. This cluster of dealerships and related auto retail establishments generated jobs and significant sales tax revenue for the city. Currently, this sector of the Southern Scottsdale economy is being challenged by significant changes.

At the national level, the major auto manufacturers in recent years have moved to reduce the number of dealerships and concentrate sales in fewer locations. More locally, the competitiveness of the McDowell Road corridor was lessened by the construction of the Loop 101 and 202 freeways, which shifted traffic away from McDowell, and made locations along the freeways more desirable for car dealers. At the same time, nearby communities aggressively courted dealerships to occupy new auto malls with better freeway visibility, financial incentives, and easier access to growing residential areas to the south, east, and north.

Despite these challenges, the Gruen Market Analysis of 2007, noted that dealers of luxury brands within the McDowell Road-Southern Scottsdale area continued to attract customers from a relatively wide geographic area for a variety of reasons including the centrality of McDowell Road in the larger metropolitan region, its cluster of luxury automotive brands, the limited number of other luxury auto dealers in the Valley, and the area's proximity to high income households in Scottsdale, Paradise Valley, Arcadia, and Tempe. In contrast, domestic and non-luxury brands in particular were more adversely affected by the opening of automotive dealerships in locations in north Scottsdale, Mesa, Chandler, and Gilbert.

Since this study was completed, the new car sales along the Motor Mile has continued to decline for both luxury and non-luxury brands as the drop in consumer demand has accelerated the trend toward consolidating dealerships in only the strongest locations. A recent survey has identified six former dealerships on McDowell Road as currently vacant. While a few of these sites may convert to pre-owned car operations in the near term, it is unlikely that the Motor Mile will return to its previous stature as a new car sales center. Long term revitalization of the McDowell Road corridor will depend on identifying new uses for these sites.

# **Regional Competition**

As depicted in Figure 5.1, while Southern Scottsdale seeks to energize its economy, it faces significant competition from areas within the City of Scottsdale and other valley cities. With auto dealerships now located in North Scottsdale, Mesa, Tempe, Chandler, and Gilbert, at locations with visibility and even better accessibility to freeways, the McDowell Road-Southern Scottsdale automotive dealership numbers, sales, and sale tax revenues have decreased. New retail development at Tempe's Market Place, Mesa's River View, and Downtown Scottsdale's Fashion Square shopping complexes makes it challenging to stop and reverse the decline in Southern Scottsdale's retail market share. Consequently, due to combinations of new businesses in competing locations, shifts in population, and aging, smaller, and in some cases obsolete, retail and auto dealership spaces, overall Southern Scottsdale's business environment has declined.

# Mixed Use Urban Neighborhoods

The Scottsdale General Plan designates Mixed Use Neighborhoods in Southern Scottsdale mainly along Scottsdale and McDowell Roads. General Plan Mixed Use Neighborhoods are described as neighborhoods located in areas with strong access to multiple modes of transportation, major regional access and services, and have a focus on human scale development. These areas could accommodate higher density housing

Regional Competitors
Auto Dealers

Auto Dealers

Retail Areas

N

Scottsdale
Pavillions

Scottsdale
Pavillions

Scottsdale
Area

Mesa

Tempe Statisdale Area

Mesa Auto Dealers

Wesa Auto Dealers

Chandler Auto Dealers

Gilbert Auto Dealers

Gilbert Auto Dealers

Figure 5.1 Southern Scottsdale Regional Competition Map

Source: City of Scottsdale, 2009

combined with complementary office or retail uses or mixed use structures with residential above commercial or office. Having such General Plan designated areas supports the 2007 Market Analysis in that the study suggests that future residents associated with such neighborhoods will provide both the employment base for offices, healthcare, and research and development activities, as well as increase the customer base for Southern Scottsdale retail and restaurants markets.

### **Summary**

While the state and national economies continue to fluctuate, it will be important to identify and build upon Southern Scottsdale's opportunities to further invigorate the local economy. To develop Scottsdale's economic future an increase in its residential base and reinvestment in economically challenged commercial properties needs to take place.

According to the Gruen Market Analysis of 2007, the City of Scottsdale has two scenarios it can pursue regarding the revitalization of Southern Scottsdale. In the first scenario, the city can let market forces prevail and not support comprehensive redevelopment or reinvestment through municipal actions, such as the intensification of zoning or the use of financial incentives. Under this scenario, it will likely take five to ten years before land prices or property values decline to the point where purchase and redevelopment of those properties is financially feasible. In the second scenario, the city can proactively intervene by using financial and regulatory incentives, including permitting more intensive use of land to stimulate private investment and redevelopment. The consequence of this option is that reinvestment and revitalization can begin today, thereby enhancing economic activity in Southern Scottsdale.

Whichever scenario is chosen, Southern Scottsdale faces challenges and opportunities regarding its future economic revitalization. This chapter has sought to identify what these challenges and opportunities are and in doing so suggest where the community might focus on making changes in the future. Southern Scottsdale is fortunate in its location, involved citizenry, and engaged business community. These underlying strengths and dedicated commitments, will be necessary to establish the path for successful future economic revitalization in Southern Scottsdale.

# 6. Land Use, Growth Areas and Zoning

#### Overview

This chapter describes the current uses of land in the Southern Scottsdale Community Area as well as General Plan, zoning, and development regulations that govern the area.

#### **Land Use**

The Land Use Element of the 2001 General Plan establishes the general policies for the types and location of land uses throughout the city. Growth Areas are portions of the city with the highest potential for development, increased intensity, and multi-modal transportation. Under the 2001 General Plan Growth Area Element, approximately 15% of the Southern Scottsdale study area has been designated a growth area (see figure 6.1). Although not part of the study area, Downtown Scottsdale is the only other designated growth area south of Indian Bend Road (see Figure 6.1).

Figure 6.1: Southern Scottsdale Growth Areas

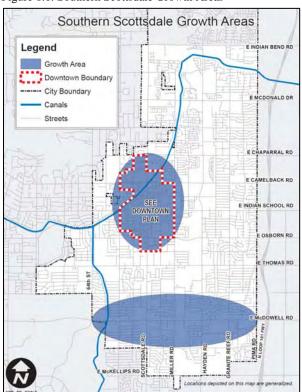
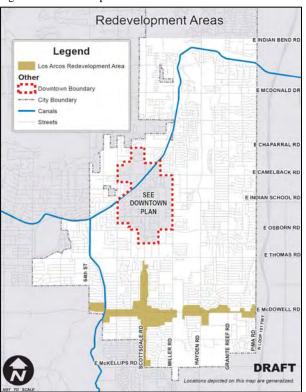


Figure 6.2: Redevelopment Areas



Source: City of Scottsdale Advance Planning, 2009

Source: City of Scottsdale Advance Planning, 2009

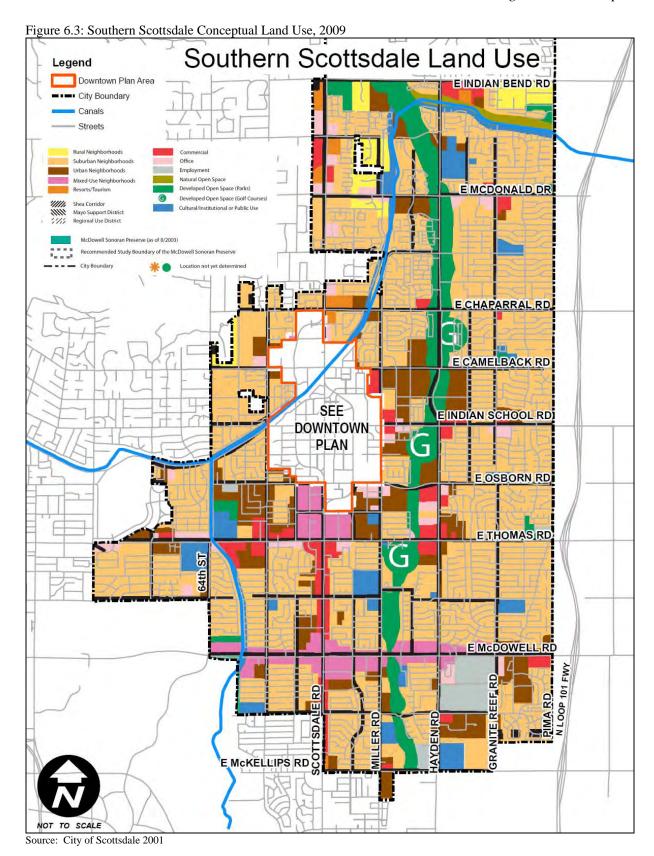
In addition to the General Plan's growth area designation, Southern Scottsdale has a designated redevelopment area (Figure 6.2) as described in the Los Arcos Redevelopment Plan (Appendix IV). The purpose of the Los Arcos redevelopment designation and plan is to revitalize the commercial areas within the redevelopment boundary, in order to maintain and strengthen the residential neighborhoods.

Southern Scottsdale comprises eight percent (8%) of the city's total land area, and encompasses with the most diverse mix of land uses within the city. Table 6.1 shows the breakdown of the 2001 General Plan's conceptual land uses within the Southern Scottsdale study area and illustrates approximately how much of the land uses have developed to the General Plan land use designations. Figure 6.3 (page 31), depicts the 2001 General Plan land use designations for Southern Scottsdale.

Table 6.1: 2001 General Plan/Southern Scottsdale Land Use Breakdown

Land Use Category	Study Area Acres Encouraged	Percent of Total Southern Scottsdale Land by Land Use Category	Percent of Study Area that Developed to Conceptual Land Use
Commercial	294	3.1%	186%
Cultural/ Institutional	508	5.3%	100%
Developed Open Space	638	6.7%	109%
Employment	162	1.7%	76%
Mixed-Use Neighborhoods	323	3.4%	13%
Natural Open Space	57	0.6%	0%
Office	194	2%	82%
Resorts Tourism	68	0.7%	266%
Rural Neighborhoods	208	2.2%	118%
Suburban Neighborhoods	4,226	44%	86%
Urban Neighborhoods	783	8.1%	164.5%
Street Right of Way	2,126	22.2%	n/a
Total Acres	9,857	100%	99.5%

Source: Advance Planning Division, Planning & Development Services, 2009. All numbers are approximate and based upon Conceptual Land Uses from the 2001 General Plan +Amendments up to 2006. Street right of way is not a 2001 General Plan Land Use Category, but is included to illustrate the amount of land included in street right of way.



# Mixed-Use Neighborhoods

The 2001 General Plan encourages 3.4% of the study area as mixed-use neighborhoods. The General Plan encourages higher-density housing combined with complementary office or retail uses in these areas. Only one project, SkySong, within the study area has been developed as mixed-use neighborhoods, which is equivalent to 13% of the total mixed-use neighborhoods designation within the General Plan.

# Residential Neighborhoods

The 2001 General Plan designates over eight percent (8.1%) of the Southern Scottsdale study area as urban neighborhoods (higher density residential), 44% percent as suburban neighborhoods (small to medium-lot single-family residential), and just over two percent (2.2%) as rural neighborhoods. Residential Neighborhood land uses occupy the highest percentage of Southern Scottsdale land area at 54.3%.

#### Resort & Tourism Uses

Resort and tourism uses are characterized as hotel and resort accommodations and resort communities. There are several hotels and/or resorts in the study area, comprising about 0.7% of total General Plan-promoted land area. The majority of the resort & tourism land uses have developed in the northern portion of the Southern Scottsdale study area (north of downtown).

### Commercial

Commercial land uses provide goods and services for the community and may include other uses such as housing and offices. Commercial land uses in Southern Scottsdale are encouraged to occupy approximately three percent (3.1%) of the study area, and 186% of the commercial areas have developed accordingly. Commercial land uses are typically encouraged along major corridors and arterials throughout the study area.

#### Office

Examples of offices include medical offices, attorney offices, and corporate headquarters. Major offices are encouraged to locate near arterial streets, while minor offices should be located along collector and arterial streets. Office development makes up approximately two percent (2%) of the Southern Scottsdale land area, under the 2001 General Plan, and 82% has followed the land uses encouraged by the General Plan.

#### **Employment**

The 2001 General Plan encourages a range of employment uses, from light manufacturing to light industrial and offices, in this category. This category within the study area is recommended to develop at 1.7% of the study area. General Dynamics is the largest development that coincides with the employment designation, as well as, the largest employer in Southern Scottsdale.

## Open Space

Open space accounts for 7.3% of the study area, as recommended in the 2001 General Plan. Open space is a combination of developed open spaces (i.e. golf courses, parks, etc), hiking trails, and natural open space. Approximately 100% of the General Plan's recommendation for open space has been accomplished in the study area. Indian Bend Wash is a land use asset in Scottsdale that is unique to the study area. Indian Bend Wash is the primary open space corridor

in Southern Scottsdale, and a portion of the Arizona Canal (just south of Indian Bend Road between Hayden and Pima Roads) is designated open space corridor.

### Institutional and Cultural Uses

Examples of institutional and cultural uses are government facilities, schools, churches, performing arts centers, and event venues. Over five percent (5.3%) of the study area is recommended for these types of facilities, and 100% of this allocation has occurred in the area.

# Street Right of Way

Right of Way includes streets and areas adjacent to the streets that are dedicated for public use. This includes sidewalks, bicycle lanes and areas for utility lines. Twenty two percent (22.2%) of the Southern Scottsdale land area is dedicated to street right of way. Street right of way is not a General Plan land use category but has been seperated from the General Plan land use categories to provide a more realistic understanding of the land use distribution.

# **Undeveloped Land**

Southern Scottsdale is near build out. With only 0.5% of area's land vacant, Southern Scottsdale's main growth option is redevelopment. Most of the area's current development activity involves either new buildings on infill parcels, or the remodel of existing buildings.

# Zoning

## Overview

The Zoning Ordinance implements the policies in the General Plan by establishing a set of legal parameters to items such as height, use, setbacks, lot coverage, residential density, and parking requirements. (See Appendix IV for the Southern Scottsdale zoning map and a summary of zoning districts.)

