

Town of Fountain Hills

Land Use Analysis & Statistical Report

2013



Land Use Analysis

and Statistical Report

Fountain Hills, Arizona



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Town of Fountain Hills
Development Services Department
Planning Division
16705 E. Avenue of the Fountains
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January 1 - December 31, 2013

Town of Fountain Hills 2013

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introduction

The Town of Fountain Hills overlooks the Verde River Valley and the east Valley of the metro Phoenix area. Once thought to be in a remote location, Fountain Hills now enjoys easy connections to its neighbors, the City of Scottsdale, the City of Mesa and the Fort McDowell Yavapai Nation as well as Phoenix and the rest of the Valley of the Sun.



Fountain Hills is a master planned community. Robert P. McCullough of McCullough Properties planned and marketed the development which began in 1970. The Town officially incorporated in December 1989.

The crown jewel of the community is the 60+ acre Fountain Park featuring the World Famous Fountain. It is the world's tallest continuously operating fountain nestled in the center of a large man-made lake. The plume of water rises up to 560 feet on special occasions and normally rises 330 feet into the air from a concrete water lily sculpture and operates for 15 minutes at the top of every hour between 9 a.m. and 9 p.m.

Fountain Hills is a dynamic community teaming with pride for its cultural and recreational amenities. The Town boasts numerous parks active with tennis courts, baseball, football and soccer fields, basketball courts, pickleball courts, a dog park, a skate park and sand volleyball courts. Outdoor enthusiasts have easy access to hiking and biking opportunities, including the Town's 740-acre McDowell Mountain Preserve. Golf enthusiasts from around the globe enjoy playing on our four 18-hole picturesque and challenging courses.

With unparalleled scenic views of the surrounding rugged mountains, and the serenity of the Sonoran Desert, the Town carefully protects the native flora, fauna and scenic vistas. It is not unusual to see bobcats, javelina, jackrabbits or coyotes wandering the fringes of the community. Quail and roadrunners thrive as well in the washes and among the natural vegetation.

Fountain Hills' collection of public art, which now stands at well over 100 pieces, is the envy of Arizona and provides interesting and inviting opportunities to tour the community. While here, visitors can also enjoy the many unique restaurants and shops along the Avenue of the Fountains, and throughout the town.

Amongst the natural beauty, a diversity of businesses thrive. Fountain Hills is home to many niche manufacturing companies and software development firms. Attracted by the ability to tap into the region's highly skilled and educated workforce, and the availability of very desirable commercial space, Fountain Hills offers a welcoming, pro-business environment for new businesses.

The Town is pleased to present this Land Use Inventory & Statistical Report which is designed to provide current statistical information in an easy to read and digest format. This report also includes a look at historical data which can be used to garner demographic and development trends.



Chinese Lantern & Folk Festival



Turkey Trot



Teens on hike



Oktoberfest



Wedding's at Fountain Park



St. Patrick's Day



Eggstravaganza



Balloon Festival

demographics

- Current Population
- Trends & Projections



An aerial view of the Fountain



Kite Festival



Carnival



Great Fair on the Avenue

demographics

Based on the 2010 Census, Fountain Hills' population is 22,489. This gives Fountain Hills an average of 1,106.7 people per square mile, or 1.73 people per acre.

Fountain Hills' low population density is a major reason it is such a desirable place to live. Unlike many other municipalities, one can dine, play, and commute, without congestion.

Fountain Hills is currently developed at an average density of 1.4 dwelling units per acre for single family homes and 6.9 units per acre for multi-family housing. At the end of the year there were 1,031 vacant single family lots and 60 vacant multi-family lots. If Fountain Hills continues to develop at a similar rate, the population is estimated to reach 36,540 at build-out around the year 2050.



| Population by Gender & Age | Gender | | Age Group | | | | | | | | | | | | | | | | TOTAL | | |
|-----------------------------|--------|--------|-------------------------------|---------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|----------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-------|-----------------|------------------|
| | Male | Female | 0-4 Years old | 5-9 Years old | 10-14 Years old | 15-19 Years old | 20-24 Years old | 25-29 Years old | 30-34 Years old | 35-39 Years old | 40-44 Years old | 45-49 Years old | 50-54 Years old | 55-59 Years old | 60-64 Years old | 65-69 Years old | 70-74 Years old | 75-79 Years old | | 80-84 Years old | 85 Years & older |
| Population | 10,741 | 11,748 | 680 | 879 | 1,005 | 1,038 | 679 | 619 | 678 | 949 | 1,309 | 1,775 | 2,020 | 2,181 | 2,419 | 2,071 | 1,576 | 1,080 | 819 | 712 | 22,489 |
| Percent | 47.8% | 52.2% | 3.0% | 3.9% | 4.5% | 4.6% | 3.0% | 2.8% | 3.0% | 4.2% | 5.8% | 7.9% | 9.0% | 9.7% | 0.0% | 9.2% | 7.0% | 4.8% | 3.6% | 3.2% | 100.0% |
| Median Age = 53.9 Years old | | | Average Household Size = 2.16 | | | | | | | | | Average Family Size = 2.56 | | | | | | | | | |

| Income Per Household | Income Range | | | | | | | | | TOTAL | |
|----------------------|--------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------------------|---------------------|-------|-------------------|
| | Less than \$10,000 | \$10,000-\$14,999 | \$15,000-\$24,999 | \$25,000-\$34,999 | \$35,000-\$49,999 | \$50,000-\$74,999 | \$75,000-\$99,999 | \$100,000-\$149,999 | \$150,000-\$199,999 | | \$200,000 or more |
| Household | 97 | 285 | 789 | 789 | 1,046 | 2,037 | 1,457 | 1,600 | 1,032 | 898 | 10,030 |

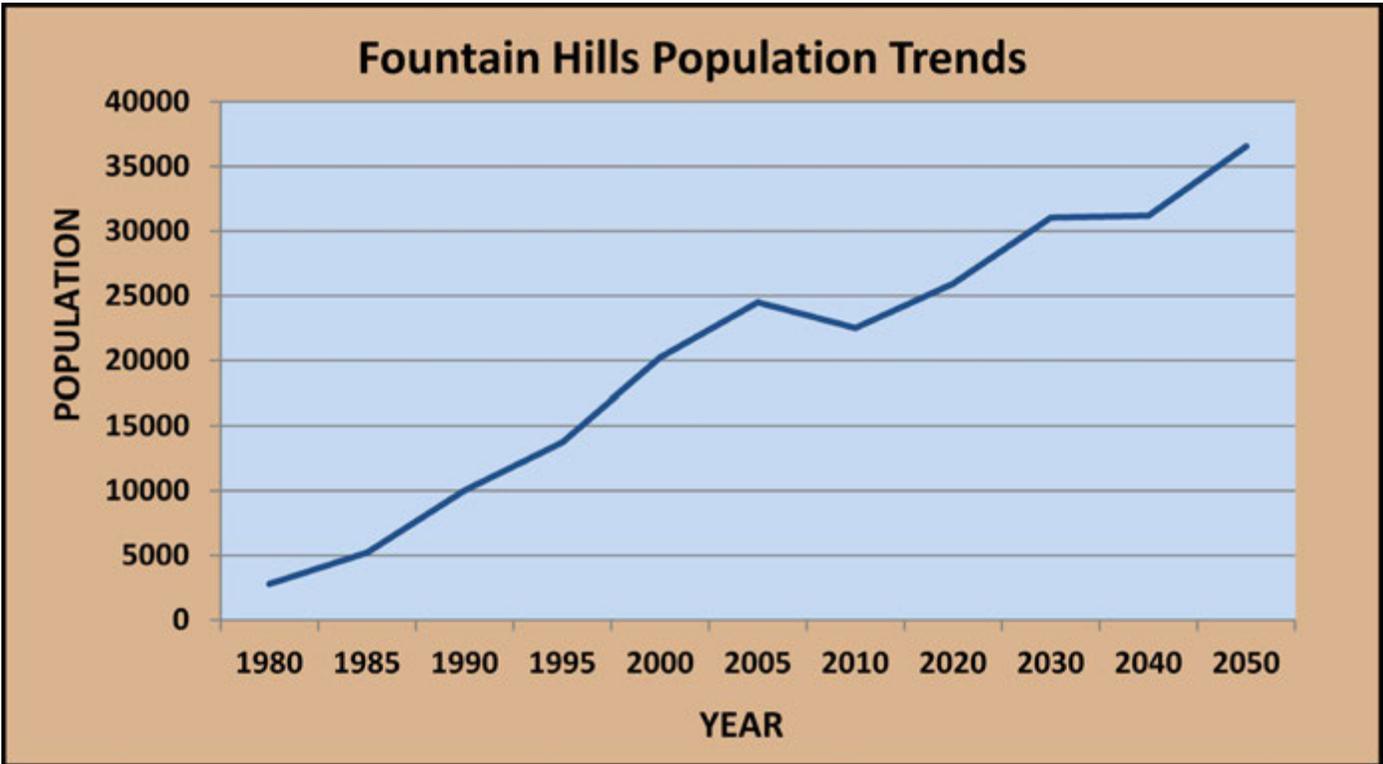


SOURCE: 2010 US CENSUS

| | |
|-------------------------|-------------|
| Median Household Income | = \$74,551 |
| Mean Household Income | = \$105,681 |
| Per Capita Income | = \$47,260 |

| Population Trends | |
|--------------------------|---------------------------|
| Year | Fountain Hills Population |
| 1980 | 2,772* |
| 1985 | 5,200** |
| 1990 | 10,030* |
| 1995 | 13,745** |
| 2000 | 20,235* |
| 2005 | 24,492* |
| 2010 | 22,489* |
| 2020 | 25,929** |
| 2030 | 31,042** |
| 2040 | 31,181** |
| Estimated Buildout ~2050 | 36,540*** |

* US CENSUS
 ** MAG
 ***TOWN DEVELOPMENT SERVICES



development trends

- town-wide
- residential
- commercial



Multi-Family



Commercial



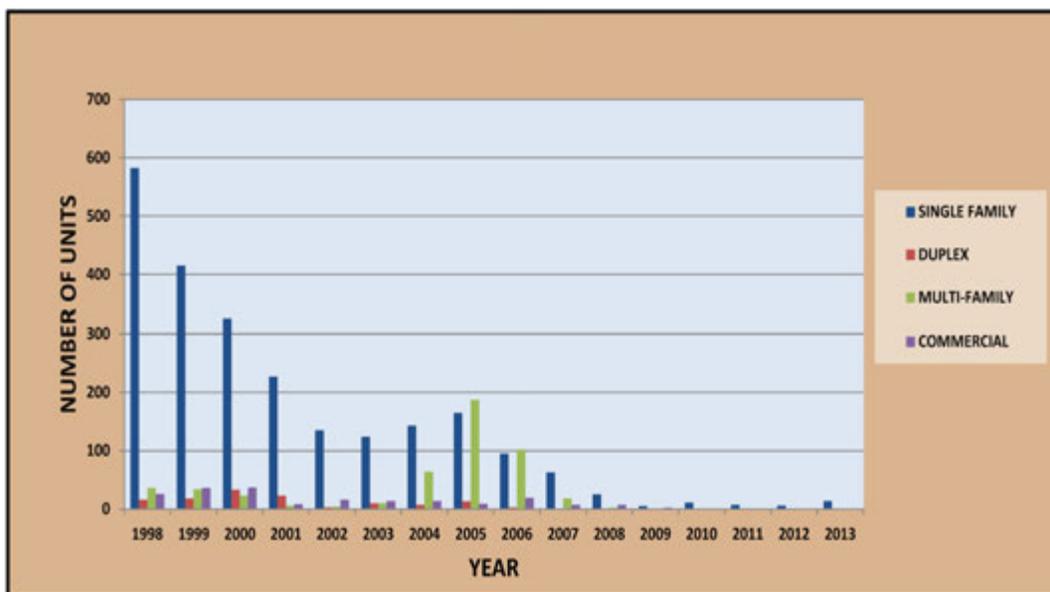
Single Family

town-wide building permit data

Land within the Town of Fountain Hills has been largely developed. The Town's development activity peaked in 1998. In the middle of the last decade, Fountain Hills saw a change in development trends, from mostly single family development to an increasing number of multi-family complexes. Most recently, the Town continues to experience a shift from new construction to remodeling.

Diversity and value are important to all residents and prospective home buyers. To guarantee the high quality lifestyle that Fountain Hills' residents have come to appreciate, the Town has adopted standards for grading, hillside preservation, and low water use landscaping. All proposed developments must meet these standards before receiving approval from the Town.

TOWN-WIDE BUILDING PERMITS ISSUED

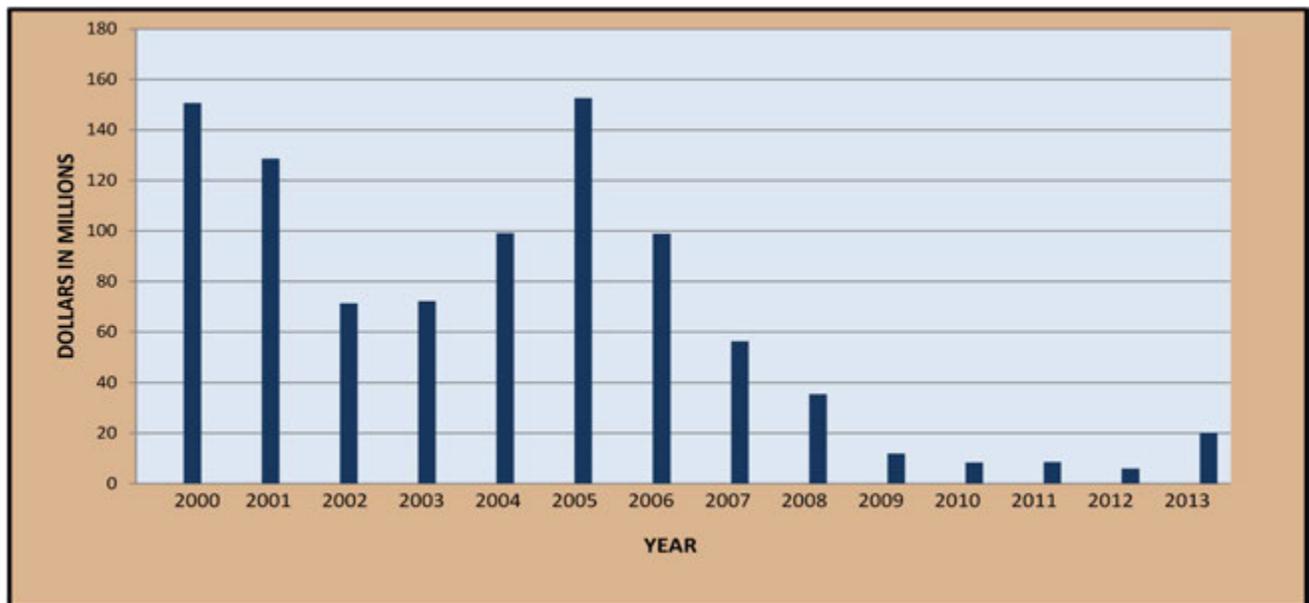


| YEAR | Single Family | Duplex | | Multi-Family | | Total Dwelling Units | Commercial |
|------------------------|---------------|------------|-------------|--------------|-------------|----------------------|-------------|
| | | Bldg. | Total Units | Bldg. | Total Units | | |
| 1998 | 582 | 16 | 32 | 36 | 170 | 784 | 26 |
| 1999 | 415 | 18 | 36 | 34 | 229 | 680 | 36 |
| 2000 | 326 | 33 | 66 | 23 | 97 | 489 | 37 |
| 2001 | 227 | 23 | 46 | 6 | 28 | 301 | 8 |
| 2002 | 135 | 3 | 6 | 4 | 33 | 174 | 16 |
| 2003 | 124 | 10 | 20 | 10 | 28 | 172 | 14 |
| 2004 | 143 | 7 | 14 | 64 | 154 | 311 | 14 |
| 2005 | 165 | 13 | 26 | 187 | 287 | 478 | 9 |
| 2006 | 95 | 3 | 6 | 102 | 137 | 238 | 19 |
| 2007 | 63 | 0 | 0 | 9 | 18 | 81 | 7 |
| 2008 | 25 | 1 | 2 | 2 | 2 | 29 | 7 |
| 2009 | 5 | 1 | 2 | 0 | 0 | 7 | 2 |
| 2010 | 11 | 0 | 0 | 0 | 0 | 11 | 0 |
| 2011 | 7 | 0 | 0 | 0 | 0 | 7 | 0 |
| 2012 | 6 | 0 | 0 | 0 | 0 | 6 | 0 |
| 2013 | 14 | 0 | 0 | 0 | 0 | 14 | 0 |
| 16 Year Total | 2343 | 128 | 256 | 477 | 1183 | 3782 | 195 |
| 16 Year Average | 146.4 | 8.0 | 16.0 | 29.8 | 73.9 | 236.4 | 12.2 |

VALUATION OF TOWN-WIDE BUILDING PERMITS ISSUED IN DOLLARS

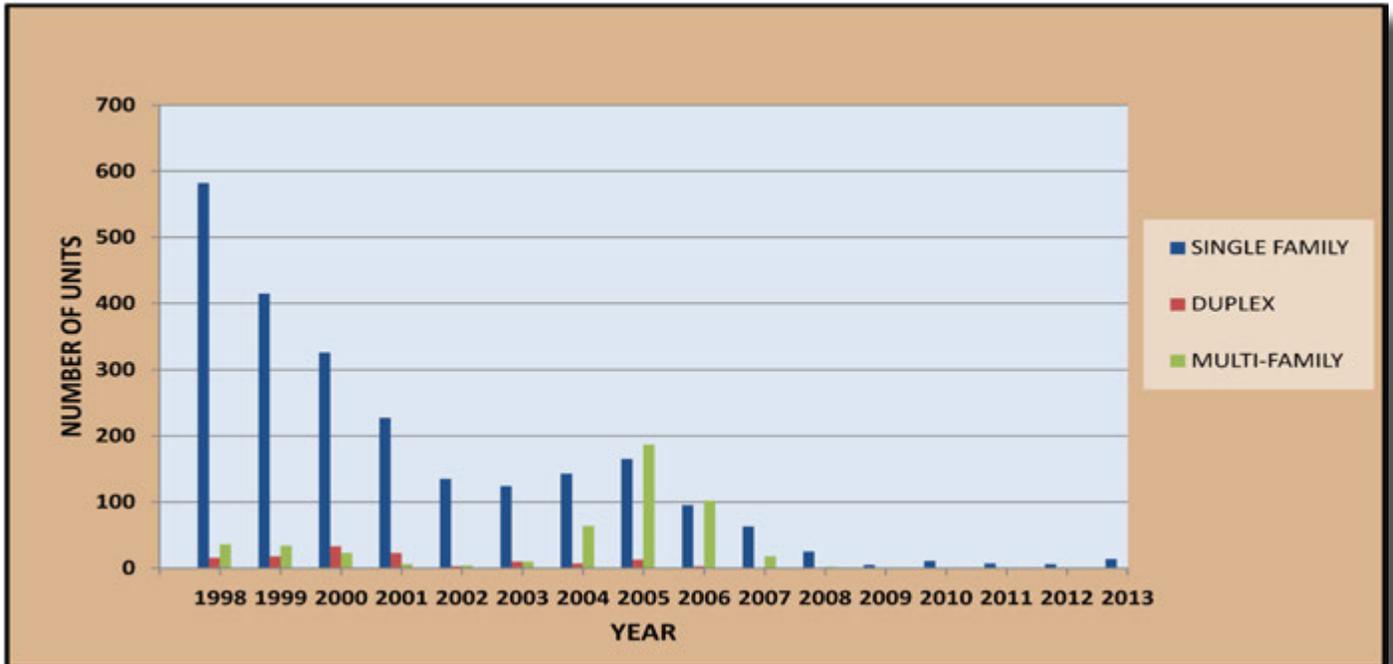
| MONTH | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 |
|--------------|--------------------|--------------------|-------------------|-------------------|-------------------|--------------------|-------------------|-------------------|-------------------|-------------------|------------------|------------------|------------------|-------------------|
| JANUARY | 9,657,285 | 10,095,841 | 12,674,799 | 8,278,411 | 5,378,932 | 12,492,184 | 10,401,780 | 5,883,110 | 4,962,915 | 642,930 | 0 | 286,478 | 19,242 | 665,478 |
| FEBRUARY | 11,963,705 | 6,919,626 | 6,758,009 | 4,534,589 | 6,283,480 | 11,022,986 | 10,065,618 | 2,569,560 | 3,046,556 | 963,702 | 2,439,045 | 506,224 | 389,135 | 1,280,352 |
| MARCH | 9,055,695 | 7,342,961 | 5,516,213 | 3,550,616 | 7,988,927 | 18,234,408 | 13,141,125 | 5,694,068 | 2,284,967 | 1,100,281 | 1,001,450 | 250,000 | 58,125 | 2,421,301 |
| APRIL | 28,856,897 | 5,392,190 | 5,227,955 | 4,628,701 | 10,248,734 | 11,931,534 | 23,876,322 | 7,460,052 | 4,410,353 | 2,111,460 | 880,760 | 1,635,618 | 125,000 | 703,669 |
| MAY | 15,059,907 | 11,429,116 | 4,344,882 | 6,397,382 | 6,781,176 | 13,144,445 | 6,162,823 | 4,902,679 | 3,233,791 | 411,480 | 2,516,525 | 0 | 326,100 | 383,261 |
| JUNE | 18,271,252 | 6,693,401 | 6,843,339 | 5,063,000 | 7,413,744 | 11,507,145 | 4,862,164 | 4,367,961 | 987,275 | 1,116,089 | 0 | 0 | 633,215 | 2,946,125 |
| JULY | 13,741,446 | 9,970,909 | 3,591,554 | 4,009,686 | 8,982,012 | 11,204,070 | 6,311,607 | 8,132,955 | 5,871,200 | 1,265,509 | 0 | 2,500 | 1,241,715 | 2,120,955 |
| AUGUST | 11,781,658 | 15,442,009 | 7,103,632 | 5,265,222 | 6,592,195 | 10,586,050 | 6,056,935 | 3,681,728 | 3,124,335 | 627,539 | 0 | 2,844,905 | 716,120 | 2,202,118 |
| SEPTEMBER | 10,570,321 | 12,803,262 | 4,225,922 | 12,936,361 | 7,752,132 | 10,896,860 | 5,986,758 | 2,607,239 | 490,682 | 1,276,106 | 672,775 | 407,000 | 788,410 | 1,142,536 |
| OCTOBER | 5,202,319 | 16,857,948 | 7,203,429 | 2,945,035 | 16,604,943 | 13,952,586 | 4,944,620 | 3,802,607 | 3,007,551 | 1,055,574 | 0 | 1,310,939 | 311,700 | 3,398,692 |
| NOVEMBER | 9,633,469 | 22,029,078 | 5,343,893 | 7,076,501 | 10,054,384 | 14,095,976 | 3,477,748 | 5,622,816 | 1,168,213 | 597,420 | 0 | 0 | 628,240 | 904,480 |
| DECEMBER | 6,882,365 | 3,654,428 | 2,455,109 | 7,558,665 | 5,081,586 | 13,566,781 | 3,643,007 | 1,593,988 | 2,851,166 | 686,505 | 793,415 | 1,268,935 | 699,377 | 1,954,194 |
| TOTAL | 150,676,319 | 128,630,769 | 71,288,736 | 72,244,169 | 99,162,245 | 152,635,025 | 98,930,507 | 56,318,763 | 35,439,004 | 11,854,595 | 8,303,970 | 8,512,599 | 5,936,379 | 20,123,161 |

TOWN-WIDE BUILDING PERMITS ISSUED VALUATION IN DOLLARS



residential building permit data

RESIDENTIAL BUILDING PERMITS ISSUED



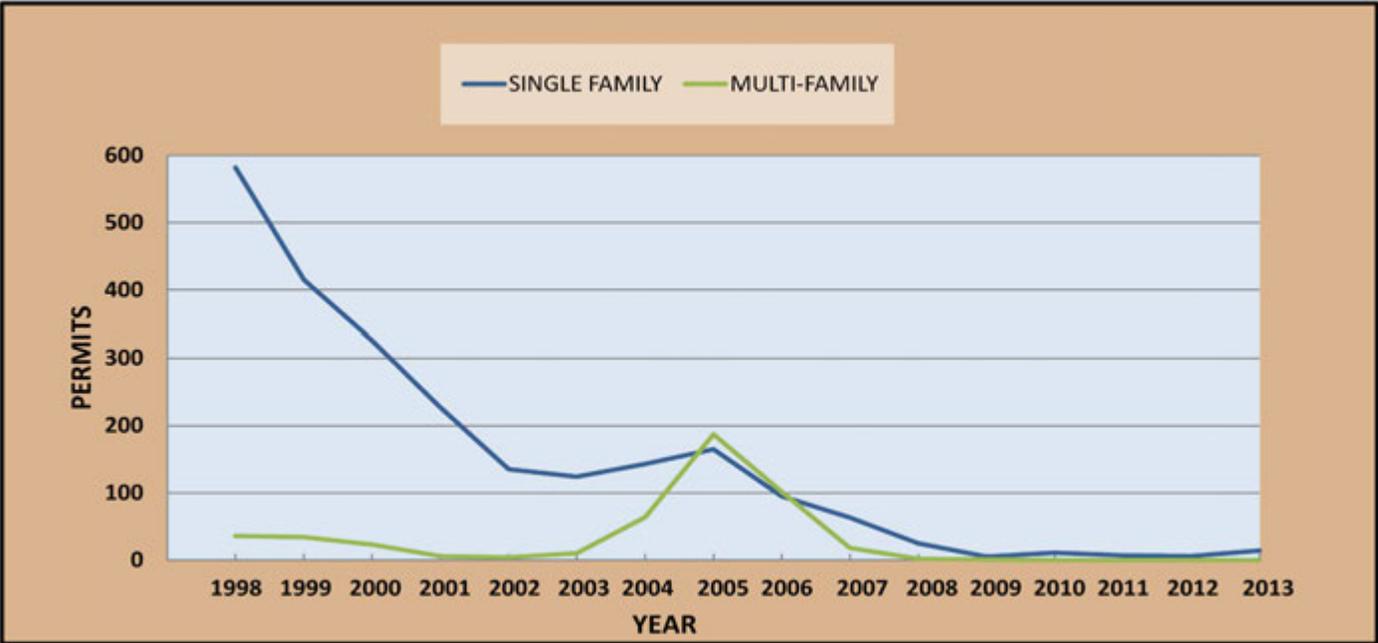
RESIDENTIAL BUILDING PERMIT DATA

| YEAR | Single Family | Multi-Family* | Total Units** |
|------|---------------|---------------|---------------|
| 1998 | 582 | 53 | 784 |
| 1999 | 415 | 52 | 680 |
| 2000 | 326 | 56 | 489 |
| 2001 | 227 | 29 | 301 |
| 2002 | 135 | 7 | 174 |
| 2003 | 124 | 20 | 172 |
| 2004 | 143 | 71 | 311 |
| 2005 | 165 | 200 | 478 |
| 2006 | 95 | 105 | 238 |
| 2007 | 63 | 18 | 81 |
| 2008 | 25 | 4 | 26 |
| 2009 | 5 | 1 | 7 |
| 2010 | 11 | 0 | 11 |
| 2011 | 7 | 0 | 7 |
| 2012 | 6 | 0 | 6 |
| 2013 | 14 | 0 | 15 |

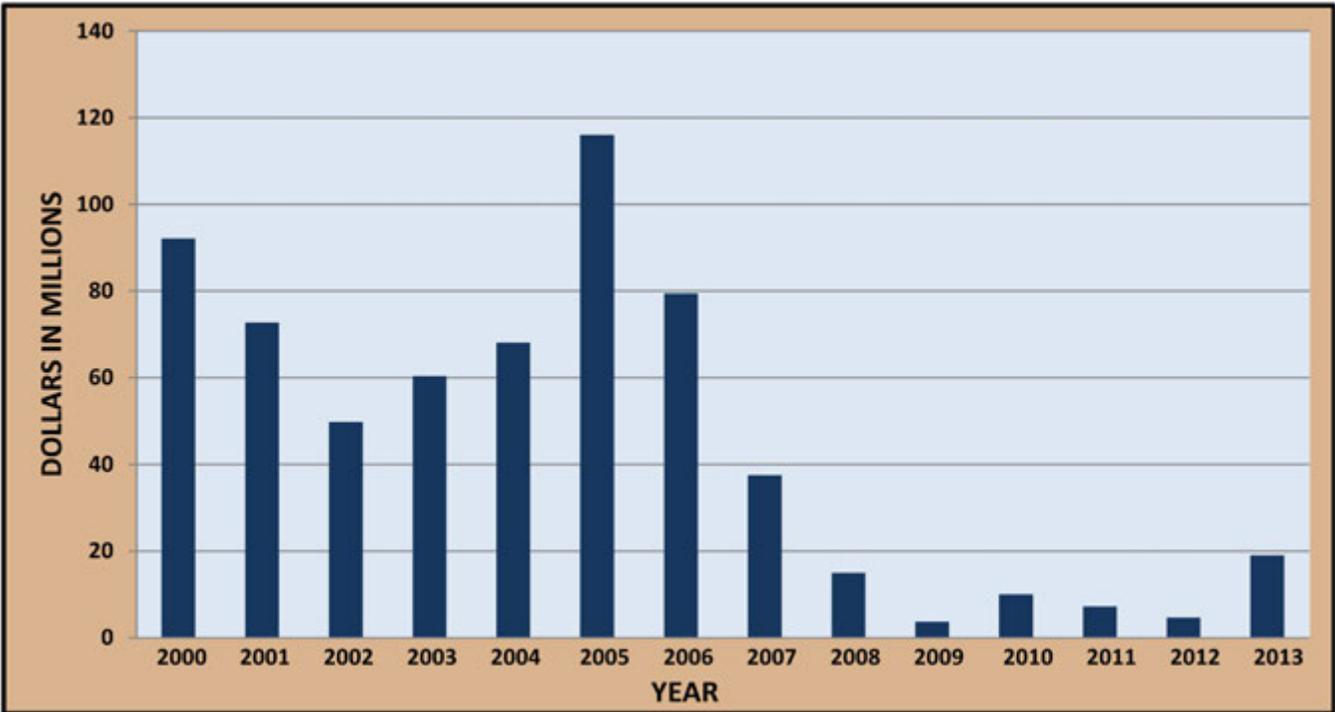
* Includes duplexes, townhomes, and apartments.