The Southern Scottsdale study area currently contains the following 30 of 48 zoning districts established within the City of Scottsdale:

Commercial: C-1, C-2, C-3, C-4, C-S, PCD,

PCC, PNC, S-C,

Industrial: I-1, I-G, Office: C-O, Mixed-Use: PCD,

Residential: M-H, R-2, R-3, R-4, R-4R, R-5

R1-10, R1-18, R1-7, R1-35,

R1-43, R1-5, R-4, R-4R, S-R,

Cultural: O-S, and W-P.

Table 6.2: Southern Scottsdale Zoning, 2009

Zoning Category	Percent of Land Area
Commercial	8.5%
Office	Less than 1%
Industrial	1.9%
Mixed Use	Less than 1%
Residential	79.7%
Open Space	8%
Cultural	Less than 1%

Source: Advance Planning Division, Planning & Development Services 2009

At 79.7% of the total land area, residential zoning districts comprise the greatest percentage of the study area's zoning districts, and commercial zoning categories comprise the second highest percentage at 8.5% of the study area (Table 6.2).

### Southern Scottsdale Zoning Trends

Twenty percent (20%) of Southern Scottsdale's residential areas are zoned R1-7, and 52% of that was developed under Maricopa County zoning prior to annexation by the City of Scottsdale. The 52% of R1-7 that was developed under the county standards have lot sizes smaller than that allowed by the city's current R1-7 ordinance. This poses particular challenges to property owners that want to reinvest in their homes, especially with regard to home additions. The city is in the process of updating the R1-7 zoning district to provide options for property owners to make improvements to their property. The R1-7 zoning ordinance update considers non-conforming properties, wall and fence restrictions, carport conversions, setbacks, accessory buildings, building height, and alleys. This amendment should provide property owners with new alternatives when reinvesting and making improvements to their properties.

Commercial zoning is predominant along the main transportation corridors. On Scottsdale Road, north of Chaparral extending to Indian Bend Road, the area has developed as a cluster of resort oriented land uses, including resorts, hotels, resort/townhome residential (R4-R) and commercial development.

The development community has expressed frustration with what they feel are antiquated development and zoning standards in the study area, particularly with regard to these commercial corridors. In order to reinvest and revitalize the area, the development community has indicated that land prices, current parking requirements, and height restrictions are the development parameters that make it difficult and economically challenging to redevelop area properties into new projects. The Gruen, Gruen and Associates 2007 Market Study confirms this, particularly land prices.

Through the Southern Scottsdale CAP outreach process, residents have also expressed willingness and support to change the lack of revitalization along the area's commercial corridors. More specifically, there has been a resident expressed desire for more dining, retail, commercial, and housing opportunities with regards to area corridors, and in particular along McDowell Road. To accomplish these goals, land use categories and zoning classifications may need to be re-examined to help encourage Southern Scottsdale's short and long term revitalization.

As a first step toward encouraging more development flexibility, the City of Scottsdale adopted a Planned Unit Development (PUD) zoning district. The intent of a Planned Unit Development is to provide a mixed-use alternative to single use development standards. The PUD proposes a mix of uses and/or development standards that are usually limited in other zoning districts. The PUD allows applicants to ask for a mixture of uses, greater densities, reduced setbacks, and greater building size in exchange for developer provided public benefit amenities such as community open space, pedestrian routes, boulevard style streets, and other elements.

#### **Building Height**

With new building typologies, market competitiveness, higher land values, and redevelopment interest, building height continues to be an issue for Southern Scottsdale. Modern offices and residential properties have need for increased floor-to-floor height. A few decades ago an office building might only require a 10 to 12 foot floor-to-floor height, but today there is need for 13 to

16 feet between floors to allow for more mechanical equipment, green technologies, and an modern work environment. Residential development has also changed, whereas a few decades ago 7 to 8 foot ceilings were common place, today's residential consumers look for homes with higher ceilings (between 9 to 12 feet) in order to provide a more open, spacious floor plan, which is a common amenity in today's housing market.

## **Summary**

As Scottsdale transitions from a growth community to build out, the need to re-evaluate and adjust land use and development regulations will be essential in order to encourage continued revitalization and reinvestment. However, with 79% of the total land area being zoned residential, revitalization and infill development will need to be sensitive to Southern Scottsdale's residential neighborhood base.

# 7. Infrastructure, Community Facilities and Social Services

#### Overview

This chapter examines the existing state of community facilities and services and related city policies.

# **Existing Community Facilities Goals**

The 2001 General Plan's Public Services and Facilities Element includes five components: public services, human services, safety, public buildings and facilities, and water resources. The goals and strategies of each element aim to promote a high quality of life for Scottsdale residents through the provision of adequate public facilities, human services for in-need populations, and a safe, relaxing environment.

## **Community Facilities**

#### Libraries

There is one library facility which most closely serves Southern Scottsdale, Civic Center Library. Located at North Drinkwater Boulevard in Downtown Scottsdale, the Civic Center Library is a 105,000 square foot facility. Besides books, audio collections, and digital media, the library offers preschool and adult programs, and provides access to meeting, reading, and study rooms. These resources are available for community programs and services. All are equipped with public access computers.

Figure 7.1: Civic Center Library



Source: City of Scottsdale

The American Library Association (ALA) and the International Federation of Library Associations (IFLA) have established a set of standards based on the

population-served. Additionally, the Civic Center Library currently serves a population of approximately 80,000. Table 7.1 compares the library's current service levels to ALA and IFLA standards. The Scottsdale Facilities Master Plan uses the goal of 0.8 square feet of library per person as a way to evaluate the needs of the library system. In terms of square footage, Southern Scottsdale is adequately served by the library system.

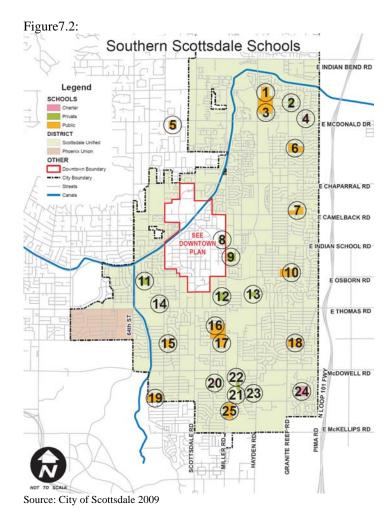
Table 7.1 Southern Scottsdale Library Standards

	ALA Standard	Civic Center Library 2008 Statistics
Holdings per capita (books, CD's, DVD's, etc.)	2.68	3.8
Library visits per capita	4.8	6.7
Circulation per capita	8.7	15.3
	IFLA Standards	
Computers/5,000 residents	1	4.68

Source: ALA=American Library Association, IFLA=International Federation of Library Associations and Institutions, Public Library Data Service Statistical Report 2006, Civic Center statistics based on Southern Scottsdale population.

# Schools

There are two (2) school districts that serve Southern Scottsdale: the Scottsdale Unified School District (SUSD) and the Phoenix Union School District (PUSD). There are twelve (12) public, nine (9) private, and four (4) charter schools located in the study area. According to the 2008 Arizona Department of Education, Southern Scottsdale has approximately 10,071 combined kindergarten through the twelve grade students in the study area, with 83% in public schools, 13% in private schools, and 4% in charter schools (see Figure 7.2 and Table 7.2, page 38).



Southern Scottsdale Public, Private, and Charter Schools

## Scottsdale Unified School District

- 1= Pueblo Elementary
- 3= Saguaro High School
- 5= Mohave Middle School
- 6= Kiva Elementary
- 7= Navajo Elementary School
- 10= Pima Elementary
- 15= Tonalea Elementary School
- 16= Coronado High School
- 17= Sierra Vista Academy
- 18= Hohokam Elementary School
- 19= Supai Middle School
- 25= Yavapai Elementary School

## **Private Schools**

- 2= St. Maria Goretti Preschool
- 8= Scottsdale United Methodist
- 9= Our Lady of Perpetual Help
- 11= Villa de Marie Academy
- 12= Howard Gray Education Program
- 13= First Impressions Preschool
- 21= Marion Burton School
- 22= New Way Learning Academy
- 23= St. Daniel the Prophet School

#### Charter Schools

- 4= Kachina Country Day School
- 14= Montessori Academy
- 20= Integrity Education Center
- 24= Eduprenuership Charter School

Area public schools generally serve larger numbers of students than private schools which limit the number of enrollees each year. Private schools also tend to have lower student to teacher ratios than the public schools. Table 7.2 lists enrollment rates and student teacher ratios by area school.

Table 7.2 Southern Scottsdale School Statistics, 2007

School District	School	Туре	Grades	2007 Enrollment	Dropout Rate	Students per Teacher
Scottsdale Unified	Coronado High School	Public	9-12	1303	2.6%	22
Scottsdale Unified	Hohokam Elementary	Public	K-6	547	n/a	22
Scottsdale Unified	Pima Elementary	Public	K-6	624	0%	22
Scottsdale Unified	Sierra Vista Academy	Public	4-12	112	12.6%	12
Scottsdale Unified	Supai Middle School	Public	7-8	591	0%	22
Scottsdale Unified	Tonalea Elementary	Public	K-6	552	n/a	23
Scottsdale Unified	Yavapai Elementary	Public	K-6	734	n/a	22
Scottsdale Unified	Kiva Elementary	Public	K-6	767	n/a	19
Scottsdale Unified	Mohave Middle School	Public	7-8	633	0%	23
Scottsdale Unified	Navajo Elementary	Public	K-6	510	0%	21
Scottsdale Unified	Pueblo Elementary	Public	K-6	525	n/a	21
Scottsdale Unified	Saguaro High School	Public	9-12	1509	1.4%	22
Non-District	First impressions Preschool	Private	NS-1	97	n/a	10
Non-District	Howard S. Gray Education Program	Private	6-12	36	n/a	7
Non-District	Marion Burton School	Private	5-12	34	n/a	0
Non-District	New Way Learning Academy	Private	K-12	116	n/a	4
Non-District	Our Lady of Perpetual Help School	Private	K-8	521	n/a	17
Non-District	St. Maria Goretti Preschool	Private	PK-K	110	n/a	18
Non-District	Scottsdale United Methodist County	Private	K-12	67	n/a	13
Non-District	St. Daniel the Prophet School	Private	K-8	164	n/a	15
Non-District	Villa de Marie Academy	Private	K-12	90	n/a	n/a
Non-District	Integrity Education Center	Charter	K-12	75	0%	n/a
Non-District	Montessori Academy	Charter	K-8	96	0%	n/a
Non-District	Eduprenuership Charter School	Charter	K-8	80	n/a	n/a
Non-District	Kachina Country Day School	Charter	K-12	178	n/a	n/a

Source: Arizona Department of Education, 2008; Privateschoolreview.com, 2008

Table 7.3 Southern Scottsdale Public School Enrollment, 2003-2008

School	2003/04	2004/05	2005/06	2006/07	2007/08	% Change 2003-2007
Coronado High School	1249	1265	1314	1158	1303	+4%
Hohokam Elementary	574	543	586	524	547	-4%
Kiva Elementary	705	712	752	763	767	+8%
Mohave Middle School	681	629	598	626	633	-7%
Navajo Elementary	563	558	543	512	510	-9%
Pima Elementary	560	600	640	604	624	+11%
Pueblo Elementary	567	559	519	458	525	-7%
Saguaro High School	1684	1739	1748	1229	1509	-10%
Sierra Vista Academy	46	86	75	38	112	+143%
Supai Middle School	671	675	632	561	591	-11%
Tonalea Elementary	541	531	609	551	552	+2%
Yavapai Elementary	712	709	750	728	734	+3%
Total	8553	8606	8766	7752	8407	-1%

Source: Arizona Department of Education, 2008

As depicted in Table 7.3, overall public school enrollment for Southern Scottsdale and vicinity is down 1% since 2003. Six schools have experienced more significant student population declines. Because of this enrollment decline, the SUSD is consolidating Zuni and Aztec Elementary Schools, both located outside the Southern Scottsdale study area.

As shown in Table 7.4, some additional elementary capacity will be needed in 2030 to serve the needs of the growing population in the area. According to the SUSD Master Facility Plan, the city should work with the school districts to ensure that adequate space can be provided for schools, which could take the form of adding additional classroom space, remodeling existing facilities or building entirely new schools.

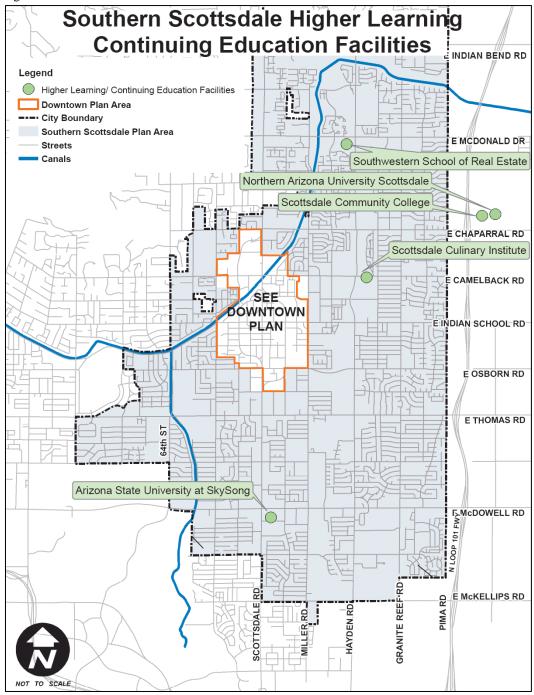
Table 7.4 Public School Enrollment Projections

School	2007 Enrollment	2030 Projected Enrollment	Facility Capacity	2030 Additional Capacity Needed
Coronado High School	1303	1750	2119	0
Hohokam Elementary	547	750	973	0
Kiva Elementary	767	990	701	289
Mohave Middle School	633	825	931	0
Navajo Elementary	510	775	929	0
Pima Elementary	624	825	905	0
Pueblo Elementary	525	625	830	0
Saguaro High School	1509	2210	2205	5
Sierra Vista Academy	112	n/a	324	n/a
Supai Middle School	591	825	1064	0
Tonalea Elementary	552	775	839	0
Yavapai Elementary	734	930	954	0
Total	8,407	11,280	12,774	

Source: SUSD Master Facility Plan, 2008; SUSD Facility Planning Department 2007, Enrollment Projections and Capacities were not available for PVUSD, Effective Capacity is approximately 88% of physical capacity.

In addition to primary, middle and high school opportunities, there are several higher learning/continuing education institutions within Southern Scottsdale (Figure 7.3). These include Scottsdale Community College, Arizona State University at SkySong, Northern Arizona University, Scottsdale Culinary Institute, and the Southwestern School of Real Estate.

Figure 7.3:



Source: City of Scottsdale 2009

#### **Parks**

Scottsdale has long valued outdoor recreation as a major component of the community's lifestyle. A well-balanced open space system provides more than just recreation and leisure opportunities—it is a vital component of a balanced, attractive and desired way of life, helps residents of urban areas to maintain a connection with nature and the environment, and can be a component of business retention, attraction, and expansion.

The City of Scottsdale classifies parks into three major categories, which are as follows:

- Neighborhood Park- These parks provide primary recreation services and are easily accessible and available for local residents within a 15-minute walking radius. The service area associated with this type of park is usually one block to several miles. Access is primarily pedestrian or bicycle.
- Community Park- These parks are meant to serve 10,000 to 25,000 people and serve as recreational areas for the entire city. This type of park centralizes a full range of recreational activities and has a service area that includes major portions of the city.
- Specialty/Regional- These parks range from preserves, to small historic features and/or
  provide specialized facilities. The service area associated with this type of park is the
  entire city and beyond.

In addition to these three major categories, the city has a joint-use agreement with the area school districts for public use of their outdoor recreational facilities. Other recreational open space categories consist of trails, multi-use paths and plazas.

According to the 2004 Community Services Facilities Master Plan, there are 1046 acres of existing and proposed park land within Scottsdale. As described in Table 7.5, the Southern Scottsdale study area alone contains approximately 397 acres of park space which is 38% of the city's total park space.

Table 7.5 Park Space in Southern Scottsdale

Park Type	Southern Scottsdale (acres)	Scottsdale Parks (acres)	Percent of City Total
Neighborhood	38	166	23%
Community	319	339	94%
Specialty/Regional	40	261	15%
All Parks (existing and planned)	397	1046	38%

Source: Community Services Facilities Master Plan, 2004.

Of the 397 acres of park space, specialty/regional parks comprise 40 acres, community parks comprise 319 acres and neighborhood parks comprise thirty eight (38) acres. The Community Services Facilities Master Plan utilizes the goals listed in Table 7.6 (page 42) as standards for the provision of adequate park space in the community. Approximately 370 acres of additional park space, primarily in the neighborhood and specialty regional categories will be needed in Southern Scottsdale to meet the city's park goals by 2020.<sup>2</sup>

<sup>&</sup>lt;sup>2</sup> The McDowell-Sonoran Preserve is not considered in these estimates. *Infrastructure, Public Facilities & Social Services* 

Table 7.6 Southern Scottsdale Park Needs in 2020

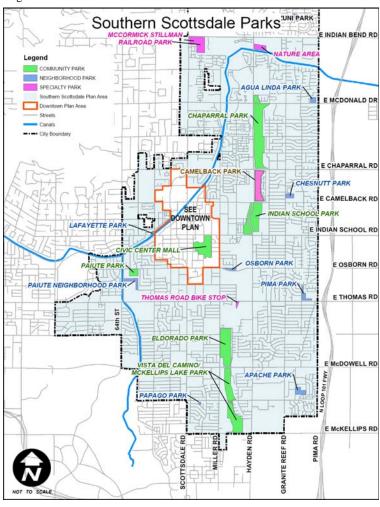
Park Type	Southern Scottsdale Acres (2008)	Current Service Level Acres per 1000 people (2008)	Acreage Goal per 1,000 People	Total Acres Needed (2020)	Additional Acres Needed 2020
Neighborhood	38	.47	2.5	225	187
Community	319	4.0	3.5	316	0
Specialty/Regional	40	.50	2.5	225	185
All Parks	397	4.9	8.5	767	370

Source: Community Services Facilities Master Plan, 2004. Based on 2008 Southern Scottsdale Population of 80,220 and 2030 Southern Scottsdale Projected Population of 87,689.

The following listing provides a brief description for each of these parks.

- Agua Linda Park is a 4-acre neighborhood park that has picnic areas, ramadas, a lighted basketball court, a sand volleyball court, playground, a water feature, restrooms and large open grass areas.
- Apache Park is a 9-acre neighborhood park amenities include a playground, 2 soccer fields, 2 small ramadas, 2 lighted basketball courts, large open grass areas, and restrooms.
- Camelback Park is 37 acre specialty open space park in the Indian Bend Wash; amenities include a small lake and multi-use path and trail.
- Chaparral Park is a 100 acre community park in the Indian Bend Wash with a 10-acre lake. Amenities include a multi-use path, Aquatic Center, lakes with urban fishing, a large dog park, a desert botanical garden, 4 softball fields, a basketball court, a volleyball court,

Figure 7.4



Source: Advance Planning GIS 2009

multiple ramadas, Par fitness course, 2 soccer fields and one flag football field.

- *Chestnut Park* is a 5-acre neighborhood park has picnic areas, 2 ramadas, 2 lighted tennis courts, a playground, a spray pad, large open grass areas and a restroom.
- *Eldorado Park & Community Center* is a 60-acre community park in the Indian Bend Wash. Amenities include a community center, Boys and Girls Club, 3 softball fields, playground, picnic areas, a lake, the Wedge Skate Park and multiple ramadas.
- Indian School Park & Tennis Center Is a 50.5 acre community park located in the Indian bend Wash. Amenities include 13 tennis courts, 4 baseball fields, 1 pitching field, Club SAR Gymnasium, 2 basketball courts, Shuffleboard courts, playground and multiuse path.
- Lafayette Park Is a ½ acre neighborhood park that has a Par fitness course.
- *McCormick Stillman Railroad Park* is a 30-acre specialty park that has miniture train rides, carousel, shops, museum, 2 playgrounds, a gazebo, and picnic ramadas.
- *Nature Park* This 9 acre specialty park has a nature trail that runs adjacent to the Arizona Canal with 2 restrooms.
- Osborn Park Is a 3 acre neighborhood park that has a playground, picnic tables, and a Par fitness course.
- Paiute Park This is an 8 acre neighborhood park that has picnic areas, 2 small ramadas, 2 lighted tennis courts, lighted basketball full court, lighted sand volleyball court, playground, spray pad, soccer field, open grass areas and restrooms.
- Papago Rotary Park Is a 1 acre neighborhood park that has picnic areas, one small ramada, grass volleyball court, small softball infield, and a ½ basketball court.
- Pima Park This 7 acre neighborhood park has basketball courts, playground, and ramadas.
- *Thomas Road Bike Stop* Thomas Bike Stop is a 1 acre "rest stop" along the Indian Bend Wash multi-use path. Amenities include picnic area, 4 small ramadas, and restroom.
- *Vista Del Camino/ McKellips Lake Park* This 72-acre community park has many courts, ramadas and a small lakes for fishing and boating.

# Papago Park

In addition to city parks, and adjacent to the city boundary, is Papago Park which is a regional attraction and destination. The cities of Tempe and Phoenix encompass Papago Park geographically. Home to the Phoenix Botanical Gardens and the Phoenix Zoo, Papago Park serves Southern Scottsdale as a major recreation and open space venue, as well as a primary regional and tourism destination. Papago Park shares a 2.25 mile boundary with Scottsdale and 33,028 city residents are within a twenty minute walking distance. Other recreation amenities located in Papago Park include:

- Phoenix softball complex;
- Papago Golf Course (recent LPGA tournament);
- Spring training stadium;
- Rolling Hills Golf Course;
- Three local parks in Tempe;
- Restored historic houses: and
- Fronts on to Rio Salado.

### Planned Parks and Parkland Opportunity

No additional Southern Scottsdale parks have been proposed by the Community Facilities Master Plan (2004). Rather, the report suggests increases in maintenance and facilities improvements to existing parks be accomplished. The Community Facilities Master Plan (2004) does recommend two additional lighted soccer fields to be located within Southern Scottsdale, possibly near Hohokam Elementary School.

Southern Scottsdale is near build out, therefore little space is left for additional parks and open space. Public outreach participants have stated their desire for more open space in the study area to provide relaxation points for residents, workers and visitors in this urban setting. Opportunities to acquire more open space may be achieved through redevelopment in the area. Providing development incentives (such as density bonuses) to obtain open space is an effective way to accomplish this goal.

### **Recreation Programs**

The City of Scottsdale offers many sports and recreation programs for local residents. This section lists and describes the various programs offered by the Parks and Recreation department.

- Adapted Recreation Services: is a recreation program comprised of several different courses that are geared for persons of all ages, having various types of disabilities. It facilitates mainstreamed recreation participation and provides specialized programming options.
- Afterschool Programs: This free program is run by recreation leaders who conduct various activities for Scottsdale's youth. Local youth attending public elementary school can participate in these various activities after-school.
- *Club SAR*: Club SAR is the multi-sports instructional program offering a private site for the fitness enthusiast. Classes include boxing, kickboxing, mixed martial arts, yoga, spinning, and weight training programs.

Scottsdale provides many other various programs as well, including youth and adult sports leagues, senior adult programs, teen programs, and summer programs.

### **Community Centers**

The Community Facilities Master Plan (2004) does not offer a goal for the number of community centers or human service facilities in the city, but it does note that they should be located in areas with the greatest amount of need. Currently, there are four community centers located in Southern Scottsdale.

- 1. Chaparral Community Center This community center is located in the Indian Bend Wash greenbelt, with 2 small classrooms, and 5 restrooms.
- 2. Eldorado Community Center This new main facility, a collaboration with the Boys & Girls Club, offers meeting rooms and classrooms. Along with the Eldorado Park, this center provides multiple amenities and recreational opportunities as well as an outdoor amphitheatre.
- 3. Paiute Neighborhood Center Located on Osborn and 64<sup>th</sup> Street, Paiute offers the Headstart program for 3-5 year-olds, a teen center, computer classes, arts and crafts classes, free after school programs, summer recreation programs, tutoring, senior services, dance, social services (medical care, translations, emergency food boxes, car seats, notary public, clothing), earn-a-bike via Handlebar Helpers, English Second Language (ESL) classes, American Association of Retired Persons (AARP) driving class and legal advice.

4. Vista Del Camino Community Center – Provides meeting and conference rooms, a kitchen, food bank, and multiple activity room. The Vista del Camino Park offers many courts, fields and a lake for recreation. Human Services programs include: emergency social services, counseling, financial assistance, job preparation and youth programs to meet basic needs and emphasize self-sufficiency.

### **Senior Centers**

Currently, there is one senior center in Southern Scottsdale, the Granite Reef Senior Center (Figure 7.5), located at the northwest corner of Granite Reef and McDowell Roads. This 41,898 square foot facility was completed in 2006, and was Scottsdale's first LEED Gold certified building. The facility provides meeting rooms, a ball room, a gym, and many other activity spaces. Services offered include: adult education classes, tax preparation, a work out gym, and many other opportunities for social interaction.

# Municipal Buildings

In addition to parks, community centers and libraries, the other municipal facilities that serve Southern Scottsdale are located in the downtown, and therefore not a part of this study.

#### **Social Services**

Scottsdale is characterized as being comprised of diverse populations with a variety of need. Consequently, social services are important community assets.

### **Daycare Facilities**

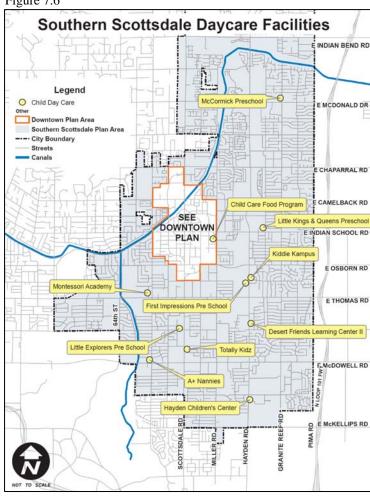
There are approximately eleven child daycare facilities that serve Southern Scottsdale, as shown in Figure 7.6.

Figure 7.5: Granite Reef Senior Center



Source: City of Scottsdale

Figure 7.6



Source: Advance Planning GIS 2009

## Non-Profit Organizations

Non-profit organizations are essential for providing services to communities and community members around the nation. Although most non-profits serve a regional or city-wide market, there are several that exist in or directly serve Southern Scottsdale, including:

- Waste Not This is an organization that collects excess food that would otherwise be
  thrown away, from restaurants, resorts, caterers, grocers and various food purveyors.
  Their licensed food handler drivers deliver the food the same day it is collected in
  refrigerated trucks to a diverse network of organizations that feed the hungry including
  schools, after-school programs, day care centers, senior facilities, transition homes and
  rehabilitation centers.
- *Chamber of Commerce* The Scottsdale Area Chamber of Commerce is a non-profit, membership-driven organization representing 1600+ member businesses and individuals.
- The Scottsdale Rotary Club Foundation The Scottsdale Rotary seeks to foster networking and ethical standards in business and professions, as well as the advancement of international understanding, goodwill, and peace through persons united in the ideal of service.
- Scottsdale Leadership Inc The mission of Scottsdale Leadership is to strengthen the community by developing, training, and empowering dedicated leaders through education, skill development, mentorship and community trusteeship. Scottsdale Leadership provides a nine-month community leadership development program.
- Boys and Girls Club Hartley & Ruth Barker Branch This branch within Southern Scottsdale opened in 1998 to meet growing population needs in this part of the city. The organization provides youth development services that are aimed at developing productive adult citizens in the future. This branch alone has 2,916 members, from ages 6 18.