** The total number of units does not equal single family and multi-family building permits issued. (Multi-family building permits are issued for each building, not each unit.)

DWELLING UNITS APPROVED FOR CONSTRUCTION



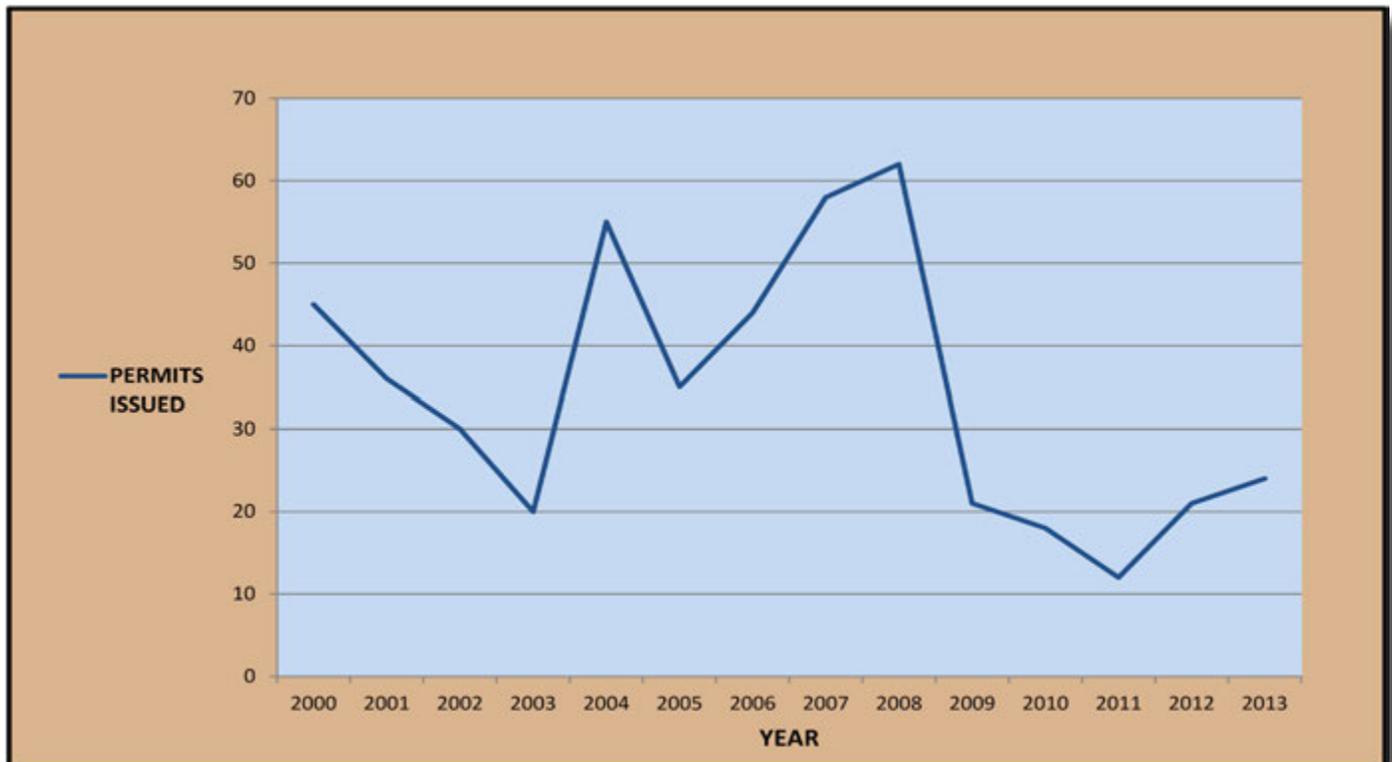
RESIDENTIAL PERMITS ISSUED VALUATION IN DOLLARS



commercial building permit data



COMMERCIAL BUILDING PERMITS ISSUED

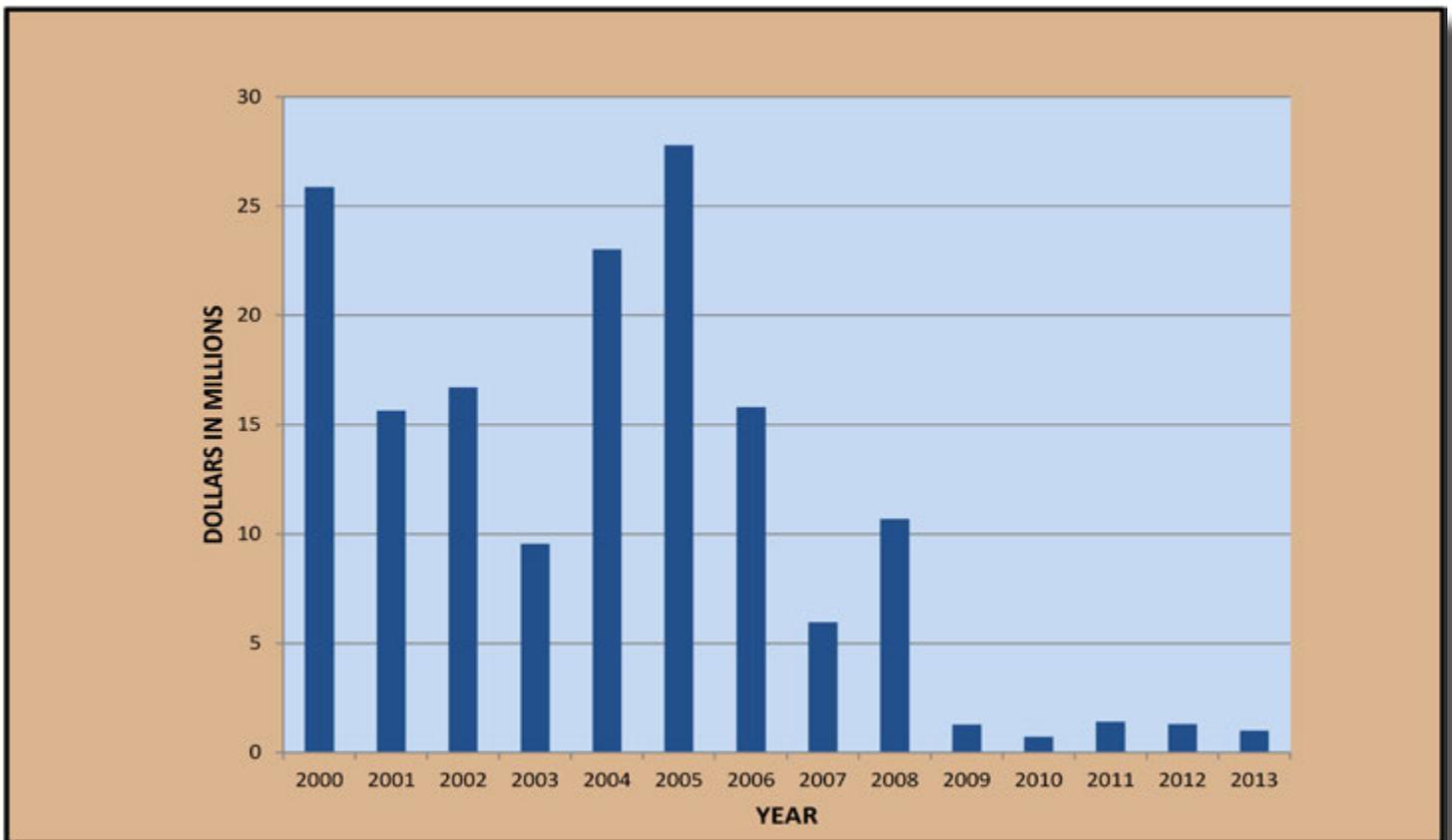


COMMERCIAL BUILDING PERMITS ISSUED AND VALUATION

| Year | Permits Issued | Valuation (\$ in Millions) |
|------|----------------|----------------------------|
| 2000 | 45 | 25.869 |
| 2001 | 36 | 15.625 |
| 2002 | 30 | 16.698 |
| 2003 | 20 | 9.554 |
| 2004 | 55 | 23.021 |
| 2005 | 35 | 27.782 |
| 2006 | 44 | 15.792 |
| 2007 | 58 | 5.966 |
| 2008 | 62 | 10.701 |
| 2009 | 21 | 1.279 |
| 2010 | 18 | 0.719 |
| 2011 | 12 | 1.412 |
| 2012 | 21 | 1.296 |
| 2013 | 24 | 1.060 |

*2000-2012 Valuation includes commercial building permits as well as tenant improvements.

COMMERCIAL PERMITS ISSUED VALUATION IN DOLLARS



*2000-2012 Valuation includes commercial building permits as well as tenant improvements.



Fountains on the Avenue



existing businesses

- Lodging
- Restaurants
- Shopping Centers



lodging/hotels



Comfort Inn
17105 E. Shea Blvd
48 guest rooms



CopperWynd Resort and Spa
13225 Eagle Ridge Drive
32 guest rooms

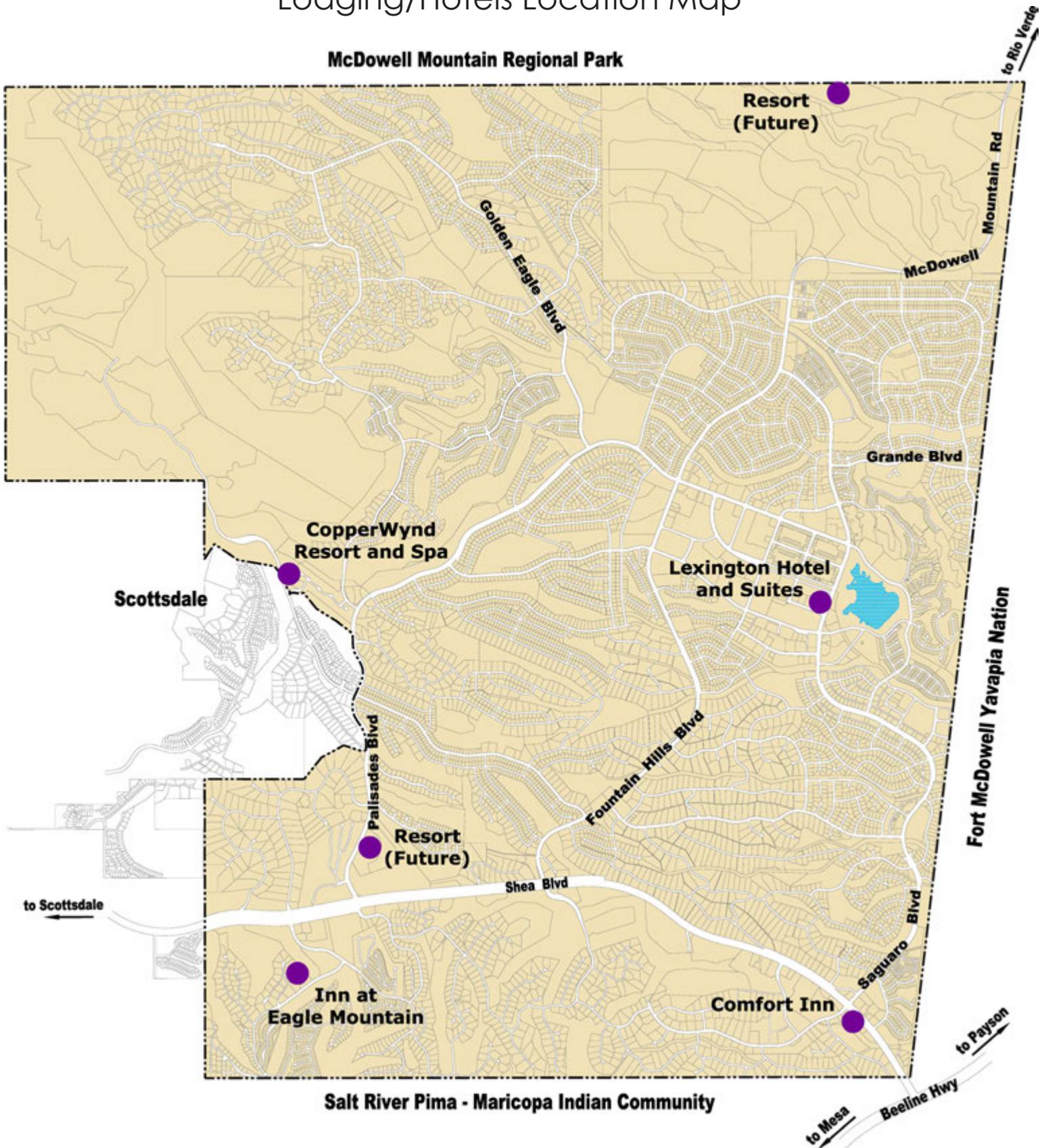


Lexington Hotel and Suites
12800 N Saguaro Blvd
130 guest rooms



Inn at Eagle Mountain
9800 N Summer Hill Rd.
42 guest rooms

Lodging/Hotels Location Map



restaurants - Savory Spots

BAR / PUB / WINE BAR

- 1 Alamo Saloon
11807 N. Saguaro Blvd
(480) 837-5699 \$
- 2 All American Sports Grill
16872 E. Avenue of the Fountains
(480) 816-4625 \$
www.allamericansportsgrill-az.com
- 3 Bruno's Sports Bar & Grille
16737 E. Parkview Ave
(480) 836-0770 \$
- 4 Grapeables Fine Wines
12645 N. Saguaro Blvd
(480) 816-5959 \$\$
www.grapeableswinebar.com
- 5 Parkview Tap House Bar & Grill
16828 E. Parkview Ave
(480) 837-5210 \$
www.taphousebargrillaz.com
- 6 Saddle Bronc Grill
11056 N. Saguaro Blvd
(480) 816-5900 \$
www.saddlebroncgrill.com

CAFE / COFFEE / TREATS

- 1 Chocofin Chocolatier
13404 N. La Montana Dr
(480) 836-7444 \$-\$\$\$
www.chocofin.com
- 2 Mountain View Coffee & Cafe
12645 N Saguaro Blvd, #17
(480) 621-6166 \$
www.coffeebythefountain.com
- 3 OYO Yogurt
12625 N. Saguaro Blvd, #7
(480) 663-3640 \$
www.o-yogurt.com
- 4 Starbucks
16425 E. Palisades Blvd
(480) 816-6969 \$
www.starbucks.com
- 5 Starbucks
16815 E. Shea Blvd, #106A
(480) 837-1486 \$
www.starbucks.com
- 6 Starbucks (In Safeway)
13733 N. Fountain Hills Blvd
(480) 837-0287 \$
www.starbucks.com
- 7 Glenbrook Creamery
16754 E. Glenbrook Blvd
(480) 836-0101 \$
www.sweettown.net

DINING

- 1 Alchemy at Copperwynd
13225 N. Eagle Ridge Dr
(480) 333-1880 \$\$\$
www.alchemy360az.com
- 2 Chen's Garden Chinese Restaurant
16720 E. Avenue of the Fountains
(480) 816-8880 \$
- 3 Denny's
17053 E. Shea Blvd
(480) 837-5307 \$
www.dennys.com

DINING CON'T

- 4 Desert Canyon - DC Bar & Grill
10440 N. Indian Wells Dr
(480) 837-1561 \$
www.desertcanyon.com/bar-grill
- 5 Desert Dave's Old Digs
13407 N. La Montana Blvd
(480) 404-9660 \$\$
- 6 DJ's Bagel Cafe
13693 N. Fountain Hills Blvd
(480) 816-4155 \$
- 7 Eagle Mountain - Grille at Eagle Mountain
14915 E. Eagle Mountain Pkwy
(480) 816-1248 \$
www.eaglemtn.com
- 8 El Encanto del Fuente
11044 N. Saguaro Blvd
(480) 837-1070 \$\$
www.elencantorestaurant.com
- 9 Euro Pizza Cafe
12645 N. Saguaro Blvd, #11
(480) 836-0207 \$\$
www.europizzacafe.com
- 10 Fireside Grill
12800 N. Saguaro Blvd
(480) 816-9047 \$\$
- 11 Flapjacks
16605 E. Palisades Blvd
(480) 837-2910 \$
www.flapjacksetal.com
- 12 HAO
11849 N. Saguaro Blvd
(480) 816-8888 \$
- 13 Hometown Dogs
16820 E. Avenue of the Fountains #102
(602) 814-2476 \$
- 14 Katana Sushi & Grill
16425 E. Palisades Blvd
(480) 837-2399 \$\$\$
- 15 Laura's Place
16758 E. Glenbrook Blvd
(480) 837-1557 \$
- 16 Mojo's Gourmet Pizza & Fresh Salad Bar
16726 E. El Pueblo Blvd
(480) 816-6656 \$
www.eatatmojos.com
- 17 Moxie Modern Fare
13014 N. Saguaro Blvd
(480) 816-5323 \$
moxie@moxiemodernfare.com
- 18 Munich Gyros
16948 E. Shea Blvd, #101
(480) 816-3647 \$\$
- 19 Pacific Moon Chinese Cuisine
16740 E. Palisades Blvd
(480) 839-9988 \$\$
www.pacificmoonfountainhills.com
- 20 Phil's Filling Station Grill
16852 E. Parkview Ave
(480) 816-8200 \$
www.philsfillingstationgrill.com
- 21 Ping's Cafe
17115 E. Shea Blvd, #100
(480) 816-1827 \$
pingscafeaz.com

DINING CON'T

- 22 Pisa Pizza Ristorante
16650 E. Palisades Blvd, #100
(480) 836-7500 \$
www.pisapizzaaz.com
- 23 Que Bueno
13207 N. La Montana Dr
(480) 837-2418 \$
www.quebuenoaz.com
- 24 Redendo's Pizzeria & Pasta
16948 E. Shea Blvd
(480) 816-1356 \$
www.redendos.com
- 25 Rosati's Pizza
12605 N. Saguaro Blvd
(480) 836-8400 \$
www.rosatisfh.com
- 26 Saporì D' Italia
11865 N. Saguaro Blvd
(480) 816-9535 \$
www.saporidiitaliaaz.com
- 27 Sofrita
16848 E. Avenue of the Fountains
(480) 816-5316 \$
www.sofrita.com
- 28 Streets of New York
16841 E. Shea Blvd, #101
(480) 837-3730 \$
www.streetsofnewyork.com
- 29 Sunridge Canyon - Wicked 6 Bar & Grill
13100 N. Sunridge Dr
(480) 837-5396 \$
www.sunridgecanyon.com
- 30 Village Bistro at Fountain View Village
16455 E. Avenue of the Fountains
(480) 836-5000 \$
www.seniorlifestyle.com
- 31 VU
14815 E. Shea Blvd, #100
(480) 368-0087 \$\$
www.vubistro.com

FAST FOOD

- 1 Arby's
17224 E. Shea Blvd
(480) 837-4999 \$
www.arbys.com
- 2 Burger King
13725 N. Fountain Hills Blvd
(480) 816-0767 \$
www.burgerking.com
- 3 McDonald's
16936 E. Shea Blvd
(480) 837-0033 \$
www.mcdonalds.com
- 4 Little Caesar's Pizza
16605 E Palisades Blvd #102
(480) 816-1001 \$
www.littlecaesars.com
- 5 Pizza Hut
13693 N. Fountain Hills Blvd, #103
(480) 837-5566 \$
www.pizzahut.com

FAST FOOD CON'T

- 6 Senor Taco
16948 E. Shea Blvd, #105
(480) 816-8226 \$
www.senortacoaz.com
- 7 Senor Taco
13525 N. Fountain Hills Blvd, #101
(480) 816-5317 \$
www.senortacoaz.com
- 8 Subway
13771 N. Fountain Hills Blvd #113
(480) 816-9305 \$
www.subway.com
- 9 Subway
16841 E. Shea Blvd #103
(480) 816-5803 \$
www.subway.com
- 10 Wendy's
17218 Shea Blvd
(480) 837-2551 \$
www.wendys.com

FORT McDOWELL DINING

- 1 Radisson Fort McDowell Resort - Ahnala
10438 N. Fort McDowell Rd
(480) 789-5300 \$
www.ahnala.com
- 2 Fort McDowell Casino
10424 N. Fort McDowell Rd
(602) 843-3678
Cottonwood Cafe \$
A New York Deli \$
Red Rock Buffet \$
Silver Platter \$
Noodles Sushiyu \$
- 3 We-Ko-Pa Golf Club
We-Ko-Pa Grille \$
Saguaro Grille \$
18200 E. Toh Vee Circle
(480) 789-8713
www.wekopa.com
- 4 Fort McDowell Adventures
Friday Night Franks \$
14821 N. Hiawatha Hood Rd
(480) 816-6465
www.fortmcdowelladventures.com

RIO VERDE & TONTO VERDE DINING

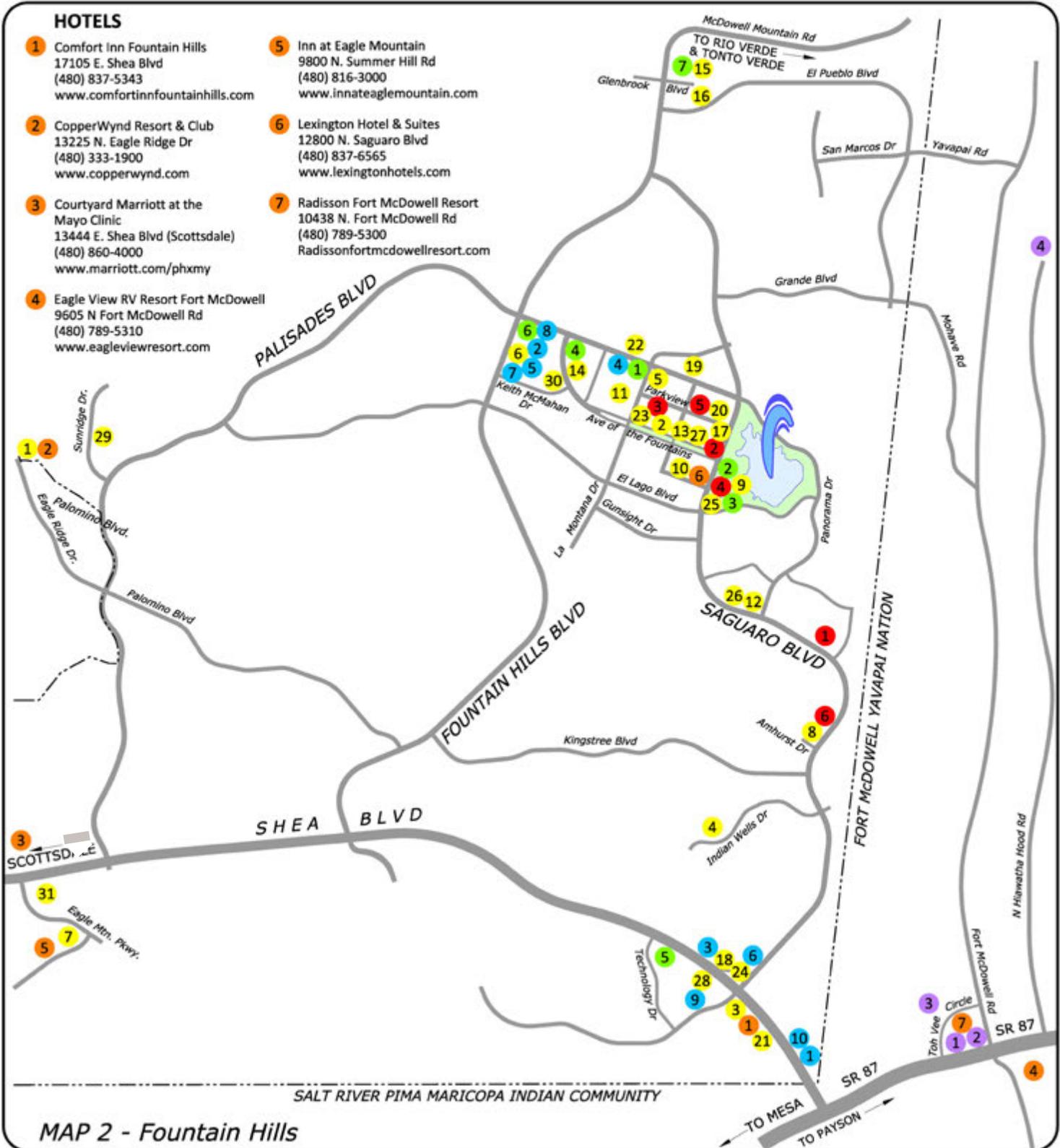
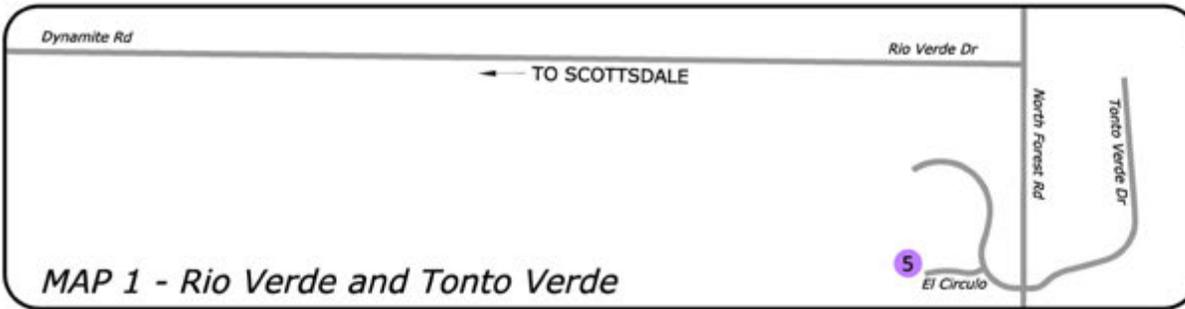
- 5 Tonto Verde (Shown on Map 1)
Mesquite Bar & Grill \$
Cimarron Dining Room \$
18401 El Circulo Dr
(480) 471-0438
www.tontoverde.org/dining/
dining-rooms-14.html

Average Entree Cost:

| | |
|----------|---------|
| \$ | <\$10 |
| \$\$ | \$10-14 |
| \$\$\$ | \$15-19 |
| \$\$\$\$ | \$20+ |

Updated: May 12, 2014

EXISTING BUSINESSES



HOTELS

- 1** Comfort Inn Fountain Hills
17105 E. Shea Blvd
(480) 837-5343
www.comfortinnfountainhills.com

2 CopperWynd Resort & Club
13225 N. Eagle Ridge Dr
(480) 333-1900
www.copperwynd.com

3 Courtyard Marriott at the Mayo Clinic
13444 E. Shea Blvd (Scottsdale)
(480) 860-4000
www.marriott.com/phxmy

4 Eagle View RV Resort Fort McDowell
9605 N Fort McDowell Rd
(480) 789-5310
www.eagleviewresort.com
- 5** Inn at Eagle Mountain
9800 N. Summer Hill Rd
(480) 816-3000
www.innateaglemountain.com

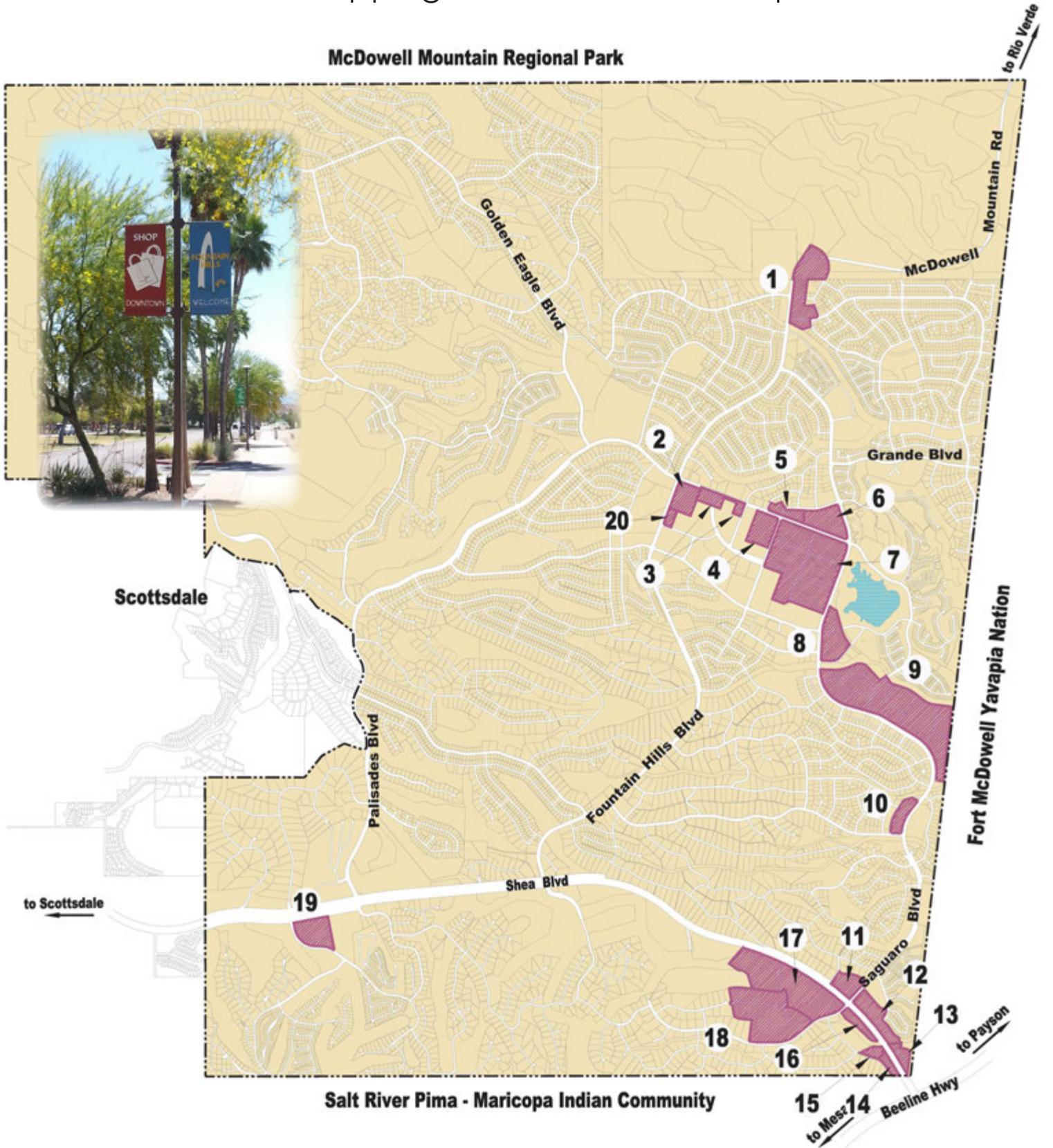
6 Lexington Hotel & Suites
12800 N. Saguaro Blvd
(480) 837-6565
www.lexingtonhotels.com