#### **Community Health Facilities**

Community health is an important aspect for overall quality of life. In 2007, 29% of all deaths in Scottsdale were caused by cardiovascular diseases, or diseases that affect the heart or blood vessels. The second highest cause of death was lung cancer at 5% to 6% of deaths. Additionally, 48% of deaths in Maricopa County were either caused or contributed to by obesity. This is an increase of 36% since 2000, when the same statistic was only 12%. It is estimated that 21% of Maricopa County residents are obese. 4

Although Scottsdale is a fairly active community, encouraging more land uses, building designs and transportation options that promote increased physical activity could help to improve Scottsdale's vital statistics. In addition, close access to adequate medical and community health facilities can help to improve overall community health.

<sup>&</sup>lt;sup>3</sup> Source: Arizona Department of Health; Vital Statistics 2007

<sup>&</sup>lt;sup>4</sup> Source: Public Health Services, Bureau of Public Health Statistics, "Obesity in Arizona," 2008

# **Hospitals**

There are no hospitals within the boundaries of the Southern Scottsdale Community Area. Scottsdale Healthcare Osborn is located within the boundary of Downtown Scottsdale and is included here because of its proximity and service to the region and Southern Scottsdale area. Scottsdale Healthcare Osborn is a 337-bed, full-service medical center. It is noted throughout the region as a leader in the fields of trauma, cardiovascular medicine, radiologic technology, neurosurgery and orthopedics. The hospital's expanded 55,000 square foot Emergency Department and Trauma Center opened in September 2004 and includes a three-helicopter helipad. A Total Joint Replacement Center, specializing in minimally invasive procedures, opened in 2006. The campus is also home to the Greenbaum Surgery Center, Novalis Shaped Beam Surgery Center, Scottsdale Healthcare Wound Management Program, Family Medicine Residency Program and a surgical residency program.

## **Medical Clinics**

Within the study area there are over twenty medical clinics, that provide a range of services such as chiropractic service, acupuncture, family planning, and skin care assistance.

# Assisted Living Facilities and Senior Independent Living Facilities

Assisted Living Facilities include assisted living homes, recovery centers and nursing homes. Assisted living homes, or community residences, are homes that mimic a family-like environment for approximately 12 to 15 people with disabilities, plus support staff. Approximately 20 assisted living facilities are located within the study area. There are three nursing homes/ senior independent living establishments in the study area. All three of the nursing homes are located in the southern portion of the study area.

## Gyms/ Fitness Centers/ Athletic Facilities

There are ten privately owned gyms of various sizes and types, ranging from smaller facilities to larger 24-hour fitness centers in the Southern Scottsdale Community Area. A majority of these facilities are smaller in size and offer specialized workouts that focus on pilates, yoga or personal training. The largest facility, L.A. Fitness, is located on Scottsdale Road, north of McDowell Road.

Figure 7.7: LA Fitness



Source: City of Scottsdale, 2008

There are two public fitness center facilities in Southern

Scottsdale. In 2004, as part of the Community Services Facilities Master Plan, a feasibility study was conducted which recommends providing a new gymnasium/fitness center in a new or existing park. According to the study, residents expressed a strong need for a new facility. The study notes that there are significantly underserved areas of high population densities in Southern Scottsdale.

- 1. *Club SAR* A multi-sports instructional program offering a private site for fitness classes and equipment. Classes range from boxing to yoga.
- 2. *Eldorado Aquatic & Fitness Center* This site offers an outdoor pool with 13-lanes and diving board. The fitness center has machine weights, and a variety of cardiovascular machines.

### Spas and Wellness Centers

In Southern Scottsdale there are over fifteen spas and wellness centers ranging from dermatological day spas to massage spas. Many of these spas are located in the northern portion of the community area along the Resort Corridor.

# Churches and Spiritual Establishments

Spiritual health is another essential component to overall community health. There are thirty seven churches and spiritual establishments in Southern Scottsdale.

# **Public Safety**

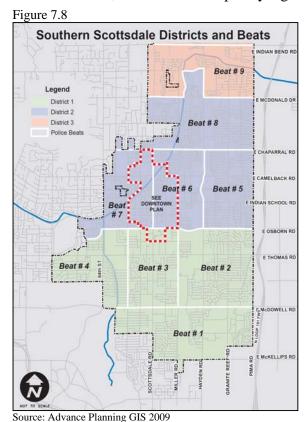
# Code Enforcement <sup>5</sup>

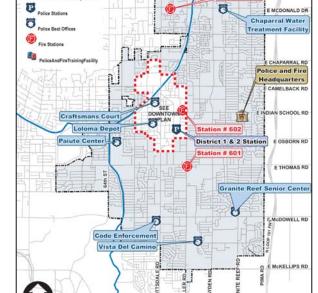
Some of the most common code enforcement violations in Southern Scottsdale are property maintenance, sign removal, and zoning. Case activity is dispersed throughout the Southern Scottsdale boundary with some pockets of higher concentrations.

Property maintenance violations are mostly concentrated in the northeast and southwest areas of Southern Scottsdale. Property maintenance violations include grass and overgrown weeds; trash or debris in an easement or alley; furniture or construction materials in the front yard; peeling paint and deteriorating buildings or structures.

Sign removal issues are relatively evenly dispersed throughout Southern Scottsdale. The highest concentrations are found near Paiute Park and along 82<sup>nd</sup> Street between Camelback and Indian School Roads. Examples of signs that may be subject to removal are neon signs; A-frames or sandwich boards; banners and temporary signs.

Figure 7.9:





Southern Scottsdale Public Safety Facilities

Source: Advance Planning City of Scottsdale

**Training Facility** 

## Police

The Scottsdale Police Department has a total of four Police districts within the city. The Southern Scottsdale Community Area Plan boundary contains Police Districts 1 and 2, and a portion of District 3 (see Figure 7.8 on page 48).

Scottsdale Police Department facilities within Southern Scottsdale include Police Administrative Headquarters, District 1 Police Station with a detention center, a combined police and fire training facility which is located at 911 N. Stadem Drive (outside the Scottsdale city limits), and 8 beat stations (for locations see Figure 7.9, page 48).

Southern Scottsdale experienced 44% of all crimes committed in Scottsdale. The most common incidents in the study area include domestic violence

Table 7.7 Southern Scottsdale Crime Incidents 2008

Incident Type	Scottsdale	Southern Scottsdale	Study Area's Percent of City Incidents
Aggravated Assault	189	75	40%
Assault	775	347	45%
Auto Theft	525	228	43%
Burglary from Vehicle	1,992	850	43%
Commercial Burglary	556	230	41%
Criminal Damage	1	0	0%
Criminal Trespass	211	90	43%
Domestic Violence	238	128	54%
Homicide	0	0	0%
Indecent Exposure	16	3	19%
Residential Burglary	1,240	542	44%
Robbery	134	84	63%
Sexual Assault	72	32	44%
Sexual Abuse	48	25	52%
Sexual Indecency	23	10	43%
Threats/Intimidation	1	0	0%
Total	6,021	2,644	44%

Source: 2007 Uniform Crime Report, Scottsdale Police Department; Scottsdale PD LIS; Advance Planning, Planning & Development Services, 2008

49

(54%), robbery (63%), sexual abuse (52%), and sexual assault (44%). Table 7.7 illustrates the 2008 crime statistics for Southern Scottsdale and the entire city. For more information about crime definitions and more in depth graphs and maps regarding Crime in Southern Scottsdale, please refer to Appendix V.

#### Fire

Three fire stations are located within the Southern Scottsdale Community Area including Scottsdale Fire Station One (601), Downtown Scottsdale Fire Station Two (602), and Scottsdale Fire Station Three (603) (see Figure 7.8 on page 48 for locations). Scottsdale Fire Station One has consistently responded to the highest volume of calls. The city is in the process of designing a new fire station to be located in the southwest corner of Eldorado Park. The new Eldorado Park Fire Station 1 will replace the existing station at Miller & Thomas Roads. The opening of Downtown Scottsdale Fire Station 2 and the relocation of Fire Station 1 will result in a decrease in response times and improved coverage to both the Downtown and southern part of Scottsdale.

# **Utilities**

#### Water

Southern Scottsdale is served by the South Water Service Region, which is located south of Indian Bend Road. The primary source of water for the City of Scottsdale comes from the Central Arizona Project. The Central Arizona Project delivers Colorado River water to users in the Phoenix metropolitan area through a 336-mile long system of aqueducts, tunnels, pumping

plants and pipelines. The canal water is untreated and sold to the city, the water is then treated and delivered to customers.

Other water sources for the study area come from the Salt River Project (SRP) and city wells. SRP supplies are delivered to Scottsdale through the Arizona Canal to the city's Chaparral Water Treatment Plant (WTP), located in the study area. SRP also pumps groundwater into the canal to supplement the surface water during periods when waters flows are less than normal. In addition to SRP, 25 active production wells provide groundwater to the city. Many of these are located in Southern Scottsdale.

The Chaparral WTP has a water treatment capacity of 30 million gallons per day (mgd). This plant is critical because it is the only source of Salt River Project (SRP) surface water for On-Project lands, or those land areas south of SRP canals that are entitled to SRP water. Additionally, Chaparral WTP also provides treatment for the Modified Roosevelt Dam new conservation space (NCS) water supply and the Central Arizona Project waters. The city is currently undertaking construction of an expansion of the CAP WTP to a capacity of 70 mgd. An additional 10 mgd expansion is planned to be completed by 2015. Once the CAP WTP expansion is completed, these two surface water treatment plants will be capable of providing all the surface water that the city will need through 2035.

## South Water Region System

According to the 2008 Water Master Plan, the city has sufficient potable water storage capacity to serve the needs of both the existing and future 2035 population. The Water Resources Department generates water system demands based upon the land use element of the General Plan together with unit demands per land use category. The 2008 Water Master Plan calculates unit demands for three time periods of the year: winter (minimum), summer (maximum), and annual average demands.

If land uses remain the same as outlined in the 2001 General Plan, then Southern Scottsdale will need 21.01 mgd to adequately serve the area. According to the Water Resources Department, adequate infrastructure is in place to meet these needs. However, if greater intensity is suggested as an outcome of the Community Area Plan, then future infrastructure upgrades will be required to support redevelopment in Southern Scottsdale.

The 2008 Integrated Water Master Plan estimates that demands in the South region will increase significantly due to revitalization. Currently, there are seven revitalization area water system projects underway to serve this area and its new developments.

#### Wastewater

The majority of the city's infrastructure needed to collect and treat wastewater is constructed, and therefore the city will begin focus on the maintenance and preservation of existing assets. This change in focus will become very important to reduce the repair and replacement costs of aging infrastructure. The city has already begun the process of implementing a comprehensive water/wastewater asset management program that includes water production facilities as well as distribution system infrastructure.

<sup>&</sup>lt;sup>6</sup> 2008 Integrated Water Master Plan
Infrastructure, Public Facilities & Social Services

Wastewater loads have been estimated based on the city's land use element of the 2001 General Plan. Unit flows are defined for each land use category in gallons per acre per day (gpad). Wastewater collection system unit loads were developed based on water consumption from utility billing information, then adjusted to account for the proportion of wastewater that is generated from potable water deliveries.

If land uses remain the same as outlined in the 2001 General Plan, the Southern Scottsdale area will need 4.36 mgd of flow capacity to adequately serve the area. According to the Water Resources Department, adequate infrastructure is in place to meet these needs. However, if greater intensity is suggested, then wastewater system upgrades will be required to support redevelopment in Southern Scottsdale.

#### Electricity

Scottsdale is served by two electric utility companies, Salt River Project (SRP) and Arizona Public Service (APS). Southern Scottsdale lies within the SRP service area except for a small portion near downtown which is served by APS. SRP serves many cities and towns in central Arizona, extending 2,900 sq. mi<sup>8</sup>. SRP is continuously building plants, updating existing plants and adding transmission lines to serve the increasing need for energy. The average SRP customer uses more than 14% more energy today than a decade ago.

APS serves approximately half of Maricopa County with electricity, which gained 696,000 residents between 2000 and 2006. According to APS, per person electricity use has increased by 3.9% between 2000 and 2006<sup>9</sup>. APS currently has sufficient existing resources through 2009 to meet customer needs. However, additional electrical demand growth in the city of Scottsdale and the Valley will create need for additional resources in 2010 and beyond.

There are multiple substations and 69 kV and 230 kV transmission lines within Southern Scottsdale. Currently, Southern Scottsdale has adequate electric service. However, with additional growth predicted for the area, and if the Community Area Plan recommends further intensification of the area, the electric service will no longer be adequate, and additional resources will need to be planned for and sited appropriately.

# Communications

Communications in Southern Scottsdale consist of internet service, telephone service, cable, and cellular phone service which are all provided by private entities. Internet and telephone service is provided by many cable providers including Cox Communications and Qwest. Satellite is also available in Scottsdale, such as Direct TV.

Wi-Fi is technology that uses radio waves to allow devices to exchange information without wires. It is commonly used to enable mobile internet access from wireless devices such as mobile phones, laptop computers and handheld computers. Very little Wi-Fi is available in Southern Scottsdale (while all of the Downtown has Wi-Fi) outside of small retail providers such as coffee shops and restaurants, and none that covers any significant geographic area in the study area.

<sup>7</sup> Scottsdale 2001 General Plan, Reference Maps

<sup>8</sup> SRP 2008 Annual Report, www.srpnet.com

<sup>&</sup>lt;sup>9</sup> APS Resource Alternatives Report, 2008, http://www.aps.com/resources

Southern Scottsdale does host several wireless internet access and data companies that provide wireless connectivity to some businesses and office buildings. According to the city's GIS, there are more than 60 cellular towers in Southern Scottsdale alone, excluding the downtown area. Wireless cellular towers are provided by private companies to service the area.

# Solid Waste

Solid waste services are offerd by the City of Scottsdale Solid Waste Division which provides residential and commercial garbage collection, recycling, cardboard and box drop-off, and many other disposal services. The City of Scottsdale Solid Waste Department also promotes home composting which can be utilized in Southern Scottsdale due to the large amount of residential land use. Almost 13,012 tons of solid waste is produced each year within Southern Scottsdale. Approximately 75% of solid waste disposal services in the study area are provided by private companies.

# Storm Drainage

The City of Scottsdale, along with other municipalities in Maricopa County, experience unique weather patterns, especially in the summer months, which brings heavy rainfall to the area. While this rain may only last for short periods of time, the damage and flooding that occurs can be severe.

Southern Scottsdale features relatively flat topography and the existing storm water infrastructure is currently in the process of being upgraded for higher capacity. Flooding occurs occasionally around parts of Southern Scottsdale, particularly in and near the Indian Bend Wash. More information on flooding and flood zones can be found in Chapter 10 of this report.

The city's Design Standards and Policies Manual (DS&PM) outlines standards for storm water storage throughout the city. Storm water storage facilities are required to be designed as detention facilities rather than retention facilities. Drywells are also prohibited. Retention facilities are generally designed to hold a specific amount of water indefinitely until it reaches a certain level, in which it then drains to another location. Detention facilities are typically designed to temporarily hold a set amount of water while slowly draining to another area. A drywell is a well, or hole, completed above the water table so that its bottom and sides are typically dry except when receiving fluids.

All developments are required to provide on-site storm water detention. While this requirement is necessary to reduce flooding and health hazards, it can be costly for new developments. It is particularly costly for smaller, non-residential lots seeking in-fill development.

#### **Capital Improvement Projects (CIP)**

A Capital Improvement Program is a short-range plan (four to six years) which identifies capital projects and equipment purchases, provides a planning schedule and identifies financing options. In Southern Scottsdale alone, there are over twenty nine capital projects active in 2009 (for more information regarding these projects, please refer to Appendix V)<sup>10</sup>

<sup>&</sup>lt;sup>10</sup> Capital Project Management, Active Projects, August 2009.
Infrastructure, Public Facilities & Social Services

# **Summary**

The availability and capacity of key infrastructure has, and will continue to play a major role in the revitalization of Southern Scottsdale. As the community continues to evolve and mature, it is important to keep in mind the capacity, future needs, and replacement/maintenance aspects of major infrastructure elements pertaining to water, sewer, drainage, power, communications, and schools.

### 8. Mobility

#### Overview

The Southern Scottsdale study area is served by a multi-modal local and regional transportation system. This system includes regional transit service, local trolley routes, regional freeway access to the east and south ends of the study area, easy access to Scottsdale Airport (general aviation) and Phoenix Sky Harbor International Airport, as well as local street, bicycle, and pedestrian networks as outlined in this chapter.<sup>1</sup>

### **Existing Mobility Policies**

Scottsdale's 2001 General Plan establishes a balanced transportation system as the preferred method to meet the transportation needs of the Southern Scottsdale community. The plan encourages transportation systems that provide for the safe and efficient movement of people and goods throughout the city. Scottsdale's regional freeways, major and minor arterial and collector streets, bikeway systems, trails/ shared-use pathways, transit system, and sidewalks, combine to provide multi-modal transportation choices for Southern Scottsdale residents.

The 2008 Transportation Master Plan (TMP) identifies goals for the overall circulation system in the city. One goal is to increase the range and convenience of transportation choices for both residents and visitors in order to provide a high quality of life. The TMP also recommends a context-sensitive approach to transportation planning that supports the character of each distinctive area in Scottsdale.

#### **Street Classification**

The Scottsdale street classification is divided into seven categories. The following is a brief explanation of each category:

- Major and Minor Arterials: Streets that provide regional continuity and provide for long-distance traffic movements are arterial streets. Major arterials usually have six lanes of through travel; minor arterials have four lanes. The coordination of these streets is important to maintain continuous connections between Scottsdale and the region. Arterial roadways generally serve 25,000 to 55,000 Average Daily Trips (ADT). In the Southern Scottsdale area Scottsdale Road, Hayden Road, McDowell Road, and portions of Indian School Road and Thomas Road are considered a Major Arterial. Pima Road, 64<sup>th</sup> Street, Indian Bend Road, McDonald Drive, McKellips Road and portions of Camelback Road, Indian School Road, and Thomas Road are considered a Minor Arterials.
- *Major and Minor Collectors*: Collector streets serve citywide needs and provide shorter distance traffic movements and traffic movement between arterial and local streets. Major collectors usually have four through lanes while minor collectors often have two lanes. They serve traffic volumes of 5,000 to 30,000 ADT, with emphasis on access to adjacent commercial and residential land uses. In the Southern Scottsdale area, Chaparral Road, and portions of 68<sup>th</sup> Street and Osborn are considered a Major Collector. Miller Road,

Mobility 54

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<sup>&</sup>lt;sup>1</sup> Information in this Chapter is derived from the City of Scottsdale 2008 Transportation Master Plan prepared by the Transportation Department and HDR Engineering, Inc. unless otherwise noted

Granite Reef Road, portions of 68<sup>th</sup> Street and Oak Street are considered a Minor Collector.

Local Collectors, Residential and Commercial/Industrial Streets: These streets serve
local/neighborhood systems. Local streets serve up to 5,000 ADT and are designed to
discourage high travel speeds. Eight fifth Street is an example of a local street.

In addition to street types, the TMP designates three street character categories—rural/Environmentally Sensitive Lands (ESL), suburban and urban. The following is a brief explanation of each character type:

- Rural/ESL: Low-density or desert land use areas. ESL streets are streets within the Environmentally Sensitive Lands Ordinance (ESLO). ESL streets have rural character and are constructed using standards that minimize the impact on the adjacent topography and landscape;
- *Suburban:* Areas where land uses are auto-oriented and there is separation between residential and commercial or employment uses; and
- *Urban:* Activity centers and mixed-use areas where pedestrian activity and alternative modes of transportation are likely.

Access to Southern Scottsdale is provided by the 101 Freeway to the east, the 202 Freeway to the south, and several major arterial streets. The north/south arterial streets consist of Scottsdale and Hayden Roads, while east/west major arterials include Indian School, Thomas, and McDowell Roads. All of these serve citywide, regional, and local traffic.

Scottsdale and Hayden Roads and the 101 Freeway are essential north/south connectors between Southern Scottsdale and all other areas of the city. Indian School, Thomas, and McDowell Roads provide for important east/west movement to and through Southern Scottsdale as well as access to the adjacent cities of Phoenix, Tempe, and the Salt River Pima Maricopa Indian Community.

# **Traffic Volumes / Capacity**

Traffic volumes in Southern Scottsdale have changed radically over the last decade. The development and opening of the Loop 101 Freeway caused traffic volumes on Southern Scottsdale's major north/south arterials to experience significant reductions in numbers of vehicles per day. Scottsdale Road's traffic volume decreased an average of 30% between 1996 and 2006, while Hayden Road experienced an average volume decline of 51% during the same period.

Conversely, most of Southern Scottsdale's major east/west arterials experienced significant increases in traffic volumes during the same time frame. Indian School Road traffic volume increased 48% from 1996 to 2006, while Thomas Road increased 12.1% during the same period. Only McDowell Road, which had functioned as a major Valley wide east/west roadway prior to the construction of the 101 Freeway, experienced a 29% decline in traffic volume. Specific information regarding traffic volumes can be found in Appendix VI.

Forecasted 2030 traffic volumes from the Transportation Department's travel demand model depicted in Table 8.1 (page 56), indicate that the greatest increase in average daily vehicular trips and volume/capacity rates will be located on Southern Scottsdale's east/west roadway corridors. The forecast also predicts further growth on north/south arterials with Hayden Road experiencing the greatest increase (11%) and Scottsdale Road more modest growth (8%).

Table 8.1: 2030 Forecast Percentage Increases in Daily Average Trips and Volume/Capacity for Representative

Roadway Corridor Sections in Southern Scottsdale

Road Name	2006 Average Daily Trips Per Roadway Section	2030 Average Daily Trips Per Roadway Section	Percent Increase Average Daily Trips	2006 Average Daily Volume /Capacity Rates Per Roadway Section	2030 Average Daily Volume /Capacity Rates per Roadway Section	Percent Increase Average Daily Volume /Capacity Rates
East/West						
Roadways						
McDonald	18,920	22,540	19.1%	.47	.57	21%
Road						
Indian School	34,200	40,083	17%	.77	.89	15.5%
Road						
Thomas Road	30,700	34,566	12.6%	.71	.81	14%
McDowell	36,975	41,650	12.64%	.60	.68	13%
Road						
	·			· ·		
North/South						
Roadways						
Scottsdale	43,733	48,583	11%	.66	.72	8%
Road						
Hayden Road	32,325	36,875	14%	.55	.61	11%

Source: City of Scottsdale 2008 Scottsdale Master Transportation Plan

#### **Transit**

Existing transit service in the City of Scottsdale consists of eleven fixed bus routes, four express routes and two local Trolley routes, Dial-A-Ride service, and the Cab Connection. The majority of this transit service is focused on the southern and central portions of the city, where the highest population and land use densities are located. Together these transit services link the Southern Scottsdale area to the rest of the region including the light rail system serving Tempe, Mesa, and Phoenix.

The City of Scottsdale has made substantial improvements to its fixed route bus service in recent years. Service and frequency improvements were implemented on a number of its routes, including those serving Southern Scottsdale. In 2006, the city implemented its second neighborhood circulator, known as the Neighborhood Trolley Route, which provides service only to Southern Scottsdale neighborhoods, and connects them to the fixed route system.

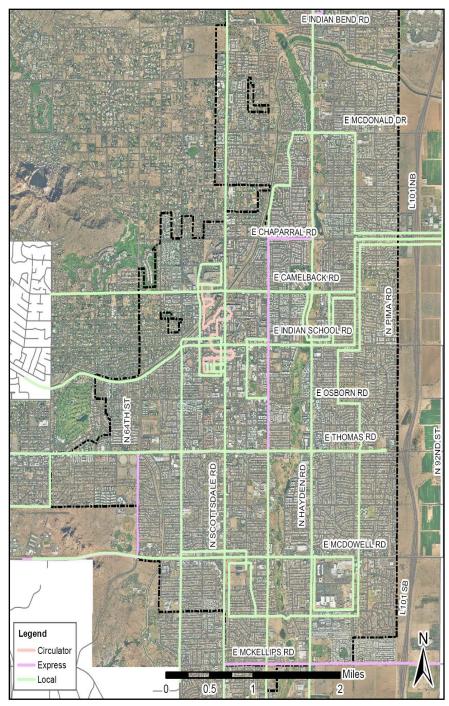
# Fixed Route and Express Bus Service

Existing fixed route bus service in the City of Scottsdale, includes eleven (11) fixed bus routes,

four (4) express bus routes, two (2) local trolley routes and one (1) seasonal resort trolley route. Southern Scottsdale, as depicted in Figure 8.1, receives transit from eight (8) of the fixed bus routes, three (3) of the Express Routes, and two (2) of the Trolley Routes. Further detail regarding bus routes and level of service statistics is listed in Table 8.2 (page 58).

As shown in Table 8.2 (page 58), east/west bus routes support the largest numbers of boarding passengers per square in Southern Scottsdale. Of these, Route 17 which runs east/west along McDowell Road has the highest number of boarding passengers. The north/south routes have less boarding passengers per square mile in the study area. Of these, Route 72, which runs along Scottsdale Road, has the highest numbers of boarding passengers per square mile.

Figure 8.1 Existing Bus Routes



Source: City of Scottsdale Transportation Department December 2008

Table 8.2: Existing Southern Scottsdale transit Service

	<b>EXISTING</b>	SOUTHERN SCOTTSDALE T	RANSIT SERVIC	E
		Headway		
Route	Roadway/	Weekday (Peak/Off-	Saturday	Boarding
	Corridor	Peak)	Sunday	per Mile
Fixed Rou	te Bus			
17	McDowell	30/30	30	2.8
29	Thomas	20/30	30	2.0
41	Indian School	15/30	30	1.8
50	Camelback	15/30	60	1.8
66	68 <sup>th</sup> Street	30/30	30	0.7
72	Scottsdale	15/30	30	1.4
76	Miller	30/30	30	0.6
81	Hayden	15/30	60	0.7
Express B	us		<u> </u>	
510	Scottsdale	2 trips (peak direction) 60 minute service	n/a	1.3
511	Scottsdale Airpark/ Chandler	4 trips (peak direction) 30 minute headways	n/a	n/a
512	Scottsdale	2 trips (peak direction) 30 minute service	n/a	0.4
Trolley			_	
	Downtown	15	15	n/a
	Neighborhood	20	20	n/a

Source: Valley Metro/RPTA, 2006, City of Scottsdale 2007 and Transportation Department, City of Scottsdale 2009

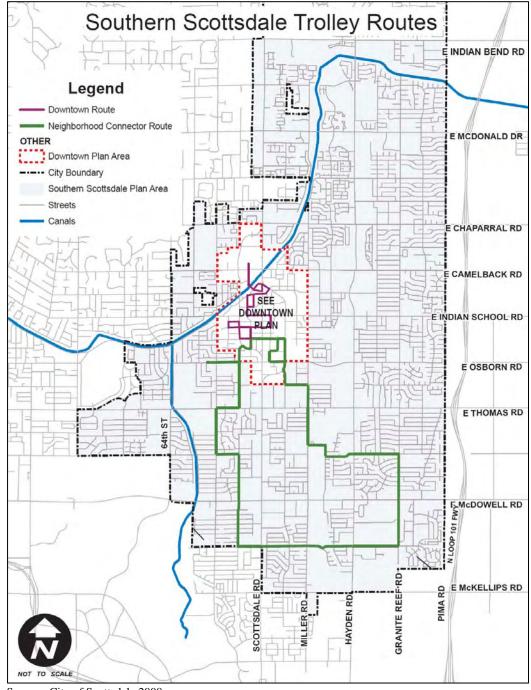
## **Trolley Service**

Scottsdale provides service to the study area on two local trolley routes, the Downtown and Neighborhood Routes. An extension of the Downtown Route provides service to Southern Scottsdale for Giant games through the connection to the Neighborhood Route. As depicted in Figure 8.2 (page 59), the Neighborhood Connector service area is largely located in the southern portions of the study area. The Neighborhood Connector's route provides local area services to the:

- Granite Reef Senior Center;
- Eldorado Park / Boys & Girls Club and Pool;
- Coronado High School;
- Scottsdale Healthcare-Osborn;
- Civic Center Mall including the Library, Scottsdale Center for the Performing Arts, City Hall and Historical Society;
- Laloma Transit Center;
- Vista del Camino; and
- Connection to the Downtown.