7 Radisson Fort McDowell Resort
10438 N. Fort McDowell Rd
(480) 789-5300
Radissonfortmcdowellresort.com

shopping centers (and other non-residential developments)

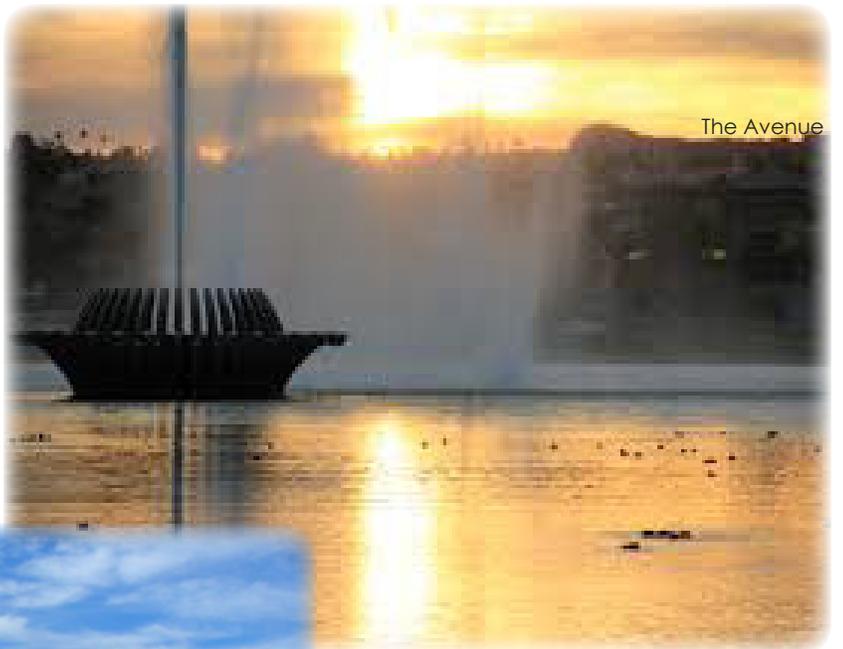
1. **Northside Business District** (36,900 sf) Along the east side of Fountain Hills Blvd in the north part of town
2. **Palisades Plaza** (91,445 sf) Located at Fountain Hills and Palisades Blvds (Anchored by Safeway)
3. **Town Center I** (44,010 sf) Includes all businesses bordered by Palisades Blvd, Fountain Hills Blvd, Keith McMahan Dr, and Avenue of the Fountains
4. **Fountain Hills Plaza** (140,421 sf) Located at Palisades Blvd and La Montana Drive (Anchored by Bashas)
5. **La Montana & Palisades Plaza** (42,585 sf) Located at the northeast corner of La Montana and Palisades Blvd
6. **Red Mountain Plaza** (132,192 sf) Corner of Palisades Blvd and Saguaro Blvd
7. **Downtown** (673,267 sf) Includes all businesses bordered by Saguaro Blvd, Palisades Blvd, La Montana Dr, and Avenue of the Fountains
8. **Plaza Fountainside** (87,656 sf) On the southwest side of Fountain Park
9. **Enterprise Colony District** (523,193 sf) Along Saguaro Blvd, Colony Drive, and Enterprise Drive between Rand and Colony Drives
10. **Plat 202** (53,299 sf) Located along Saguaro Blvd between Kingtree Blvd and Malta Dr
11. **Circle K Center** (11,400 sf) Located at the northeast corner of Saguaro and Shea Blvds
12. **Red Rock Business Center** (52,282 sf) Located at the southeast corner of Saguaro and Shea Blvds
13. **Crossroads Center** (19,452 sf) NW of the Beeline Highway on Shea Blvd
14. **Kern Plaza** (9,496 sf) Located between N. Firebrick Dr and E. Shea Blvd
15. **Firebrick Plaza** (18,768 sf) Located between N. Firebrick Dr and E. Shea Blvd
16. **Plat 704** (41,855 sf) Located at the southeast corner of Saguaro Blvd and Shea Blvd
17. **Four Peaks Plaza** (306,307 sf) Located on Shea Blvd just west of Saguaro Blvd (Anchored by Target)
18. **Industrial Park** (321,220 sf) Located on the northwest side of Technology Dr and Saguaro Blvd
19. **Eagle Mountain Village Plaza** (82,712 sf) On Shea Blvd at the southwest edge of Fountain Hills (Anchored by Fry's)
20. **Fountain View Plaza** (12,544 sf) Located along N. Fountain Hills Blvd between Palisades and Keith McMahan Dr

Shopping Center Location Map





Surrounding Landscape and Beauty



government & public facilities

- Municipal & Utility Services
- Schools
- Community Services Department
- Capital Improvements
- Property Taxes



Library & Museum



Community Center



Fountain Hills Fire Department



Maricopa County Sheriff's Office



The Avenue



Veterans Memorial

municipal & utility services

The Town of Fountain Hills provides a wide range of services and facilities to Town residents including fire protection, emergency medical services, law enforcement, a library, a community center, public information, economic development, building inspection, code enforcement, planning, parks, recreational classes and many other governmental and non-governmental services.

The Fountain Hills Municipal Complex consists of the Town Hall, Library, and Community Center. Town Hall includes the Town government as well as the Maricopa County Sheriff's office and the Municipal Court. The Town of Fountain Hills Community Center provides space for corporate meetings, local civic programming, art and educational classes, black tie events and wedding receptions, as well as providing additional meeting rooms.

Chaparral City Water Company
12021 N. Panorama Drive
480-837-3411

Community Center
13001 N. La Montana Drive
480-816-5200

Electric
Salt River Project
1521 N. Project Drive
Tempe, AZ
602-236-8888

Fire Department
Emergency 911
Fire Station No. 1
16246 E. Palisades Blvd
480-837-9820

Fire Station No. 2
16821 E. Saguaro Blvd
480-837-0804

Fountain Hills Sanitary District
16941 E. Pepperwood Circle
480-837-9444

Law Enforcement
Emergency 911
Maricopa County Sheriff's Office
16705 E. Avenue of the Fountains
480-837-2047 or 602-252-7840

Library
12901 N. La Montana Drive
480-837-9793

Post Office
16605 E. Avenue of the Fountains
1-800-275-8777



Fountain Hills Street Department



Fountain Hills Fire Department

Southwest Gas
2200 N. Central Avenue,
Phoenix, AZ
877-860-6020

Telephone & Cable
Century Link
480-428-1292 or 800-244-1111
Cox Communications
602-277-1000

Town Hall
16705 E. Avenue of the Fountains
480-816-5100

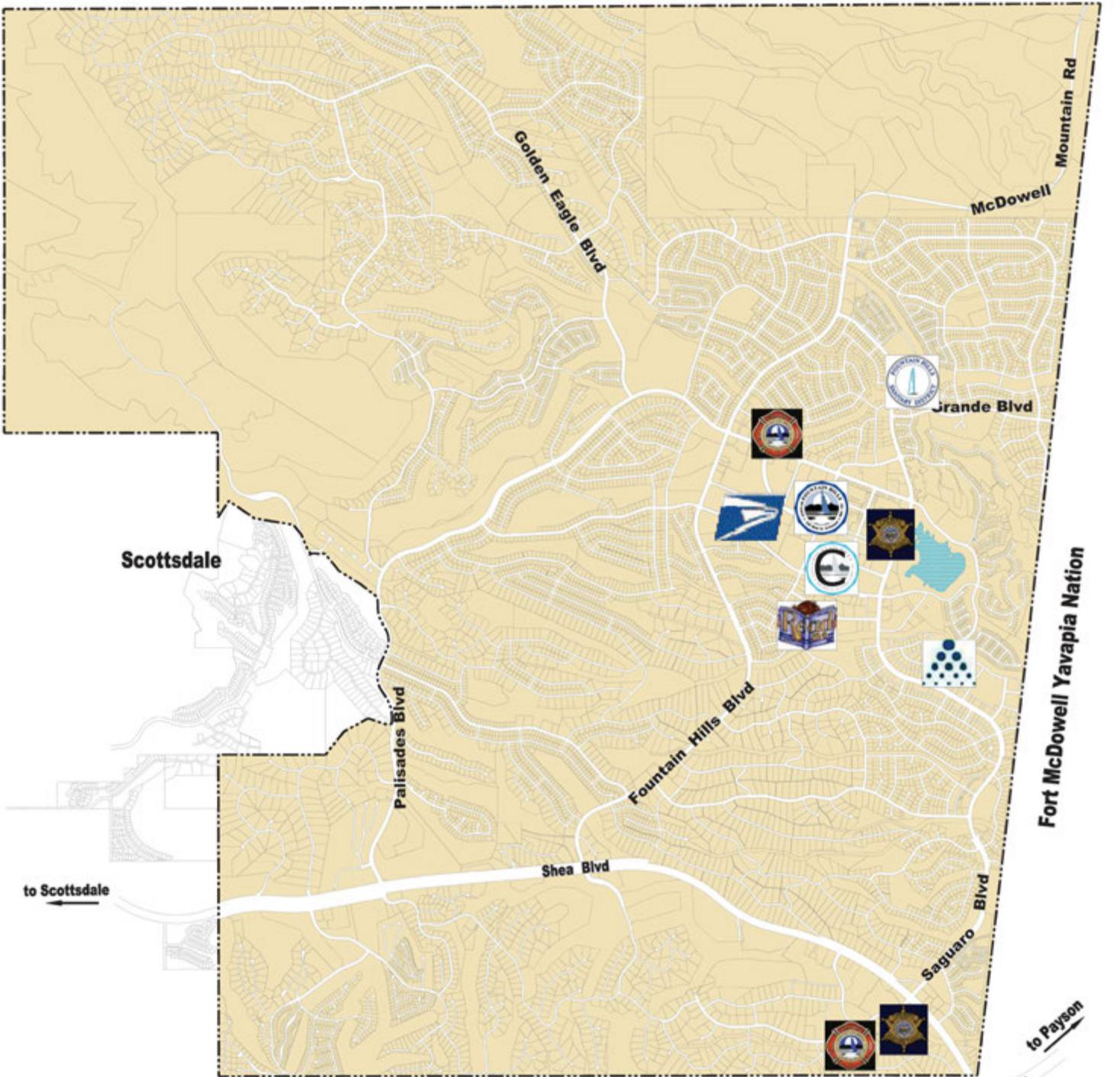
Valley Metro Transit System
Phoenix, AZ
602-253-5000



Adopt a Street Program

Municipal and Utility Service Location Map

McDowell Mountain Regional Park



Salt River Pima - Maricopa Indian Community



FIRE DEPARTMENT



LAW ENFORCEMENT



TOWN HALL



COMMUNITY CENTER



LIBRARY/MUSEUM



CHAPARRAL CITY WATER



SANITARY DISTRICT



POST OFFICE

fountain hills schools

The Fountain Hills Unified School District has earned a reputation for excellent academic programs, noteworthy student achievement, and high levels of parent and community involvement. Over the past several years the district has earned respect throughout the state as a small, friendly, and high achieving system with well-trained and motivated staff (<http://www.fhusd.org>).

Public Schools

| | | |
|---|--|--------------------------------|
| 1. Fountain Hills High School | 16100 E. Palisades Blvd | (480)664-5500 |
| 2. Fountain Hills Middle School and Four Peaks Elementary School | 15414 N. McDowell Mountain Rd " " " " | (480)664-5500 (480)664-5100 |
| 3. McDowell Mountain Elementary School | 14825 N. Fayette Drive | (480)664-5200 |

Preschools

| | | |
|------------------------------------|------------------------------|---------------|
| 3. McDowell Mountain Preschool | 14825 N. Fayette Drive | (480)664-5200 |
| 4. Creative Child Care Preschool | 17150 E. Amhurst Drive | (480)837-0282 |
| 5. Here We Grow Learning Center | 16901 E. Palisades Blvd | (480)837-6600 |
| 6. Maxwell Preschool Academy | 15249 N. Fountain Hills Blvd | (480)837-6206 |
| 7. Maria Montessori Preschool | 16751 E. Glenbrook Blvd | (480)837-0046 |
| 8. Promiseland Christian Preschool | 15555 E. Bainbridge Ave | (480)836-4467 |
| 9. Sunflower Preschool | 15055 N. Fountain Hills Blvd | (480)836-2255 |

Charter Schools

| | | |
|-----------------------------------|-------------------------|---------------|
| 10. Fountain Hills Charter School | 16751 E. Glenbrook Blvd | (480)837-0046 |
|-----------------------------------|-------------------------|---------------|



Fountain Hills High School

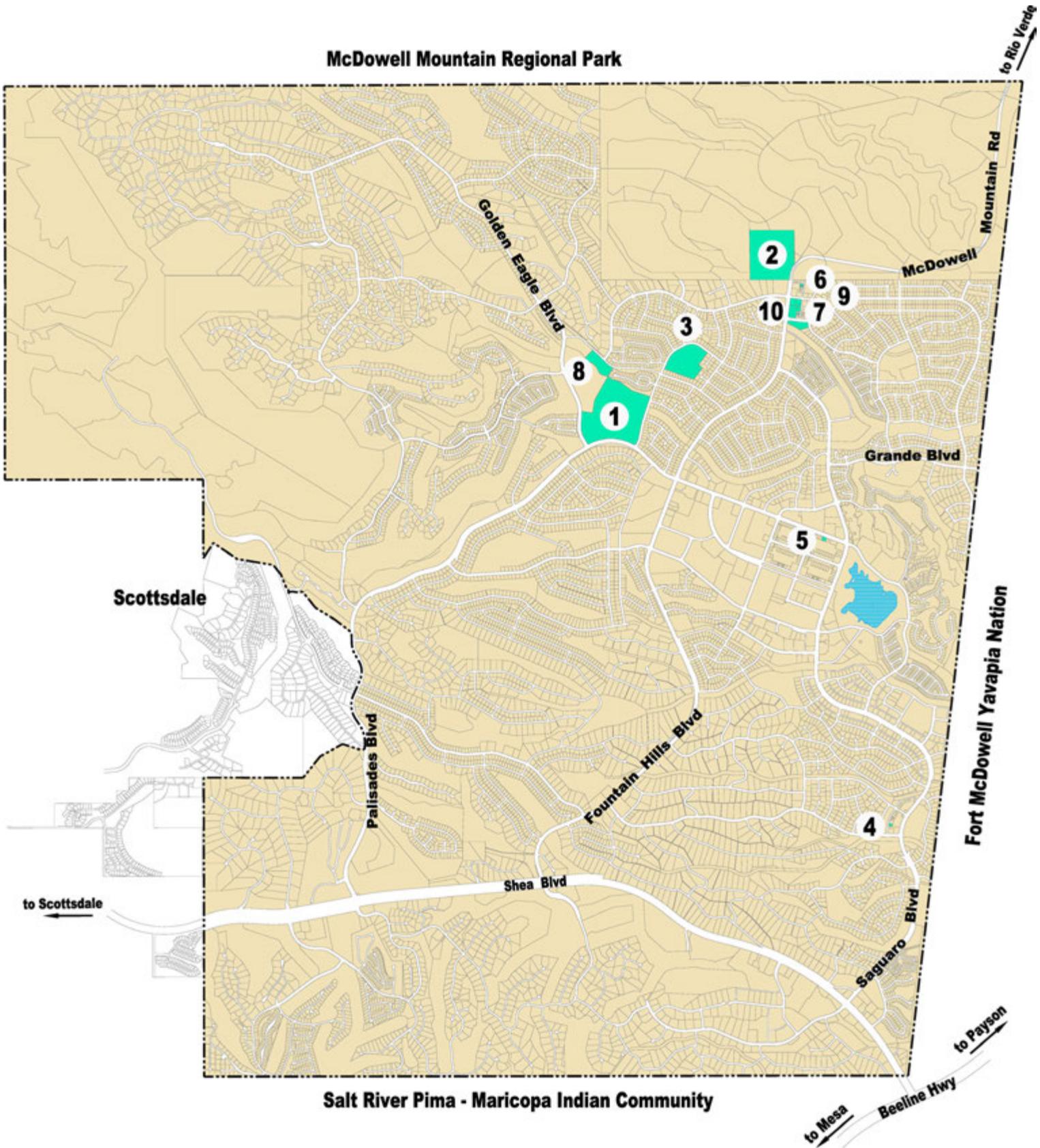


Fountain Hills Middle School and Four Peaks Elementary School



McDowell Mountain Elementary and Preschool

School Location Map



fountain hills community services department

The Town of Fountain Hills Community Services Department is dedicated to supporting over 116 acres of park land throughout Fountain Hills by professionally maintaining and operating facilities and amenities to enhance the beauty, value and quality of each park's environment.

Fountain Hills continues to provide quality recreational opportunities, safe and clean parks, and superior park maintenance and beautification. Each of the four parks in the Town's park system is in a different stage of development. Development is based on master plans that were developed specific to each park and approved by both the Parks and Recreation Commission and the Town Council. Golden Eagle Park was completed per the master plan in 1998. The Desert Vista Park was completed per the master plan in 2008. An update of the Four Peaks Park master plan began in the fall of 2012. Fountain Park's master plan was approved in 1998 and improvements have been ongoing since 2000, with approximately 85% complete. An overall update to the Fountain Park master plan has been discussed, but not scheduled at this time.



Desert Vista Park - 12 ac
11800 North Desert Vista

Desert Vista Park is located on Saguaro Blvd. between Tower Dr. and Desert Vista



Fountain Park - 65 ac
12925 North Saguaro Blvd.

Fountain Park is located on Saguaro Blvd. between El Lago Blvd. and Palisades Blvd.



Four Peaks Park - 14 ac
14825 North Del Cambre Avenue

Four Peaks Park is located on Del Cambre Ave. just north of Calaveras Ave.



Golden Eagle Park - 25 ac
15900 East Golden Eagle Blvd.

Golden Eagle Park is located on Golden Eagle Blvd. just north of Palisades Blvd.



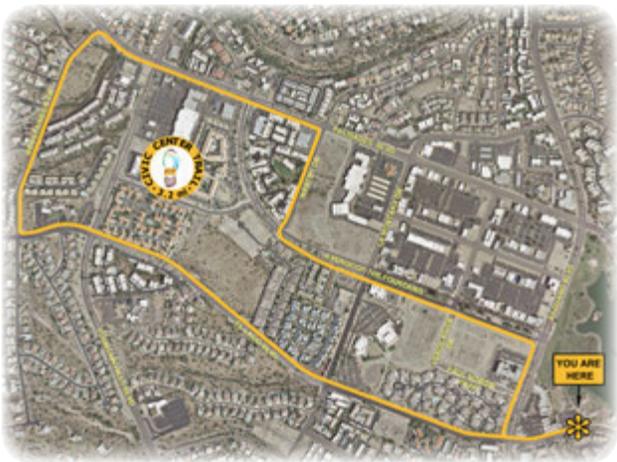
Botanical Garden Preserve - 8 ac
 Streets that surround the area are Palomino Blvd. (South), Burro (West), Ocotillo Way (North) and Fountain Hills Blvd. (East). Emerald Wash is part of the Garden.



Lake Overlook Trail - 59.2 ac
 Streets that surround the area are Panorama Dr. (west), Fontana Way (north), borders east edge of town limits and Sunscape Dr. (south).



McDowell Mountain Preserve - 740 ac
 Borders west edge of town limits

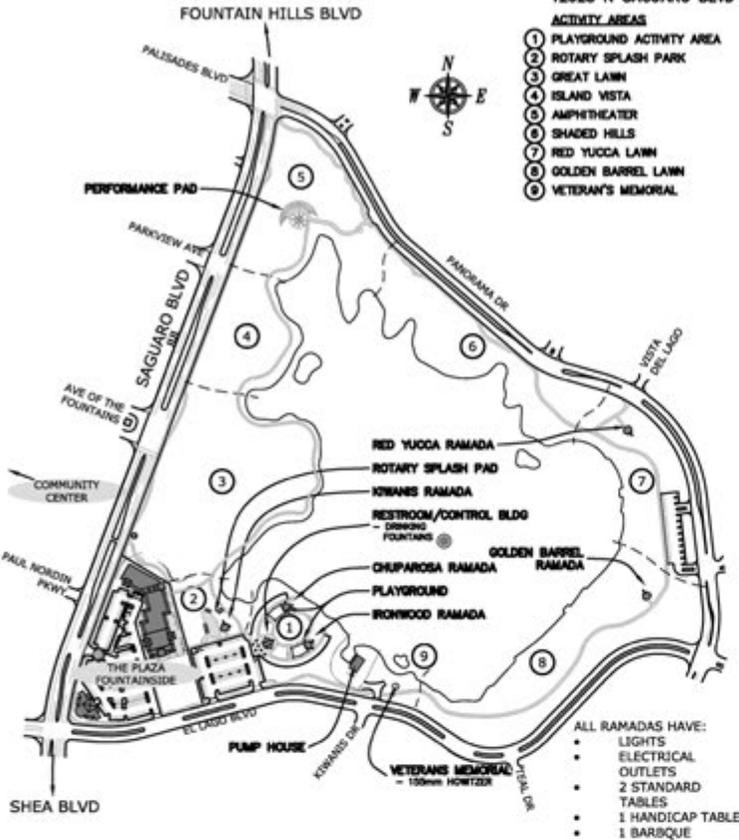


Civic Center Urban Trail Map - 3.2 Mi
 Discover the Fountain Hills Interconnected Trails (FIT) Urban Train Plan

Fountain Hills Park Statistics:
 116 Acres of Developed Parks
 740 Acres of Mountain Preserve Park
 8 Acres of Botanical Garden Preserve
 59.2 Acres of Lake Overlook Preserve
 10.9 Miles of Trails
 658 Acres of Town Owned Washes

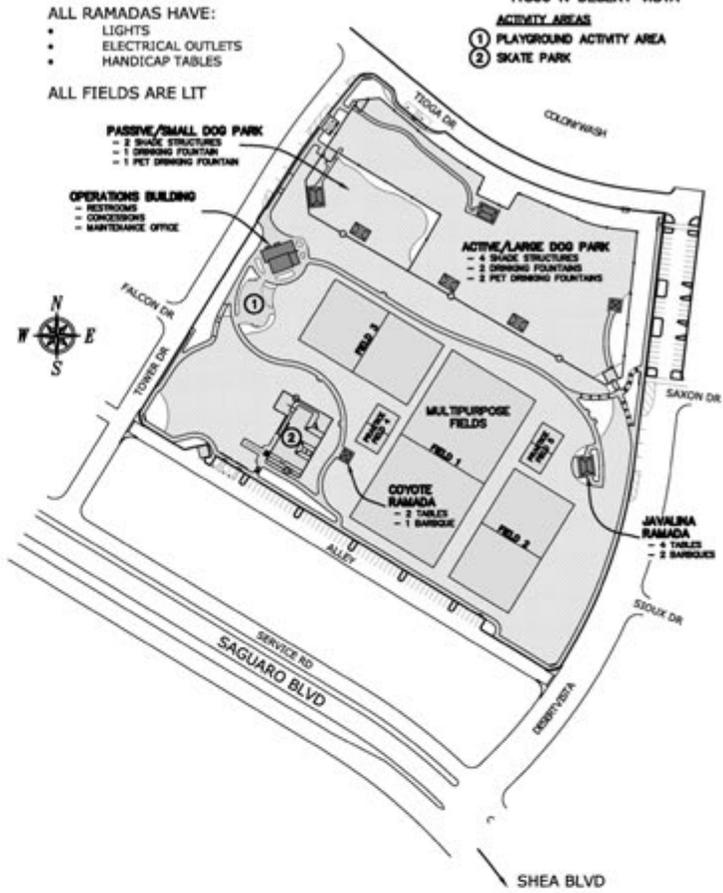
FOUNTAIN PARK

12925 N SAGUARO BLVD



DESERT VISTA PARK

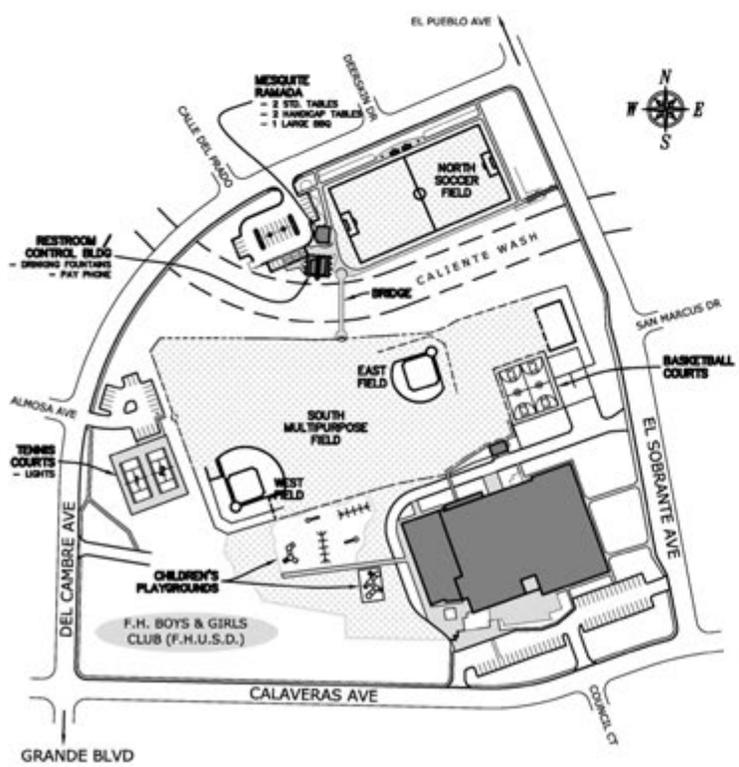
11800 N DESERT VISTA



FOUR PEAKS PARK

14825 N. DEL CAMBRE

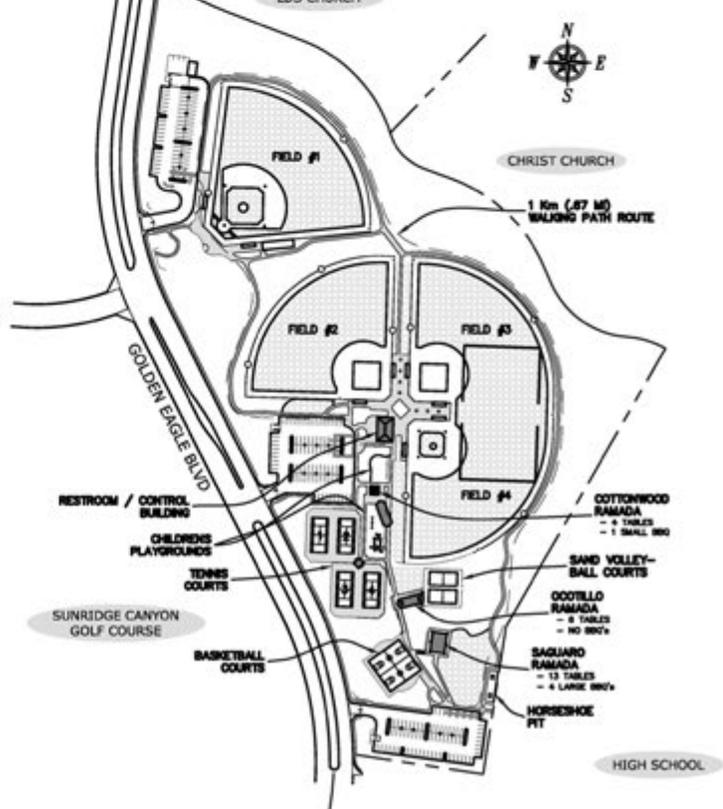
NOTE: ALL RAMADAS ARE LIT AND HAVE ELECTRICAL OUTLETS



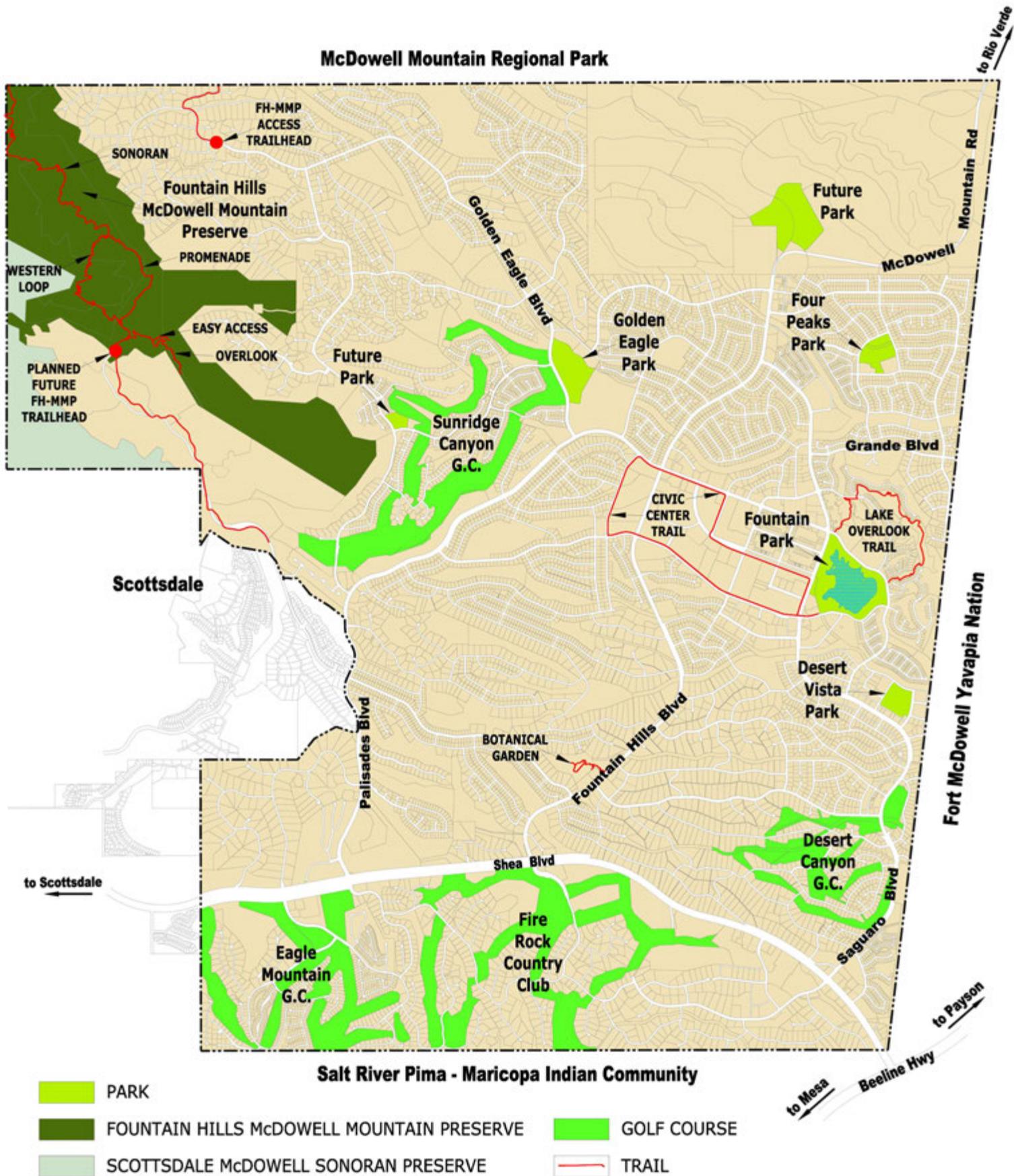
GOLDEN EAGLE PARK

15900 E GOLDEN EAGLE BLVD

NOTE: ALL RAMADAS ARE LIT AND HAVE ELECTRICAL OUTLETS



Park Location Map



public art

Public art enhances any community. Community art brings pleasure to those that view it and it is an integral part of the community. Several of Fountain Hills' pieces of public art have gained world renowned recognition. Fountain Hills has over 100 pieces of public art which can be seen in our parks, municipal buildings, public spaces and shopping center parking lots. Fountain Hills, Arizona, is the place to see art in all its glory with a majestic backdrop of the McDowell and Four Peaks mountains and the Town's signature 560-foot tall Fountain, located in the center of its 64-acre park.