Additionally, the Neighborhood Connector's service offers transfer options to the Downtown Trolley, Tempe's Orbit Earth (northern Tempe community serving bus route), and Valley Metro fixed routes. The Neighborhood Connector had 140,776 passenger boardings in the 2008/2009 recording period.

Figure: 8.2 Neighborhood Trolley Service



Source: City of Scottsdale 2008

#### Transit Facilities

Existing transit facilities in Southern Scottsdale include on-street passenger facilities such as bus stops and shelters, as well as two park and ride locations. A new on-street center is currently being planned for construction at the SkySong development. When completed, the new center will have elongated bus bays on the east and west sides of Scottsdale Road at McDowell Road. The city's main transit center, Loloma Transportation Station, is located in Downtown Scottsdale. Further detail on these facilities is provided in Table 8.3.

Table 8.3 Existing Transit Facilities

Transit Facility	Location	<b>Bus Routes Served</b>
Park-and-Rides		
Chaparral Park	Hayden and Jackrabbit, NE Corner	81, 510
Miller Plaza Shopping Center	Montecito and Miller, NW Corner McKellips and Scottsdale Road, SE Corner	50, 76, 510 72
Transit Center		
Loloma Station	Marshall Way and 2 <sup>nd</sup> Street, NW Corner	41, 66, 72, 76, Downtown Trolley, Neighborhood Connector

Source: City of Scottsdale and Valley Metro/RPTA

### **Special Services**

The East Valley Dial-a-Ride (EVDAR) and Cab Connections services are provided for seniors and persons with disabilities.

The East Valley Dial-a-Ride offers an alternative transportation service option that compliments and provides service for those Southern Scottsdale residents unable to access regular fixed route transit service (passengers with disabilities and seniors). The American with Disabilities Act (ADA) requires that complementary paratransit service be provided in all areas within three-fourths of a mile of fixed route transit service. East Valley Dial-a-Ride provides ADA and Non-ADA service in Scottsdale every day (including holidays) from 4 a.m. to 1 a.m.

The City of Scottsdale also provides non-traditional transit service through its Cab Connection program. The Cab Connection program offers seniors and persons with disabilities an alternative mode of transportation from Dial-A-Ride.

### **High Capacity Transit**

The long term transit improvement option for Southern Scottsdale could include the implementation of high capacity transit (HCT) in the City of Scottsdale. While several alignment options have been discussed for rapid transit location in the Southern Scottsdale CAP area, Scottsdale Road is the only designated HCT corridor in the city. According to the TMP, the HCT technology for this corridor has yet to be determined and could range from bus rapid

transit (BRT) to modern streetcar or light rail transit (LRT). It could also include a combination of technologies throughout the corridor.

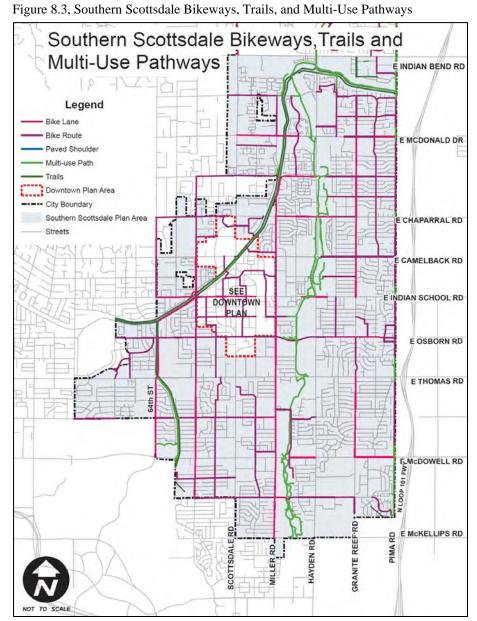
# **Bicycle Facilities and Pedestrian Demand**

### **Bicycle Facilities**

Increasingly, the bicycle is being recognized by residents and transportation officials, as a viable alternative to automobile use and a healthy non-polluting means of travel. Bicycle facilities that offer safety, convenience, and well designed facilities are necessary components to encourage residents' bicycle use. Besides a network of roadways, the City of Scottsdale currently maintains

a Southern Scottsdale area network of onstreet and off-street bicycle facilities. The combined network in Southern Scottsdale is depicted in Figure 8.3 and described below.

The on-street and offstreet bicycle networks are not mutually exclusive and both are necessary. Homes, offices, and employment centers are located along streets that cyclists and pedestrians need to use to reach their destinations. A commute-to-work bicycle trip will typically begin on a residential street and end on an arterial street. Many experienced cyclists prefer to bicycle on the streets where they can travel greater distances in a shorter time. The off-street network provides a more relaxed environment and fewer interactions



Source: City of Scottsdale Transportation department 2009

with motorized traffic, although path users must still watch for cars at driveways, street crossings, and intersections. Paths like the Indian Bend Wash Path have grade-separated crossings at many roadways and can provide uninterrupted travel for long distances. Paths are appropriate locations for casual cyclists and children, as well as faster cyclists when few other users are present.

### **Primary Path Corridors**

Indian Bend Wash Path Shared Use-14 Miles

The Indian Bend Wash Path is the most popular and one of the most well-known shared-use paths in Arizona. Scottsdale's section of the Indian Bend Wash Path (north of McKellips Road) is roughly fourteen miles, the majority of which is located in the study area.

#### Crosscut Canal Path / Arizona Canal Path-6 Miles

The Crosscut and Arizona canals are components of the Salt River Project canal system. The Crosscut Canal flows from the Arizona Canal at Indian School Road and 64<sup>th</sup> Street south to Canal Park at McKellips Road and College Avenue in Tempe. A paved path was constructed from Oak Street to Papago Park in the 1970s and featured the Valley's first grade-separated bicycle/pedestrian tunnel under McDowell Road. The reconstruction of this path and the tunnel approaches has recently been completed and the next phase of reconstruction from Thomas Road to Indian School Road is currently in design.

The Arizona Canal runs over 38 miles from Granite Reef Dam on the Salt River to the New River in Peoria. Approximately six miles of the facility are located in Scottsdale. The Maricopa County Board of Supervisors designated it as a segment of the Sun Circle Trail in 1964. All the cities along the corridor have committed to maintaining equestrian access along the route. The segment from Pima Road to the Indian Bend Wash has a completed paved path and other projects are in some phase of planning, design, or construction throughout the route within Scottsdale.

### Pima Path

Pima Path is a unique combination of bike routes and paths that provide nearly nine miles of bicycle facilities along Pima Road's north/south corridor south of Shea Boulevard and running through the Southern Scottsdale region. By providing short sections of pathways near the arterial intersections, Scottsdale was able to connect the residential access roads parallel to Pima Road for use by bicyclists and pedestrians. A major section of this corridor has just been rebuilt with a widened path and a new bridge over Via Linda. Sections of the Pima Path also exist north of the Loop 101.

#### Pedestrian Demand

The 2008 TMP latent pedestrian demand analysis shows that the highest areas of latent pedestrian demand in the city are located predominantly in Southern Scottsdale (Indian Bend Road south to the Tempe border). The areas of high latent pedestrian demand in the Southern Scottsdale CAP region are:

- South of Chaparral Road along Scottsdale and Hayden Roads; and
- Camelback, Indian School, Thomas and McKellips Roads.

### Trails

There are 15.5 miles of unpaved trails within the Southern Scottsdale study area. The majority of these trails run parallel to the Arizona and Crosscut Canals and connect to the Papago Regional Park in the south, and the Indian Bend Wash shared-use pathway in northern part of the study area. Compared to the rest of the city, Southern Scottsdale does not have neighborhood trail connections because of development density and its proximity to build out.

### **Current and Proposed Transportation Projects**

One of the more important themes put forth in Scottsdale's 2008 TMP is the city's need for updated or new streets, transit, bicycle, and pedestrian facilities. In Southern Scottsdale, new roadway and pedestrian/bicycle projects make up the majority of the TMP implementation projects. The following listing identifies transportation projects recently instituted in Southern Scottsdale:

# Roadway Improvements

- Indian Bend Road, Scottsdale to Hayden, roadway widening and bridge construction over Indian Bend Wash
- McDonald Drive improvements, Scottsdale to Hayden (completed)

### Pedestrian/Bicycle Improvements

- Hayden/Chaparral Tunnel under south leg of Hayden Road
- West side Indian Bend Wash Path connection along Hayden Road from Jackrabbit Road to Chaparral Road and underpass under west leg of Chaparral Road at Hayden Road
- Crosscut Canal shared-use paved path installation
- McDowell Road Streetscape add bike lanes and improve pedestrian environment
- Chaparral Road High Intensity Activated Crosswalk (HAWK) pedestrian crossing signal installation east of 78<sup>th</sup> Street

For a more in depth discussion of proposed and future transportation projects regarding Southern Scottsdale please see Appendix VI.

<sup>\*</sup>Information regarding existing mobility policies, street classification, roadway functional classification, transit, primary path corridors, and pedestrian facilities please see the 2008 Transportation Master Plan.

### 9. Design and Character

#### Overview

This section identifies the design and character found in the Southern Scottsdale study area as well as prominent visual features and streetscapes.

# **Design Identity**

Southern Scottsdale is a community with a range of unique neighborhoods and architectural styles. Since Southern Scottsdale is the most mature portion of the city, it's no surprise that this portion of the city has an eclectic character. Many of the neighborhoods of the study area were developed in the 1950's, 1960's, and 1970's. New developments are adding to the rich character of the area. Many of the surrounding commercial areas and strip malls are of 1970's design and are in need of redevelopment. A major component that has helped define Southern Scottsdale's character is the Indian Bend Wash and the series of city parks located within it. This element has brought a valuable resource for recreation, nature, and identity to the community and the community identifies this resource as a significant portion of the character and design of the area.

Design is not only defined by the built and natural environments, but smaller elements such as public art, events, and people. Many smaller features within the study area significantly add to the character and design such as Terraced Cascade at Chaparral Park, Floating World at Eldorado Aquatic Center, and Lizard Acres along McDonald Drive.

## **Existing Community Design Goals**

The 2001 General Plan's Design and Character element states that good design is a result of sensitively responding to the character of the surrounding natural and built settings. The General Plan defines the study area as having the following character types— Urban, Suburban/Suburban Desert, and Rural/Rural Desert.

### **Urban Character Types**

The Urban Character Types contain higherdensity residential, non-residential, and mixed-use neighborhoods. Approximately 32% of the Southern Scottsdale CAP area is designated as an urban character type. Figure 9.1, 2001 General Plan Character Types
Map for the Southern Scottsdale Community

CHARACTER TYPES
Downtown
Employment Core
Rural
Suburaban
Urban

Suburban
Suburban

Suburban

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Source: 2001 City of Scottsdale General Plan Character Types Map for the Southern Scottsdale Community Area

Urban Character Types include apartments, higher-density townhouses, commercial,

employment centers, and resorts. Urban districts should have a pedestrian orientation with shade, activity nodes and small intimate developed open spaces that encourage interaction

among people. The Resort Corridor and Employment Core are two additional types of urban districts, both of which are located in the Southern Scottsdale Community Area.

The Resort Corridor-consists of concentrations of major resort facilities along Scottsdale Road immediately north of Downtown and a variety of tourist accommodations, quality office, specialty retail, recreation uses including golf courses and tennis courts, employment, and compatible high amenity residential neighborhoods are all components.

The Employment Cores-are primary employment centers for the city. These cores support a wide range of activities along with regional and community level employment uses. McDowell Road and portions of Scottsdale Road are considered Employment Cores.

### Suburban/Suburban Desert Character Types

This character type contains medium-density neighborhoods that include a variety of commercial and employment centers and resorts. Pedestrian and bicycle linkages from neighborhood to neighborhood and from neighborhood to commercial, cultural, educational and recreational components are vital. The majority of residential neighborhoods (65%) in the Southern Scottsdale Community Area are classified as Suburban Character Types.

## Rural/Rural Desert Character Types

Rural Character Types contain relatively low-density and large lot development, including horse privilege neighborhoods and low-density resorts as well as areas with particularly sensitive and unique natural environments. The identity and natural desert character of this district should be strengthened and maintained by preventing encroachment of nonconforming uses and architectural styles, protecting open spaces and vistas, encouraging conservation of desert vegetation, building low profile structures, discouraging walls, and limiting road access.

Only 3% of Southern Scottsdale is designated as rural. There are a few neighborhoods west of Indian Bend Wash along McDonald Drive that are designated as rural character types because they are large lots (R1-35 and R1-43 zoning) and contain some of the few remaining horse properties in Southern Scottsdale.

# Residential Character and Design

The residential areas located in the Southern Scottsdale Community Area are primarily composed of established and stable residential neighborhoods. Much of this housing is twenty to thirty years old, well maintained, and without major deterioration. Most of the units display an above average level of maintenance.

The residential character is fairly consistent throughout the whole area. There is a variation in housing character and design between housing in the northern portion of the Community Area (Figure 9.2, page 65) to that in the southern portion (Figure

Figure 9.2: Single family home in the north area of Southern Scottsdale



9.3). In spite of this variation, most of the housing stock has kept its original design from the 1960s and 1970s. Most of the homes are usually single story with walls constructed primarily of brick or block, and capped by asphalt or wood shingles. With some exceptions, such as newer or remodeled homes, the typical style in the area is the "simple ranch" home which may have little or no extra detailing, often lacks a defined front porch or may have a small entry overhang. The similarities in site, massing, and the overall landscaping of these homes serve to create design compatibility within residential areas.

Figure 9.3: Single family home in the south area of Southern Scottsdale



Source: City of Scottsdale

### Commercial Character and Design

The commercial character and design of Southern Scottsdale is varied between that which is north of the downtown to that which is south. North of downtown, new contemporary multifamily housing, multistory office and hotel developments are located along the Scottsdale Road corridor. Commercial centers feature specialty retail with modern character and design.

South of the downtown, development located along commercial corridors consists of 1950's and 1960's strip shopping centers, automobile related sales and service buildings, and several infill projects. Commercial development represents a range of architectural periods, beginning with the 1960's and culminating with contemporary projects such as SkySong, located on the southeast corner of Scottsdale and McDowell Roads.

The building scale and massing in the Southern Scottsdale Community Area is primarily one to three stories in height. Most buildings are constructed closer to the land parcel's rear setback allowing for parking in the front of many establishments. Since most development is setback from the public right-of-way associated with street frontages, an automobile dependent character has been created along Southern Scottsdale's major corridors.

The City of Scottsdale has developed architectural and site planning guidelines for specific types of land uses, including: office, gas stations, convenience stores, restaurants, parking structures and commercial land uses.



Figure 9.4: Scottsdale Road

#### Pedestrian Scale

Overall, the scale of the Southern Scottsdale commercial buildings and sidewalk design do not encourage pedestrian activity. With large setbacks and parking in front of buildings, many pedestrian walkways tend to be located closer to traffic and away from business entrances. Newer buildings being developed in Southern Scottsdale are now designed to better serve pedestrian needs.

### Landmarks

Within the Southern Scottsdale Community Area are many defining elements and landmarks. One example is Indian Bend Wash. There are also two other primary landmarks, Camelback Mountain and Papago Buttes. While not actually located in Southern Scottsdale, but closely bordering it, these two natural elements are considered by residents to be iconic landmarks and gateways for the area.

### **Streetscapes**

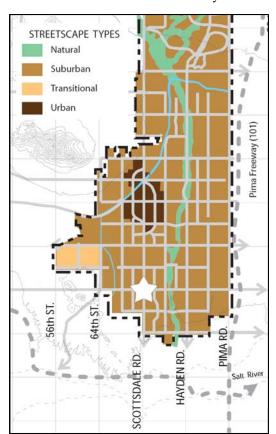
Streetscape is a term used to describe the combination of individual design elements that give character to the street frontages of the city. The 2001 General Plan places streetscapes into four categories: urban, suburban, transitional and natural. The majority of Southern Scottsdale has a designated suburban streetscape with a small portion designated as transitional (Figure 9.5).

Suburban: This streetscape design uses trees that are native and/or desert adapted and achieve a dense, broad canopy is encouraged for the main design theme. Separation of pedestrians from traffic flow can be realized through the use of landscape areas and consideration of sidewalk alignment.

*Transitional*: This streetscape design serves as a buffer between traffic and adjacent land uses. It includes native plants or plants compatible with a desert design environment.

Additionally, the General Plan designates the intersection of Scottsdale Road and McDowell Road as having an intensified streetscape design because it is a major intersection for the area. This intensified design designation encourages a greater concentration of landscaping, public art, shade structures, wide sidewalks and pedestrian seating at this intersection.

Figure 9.5: 2001 General Plan Streetscape Map for the Southern Scottsdale Community Area



Specific design guidelines have been developed for a number of major streets. The Southern Scottsdale Community Area currently has design guidelines established for two major streets: Scottsdale and McDowell Roads.

## Scottsdale Road Streetscape Design Guidelines

In 2008, the Development Review Board adopted the Scottsdale Road Streetscape Design Guidelines. The Guidelines set a framework for establishing a strong identity and distinctive visual character for Scottsdale Road as a "signature" corridor along its entire length. The Guidelines provide streetscape design direction for six segments of the entire 24-mile length of Scottsdale Road. Three of the six segments are located within the Southern Scottsdale Community Area (Figure 9.6).

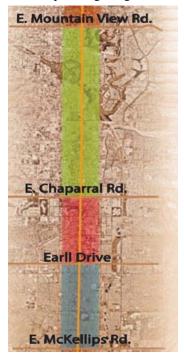
- Segment 1 is from McKellips Road to Earll Drive and serves as the southern gateway to Scottsdale.
- Segment 2 runs from Earll Drive to Chaparral Road. The majority of this segment runs through downtown.
- Segment 3 is located between Chaparral Road and Mountain View Road. This segment is the core area for the Scottsdale tourist industry.

There are two main objectives for the Scottsdale Road Streetscape Design Guidelines. One objective is to create a visual quality that is symbolic of the city as a whole and is appropriate to represent the "name" of the community. The other is to recognize and strengthen the sense of place of the established unique character areas along Scottsdale Road, while at the same time linking each to the next adjacent one.

McDowell Corridor Improvement Streetscape Guidelines
In 1996, the Development Review Board adopted the
McDowell Corridor Improvement Streetscape Guidelines. The
Guidelines were subsequently updated in 2003 and cover the
McDowell Road corridor from 64<sup>th</sup> Street to Pima Road. The
purpose of the Guidelines is to provide a comprehensive theme
for streetscape design along the corridor.

There are several main objectives associated with the McDowell Corridor Improvement Streetscape program. The most important of these is the creation of a unified and distinct identity for the McDowell Corridor, which supports the revitalization of Southern Scottsdale by attracting new commercial and office uses to the area. This image consists of augmenting existing roadway landscape and hardscape elements to encourage pedestrian safety and continued patronage of existing commercial establishments along the corridor (Figure 9.7).

Figure 9.6: Scottsdale Road Streetscape Design Segments



Source: City of Scottsdale

Figure: 9.7: McDowell Road streetscape improvements



#### **Public Art**

The mission of the Scottsdale Public Art Program is to make Scottsdale one of the most desirable communities in the country in which to live, work, and visit by incorporating art and design projects throughout. As a central defining characteristic of the community, public art enhances Scottsdale's unique character, image and identity. The following projects are representative of public art located in the Southern Scottsdale Community Area.

Figure: 9.8: Tonalea Landmarks



<u>Tonalea Landmarks</u> (figure 9.8) by Carolyn Law: Nineteen artist-designed traffic calming devices on Oak Street and Palm Lane between Scottsdale Road and 68th Street.

Source: City of Scottsdale

Figure: 9.9, Floating World



<u>Floating World</u> (figure 9.9) by Sylvia Tidwell and Calvin Abe: The three-part installation of boulders, hanging sculptures, and pavement decoration is at Eldorado Park Aquatic and Fitness Center on the east side of Oak Street and Miller Road.

Source: City of Scottsdale Figure: 9.10 Lizard Acres



<u>Lizard Acres</u> (figure 9.10) by Joe Tyler: Suite of sculptures along the McDonald Drive Streetscape between Pima Road and 86th Street. Art elements include a giant tortoise, a twin-tree archway with 20 small lizards, giant lizards with 20-foot long tails, snake pattern in sidewalk, horned toads on boulders, 6-12 foot saguaro cacti and prickly pear cacti, and a 40-foot long snake crawling over a seat wall.

Source: City of Scottsdale

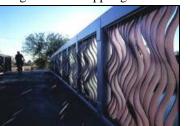
Figure: 9.11 Terraced Cascade



Source: City of Scottsdale

<u>Terraced Cascade</u> (figure 9.11) by Lorna Jordan: Located at the Chaparral Water Treatment Plant and Park this sculptural garden is an abstraction of the human body in the desert landscape.

Figure: 9.12 Rippling Waters Bridge



<u>Rippling Waters Bridge</u> (figure 9.12) Pedestrian bridge over the Crosscut Canal at 64th Place.

Source: City of Scottsdale

Figure: 9.13 Visual Puzzles



<u>Visual Puzzles</u> (figure 9.13) by Erik Gonzales: Art on the pedestrian access ramps and on the pedestrian bridge over the Crosscut Canal at Osborn Road and 64th Street.

Source: City of Scottsdale

## **Summary**

Residents of this area have a great sense of pride for the Southern Scottsdale Community Area because of the history and character that comes from the homes and established neighborhoods. When you take into account the other amenities of the area, from beautiful views of Camelback Mountain, to unique public art scattered throughout the area, to the award winning Indian Bend Wash, it is easy to understand why these neighborhoods need to be maintained and enhanced. Encouraging good commercial design through the design review process and enhancing the major roadways through streetscapes will help to encourage revitalization of this area.

### 10. Environment and Historic Preservation

#### Overview

This chapter identifies environmental and preservation issues related to Southern Scottsdale including climate, air quality, hydrology, geology, biology, wildlife hazard management, hazardous waste, noise, lighting, odor, green building, archaeology, and historical resources.

# **Existing Environmental and Preservation Goals**

The 2001 General Plan's Preservation and Environmental Planning Element identifies several community goals and strategies related to the environment including safeguarding the natural environment; achieving a sustainable balance between the conservation, use and development of Scottsdale's natural resources; developing programs to attract environmentally sensitive industries to Scottsdale; and expanding opportunities for citizens to live in close proximity to work, to name a few.

### Climate

The climate of the Phoenix metropolitan area, and Southern Scottsdale, is semiarid, characterized by little annual rainfall, hot summers, and mild winters. The average maximum temperature ranges from 65 degrees Fahrenheit in January to 106 degrees Fahrenheit in July. The annual rainfall averages approximately seven inches, with most occurring during the summer monsoon. Visibility is usually affected by blowing dust associated with thunderstorms and occasional cloud cover.

Climate is an important consideration for land use planning in Southern Scottsdale since weather conditions can play a significant role in determining the design of buildings and their site location. Because of the intense sunlight and extreme summer temperatures, buildings are more energy efficient if developed in a north-south orientation. Large amounts of asphalt and concrete contribute to the urban heat island effect which makes pedestrian activity and bicycling less appealing to some in warmer months.

### **Air Quality**

Pollution potential in Southern Scottsdale is relatively high due to the combination of air pollution emissions sources in the Valley and transport of pollutants into the area. Emission sources are primarily from automobiles. Southern Scottsdale is within a non-attainment area in Maricopa County for three pollutants: particulate matter  $(PM_{10})$ , carbon monoxide (CO) and ozone  $(O_3)$ .

Particulate matter ( $PM_{10}$ ) includes coarse particles that arise from dust and wind-blown soil and fine particles are produced from combustion-related activities such as fuel burned in automobiles, power plants, factories, and wood stoves. High levels of particulate matter can cause public health problems. The primary source of particulate pollution in Southern Scottsdale is dust, produced by multiple sources. Scottsdale's City Council approved a Dust Control Ordinance in 2008 which specifically addresses leaf blower, unpaved area, untreated road, and all-terrain vehicle use to reduce dust.

Carbon Monoxide (CO) is an odorless, colorless gas formed by incomplete combustion of fuels. Gasoline powered motor vehicles create more than 75% of the area's CO emissions, according to Maricopa County. CO is highly monitored because of its severe effects on human health, such as unconsciousness, dizziness and even death.

Ozone  $(O_3)$  is a colorless, toxic gas and is often referred to as the "brown cloud" in the Valley. Ozone is a respiratory irritant that increases susceptibility to infections and diseases and can harm lung tissue at very high concentrations. Ozone emissions include: volatile organic compounds (VOC), nitrogen oxides  $(NO_x)$ , and carbon monoxide (CO), primarily from automobile fuel combustion and the evaporation of solvents and paints.

Maricopa County reports a list of air quality violators each month. For the month of October 2008, 134 air quality release violations were listed, including toxic air releases such as asbestos and dust. The list also includes permit violations. Of all listed violations for facilities within Maricopa County, one is located in the Southern Scottsdale study area. See Appendix VII for maps regarding PM<sub>10</sub>, Carbon Monoxide, and Ozone non attainment areas.

### **Water Quality**

### Stormwater

Large portions of Southern Scottsdale are covered with impervious surfaces such as concrete, asphalt and buildings. Portions of the area have few or no water runoff control measures since development in this area may pre-date Scottsdale stormwater practices. Polluted stormwater runoff is a leading cause of why many waters do not meet water quality standards. Many activities including industrial, commercial, and residential activities can affect water quality primarily through stormwater runoff. Effects on groundwater center on changes in quality and quantity depending on the location of wastewater discharge. Redevelopment in Southern Scottsdale should emphasize water quality control measures.

### **Drinking Water**

The City of Scottsdale monitors drinking water in Southern Scottsdale, as well as the rest of the city, from both surface and groundwater sources. Scottsdale water is tested for over 100 substances that the Environmental Protection Agency (EPA) has determined may be unhealthy for humans to consume for extended periods of time. Scottsdale's water management also includes water reclamation, groundwater recharge, and drought planning

The City of Scottsdale's water service area is divided into three zones. Southern Scottsdale is located in Zone 1 and Zone 2. According to the City of Scottsdale's Water Quality Report 2009, water provided by the city met or surpassed all federal and state drinking water requirements. This high level of drinking water testing and treatment positively impacts the quality of health enjoyed by Southern Scottsdale residents.