EGG HEAD by Kimber Fieberg



ADOLESCENCE by Vala Ola



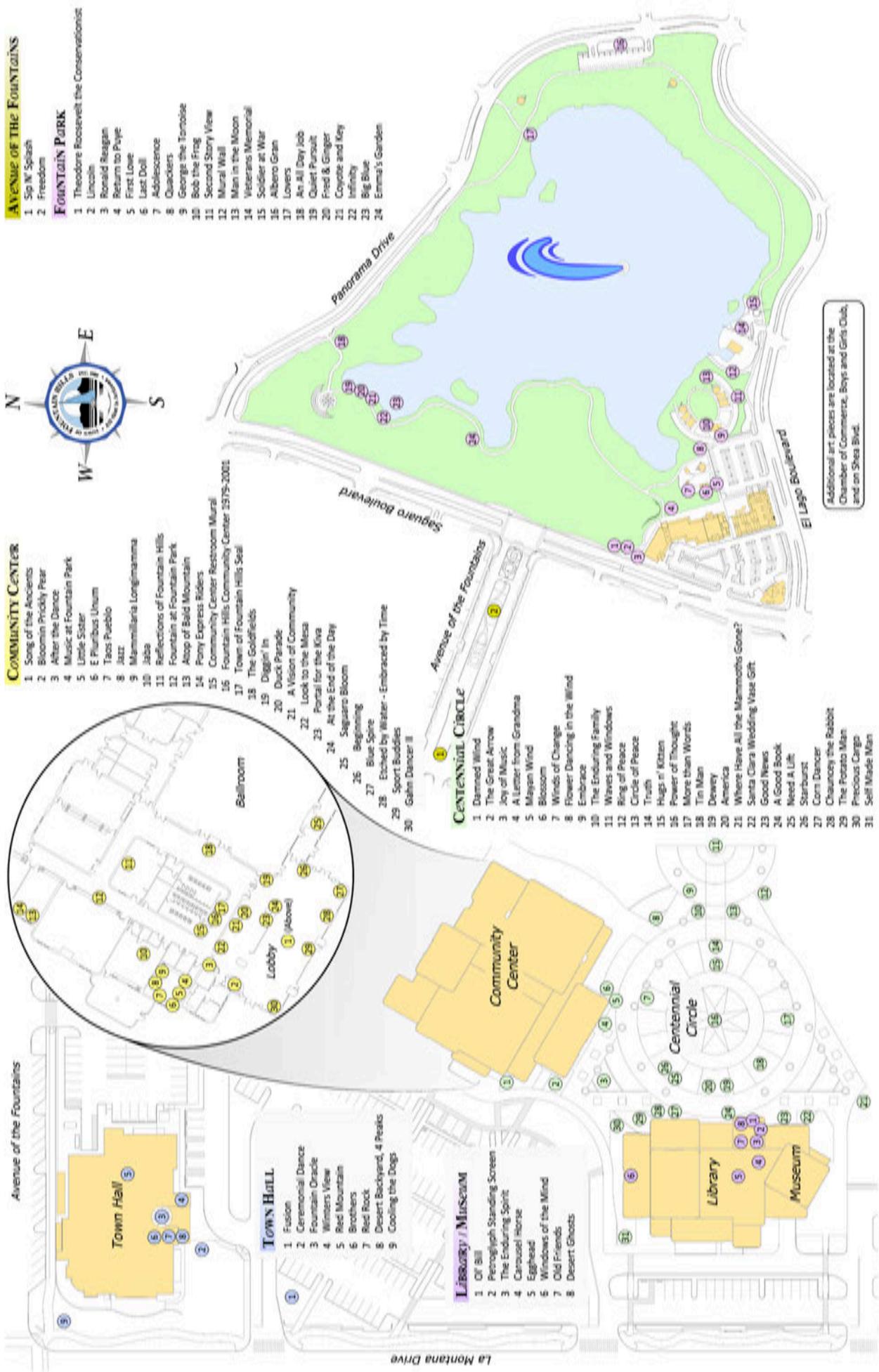
CIRCLE OF PEACE by Gary Price



BROTHERS by Dr. Russo



RING OF PEACE by Chris Navarro



Avenue of the Fountains

- 1. Sip 'n' Splash
- 2. Freedom

Fountain Park

- 1. Theodore Roosevelt the Conservationist
- 2. Lincoln
- 3. Ronald Reagan
- 4. Return to Puye
- 5. First Love
- 6. Last Doll
- 7. Adolescence
- 8. Quakers
- 9. George the Turnout
- 10. Bob the Frog
- 11. Second Story View
- 12. Mural Wall
- 13. Man in the Moon
- 14. Veterans Memorial
- 15. Soldier at War
- 16. Albero Gran
- 17. Lovers
- 18. An All Day Job
- 19. Quiet Pursuit
- 20. Fred & Ginger
- 21. Coyote and Key
- 22. Infinity
- 23. Big Blue
- 24. Emma's Garden

Community Center

- 1. Song of the Ancestors
- 2. Bloomin Prickly Pear
- 3. After the Dance
- 4. Music at Fountain Park
- 5. Little Sister
- 6. E Pluribus Unum
- 7. Taos Pueblo
- 8. Jazz
- 9. Mammillaria Longimamma
- 10. Jaba
- 11. Reflections of Fountain Hills
- 12. Fountain at Fountain Park
- 13. Atop of Bald Mountain
- 14. Pony Express Riders
- 15. Community Center Restroom Mural
- 16. Fountain Hills Community Center 1979-2001
- 17. Town of Fountain Hills Seal
- 18. The Goldfields
- 19. Digger! In
- 20. Duck Parade
- 21. A Vision of Community
- 22. Look to the Mesa
- 23. Portal for the Kiva
- 24. At the End of the Day
- 25. Saguaro Bloom
- 26. Beginning
- 27. Blue Spine
- 28. Etched by Water - Embraced by Time
- 29. Sport Buddies
- 30. Gahn Dancer II

Town Hall

- 1. Fusion
- 2. Ceremonial Dance
- 3. Fountain Oracle
- 4. Winters View
- 5. Red Mountain
- 6. Brothers
- 7. Red Rock
- 8. Desert Backyard, 4 Peaks
- 9. Cooling the Dogs

Library / Museum

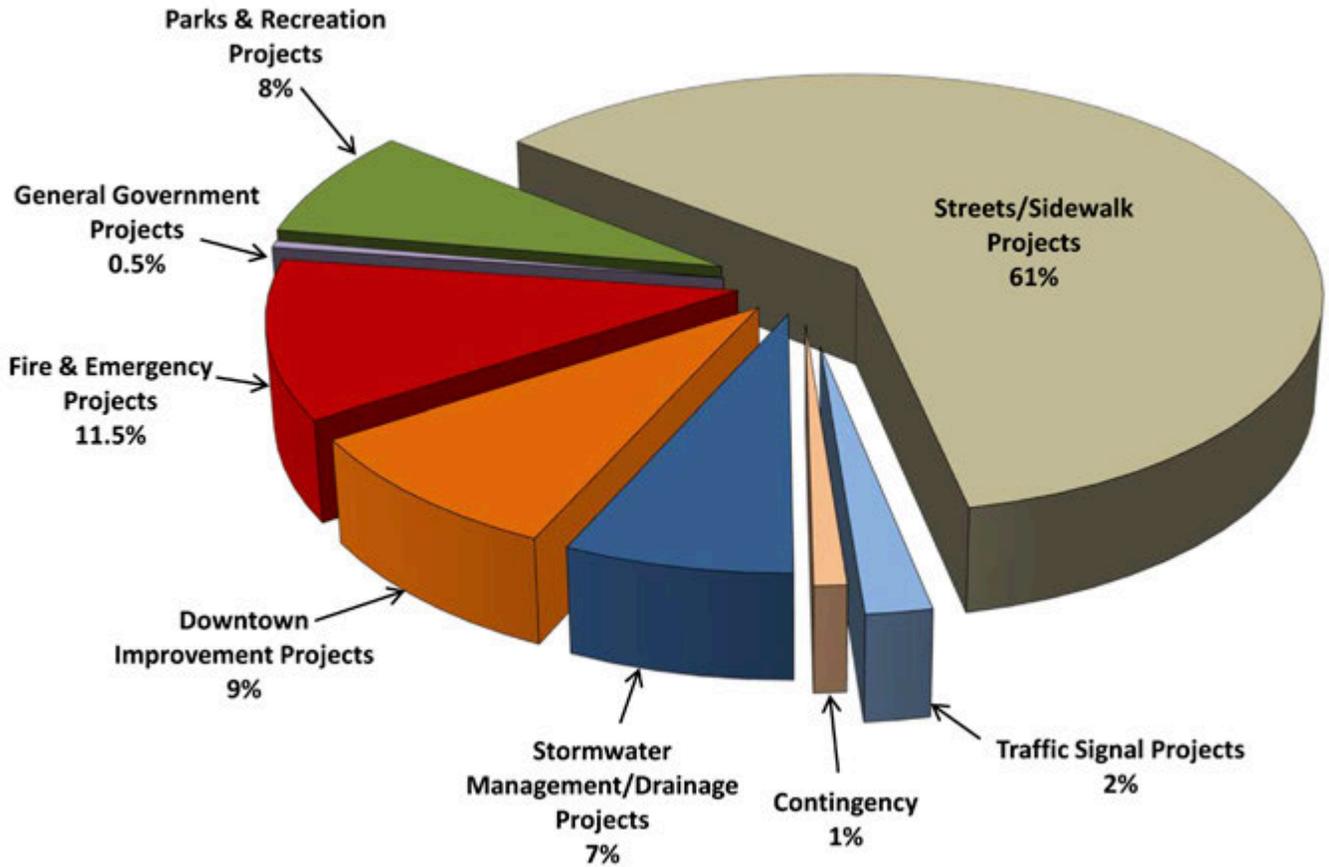
- 1. O' Bill
- 2. Petroglyph Standing Screen
- 3. The Enduring Spirit
- 4. Carousel Horse
- 5. Egghed
- 6. Windows of the Mind
- 7. Old Friends
- 8. Desert Ghosts

Centennial Circle

- 1. Damned Wind
- 2. The Great Arrow
- 3. Joy of Music
- 4. A Letter from Grandma
- 5. Majan Wind
- 6. Blossom
- 7. Winds of Change
- 8. Flower Dancing in the Wind
- 9. Embrace
- 10. The Enduring Family
- 11. Waves and Windows
- 12. Ring of Peace
- 13. Circle of Peace
- 14. Truth
- 15. Hugs n' Kittens
- 16. Power of Thought
- 17. More than Words
- 18. Tin Man
- 19. Dewey
- 20. America
- 21. Where Have All the Mammoths Gone?
- 22. Santa Clara Wedding Vase Gift
- 23. Good News
- 24. A Good Book
- 25. Need A Lift
- 26. Starburst
- 27. Corn Dancer
- 28. Chauncy the Rabbit
- 29. The Porata Man
- 30. Precious Cargo
- 31. Self Made Man

Additional art pieces are located at the Chamber of Commerce, Boys and Girls Club, and on Shea Blvd.

capital improvements



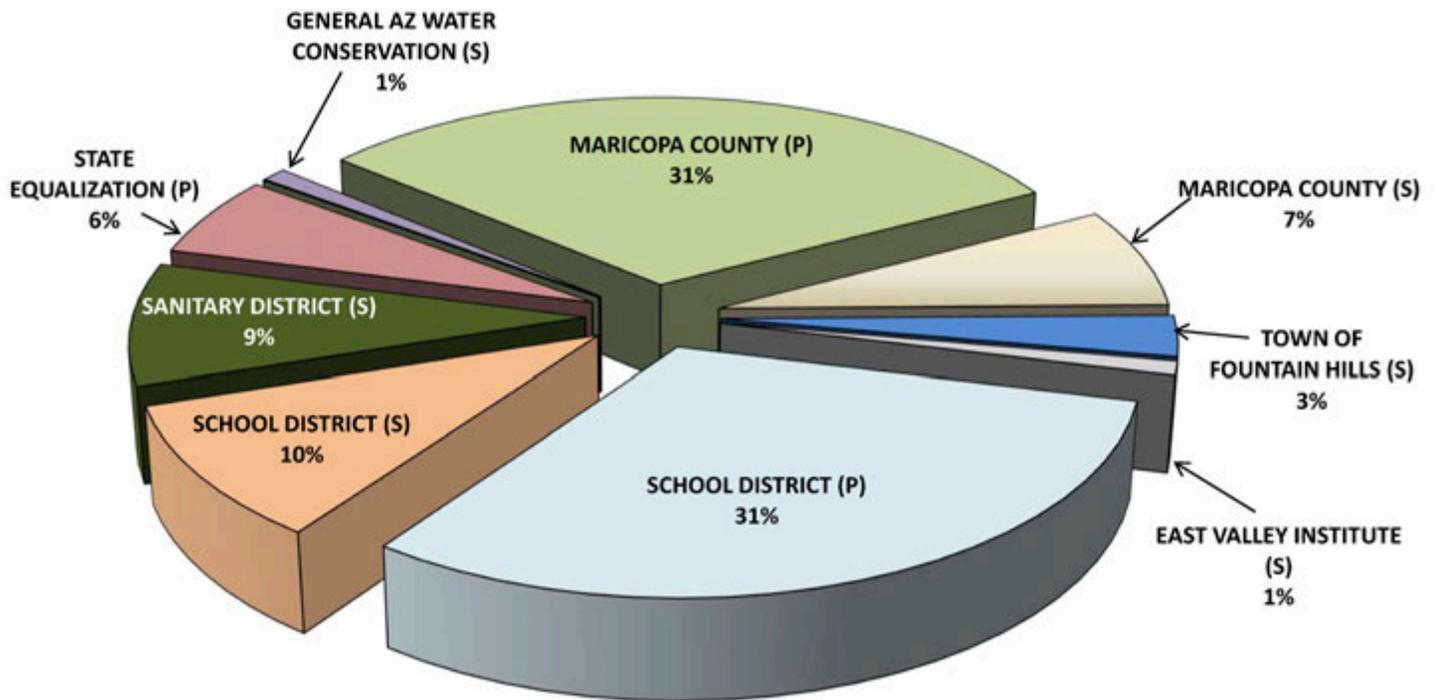
Capital Projects by Category

FY 14-15 TO FY 18-19

| | |
|---|---------------------|
| Stormwater Management/Drainage Projects | \$1,690,000 |
| Downtown Improvement Projects | \$2,025,000 |
| Fire & Emergency Medical Projects | \$2,630,000 |
| General Government Projects | \$100,000 |
| Parks & Recreation Projects | \$1,754,750 |
| Streets/Sidewalk Projects | \$14,028,000 |
| Traffic Signal Projects | \$400,000 |
| Contingency | \$226,278 |
| Total Project Costs | \$22,854,028 |

property taxes

FOUNTAIN HILLS 2013



(P) PRIMARY
(S) SECONDARY

More public art pieces



SECOND STORY VIEW by Jeff Bates



BIG BLUE by Don Kenworthy



FRED & GINGER by Pat Mack



GAHN DANCER II by Craig Dan Goseyun



TIN MAN by Bill Segunda



MAN IN THE MOON by Kyle Ashley

land use

- Town-Wide Data
- Inventory by Section



Aerial view looking from the preserve



Fountain Hills aerial view

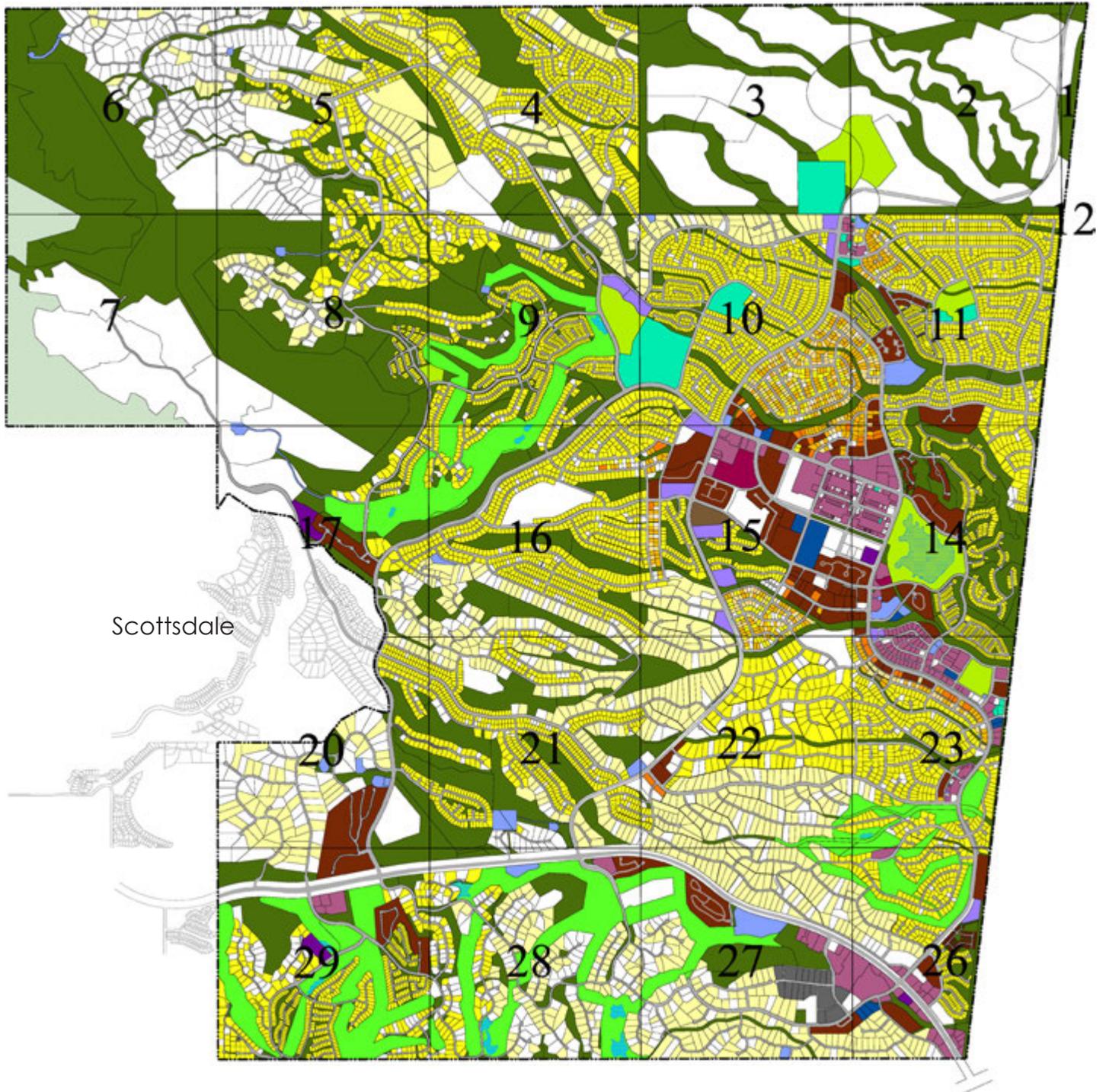


Fountain Hills McDowell Mountain Preserve

land use inventory

In addition to providing current information concerning present land use, the land use inventory indicates vacant parcels that are likely to come under new or increased growth pressures as the community nears buildout. In so doing, the inventory provides a useful guide for the Town in regard to land acquisitions for public facilities such as fire stations, schools, playgrounds, and similar uses. The land use inventory is also useful to the business sector by providing a selection of optimum site locations for the construction of commercial buildings and residential developments. Hence, the land use inventory allows the Town to anticipate the development potential of the business sector.

As data is analyzed year after year, some discrepancies are discovered and corrected. This continuous review necessarily revises some of the land-use category area totals in order to increase the accuracy of this report.



LAND USE INVENTORY

| | SF/L | SF/M | MF/L | MF/M | MF/H | MF/C/L | MF/C/M | MF/C/H | R/V | C/R | C/V | MU | L | INST | I | I/V | U | G | S | P | GC | OS | R | Scottsdale | TOTAL |
|----------------|----------------|----------------|-------------|-------------|-------------|-------------|-------------|--------------|----------------|--------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|--------------|--------------|----------------|----------------|--------------|-----------------|
| Section 1 | | | | | | | | | | | | | | | | | | | | | | 22.4 | 1 | | 23.4 |
| Section 2 | | | | | | | | | 378 | | 14 | | 31 | | | | | | | | 28 | | 208.4 | 20.2 | 679.6 |
| Section 3 | | | | | | | | | 359 | | | | | | | | | | 35 | 19 | | 194.9 | | | 607.9 |
| Section 4 | 107 | 202.5 | | | | | | | 94.2 | | | | | | | | | | | | | 177 | 69.7 | | 650.4 |
| Section 5 | 99.3 | 125.2 | | | | | | | 260.2 | | | | | | | | 0.8 | 1.8 | | | | 106.8 | 66.7 | | 660.8 |
| Section 6 | 16.9 | | | | | | | | 187.7 | | | | | | | | 2.4 | | | | | 331.8 | 21.9 | | 560.7 |
| Section 7 | | | | | | | | | 229.9 | | | | | | | | | | | | | 200.3 | 5.5 | 199.9 | 635.6 |
| Section 8 | 39.6 | 80.6 | | | | | | | 91.6 | | | | | | | | 2.5 | | | | | 379.5 | 42.3 | | 636.1 |
| Section 9 | 26 | 175.3 | | | | | | | 19.6 | | | | | 7 | | | 1 | | | 28.5 | 95.5 | 191.4 | 82.8 | | 627.1 |
| Section 10 | 49.2 | 221 | 52.6 | 0.3 | | 31.5 | 1.9 | 15.2 | 9.4 | 10.5 | 0.7 | | | 12.2 | | | 2.1 | | 66.9 | | | 54.7 | 128.6 | | 656.8 |
| Section 11 | | 270.9 | 9.2 | | | 22.8 | | 40.5 | 6.8 | 1.4 | 0.9 | | | | | | 13.3 | | 6.1 | 27.7 | | 70.7 | 134.5 | | 604.8 |
| Section 14 | | 66.7 | | | | 2.4 | 2.5 | 75.2 | 4.5 | 37.2 | 8.5 | 1.2 | 3.2 | 1.8 | | | 6.8 | 1.1 | 0.5 | 63.4 | | 152 | 93.2 | | 520.2 |
| Section 15 | 40.5 | 68.5 | 14.2 | | 9.1 | 21.3 | 7.2 | 129.6 | 26.1 | 50.7 | 43.9 | 16 | | 19.9 | | | 0.9 | 18 | | | | 53 | 110.9 | | 629.8 |
| Section 16 | 40.3 | 245.6 | | | | 0.9 | 0.6 | | 78.7 | | | | | | | | 1.8 | | | | 57.9 | 139.2 | 83.2 | | 648.2 |
| Section 17 | 18.1 | 38.6 | | | | | | 17 | 155.3 | | | | 8 | | | | 5.8 | | | | 49.2 | 85.7 | 36.9 | | 414.6 |
| Section 20 | 103.1 | 35.5 | | | | | | 56.6 | 108.7 | | | | 13.2 | | | | 6.2 | | | | | 64.5 | 45.5 | | 433.3 |
| Section 21 | 118.1 | 169 | | | | | | | 75.2 | | | | | | | | 11.5 | | | | | 216.5 | 74.1 | | 664.4 |
| Section 22 | 214.7 | 182.4 | 0.6 | | | 1.5 | 2.1 | 6.1 | 86.9 | | | | | | | | | | | | 18.5 | 54.8 | 71.5 | | 639.1 |
| Section 23 | 2.6 | 120.8 | 6.3 | 0.9 | | 8.8 | 5.5 | 9 | 14.3 | 38.8 | 4.8 | | | 0.2 | | | 1.6 | 2.7 | 2 | 11.6 | 97.4 | 35.4 | 105.3 | | 468.0 |
| Section 26 | 61.5 | 77.9 | | | | | | 26.5 | 9.8 | 48.3 | 11.4 | | 1.6 | 3.4 | | | | 3.8 | | | 39.5 | 29 | 66.9 | | 379.6 |
| Section 27 | 245.4 | 2.3 | | | | | | 29 | 71.8 | 12 | 1.3 | | | | 31.3 | 8.4 | 15.8 | | | | 72 | 62.9 | 80 | | 632.2 |
| Section 28 | 113.4 | 46.3 | | | | | | 10.7 | 135.7 | 3.8 | | | | | | | 3.9 | | | | 167.8 | 68.8 | 79.5 | | 629.9 |
| Section 29 | 9.9 | 147.9 | | | | | | 19.8 | 44.7 | 9.3 | | | 5.9 | | | | | | | | 173.5 | 91.2 | 101 | | 603.2 |
| TOTAL | 1,305.6 | 2,277.0 | 82.9 | 1.2 | 9.1 | 89.2 | 19.8 | 435.2 | 2,448.1 | 212.0 | 85.5 | 17.2 | 62.9 | 44.5 | 31.3 | 8.4 | 76.4 | 27.4 | 110.5 | 178.2 | 771.3 | 2,990.9 | 1,521.2 | 199.9 | 13,005.7 |
| PERCENT | 10.0% | 17.5% | 0.6% | 0.0% | 0.1% | 0.7% | 0.2% | 3.3% | 18.8% | 1.6% | 0.7% | 0.1% | 0.5% | 0.3% | 0.2% | 0.1% | 0.6% | 0.2% | 0.8% | 1.4% | 5.9% | 23.0% | 11.7% | 1.5% | 100% |

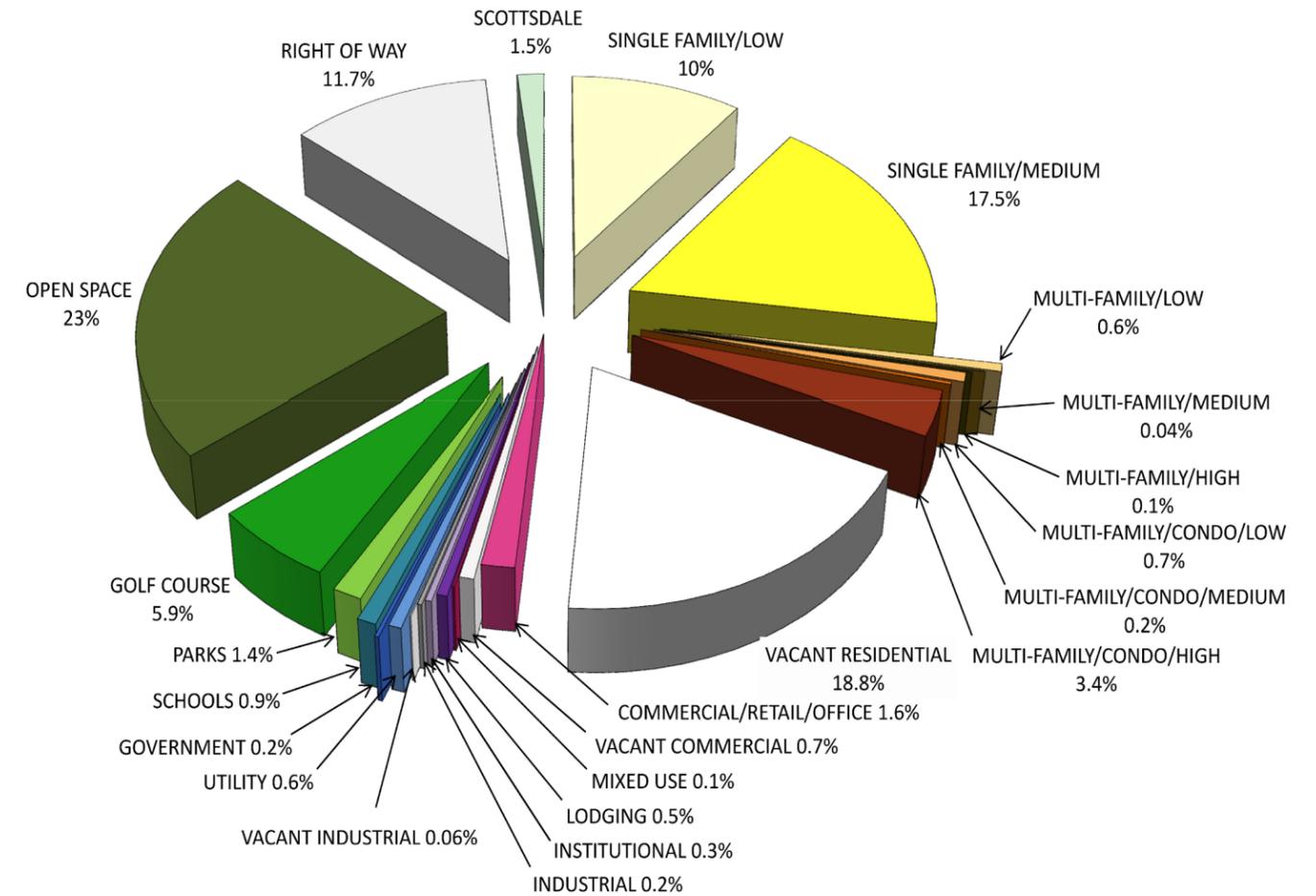
| | |
|------------------------|-----------------|
| TOTAL ACRES: | 13,005.7 |
| TOTAL SQ MILES: | 20.32 |

Figures represent amount of acreage for a particular land use in each section

LAND USE INVENTORY KEY

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|----------------------------------|--|-------------------------------------|--|----------------------------------|--|--------------------------------------|--|------------------------------------|--|---|--|--|--|--|--|--|--|--------------------------------------|--|---|--|---|---|--|------------------------|--|----------------------------|--|-------------|--|-------------|--|--------------|--|-------------|--|-------------|--|-------------|---|--|--------------------------------------|--|-------------------------------------|--|--------------|--|---|--|-----------|--|-------------------------|--|----------|--|--------|--|----------------|--|---------------|--|----------------|--|----------------------------------|
| <table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 20px; height: 10px; background-color: #ffffcc;"></td><td>SF/L Single Family - Low Density</td></tr> <tr><td style="width: 20px; height: 10px; background-color: #ffff00;"></td><td>SF/M Single Family - Medium Density</td></tr> <tr><td style="width: 20px; height: 10px; background-color: #ffcc00;"></td><td>MF/L Multi -Family - Low Density</td></tr> <tr><td style="width: 20px; height: 10px; background-color: #cc9900;"></td><td>MF/M Multi - Family - Medium Density</td></tr> <tr><td style="width: 20px; height: 10px; background-color: #996600;"></td><td>MF/H Multi - Family - High Density</td></tr> <tr><td style="width: 20px; height: 10px; background-color: #ff9900;"></td><td>MF/C/L Multi - Family - Condo Low Density</td></tr> <tr><td style="width: 20px; height: 10px; background-color: #ff6600;"></td><td>MF/C/M Multi - Family - Condo Medium Density</td></tr> <tr><td style="width: 20px; height: 10px; background-color: #ff3300;"></td><td>MF/C/H Multi - Family - Condo High Density</td></tr> <tr><td style="width: 20px; 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height: 10px; background-color: #00ff00;"></td><td>OS Open Space</td></tr> <tr><td style="width: 20px; height: 10px; background-color: #cccccc;"></td><td>R Right of Way</td></tr> <tr><td style="width: 20px; height: 10px; background-color: #99ff99;"></td><td>Scottsdale Scottsdale Owned Land</td></tr> </table> | | L Lodging (Hotels, Bed & Breakfasts) | | INST Institutional (Churches, etc.) | | I Industrial | | I/V Vacant land with general plan designation of industrial | | U Utility | | G Government/Town Owned | | S School | | P Park | | GC Golf Course | | OS Open Space | | R Right of Way | | Scottsdale Scottsdale Owned Land |
| | SF/L Single Family - Low Density | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | SF/M Single Family - Medium Density | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | MF/L Multi -Family - Low Density | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | MF/M Multi - Family - Medium Density | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | MF/H Multi - Family - High Density | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | MF/C/L Multi - Family - Condo Low Density | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | MF/C/M Multi - Family - Condo Medium Density | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | MF/C/H Multi - Family - Condo High Density | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | R/V Vacant land with a general plan designation of residential | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | C/R General Commercial/Retail/Office | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | C/V Vacant land with general plan designation of commercial | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | MU Structures that include Commercial & Residential | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | [R1-190, R1-43, R1-35] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | [R1-18, R1-10, R1-8, R1-6] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | [1-4 units] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | [5-9 units] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | [10 + units] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | [1-4 units] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | [5-9 units] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | [10+ units] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | L Lodging (Hotels, Bed & Breakfasts) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | INST Institutional (Churches, etc.) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | I Industrial | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | I/V Vacant land with general plan designation of industrial | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | U Utility | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | G Government/Town Owned | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | S School | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | P Park | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | GC Golf Course | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | OS Open Space | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | R Right of Way | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Scottsdale Scottsdale Owned Land | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

town-wide land use



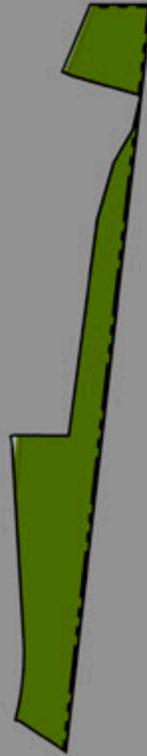
| Land Use | Residential Units | Developed Acres | Undeveloped Developable Acres | Undeveloped Undevelopable Acres | Total Acres |
|------------------------|-------------------|-----------------|-------------------------------|---------------------------------|-----------------|
| Residential | | | | | |
| Single Family – L | 983 | 1,305.6 | 1,492.0 | | |
| Single Family – M | 7,275 | 2,277.0 | 918.3 | | |
| Multi-Family – L | 440 | 82.9 | | | |
| Multi-Family – M | 30 | 1.2 | | | |
| Multi-Family – H | 150 | 9.1 | | | |
| Multi-Family/Condo – L | 557 | 89.2 | 37.8 | | |
| Multi-Family/Condo – M | 207 | 19.8 | | | |
| Multi-Family/Condo – H | 3,090 | 435.2 | | | |
| Commercial/Retail | | 212.0 | 85.5 | | 297.5 |
| Mixed Use | 259 | 17.2 | | | 17.2 |
| Lodging | | 18.7 | 44.2 | | 62.9 |
| Institutional | | 44.5 | | | 44.5 |
| Industrial | | 31.3 | 8.4 | | 39.7 |
| Utility | | 76.4 | | | 76.4 |
| Government/Town Owned | | 27.4 | | | 27.4 |
| Schools | | 110.5 | | | 110.5 |
| Parks | | 127.0 | 51.2 | | 178.2 |
| Golf Course | | 771.3 | | | 771.3 |
| Open Space | | | | 2,990.9 | 2,990.9 |
| Scottsdale Owned Land | | | | 199.9 | 199.9 |
| Right of Way/Streets | | 1,521.2 | | | 1,521.2 |
| Total | 12,991 | 7,177.5 | 2,637.4 | 3,190.8 | 13,005.7 |

| TOWN-WIDE RESIDENTIAL LAND USE | Single Family Low Density | Single Family Medium Density | Multi-Family Low Density | Multi-Family Medium Density | Multi-Family High Density | Multi-Family/Condo/Low Density | Multi-Family/Condo/Medium Density | Multi-Family/Condo/High Density | Mixed Use | Vacant Residential | TOTAL |
|--------------------------------|---------------------------|------------------------------|--------------------------|-----------------------------|---------------------------|--------------------------------|-----------------------------------|---------------------------------|---------------|--------------------|---------|
| | Total Acres | 1,305.6 | 2,277.0 | 82.9 | 1.2 | 9.1 | 89.2 | 19.8 | 435.2 | 17.2 | 2,410.3 |
| Percent Acres | 19.64% | 34.25% | 1.25% | 0.02% | 0.14% | 1.34% | 0.30% | 6.55% | 0.26% | 36.26% | 100% |
| Total Dwelling Units | 983 | 7,275 | 440 | 30 | 150 | 557 | 207 | 3,090 | 259 | 0 | 12,991 |
| Percent Dwellings | 7.57% | 56.00% | 3.39% | 0.23% | 1.15% | 4.29% | 1.59% | 23.79% | 1.99% | 0.00% | 100% |
| Dwelling Type Totals | 8,258 / 64% | | 620 / 4.8% | | | 3,854 / 29.7% | | | 2,000 / 0.00% | | |

| | Single Family | Multi-Family | Commercial / Industrial | Total |
|--------------|---------------|--------------|-------------------------|-------|
| Vacant Lots | 1,031 | 60 | 105 | 1,196 |
| Vacant Acres | 2,410.3 | 37.8 | 83.5 | 2,532 |

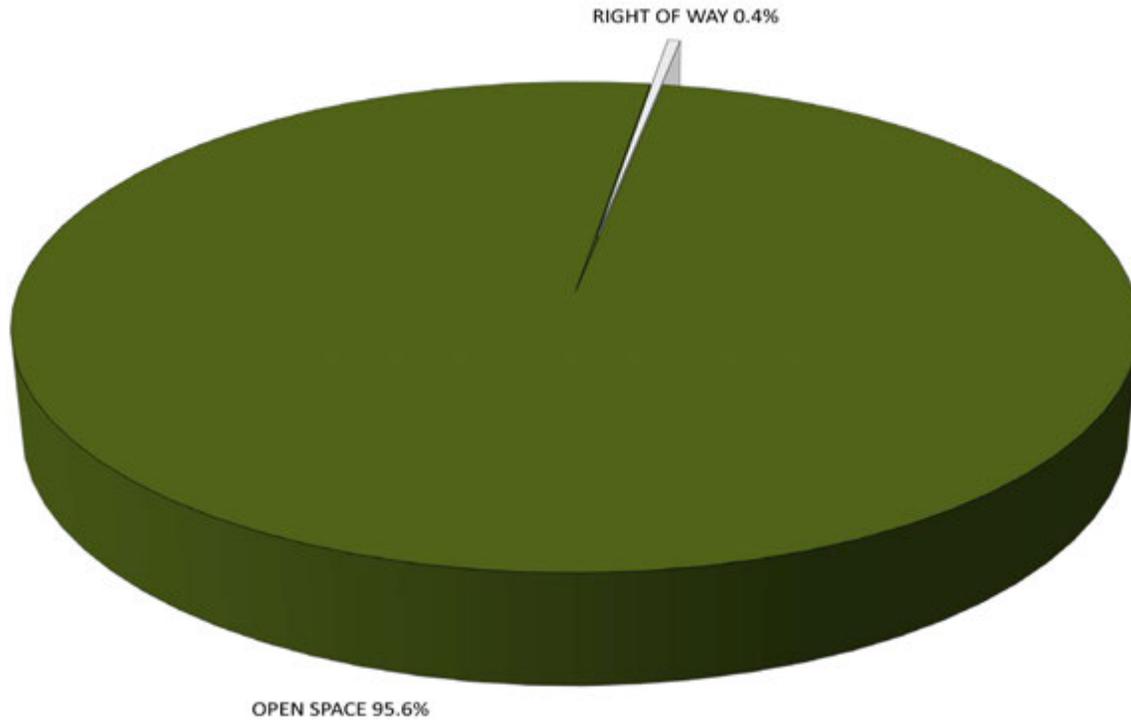
| | TOTAL DWELLING UNITS | | | | | | | | | TOTAL |
|--------------|----------------------|--------------|------------|-----------|------------|------------|------------|--------------|------------|---------------|
| | SF/L | SF/M | MF/L | MF/M | MF/H | MF/C/L | MF/C/M | MF/C/H | MU | |
| Section 1 | | | | | | | | | | 0 |
| Section 2 | | | | | | | | | | 0 |
| Section 3 | | | | | | | | | | 0 |
| Section 4 | 51 | 615 | | | | | | | | 666 |
| Section 5 | 52 | 296 | | | | | | | | 348 |
| Section 6 | 12 | | | | | | | | | 12 |
| Section 7 | | | | | | | | | | 0 |
| Section 8 | 34 | 199 | | | | | | | | 233 |
| Section 9 | 25 | 636 | | | | | | | | 661 |
| Section 10 | 40 | 958 | 209 | 5 | | 127 | 24 | 225 | | 1,588 |
| Section 11 | | 1,079 | 54 | | | 158 | | 326 | | 1,617 |
| Section 14 | | 440 | | | | 20 | 33 | 450 | 11 | 954 |
| Section 15 | 22 | 226 | 123 | | 150 | 169 | 77 | 1,197 | 248 | 2,212 |
| Section 16 | 49 | 721 | | | | 10 | 6 | | | 786 |
| Section 17 | 22 | 74 | | | | | | 108 | | 204 |
| Section 20 | 53 | 102 | | | | | | 68 | | 223 |
| Section 21 | 100 | 540 | | | | | | | | 640 |
| Section 22 | 163 | 164 | 4 | | | 10 | 12 | 75 | | 428 |
| Section 23 | 2 | 430 | 50 | 25 | | 63 | 55 | 91 | | 716 |
| Section 26 | 53 | 251 | | | | | | 309 | | 613 |
| Section 27 | 186 | 4 | | | | | | 141 | | 331 |
| Section 28 | 114 | 69 | | | | | | 26 | | 209 |
| Section 29 | 5 | 471 | | | | | | 74 | | 550 |
| TOTAL | 983 | 7,275 | 440 | 30 | 150 | 557 | 207 | 3,090 | 259 | 12,991 |

section 1



North Town Limits - Looking Northeasterly



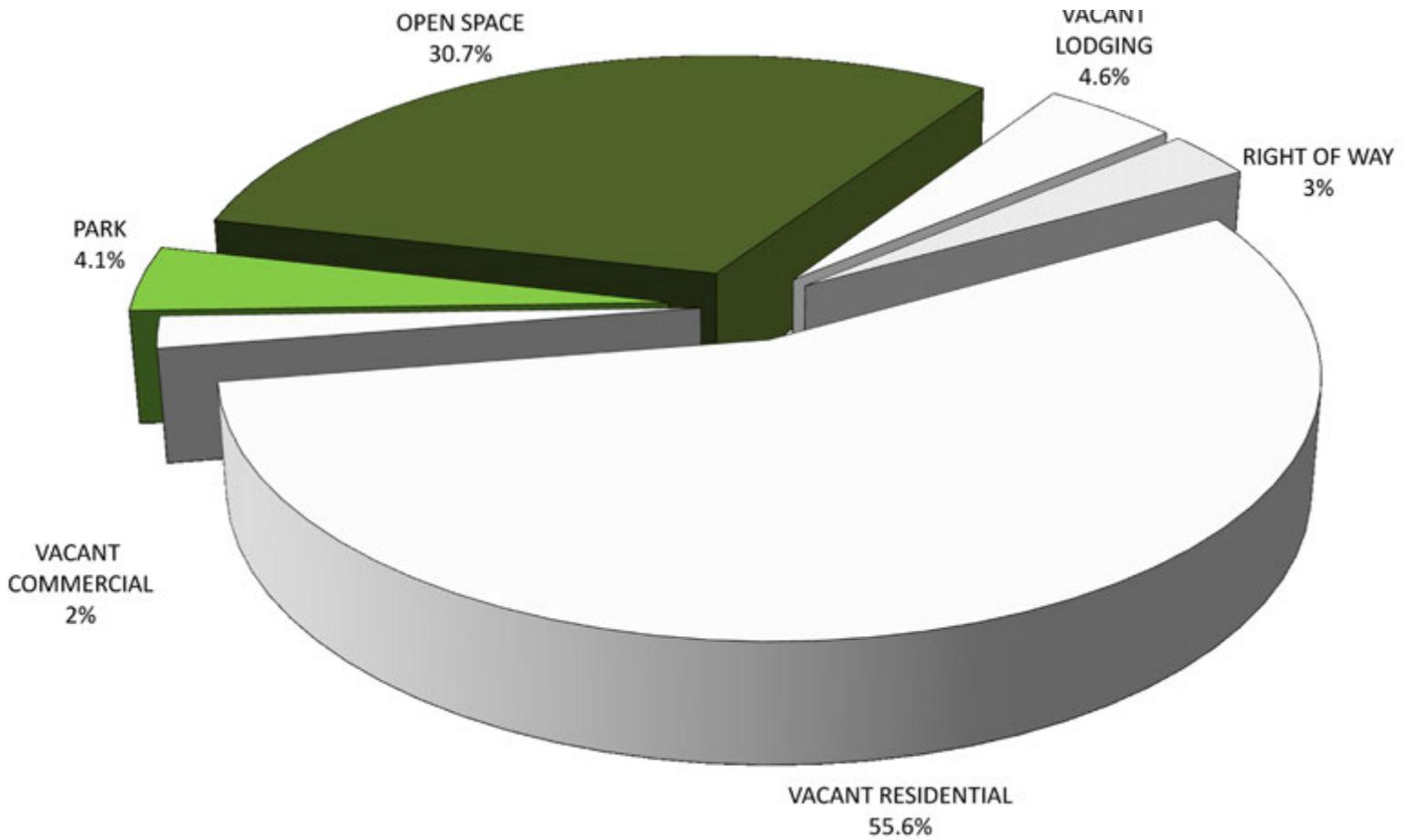


| | Land Use | Residential Units | Developed Acres | Undeveloped Developable Acres | Undeveloped Undevelopable Acres | Total Acres |
|--|------------------------|-------------------|-----------------|-------------------------------|---------------------------------|-------------|
| | Residential | | | | | |
| | Single Family – L | | | | | |
| | Single Family – M | | | | | |
| | Multi-Family – L | | | | | |
| | Multi-Family – M | | | | | |
| | Multi-Family – H | | | | | |
| | Multi-Family/Condo – L | | | | | |
| | Multi-Family/Condo – M | | | | | |
| | Multi-Family/Condo – H | | | | | |
| | Commercial/Retail | | | | | |
| | Mixed Use | | | | | |
| | Lodging | | | | | |
| | Institutional | | | | | |
| | Industrial | | | | | |
| | Utility | | | | | |
| | Government/Town Owned | | | | | |
| | Schools | | | | | |
| | Parks | | | | | |
| | Golf Course | | | | | |
| | Open Space | | | | 22.4 | 22.4 |
| | Scottsdale Owned Land | | | | | |
| | Right of Way/Streets | | 1 | | | 1 |
| | Total | 0 | 1 | 0 | 22.4 | 23.4 |

section 2

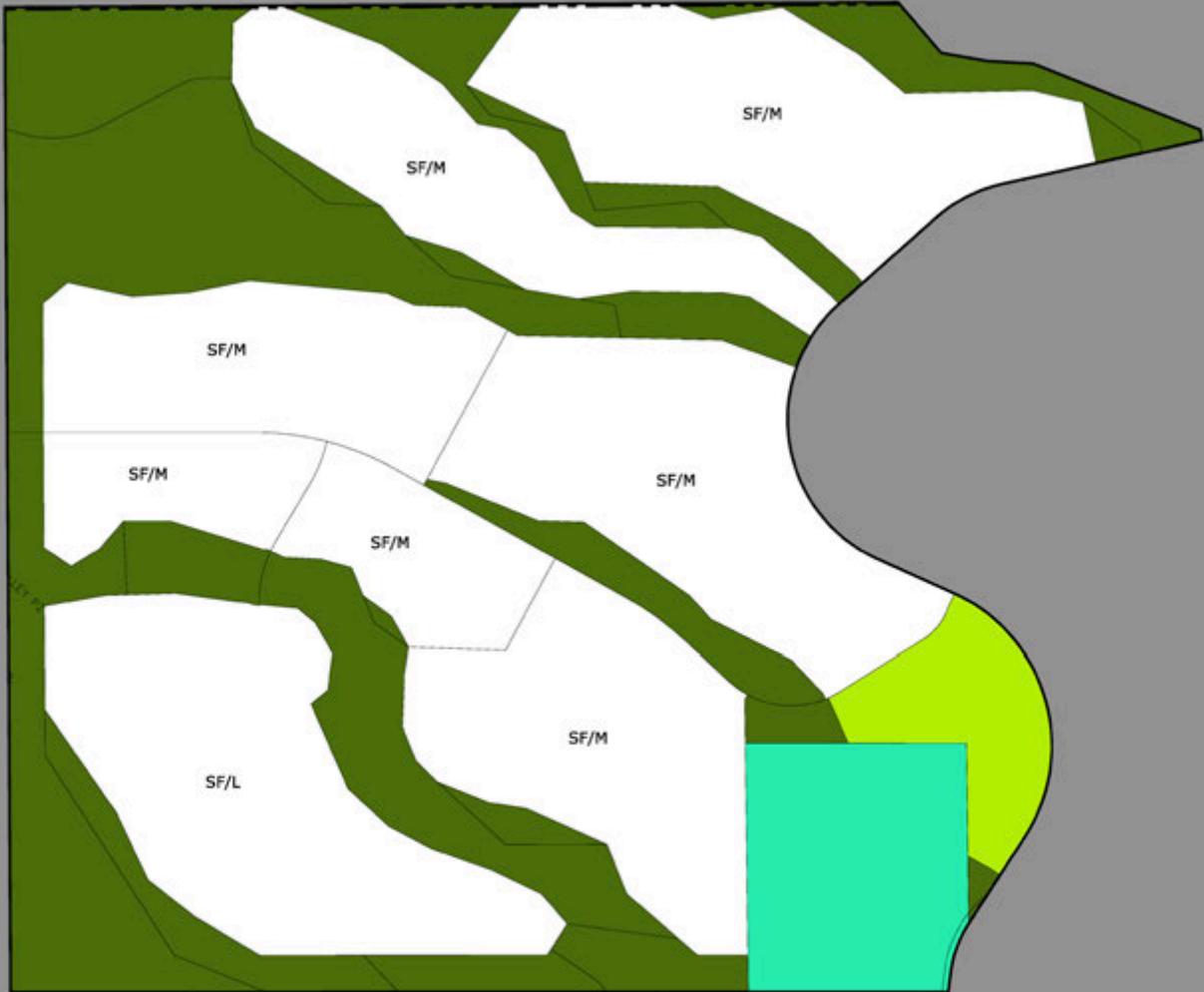


Undeveloped land shown in white

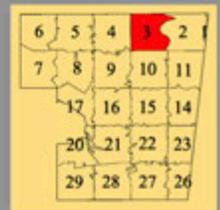


| Land Use | Residential Units | Developed Acres | Undeveloped Developable Acres | Undeveloped Undevelopable Acres | Total Acres |
|------------------------|-------------------|-----------------|-------------------------------|---------------------------------|--------------|
| Residential | | | | | |
| Single Family - L | | | 56 | | |
| Single Family - M | | | 322 | | |
| Multi-Family - L | | | | | |
| Multi-Family - M | | | | | |
| Multi-Family - H | | | | | |
| Multi-Family/Condo - L | | | | | |
| Multi-Family/Condo - M | | | | | |
| Multi-Family/Condo - H | | | | | |
| Commercial/Retail | | | 14 | | 14 |
| Mixed Use | | | | | |
| Lodging | | | 31 | | 31 |
| Institutional | | | | | |
| Industrial | | | | | |
| Utility | | | | | |
| Government/Town Owned | | | | | |
| Schools | | | | | |
| Parks | | | 28 | | 28 |
| Golf Course | | | | | |
| Open Space | | | | 208.4 | 208.4 |
| Scottsdale Owned Land | | | | | |
| Right of Way/Streets | | 20.2 | | | 20.2 |
| Total | 0 | 20.2 | 451 | 208.4 | 679.6 |

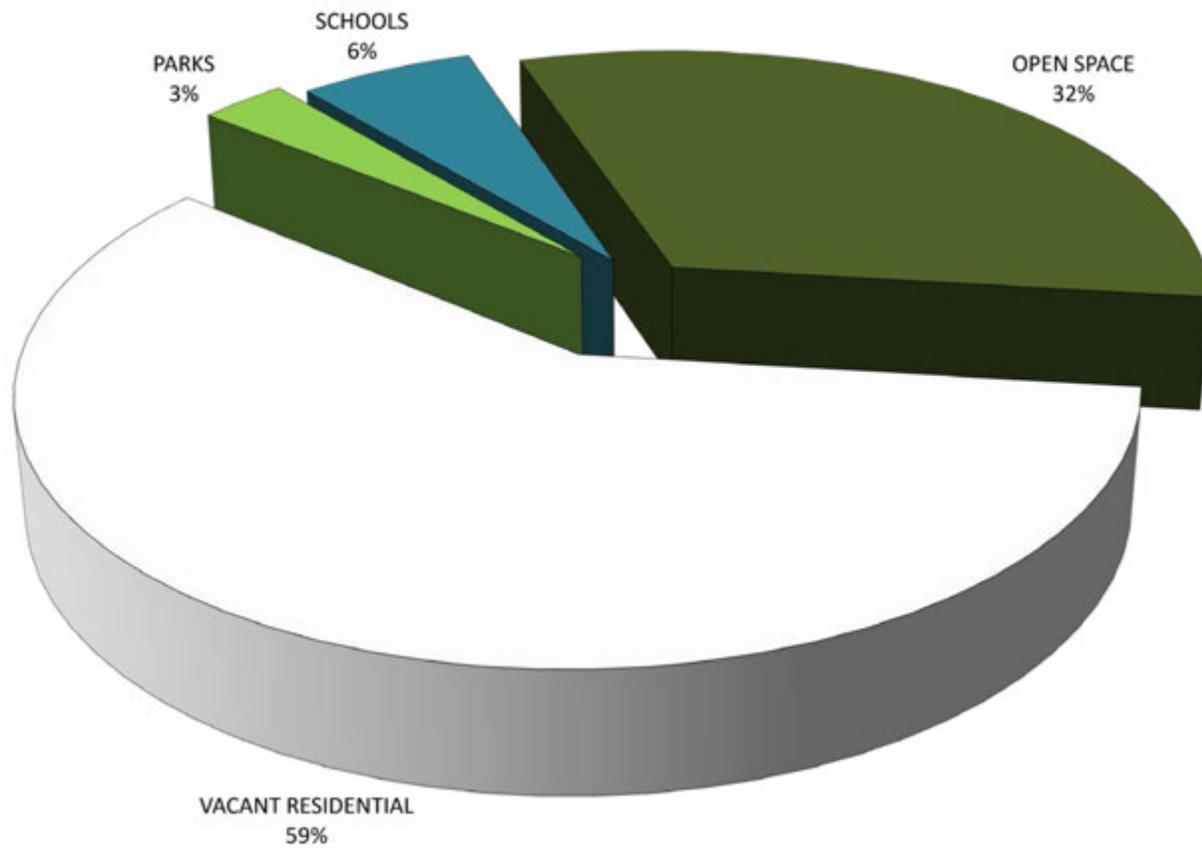
section 3



Fountain Hills Middle/Four Peaks Elementary School

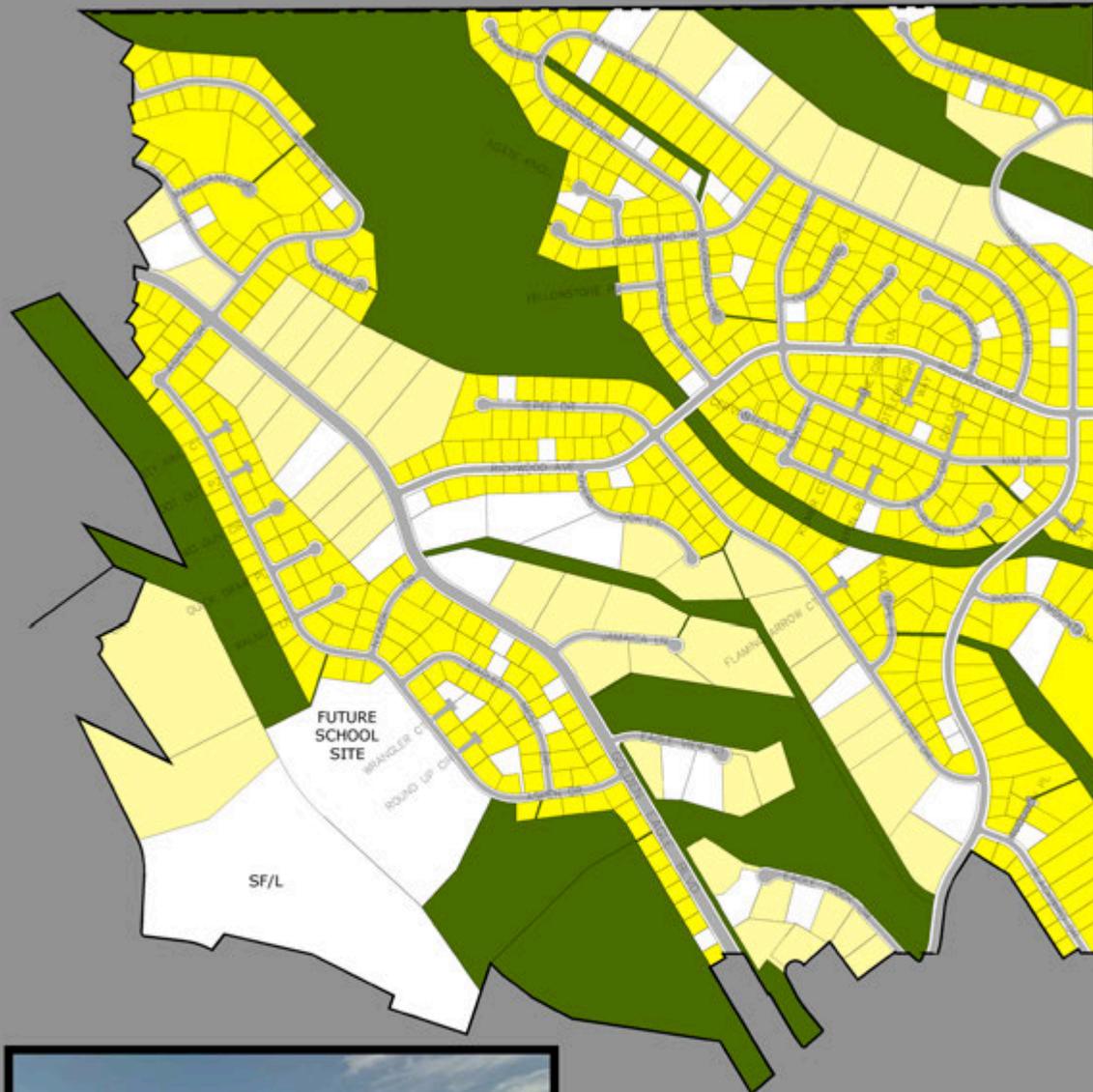


Undeveloped land shown in white



| Land Use | Residential Units | Developed Acres | Undeveloped Developable Acres | Undeveloped Undevelopable Acres | Total Acres |
|------------------------|-------------------|-----------------|-------------------------------|---------------------------------|--------------|
| Residential | | | | | |
| Single Family – L | | | 67 | | |
| Single Family – M | | | 292 | | |
| Multi-Family – L | | | | | |
| Multi-Family – M | | | | | |
| Multi-Family – H | | | | | |
| Multi-Family/Condo – L | | | | | |
| Multi-Family/Condo – M | | | | | |
| Multi-Family/Condo – H | | | | | |
| Commercial/Retail | | | | | |
| Mixed Use | | | | | |
| Lodging | | | | | |
| Institutional | | | | | |
| Industrial | | | | | |
| Utility | | | | | |
| Government/Town Owned | | | | | |
| Schools | | 35 | | | 35 |
| Parks | | | 19 | | 19 |
| Golf Course | | | | | |
| Open Space | | | | 194.9 | 194.9 |
| Scottsdale Owned Land | | | | | |
| Right of Way/Streets | | | | | |
| Total | 0 | 35 | 378 | 194.9 | 607.9 |