### **Superfund Sites**

There is one superfund site in Southern Scottsdale known as the Indian Bend Wash Superfund Site. The site is located at McDonald and McKellips Roads, though the entire area (polluted

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<sup>&</sup>lt;sup>1</sup> Maricopa County Air Quality News Release 2008. www.maricopa.gov

groundwater aquifers) covers thirteen square miles within Scottsdale and Tempe. The pollution consists of industrial solvents containing volatile organic compounds (VOCs) including trichloroethylene (TCE), tetrachloroethylene (PCE), and chloroform that were typically disposed of directly on the ground or in dry wells. These past disposal practices, along with other releases, resulted in the present groundwater contamination. The EPA has divided the site into two areas known as the North Indian Bend Wash (NIBW) and the South Indian Bend Wash (SIBW), and both are on separate cleanup tracts.

The Superfund site (Figure 10.1) is being addressed in two long-term cleansing phases: soil and groundwater remediation. Soil vapor extraction (SVE) is the method used to clean contaminated soil in Southern Scottsdale. SVE requires drilling extraction wells into the soil but not groundwater. Attached to these wells is equipment that creates a vacuum, which pulls air and contaminated vapors through the soil and up to the surface for treatment.<sup>2</sup>

The practices associated with the groundwater remediation include groundwater being extracted then pumped and filtered. The treated water is then used by the City of Scottsdale municipal water supply. Groundwater treatment is anticipated to be necessary for approximately forty more years.<sup>3</sup> These remedial actions will continue until the EPA finds that the contamination does not pose a threat. At that time, the North Indian Bend Wash Superfund Site will be deleted from the National Priority List. See Appendix VII for more maps regarding Superfund Site details and Soil and Groundwater remedial Actions.

Southern Scottsdale Superfund Site

Indian Bend Wisth Sportund
Southern Scottsdale Plan Area
City Boundary
Sewets
Canals

E CHAPARRAL RD

E CAMELBACK RD

DOWNTOWN
PLAN

E THOMAS RD

Figure 10.1 Indian Bend Wash Superfund Site

Source: City of Scottsdale and www.epa.gov

### **Floodplains**

Floodplains are essential in maintaining natural flood and erosion control. Desert topography, compacted soil and numerous washes create flash flooding conditions during severe rainfall events. Floodplains contain and store this runoff. The benefits of floodplains include:

<sup>&</sup>lt;sup>2</sup> www.epa.gov, December 2008.

<sup>&</sup>lt;sup>3</sup> www.epa.gov, December 2008.

floodwater control, water filtering and groundwater recharge, diverse plant and recreational opportunities.

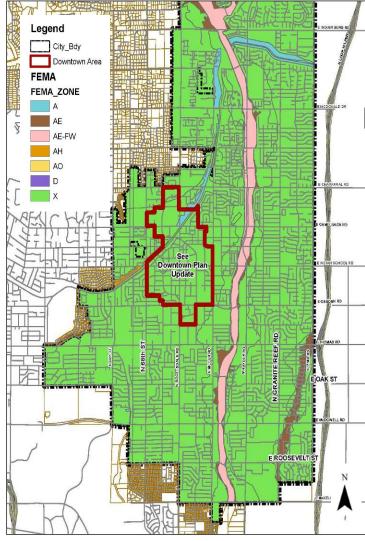
Maricopa County's Flood Control District conducts floodplain delineation studies for 100-year floodplains throughout the County. The flood plains shown on these maps are determined by water flow routes, rainfall runoff, slope, soil composition, vegetation, and land use. The studies are used by the Federal Emergency Management Agency (FEMA) to update the Flood Insurance Rate Maps (FIRM) for each area.

Within Southern Scottsdale, flood zone designations consist of A, AE, AE-FW, and X. According to FEMA, Zone A and AE are high risk areas and have a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Zone A is located along the Arizona Canal as shown in Figure 10.2.

Zone AE-FW is located along the Indian Bend Wash greenbelt in Southern Scottsdale and consists of the watercourse and the adjacent land areas that must be reserved in order to discharge a base flood. This zone is described as experiencing a 1% annual chance flood and considered high risk.

Zone X is considered moderate to low risk of flooding thus properties do not require flood insurance.<sup>4</sup>

Fig 10.2: Southern Scottsdale FEMA Flood Zones



Source: City of Scottsdale and FEMA

### Geology

Maricopa County is within the Basin and Range Province of the western United States. In general, this area is characterized by wide, flat alluvium-filled valleys surrounded by rugged, low relief mountain ranges.

## **Topography**

From the southern point to the northern most point of the study area, the elevation rises eight percent from 1200 feet to 1299 feet. Elevation within Southern Scottsdale is relatively low compared to the rest of the city.

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<sup>&</sup>lt;sup>4</sup> Definitions of FEMA Flood Zone Designations, 2008. <u>www.fema.gov</u>.

## Soils

The U.S. Department of Agriculture's (USDA) Soil Quality Indicator's Report defines Soil Quality as the capacity of a specific kind of soil to function, within natural or managed ecosystems, to sustain plant and animal productivity, enhance water and air quality, and support human health and habitation. Soil quality is dependant on soil function, such as how it filters and stores nutrients, sustains bio-diversity, and regulates water flow, and its physical indicators such as its structure, density, and stability.

Knowledge of soil types can be useful in determining the suitability of community development or recreational activities. Southern Scottsdale has twenty three different soil types which have a low to high shrink-swell potential<sup>5</sup>. A high shrink-swell potential can cause damage to building foundations, roads and other structures causing unsafe structures and buckles in pavement which can be potentially dangerous to motorists and pedestrians.

# **Biology**

### Flora

Southern Scottsdale is within the Sonoran Desert, one of four desert formations in North America. Natural vegetation is mainly composed of desert communities. The Giant Saguaro cactus is a characteristic species of the area. Mesquite, Brittlebush, Ocotillo, Creosote, Bursage, Prickly Pear, and Cholla are dominant desert shrubs. Riparian vegetation is present along stream channels and associated terraces. However, because Southern Scottsdale is the oldest and most fully developed area in the community, the majority of the flora in the study area is non-native and mature.

### Tree Cover

There are few streets in Southern Scottsdale with continuous mature tree cover. Although the city has done an excellent job in requiring landscaped areas, some of the older developments have very small to no landscaping. There is a great deal of tree coverage along the Indian Bend Wash greenbelt. Preservation of mature trees and the addition of more trees along pedestrian routes should be a priority in the area.

#### Fauna

A great diversity of desert fauna also exists within the Southern Scottsdale area including the Gambel's Quail, Desert Kangaroo Rat, Desert Pocket Mouse, Harris' Antelope Squirrel, Blackthroated Sparrow, Desert Horned Lizard, Cactus Mouse, Gila Woodpecker, Desert Tortoise, Zebra-tailed Lizard, Desert Iguana, and Western Diamond Rattlesnake.

### Hazardous Materials, Pollution Prevention and Solid Waste

Improper management and disposal of solid wastes and toxic substances poses a threat to local and global environments. A common problem with solid waste collection includes mixing different classifications of waste together, which makes disposal difficult and can cause contamination.

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<sup>&</sup>lt;sup>5</sup> Shrink-swell potential: the shrinking of soil when dry and the swelling when wet.

Problem wastes, according to the MAG's Regional Waste Management Plan consist of Biohazardous Medical Waste, Wastewater Treatment Plant Biosolids (Sludges), Non-hazardous Liquid Waste, Illegally Dumped Wastes, Electronic Wastes, and White Goods/Waste containing chlorofluorocarbons (CFLs).

There are multiple facilities that handle hazardous materials within the study area such as manufacturing plants, dry cleaners, medical laboratories, and automotive maintenance. The Arizona Department of Environmental Quality (ADEQ) identifies two hazardous waste sites located within Southern Scottsdale (Figure 10.3), and a third site just to the east of the study boundary.

#### Noise

Noise can be generated by a number of sources, including automobiles, airplanes, construction sites, machinery and industrial operations. Sound levels can be reduced by placing barriers between the noise source and the receiver. Effective barriers can include things like buildings, concrete walls, and landscaping.

Transportation-generated noise from the Loop 101 Freeway and major arterial streets, as well as noise generated from industrial and commercial businesses, may impact Southern Scottsdale ADEQ Hazardous Waste Sites

DOWNTOWN
PLAN

E OSBORN RD

E THOMAS RD

GMCDOWELL RD

Source: Arizona Department of Environmental Quality, 2008

Figure 10.3: 2008 ADEQ Hazardous Waste Sites

residential and other noise sensitive uses within Southern Scottsdale. Most noise complaints in Southern Scottsdale are related to traffic on the Loop 101 freeway.

### Lighting

In places where commercial and employment land uses abut residential land uses, security lighting can become an issue. Commercial land uses often want to be highly visible from the street and prefer to have bright security lighting when their business is closed. Neighborhoods generally want to have little outdoor lighting except for small security and safety lights. Lighting that is too bright can disturb residents' sleep and overall neighborhood character. At the same time, lighting is necessary for security and safety purposes and cannot be eliminated wholesale

The International Illumination Society developed standards for Ambient Lighting Zones to provide appropriate lighting levels based upon the context of an area. The city's Design Standards and Policies Manual outlines the following standards for the design of outdoor lighting

based upon Southern Scottsdale's characteristics and the results are depicted in Figure 10.4<sup>6</sup> (77):

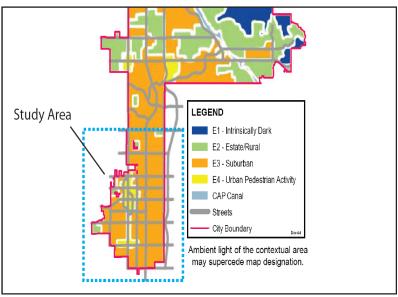
- Estate/Rural Areas (E2) Nighttime pedestrian activity is minimal requiring low lighting levels,
- Suburban Areas (E3) A moderate amount of pedestrian activity requires moderate lighting levels. The majority of the Southern Scottsdale area falls within this lighting level category; and
- Urban/Pedestrian Activity Areas (E4) In areas with large amounts of pedestrian activity, higher levels of lighting are required. Portions of McDowell and Scottsdale Roads, and all of Downtown fall within this lighting level category.

City lighting guidelines outline that area ambient lighting levels be maintained; outdoor lighting should be focused on tasks instead of washing an entire building; gradual transitions should be made from lit to unlit areas; special uses require special standards and lighting sources should not be visible from off of the property. The Development Review Board reviews commercial, multifamily, and activity based lighting.

### **Odors**

Odors are typically thought of as an annoyance, rather than a health hazard. The ability to

Figure 10.4 Ambient Light Areas



Source: Scottsdale Design Standards & Policies Manual 2008

detect odors varies considerably among the population, and is quite subjective. People may also have different reactions to the same odor; an odor that is offensive to one person may be acceptable or pleasant to another. Odor-sensitive areas include places where children, seniors and ill persons are present such as hospitals and schools. Strong odor-producing uses should be limited near these sensitive types of land uses.

## **Green Building**

According to the U.S. Green Building Council, buildings use close to 40% of the nation's energy budget, produce close to 30% of greenhouse gases (like ozone) and create nearly 30% of waste. Building strategies, like the LEED (Leadership in Energy and Environmental Design) Rating System, make it possible to improve environmental and community health through "green" building strategies. Green building can help the city and Southern Scottsdale reduce the amount of waste, infrastructure, and utility use required for today's buildings.

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<sup>&</sup>lt;sup>6</sup> The list only includes those areas within or adjacent to southern Scottsdale

In 2005, Scottsdale became the first city in the nation to adopt the LEED Gold standard for new and remodeled municipal buildings. The award winning Granite Reef Senior Center, located within Southern Scottsdale, was the first LEED Gold certified municipal building in Scottsdale.

Scottsdale also has their own Green Building Program for the public that encourages design and building techniques to minimize environmental impacts and reduce building energy consumption while contributing to the health of occupants. The percentage of "green" homes built in Scottsdale has risen from less than one to more than 23% from 1998 to 2007, under the Scottsdale Green Building Program.

According to the city's plan tracking system, 63 green building plans were submitted for review in 2008, eight of which were located in Southern Scottsdale. The majority of these green building applications were for new homes in northern Scottsdale.

### **Archeological Resources**

There are few archeological resources within Southern Scottsdale. Evidence that the Hohokam People were present within Southern Scottsdale has been documented by the discovery of several small archeological sites consisting of pottery shards and fire pits. Only one petroglyph site is listed on the National Register of Historic Places (NRHP) for Southern Scottsdale, and its location would not deter future development.

### **Historical Resources**

In addition to archeological resources, there are other historical resources within Southern Scottsdale as well. One structure is listed on the National Register of Historic Places and the Scottsdale Historic Register - the George L. Ellis House - also known as the Cattle Track Complex. This structure, located at 6105-6207 North Cattle Track, is a private residence with added workshop/studio space dating back to the 1930's. Another historic building is the Titus House. Located at 1319 N. Hayden Road, this original brick, one story home, was built in 1895, and represents a transition away from traditional adobe construction.

Other structures and subdivisions located in Southern Scottsdale and listed on Scottsdale's local Historic Register include: the Town and Country Scottsdale, and Village Grove 1–6 historic neighborhoods as well as the Kerr Cultural Center.

### **Summary**

The above descriptions do not provide an exhaustive account for every specific detail and facet of Southern Scottsdale. Instead, the purpose of this inventory is to provide existing environmental and historical conditions of Southern Scottsdale for subsequent analyses. The majority of the Southern Scottsdale CAP region has been developed. Therefore, concerns regarding some of these natural systems, plants, and wildlife do not pose any further obstacles to development.

APPENDIX			
Ap	pendix I:	HistoryA1-	-1
Ap	pendix II:	Demographics and Housing	-1
App	pendix III:	Employment and Economic Conditions	-1
Ap	pendix IV:	Land Use and Zoning	-1
Ap	pendix V:	Infrastructure, Community Facilities and Social Services	-1
Ap	pendix VI:	MobilityA6-	-1
Ap	pendix VII:	Natural Environment and Historic Preservation	-1
Ap	pendix VIII:	Public Outreach Summaries	-1
Ap	pendix IX:	Supporting Reference Documents	-1