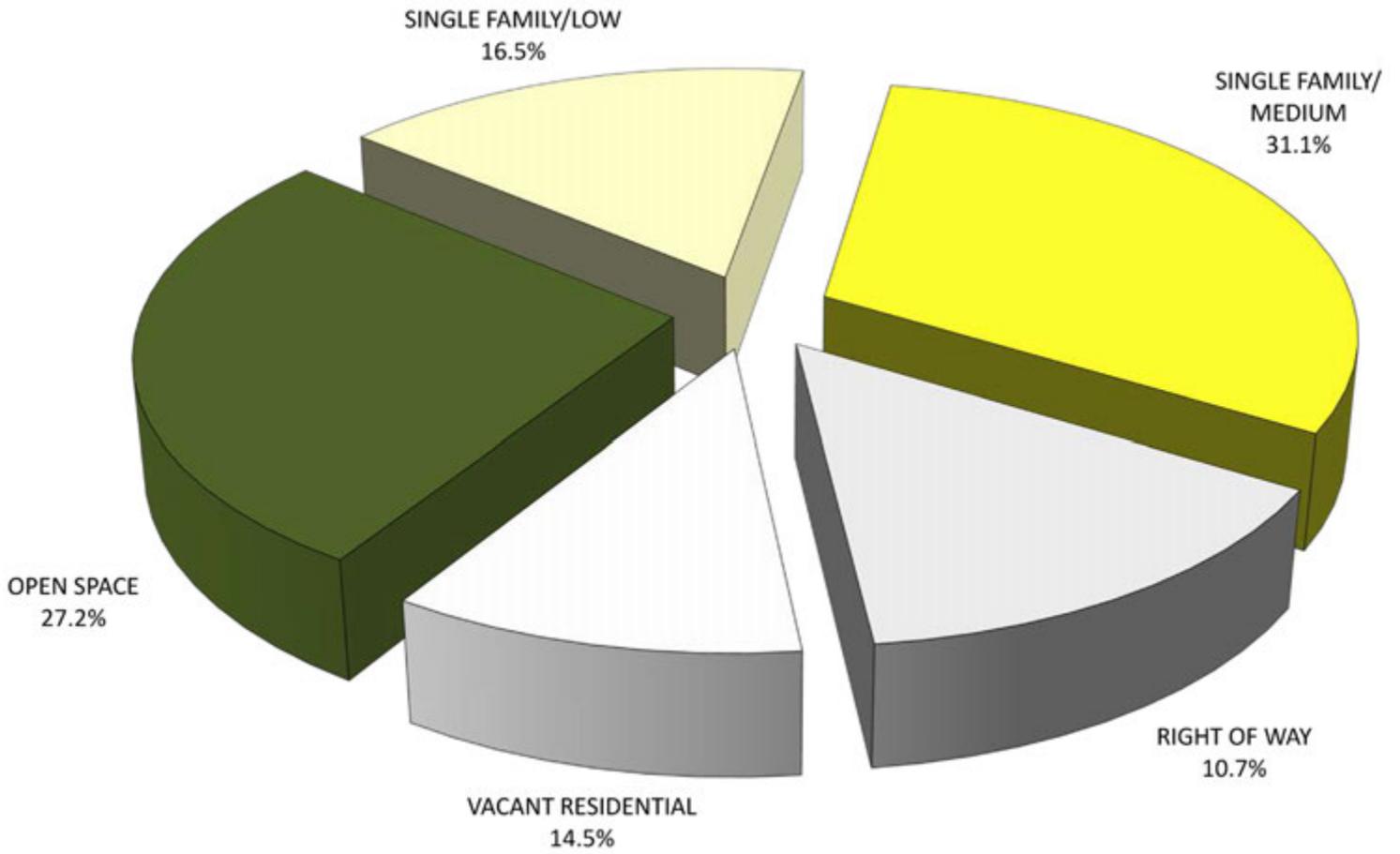
section 4



Access to Thompson Peak Communications Tower from Grassland Dr

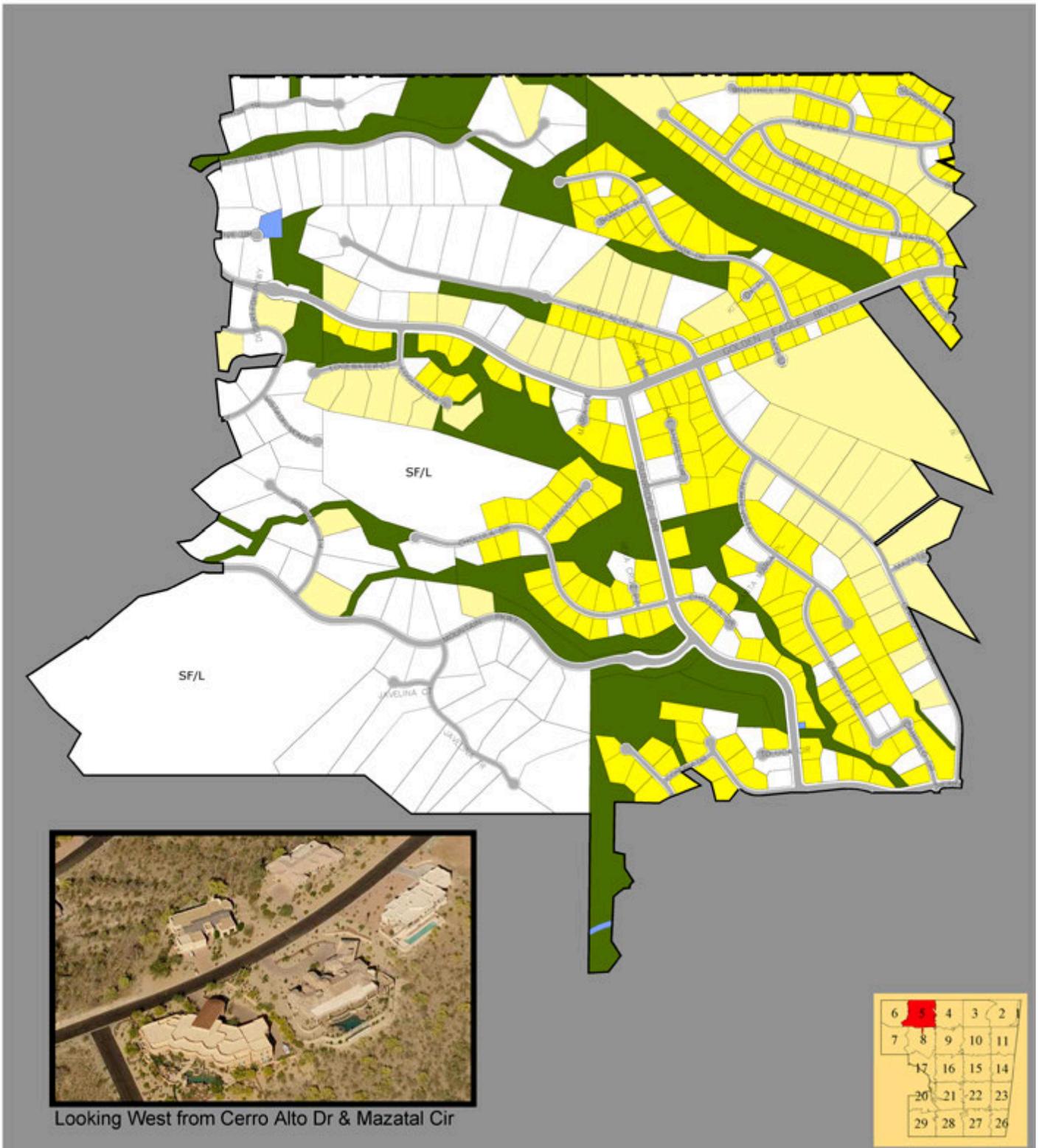


Undeveloped land shown in white

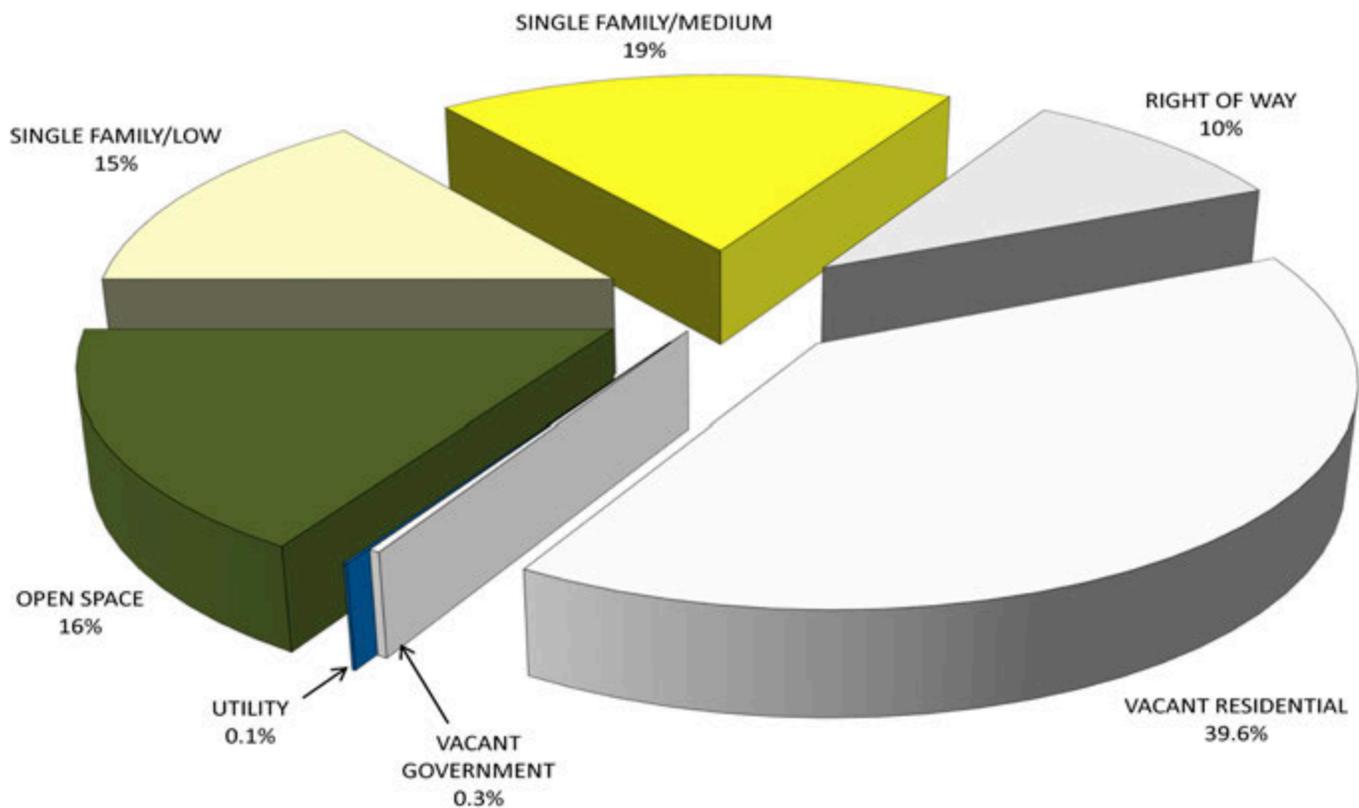


| Land Use | Residential Units | Developed Acres | Undeveloped Developable Acres | Undeveloped Undevelopable Acres | Total Acres |
|------------------------|-------------------|-----------------|-------------------------------|---------------------------------|--------------|
| Residential | | | | | |
| Single Family – L | 51 | 107 | 74.4 | | 403.7 |
| Single Family – M | 615 | 202.5 | 19.8 | | |
| Multi-Family – L | | | | | |
| Multi-Family – M | | | | | |
| Multi-Family – H | | | | | |
| Multi-Family/Condo – L | | | | | |
| Multi-Family/Condo – M | | | | | |
| Multi-Family/Condo – H | | | | | |
| Commercial/Retail | | | | | |
| Mixed Use | | | | | |
| Lodging | | | | | |
| Institutional | | | | | |
| Industrial | | | | | |
| Utility | | | | | |
| Government/Town Owned | | | | | |
| Schools | | | | | |
| Parks | | | | | |
| Golf Course | | | | | |
| Open Space | | | | 177 | 177 |
| Scottsdale Owned Land | | | | | |
| Right of Way/Streets | | 69.7 | | | 69.7 |
| Total | 666 | 379.2 | 94.2 | 177 | 650.4 |

section 5

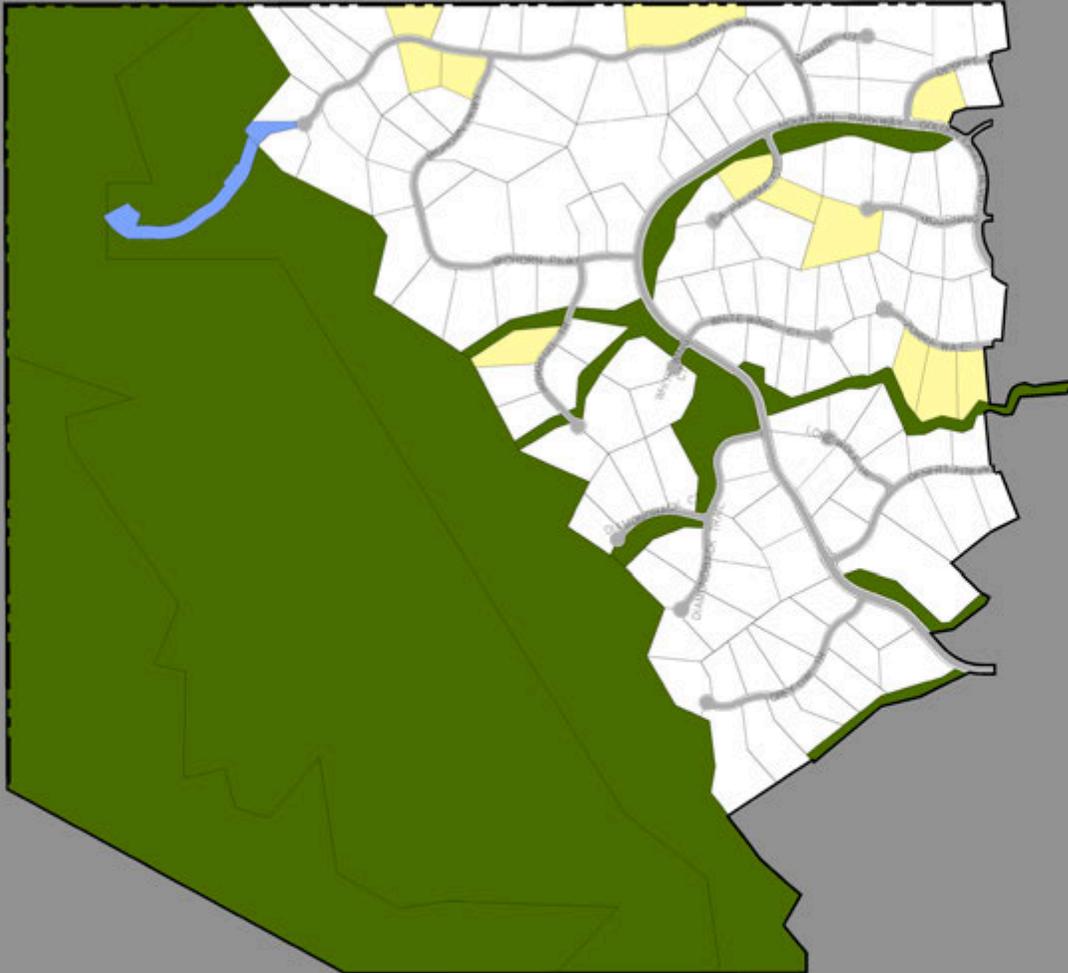


Undeveloped land shown in white



| Land Use | Residential Units | Developed Acres | Undeveloped Developable Acres | Undeveloped Undevelopable Acres | Total Acres |
|------------------------|-------------------|-----------------|-------------------------------|---------------------------------|--------------|
| Residential | | | | | |
| Single Family – L | 52 | 99.3 | 240.6 | | |
| Single Family – M | 296 | 125.2 | 19.6 | | |
| Multi-Family – L | | | | | |
| Multi-Family – M | | | | | |
| Multi-Family – H | | | | | |
| Multi-Family/Condo – L | | | | | |
| Multi-Family/Condo – M | | | | | |
| Multi-Family/Condo – H | | | | | |
| Commercial/Retail | | | | | |
| Mixed Use | | | | | |
| Lodging | | | | | |
| Institutional | | | | | |
| Industrial | | | | | |
| Utility | | 0.8 | | | 0.8 |
| Government/Town Owned | | | 1.8 | | 1.8 |
| Schools | | | | | |
| Parks | | | | | |
| Golf Course | | | | | |
| Open Space | | | | 106.8 | 106.8 |
| Scottsdale Owned Land | | | | | |
| Right of Way/Streets | | 66.7 | | | 66.7 |
| Total | 348 | 292.0 | 262.0 | 106.8 | 660.8 |

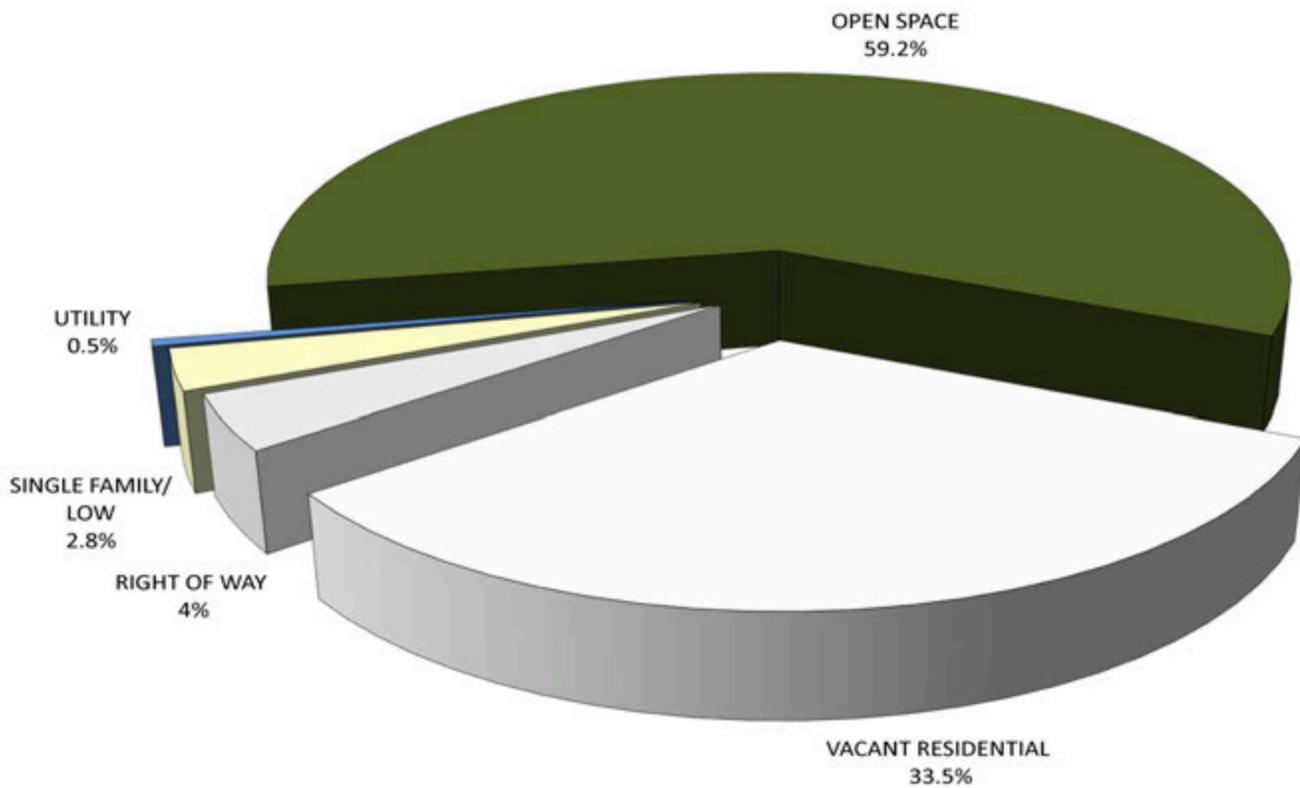
section 6



Eagles Nest - Custom Home

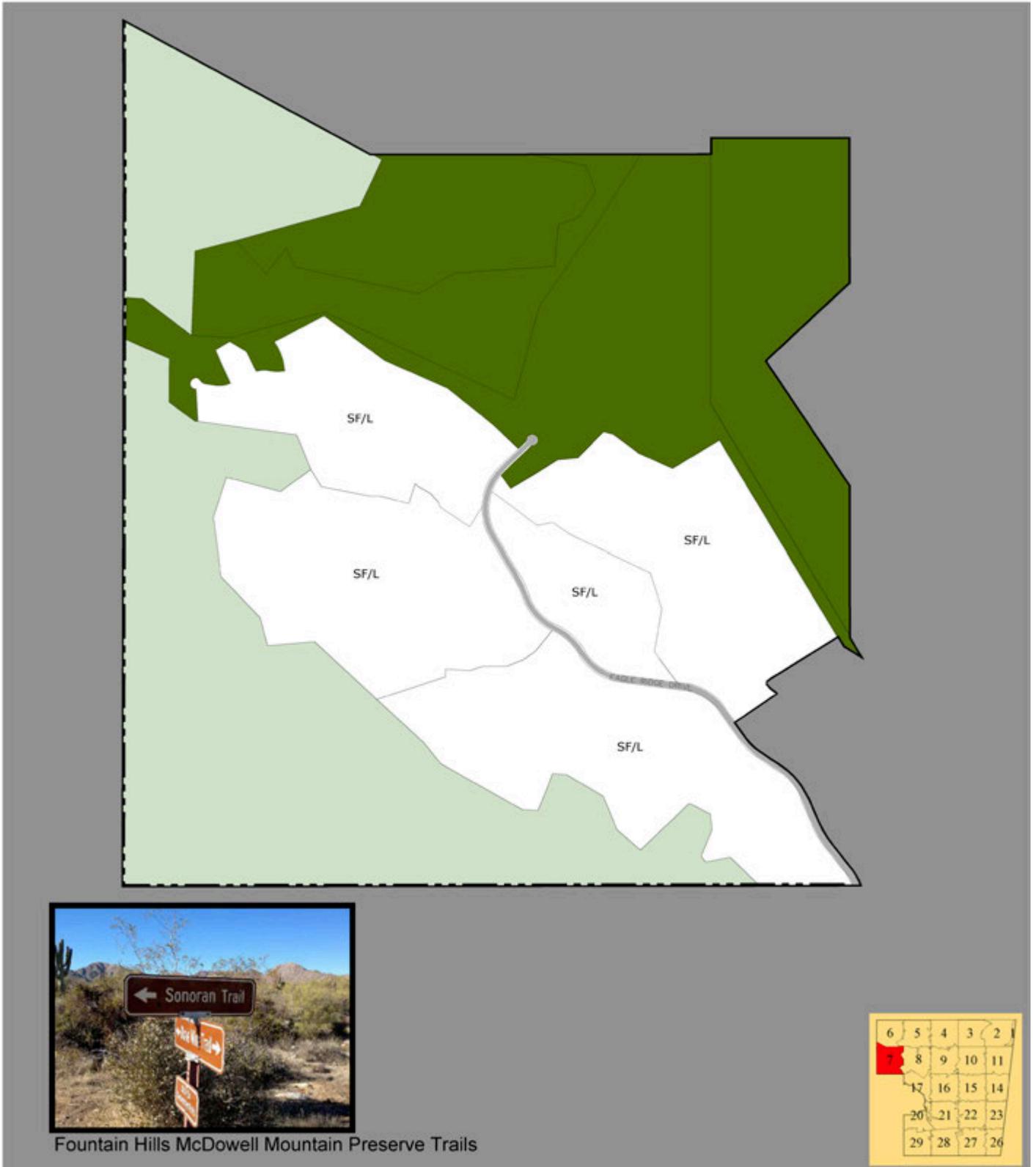


Undeveloped land shown in white



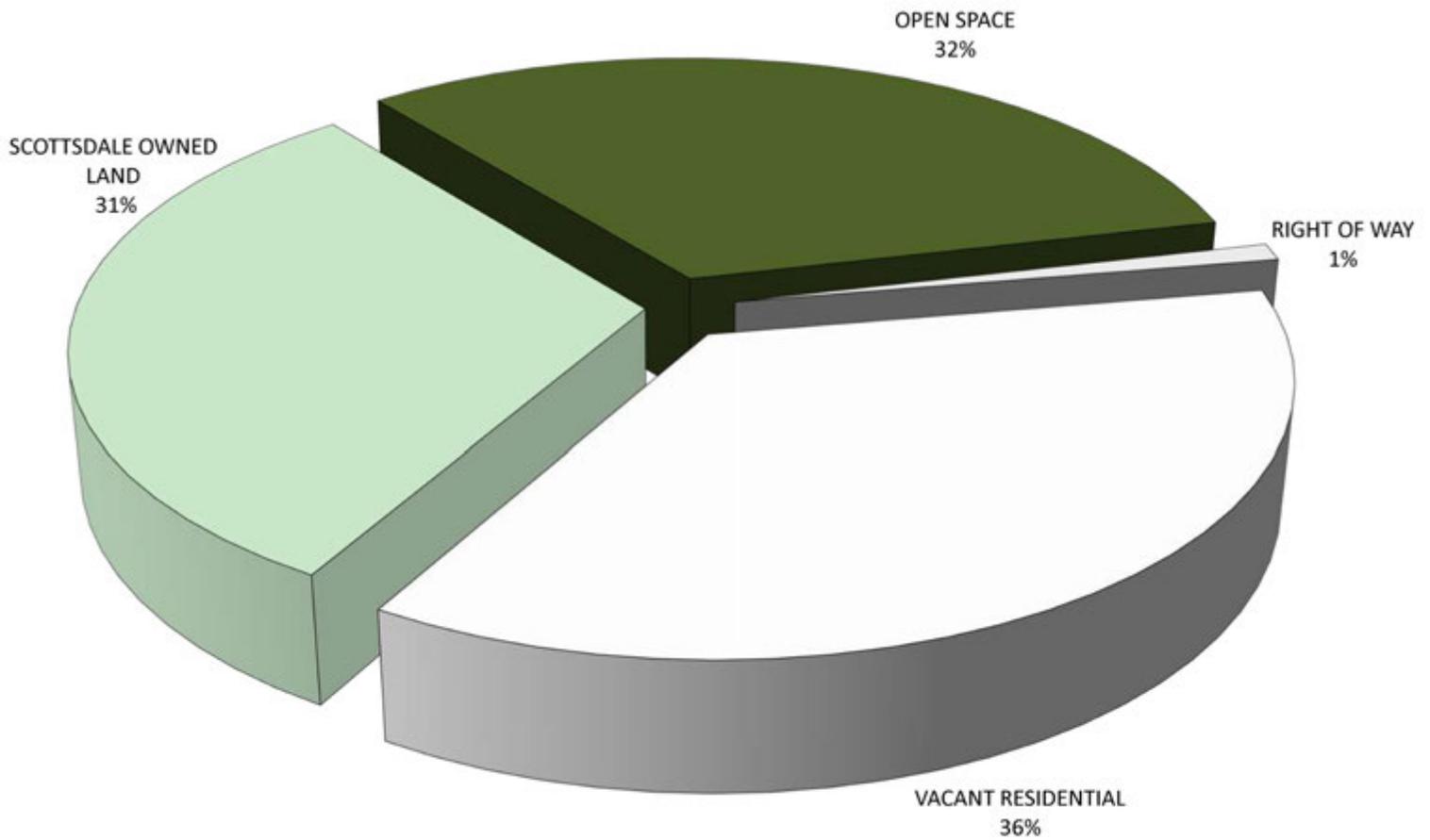
| | Land Use | Residential Units | Developed Acres | Undeveloped Developable Acres | Undeveloped Undevelopable Acres | Total Acres |
|--|------------------------|-------------------|-----------------|-------------------------------|---------------------------------|--------------|
| | Residential | | | | | |
| | Single Family – L | 12 | 16.9 | 187.7 | | 204.6 |
| | Single Family – M | | | | | |
| | Multi-Family – L | | | | | |
| | Multi-Family – M | | | | | |
| | Multi-Family – H | | | | | |
| | Multi-Family/Condo – L | | | | | |
| | Multi-Family/Condo – M | | | | | |
| | Multi-Family/Condo – H | | | | | |
| | Commercial/Retail | | | | | |
| | Mixed Use | | | | | |
| | Lodging | | | | | |
| | Institutional | | | | | |
| | Industrial | | | | | |
| | Utility | | 2.4 | | | 2.4 |
| | Government/Town Owned | | | | | |
| | Schools | | | | | |
| | Parks | | | | | |
| | Golf Course | | | | | |
| | Open Space | | | | 331.8 | 331.8 |
| | Scottsdale Owned Land | | | | | |
| | Right of Way/Streets | | 21.9 | | | 21.9 |
| | Total | 12 | 41.2 | 187.7 | 331.8 | 560.7 |

section 7



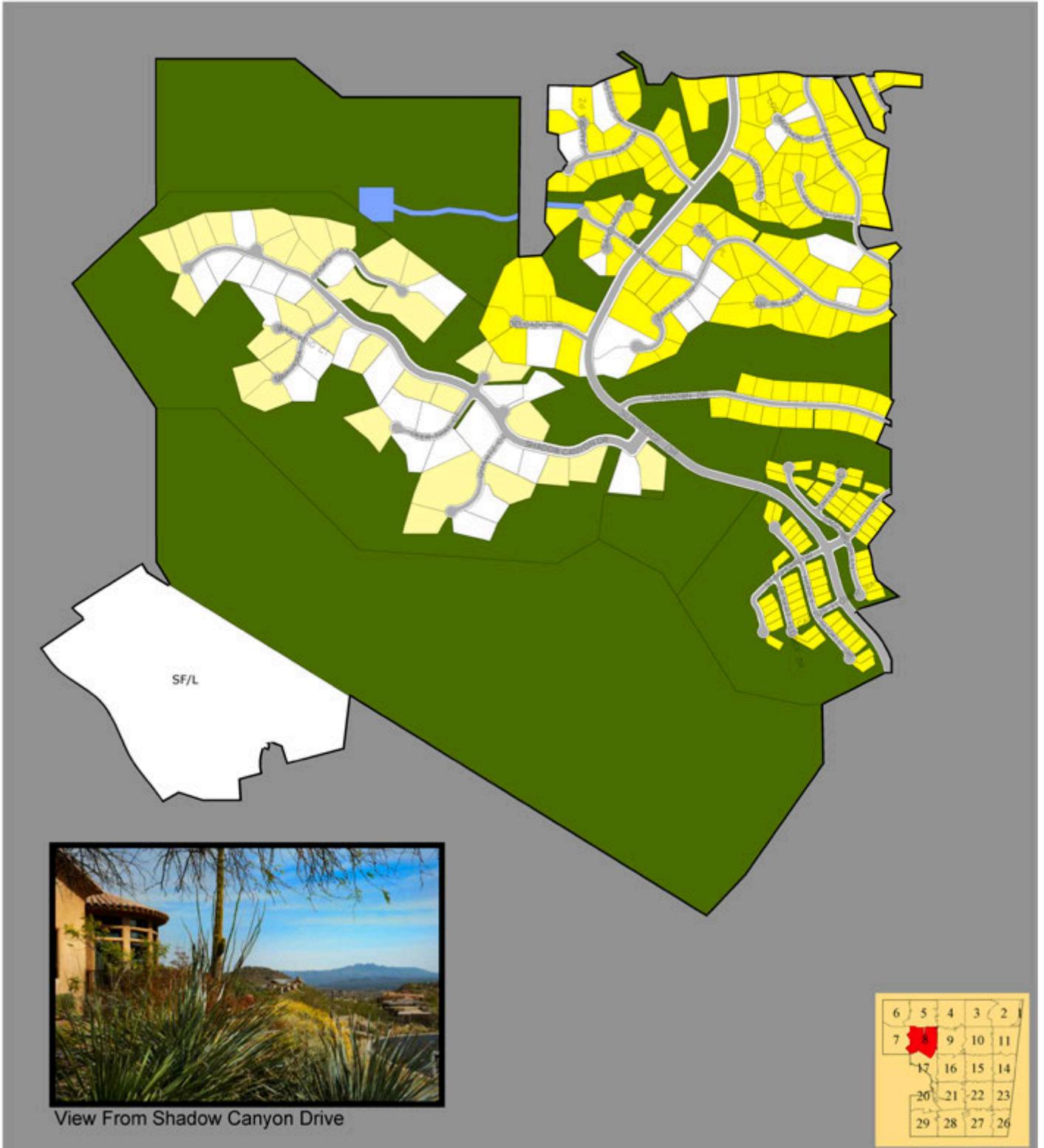
Fountain Hills McDowell Mountain Preserve Trails

Undeveloped land shown in white

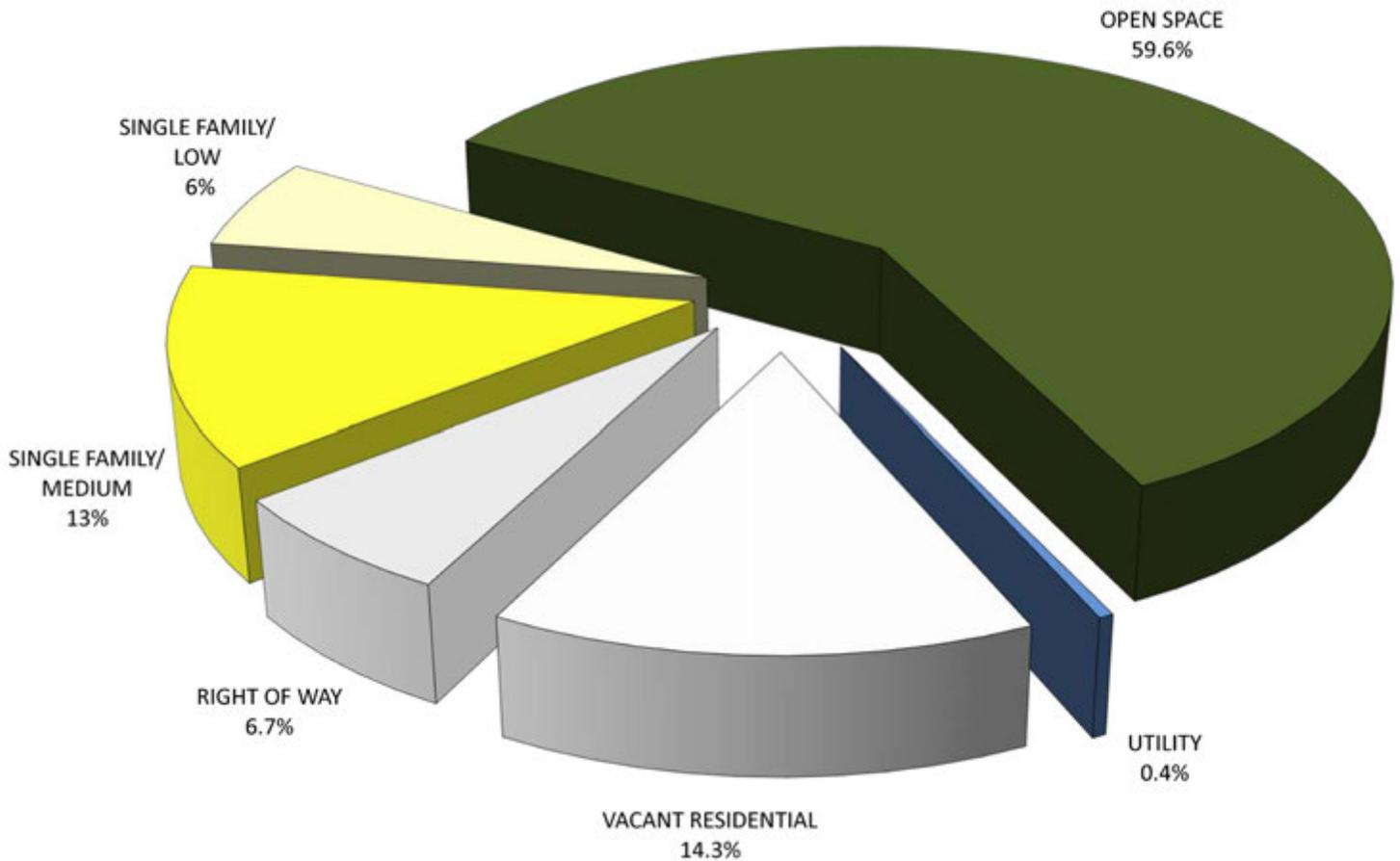


| | Land Use | Residential Units | Developed Acres | Undeveloped Developable Acres | Undeveloped Undevelopable Acres | Total Acres |
|--|------------------------|-------------------|-----------------|-------------------------------|---------------------------------|--------------|
| | Residential | | | | | |
| | Single Family – L | | | 229.9 | | |
| | Single Family – M | | | | | |
| | Multi-Family – L | | | | | |
| | Multi-Family – M | | | | | |
| | Multi-Family – H | | | | | |
| | Multi-Family/Condo – L | | | | | |
| | Multi-Family/Condo – M | | | | | |
| | Multi-Family/Condo – H | | | | | |
| | Commercial/Retail | | | | | |
| | Mixed Use | | | | | |
| | Lodging | | | | | |
| | Institutional | | | | | |
| | Industrial | | | | | |
| | Utility | | | | | |
| | Government/Town Owned | | | | | |
| | Schools | | | | | |
| | Parks | | | | | |
| | Golf Course | | | | | |
| | Open Space | | | | 200.3 | 200.3 |
| | Scottsdale Owned Land | | | | 199.9 | 199.9 |
| | Right of Way/Streets | | 5.5 | | | 5.5 |
| | Total | 0 | 5.5 | 229.9 | 400.2 | 635.6 |

section 8

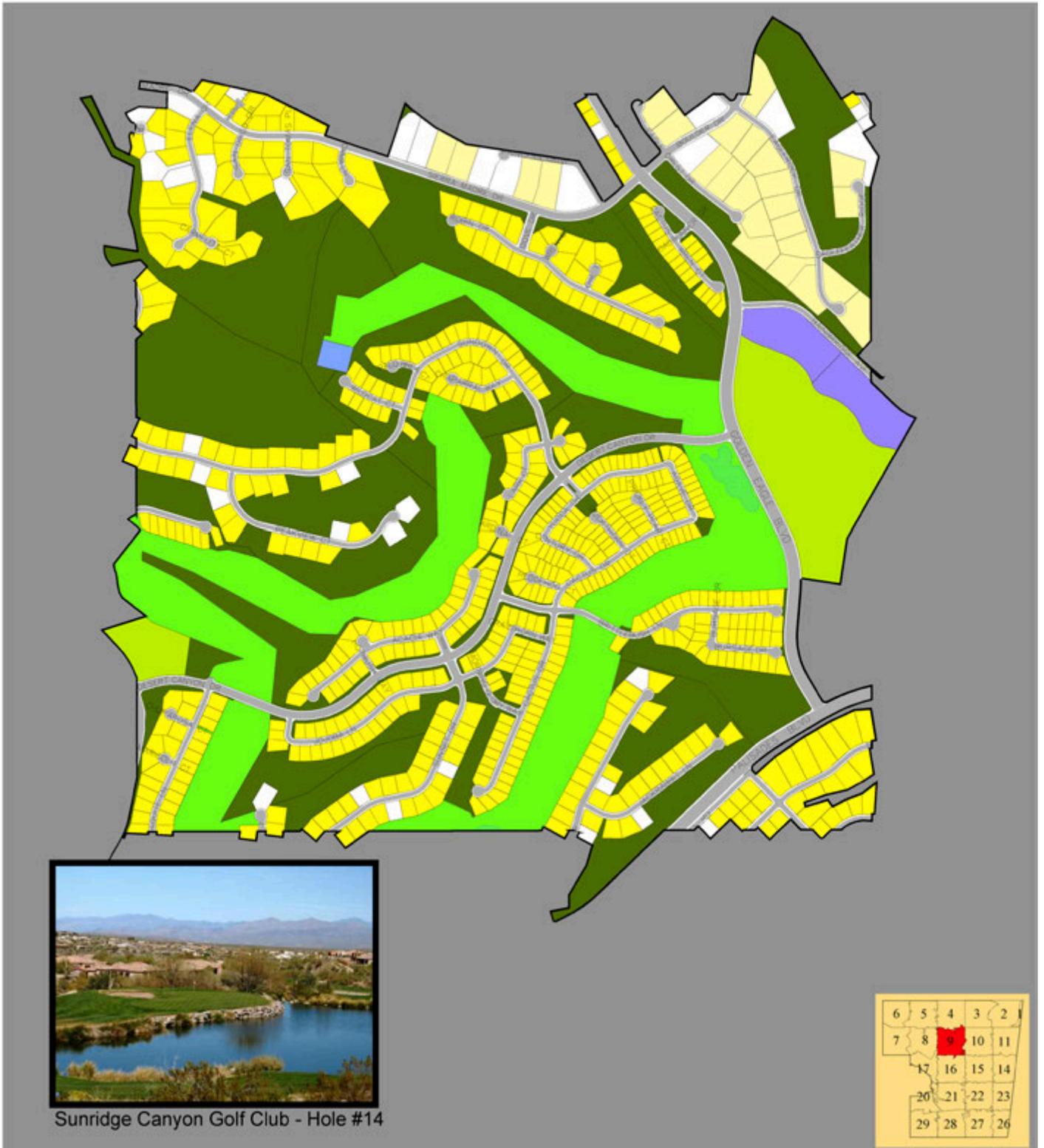


Undeveloped land shown in white



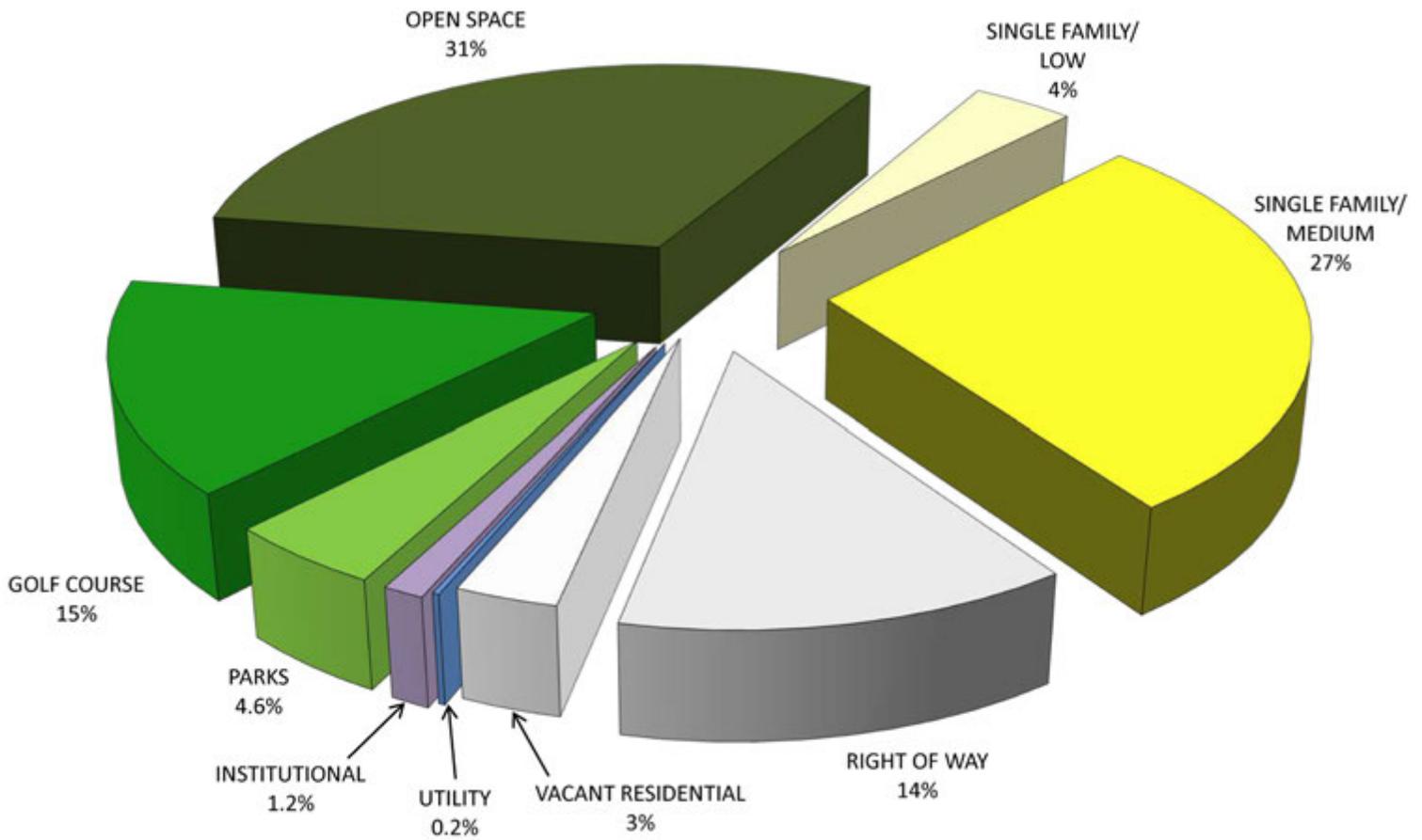
| | Land Use | Residential Units | Developed Acres | Undeveloped Developable Acres | Undeveloped Undevelopable Acres | Total Acres |
|--|------------------------|-------------------|-----------------|-------------------------------|---------------------------------|--------------|
| | Residential | | | | | |
| | Single Family – L | 34 | 39.6 | 71.0 | | |
| | Single Family – M | 199 | 80.6 | 20.6 | | |
| | Multi-Family – L | | | | | |
| | Multi-Family – M | | | | | |
| | Multi-Family – H | | | | | |
| | Multi-Family/Condo – L | | | | | |
| | Multi-Family/Condo – M | | | | | |
| | Multi-Family/Condo – H | | | | | |
| | Commercial/Retail | | | | | |
| | Mixed Use | | | | | |
| | Lodging | | | | | |
| | Institutional | | | | | |
| | Industrial | | | | | |
| | Utility | | 2.5 | | | 2.5 |
| | Government/Town Owned | | | | | |
| | Schools | | | | | |
| | Parks | | | | | |
| | Golf Course | | | | | |
| | Open Space | | | | 379.5 | 379.5 |
| | Scottsdale Owned Land | | | | | |
| | Right of Way/Streets | | 42.3 | | | 42.3 |
| | Total | 233 | 165.0 | 91.6 | 379.5 | 636.1 |

section 9



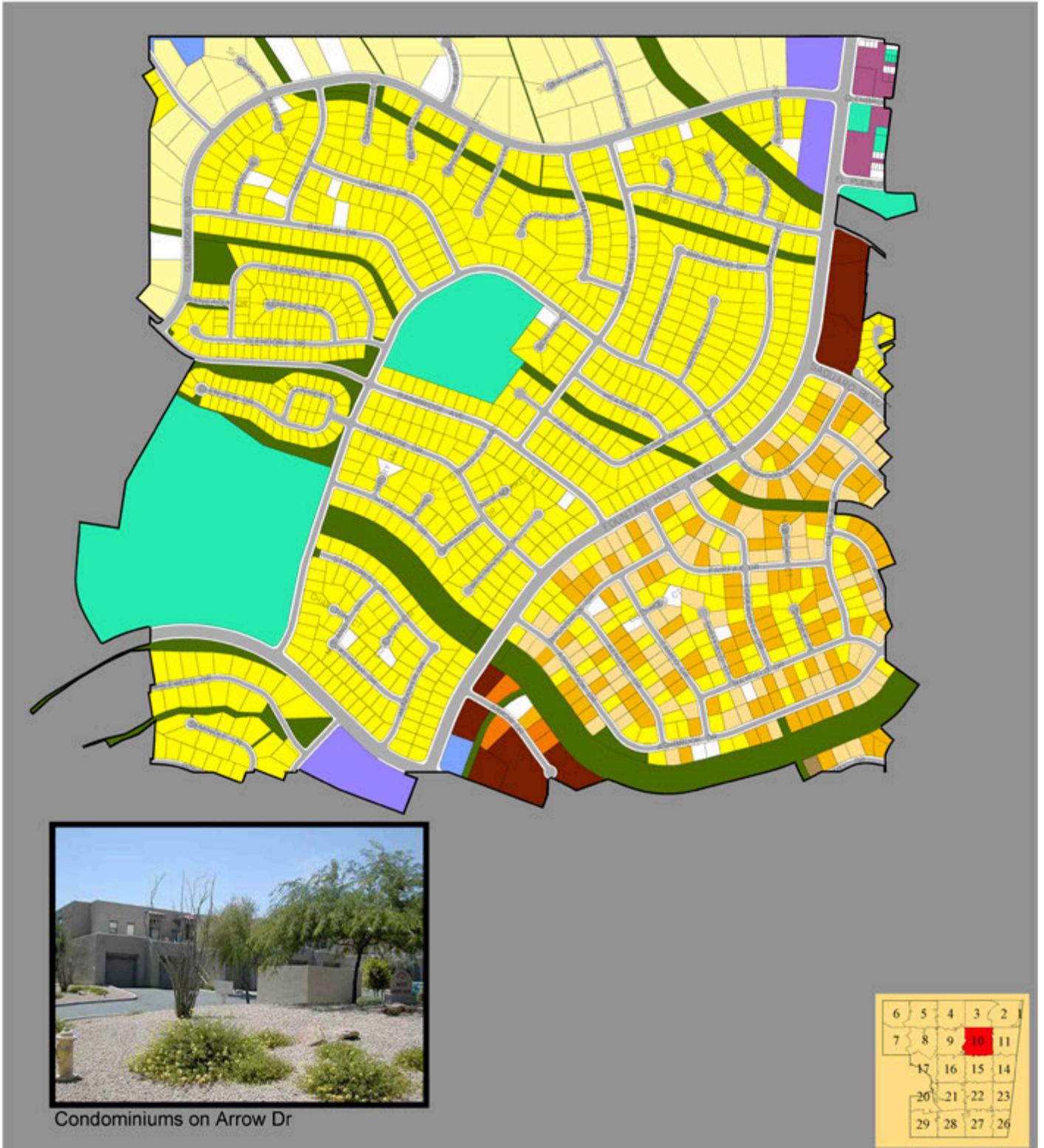
Sunridge Canyon Golf Club - Hole #14

Undeveloped land shown in white

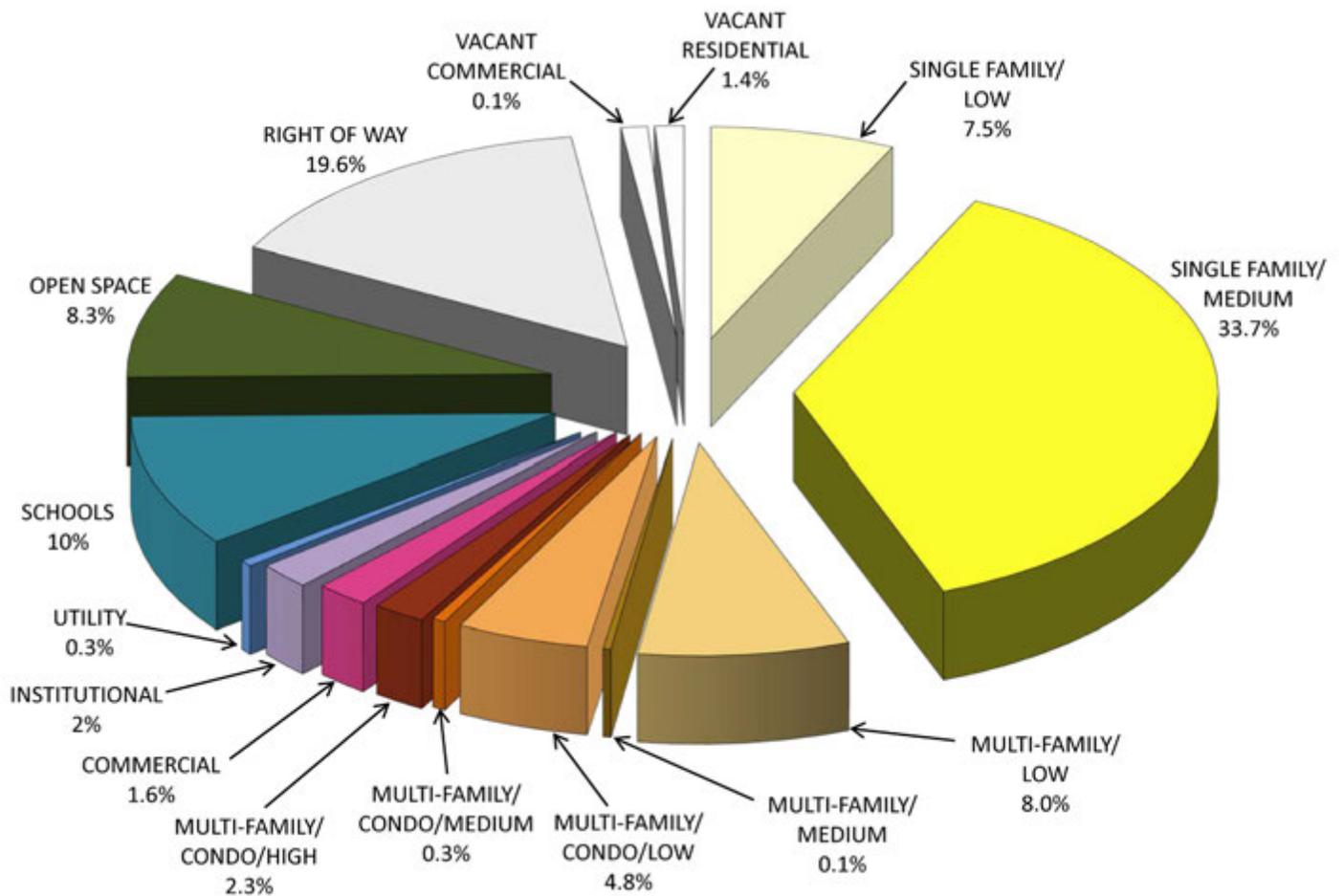


| Land Use | Residential Units | Developed Acres | Undeveloped Developable Acres | Undeveloped Undevelopable Acres | Total Acres |
|------------------------|-------------------|-----------------|-------------------------------|---------------------------------|--------------|
| Residential | | | | | |
| Single Family - L | 25 | 26 | 10.8 | | |
| Single Family - M | 636 | 175.3 | 8.8 | | |
| Multi-Family - L | | | | | |
| Multi-Family - M | | | | | |
| Multi-Family - H | | | | | |
| Multi-Family/Condo - L | | | | | |
| Multi-Family/Condo - M | | | | | |
| Multi-Family/Condo - H | | | | | |
| Commercial/Retail | | | | | |
| Mixed Use | | | | | |
| Lodging | | | | | |
| Institutional | | 7 | | | 7 |
| Industrial | | | | | |
| Utility | | 1 | | | 1 |
| Government/Town Owned | | | | | |
| Schools | | | | | |
| Parks | | 28.5 | | | 28.5 |
| Golf Course | | 95.5 | | | 95.5 |
| Open Space | | | | 191.4 | 191.4 |
| Scottsdale Owned Land | | | | | |
| Right of Way/Streets | | 82.8 | | | 82.8 |
| Total | 661 | 416.1 | 19.6 | 191.4 | 627.1 |

section 10



Undeveloped land shown in white



| Land Use | Residential Units | Developed Acres | Undeveloped Developable Acres | Undeveloped Undevelopable Acres | Total Acres |
|------------------------|-------------------|-----------------|-------------------------------|---------------------------------|--------------|
| Residential | | | | | |
| Single Family - L | 40 | 49.2 | 4.3 | | |
| Single Family - M | 958 | 221 | 3.1 | | |
| Multi-Family - L | 209 | 52.6 | | | |
| Multi-Family - M | 5 | 0.3 | | | |
| Multi-Family - H | | | | | |
| Multi-Family/Condo - L | 127 | 31.5 | 2 | | |
| Multi-Family/Condo - M | 24 | 1.9 | | | |
| Multi-Family/Condo - H | 225 | 15.2 | | | |
| Commercial/Retail | | 10.5 | 0.7 | | 11.2 |
| Mixed Use | | | | | |
| Lodging | | | | | |
| Institutional | | 12.2 | | | 12.2 |
| Industrial | | | | | |
| Utility | | 2.1 | | | 2.1 |
| Government/Town Owned | | | | | |
| Schools | | 66.9 | | | 66.9 |
| Parks | | | | | |
| Golf Course | | | | | |
| Open Space | | | | 54.7 | 54.7 |
| Scottsdale Owned Land | | | | | |
| Right of Way/Streets | | 128.6 | | | 128.6 |
| Total | 1,588.0 | 592.0 | 10.1 | 54.7 | 656.8 |

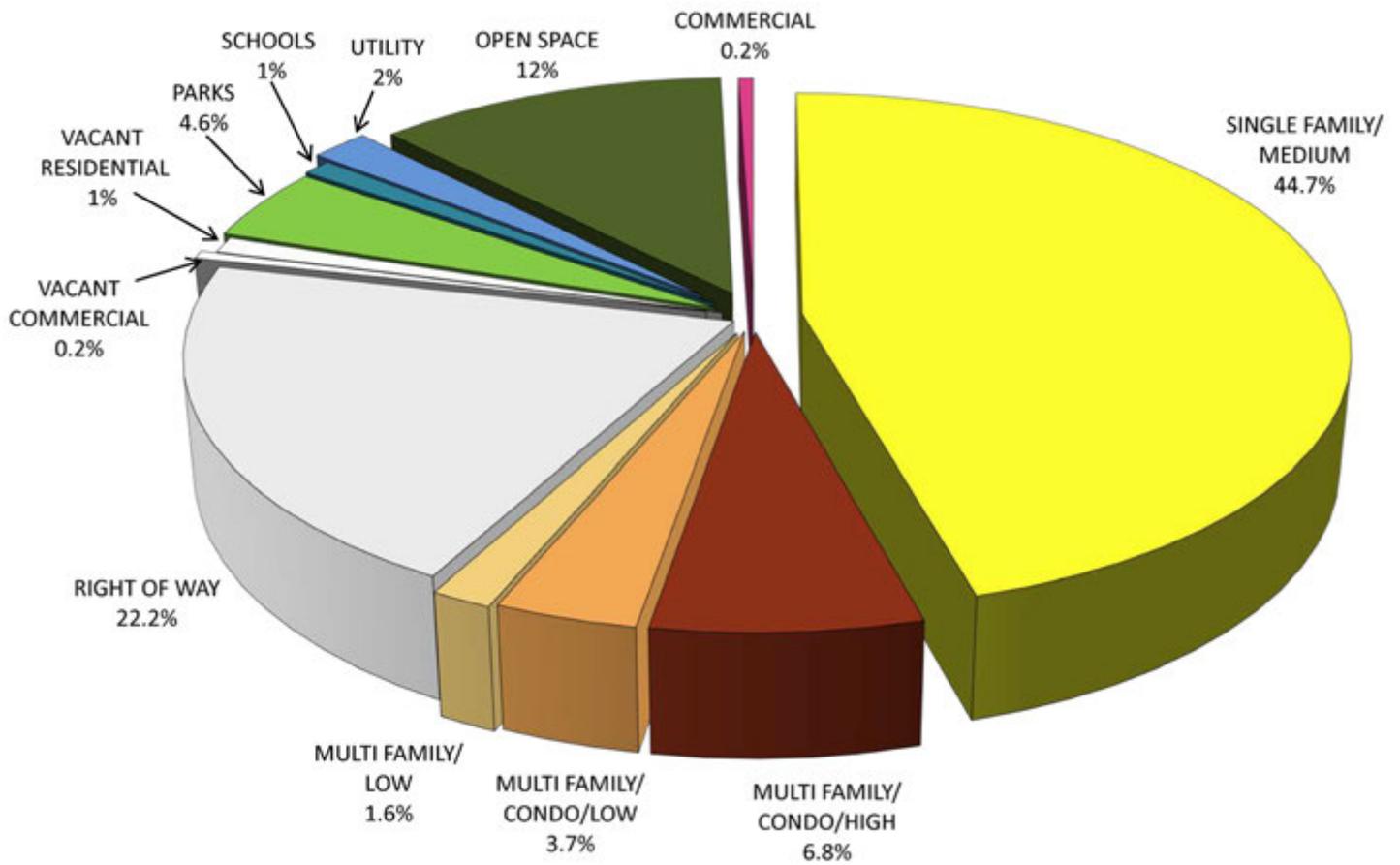
section 11



Saguaro Blvd at Ashbrook Wash - Looking North



Undeveloped land shown in white



| Land Use | Residential Units | Developed Acres | Undeveloped Developable Acres | Undeveloped Undevelopable Acres | Total Acres |
|------------------------|-------------------|-----------------|-------------------------------|---------------------------------|--------------|
| Residential | | | | | |
| Single Family – L | | | | | |
| Single Family – M | 1,079 | 270.9 | 5.1 | | |
| Multi-Family – L | 54 | 9.2 | | | |
| Multi-Family – M | | | | | |
| Multi-Family – H | | | | | |
| Multi-Family/Condo – L | 158 | 22.8 | 1.7 | | 350.2 |
| Multi-Family/Condo – M | | | | | |
| Multi-Family/Condo – H | 326 | 40.5 | | | |
| Commercial/Retail | | 1.3 | 1 | | 2.3 |
| Mixed Use | | | | | |
| Lodging | | | | | |
| Institutional | | | | | |
| Industrial | | | | | |
| Utility | | 13.3 | | | 13.3 |
| Government/Town Owned | | | | | |
| Schools | | 6.1 | | | 6.1 |
| Parks | | 27.7 | | | 27.7 |
| Golf Course | | | | | |
| Open Space | | | | 70.7 | 70.7 |
| Scottsdale Owned Land | | | | | |
| Right of Way/Streets | | 134.5 | | | 134.5 |
| Total | 1,617.0 | 526.3 | 7.8 | 70.7 | 604.8 |

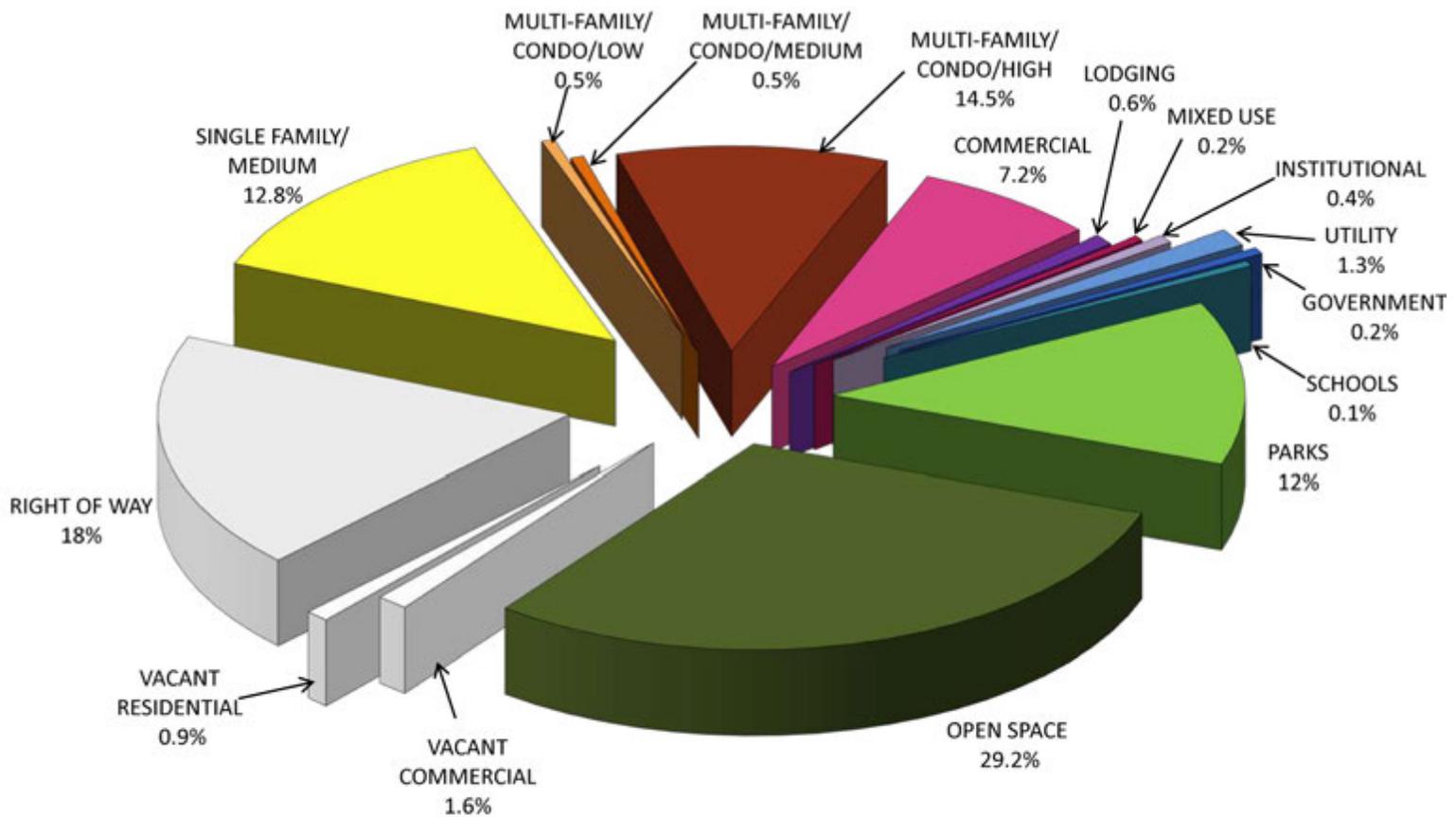
section 14



Fountain Park - Looking Southeast

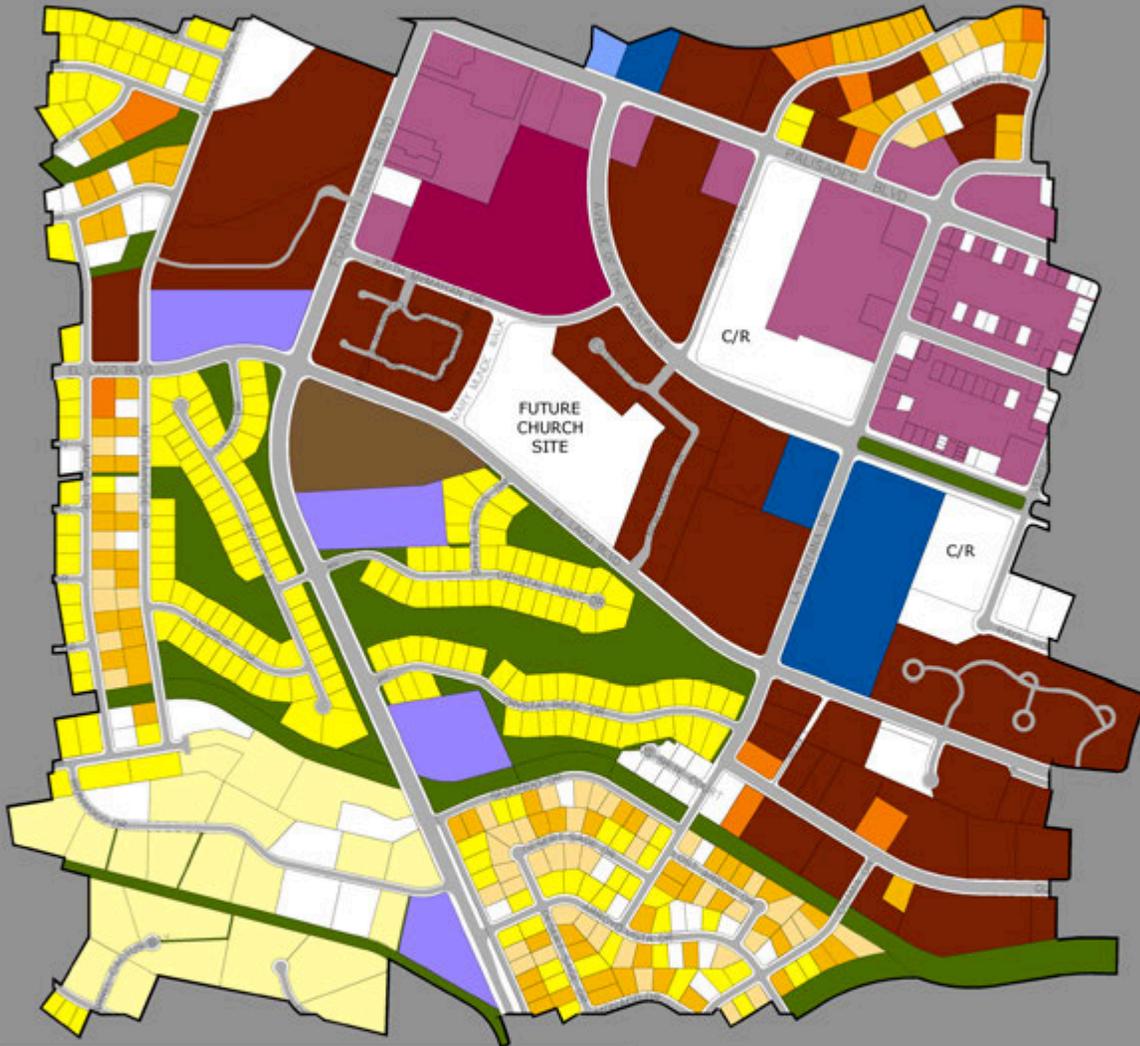


Undeveloped land shown in white

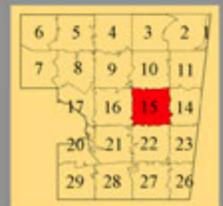


| Land Use | Residential Units | Developed Acres | Undeveloped Developable Acres | Undeveloped Undevelopable Acres | Total Acres |
|------------------------|-------------------|-----------------|-------------------------------|---------------------------------|--------------|
| Residential | | | | | |
| Single Family – L | | | | | |
| Single Family – M | 440 | 66.7 | 3.2 | | |
| Multi-Family – L | | | | | |
| Multi-Family – M | | | | | |
| Multi-Family – H | | | | | 151.3 |
| Multi-Family/Condo – L | 20 | 2.4 | 1.3 | | |
| Multi-Family/Condo – M | 33 | 2.5 | | | |
| Multi-Family/Condo – H | 450 | 75.2 | | | |
| Commercial/Retail | | 37.2 | 8.5 | | 45.7 |
| Mixed Use | 11 | 1.2 | | | 1.2 |
| Lodging | | 3.2 | | | 3.2 |
| Institutional | | 1.8 | | | 1.8 |
| Industrial | | | | | |
| Utility | | 6.8 | | | 6.8 |
| Government/Town Owned | | 1.1 | | | 1.1 |
| Schools | | 0.5 | | | 0.5 |
| Parks | | 63.4 | | | 63.4 |
| Golf Course | | | | | |
| Open Space | | | | 152 | 152 |
| Scottsdale Owned Land | | | | | |
| Right of Way/Streets | | 93.2 | | | 93.2 |
| Total | 954 | 355.2 | 13.0 | 152 | 520.2 |

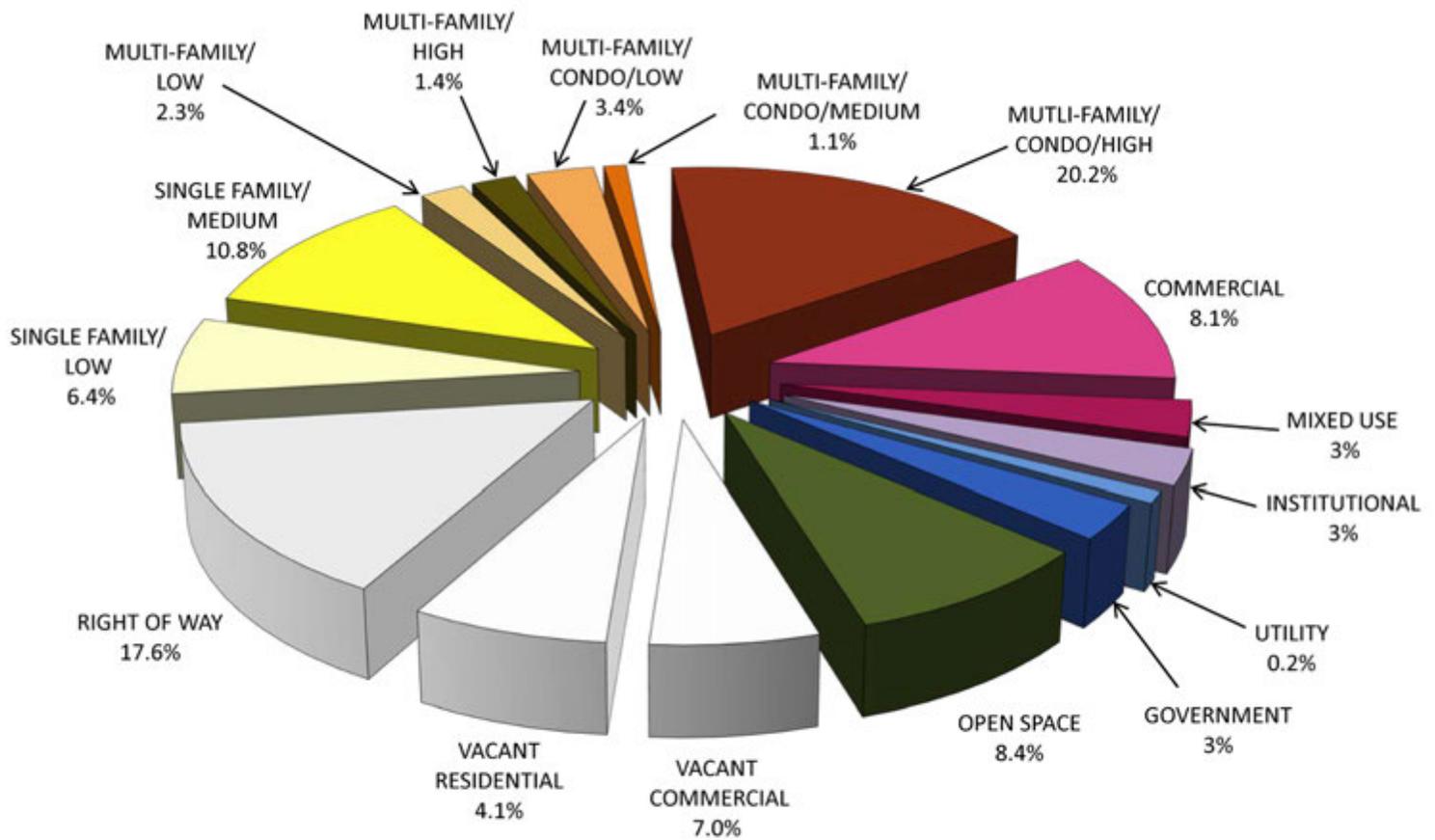
section 15



Palisades Plaza (Anchored By Safeway) - Looking East

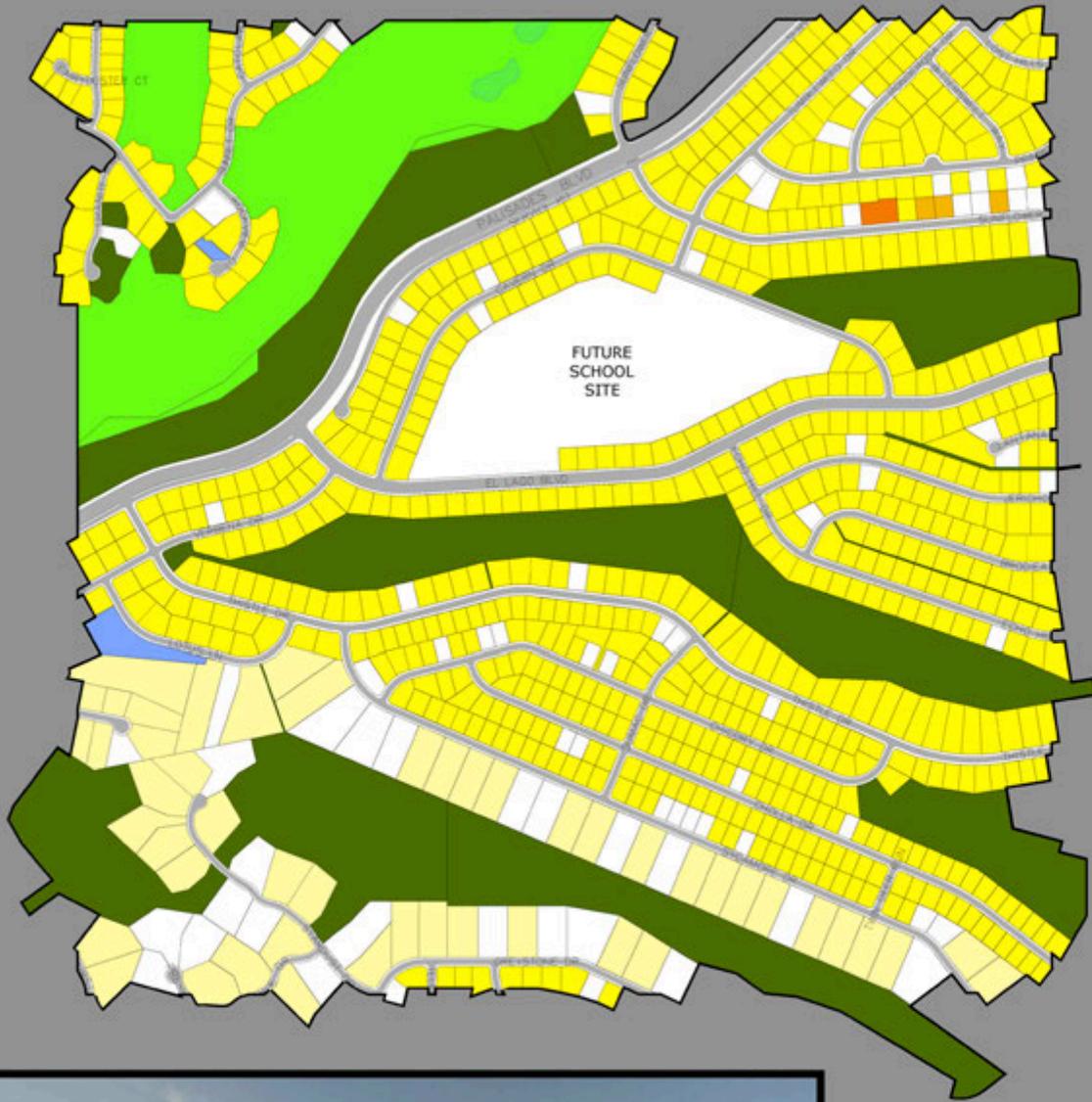


Undeveloped land shown in white



| Land Use | Residential Units | Developed Acres | Undeveloped Developable Acres | Undeveloped Undevelopable Acres | Total Acres |
|------------------------|-------------------|-----------------|-------------------------------|---------------------------------|--------------|
| Residential | | | | | |
| Single Family – L | 22 | 40.5 | 8.6 | | |
| Single Family – M | 226 | 68.5 | 2.6 | | |
| Multi-Family – L | 123 | 14.2 | | | |
| Multi-Family – M | | | | | 316.5 |
| Multi-Family – H | 150 | 9.1 | | | |
| Multi-Family/Condo – L | 169 | 21.3 | 14.9 | | |
| Multi-Family/Condo – M | 77 | 7.2 | | | |
| Multi-Family/Condo – H | 1,197.0 | 129.6 | | | |
| Commercial/Retail | | 50.7 | 43.9 | | 94.6 |
| Mixed Use | 248 | 16 | | | 16 |
| Lodging | | | | | |
| Institutional | | 19.9 | | | 19.9 |
| Industrial | | | | | |
| Utility | | 0.9 | | | 0.9 |
| Government/Town Owned | | 18 | | | 18 |
| Schools | | | | | |
| Parks | | | | | |
| Golf Course | | | | | |
| Open Space | | | | 53 | 53 |
| Scottsdale Owned Land | | | | | |
| Right of Way/Streets | | 110.9 | | | 110.9 |
| Total | 2,212.0 | 506.8 | 70.0 | 53 | 629.8 |

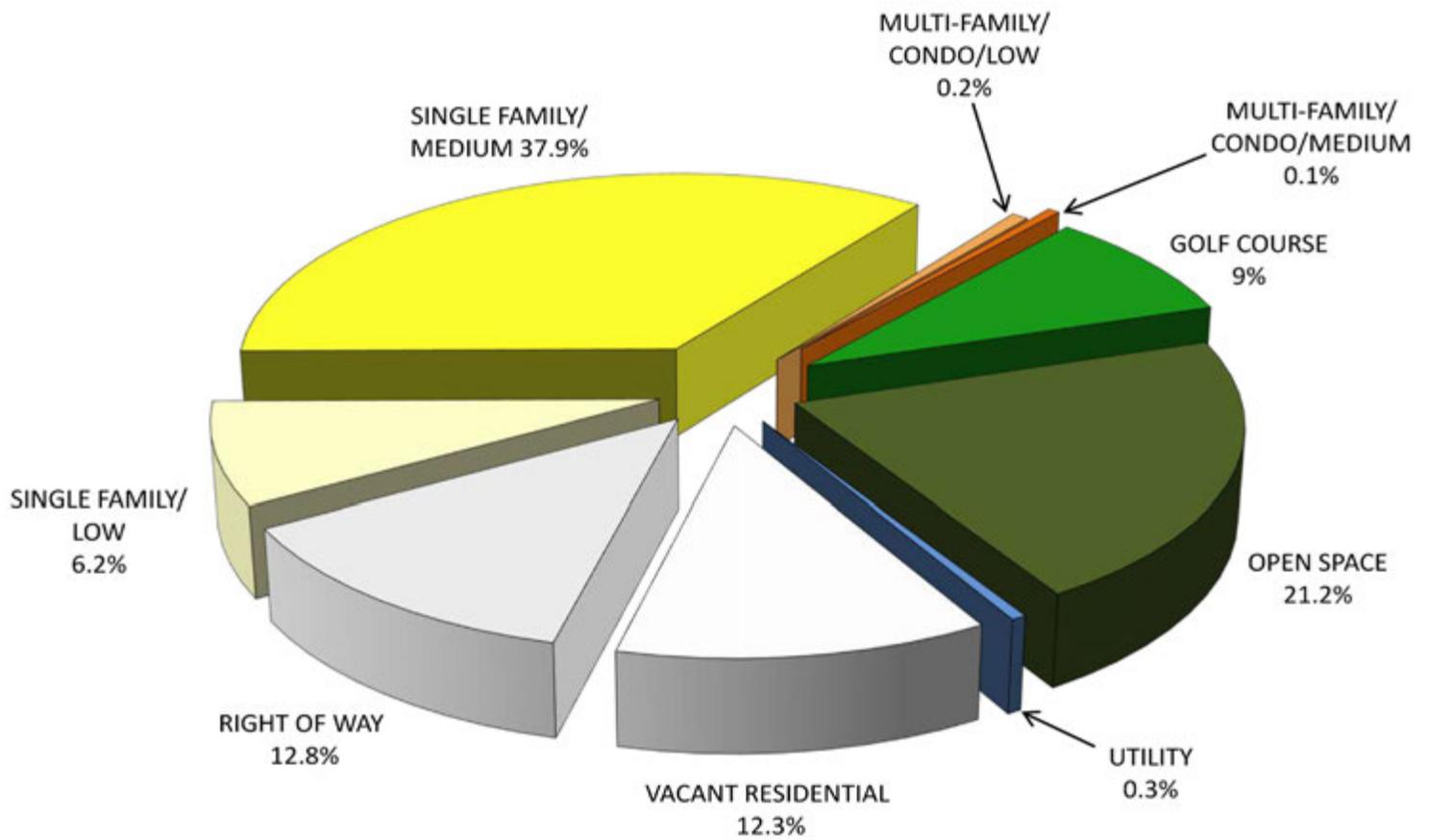
section 16



View From Sycamore Dr at Chicory Dr - Looking Southeast



Undeveloped land shown in white



| Land Use | Residential Units | Developed Acres | Undeveloped Developable Acres | Undeveloped Undevelopable Acres | Total Acres |
|------------------------|-------------------|-----------------|-------------------------------|---------------------------------|--------------|
| Residential | | | | | |
| Single Family - L | 49 | 40.3 | 27.1 | | |
| Single Family - M | 721 | 245.6 | 50.2 | | |
| Multi-Family - L | | | | | |
| Multi-Family - M | | | | | |
| Multi-Family - H | | | | | |
| Multi-Family/Condo - L | 10 | 0.9 | 1.4 | | |
| Multi-Family/Condo - M | 6 | 0.6 | | | |
| Multi-Family/Condo - H | | | | | |
| Commercial/Retail | | | | | |
| Mixed Use | | | | | |
| Lodging | | | | | |
| Institutional | | | | | |
| Industrial | | | | | |
| Utility | | 1.8 | | | 1.8 |
| Government/Town Owned | | | | | |
| Schools | | | | | |
| Parks | | | | | |
| Golf Course | | 57.9 | | | 57.9 |
| Open Space | | | | 139.2 | 139.2 |
| Scottsdale Owned Land | | | | | |
| Right of Way/Streets | | 83.2 | | | 83.2 |
| Total | 786 | 430.3 | 78.7 | 139.2 | 648.2 |

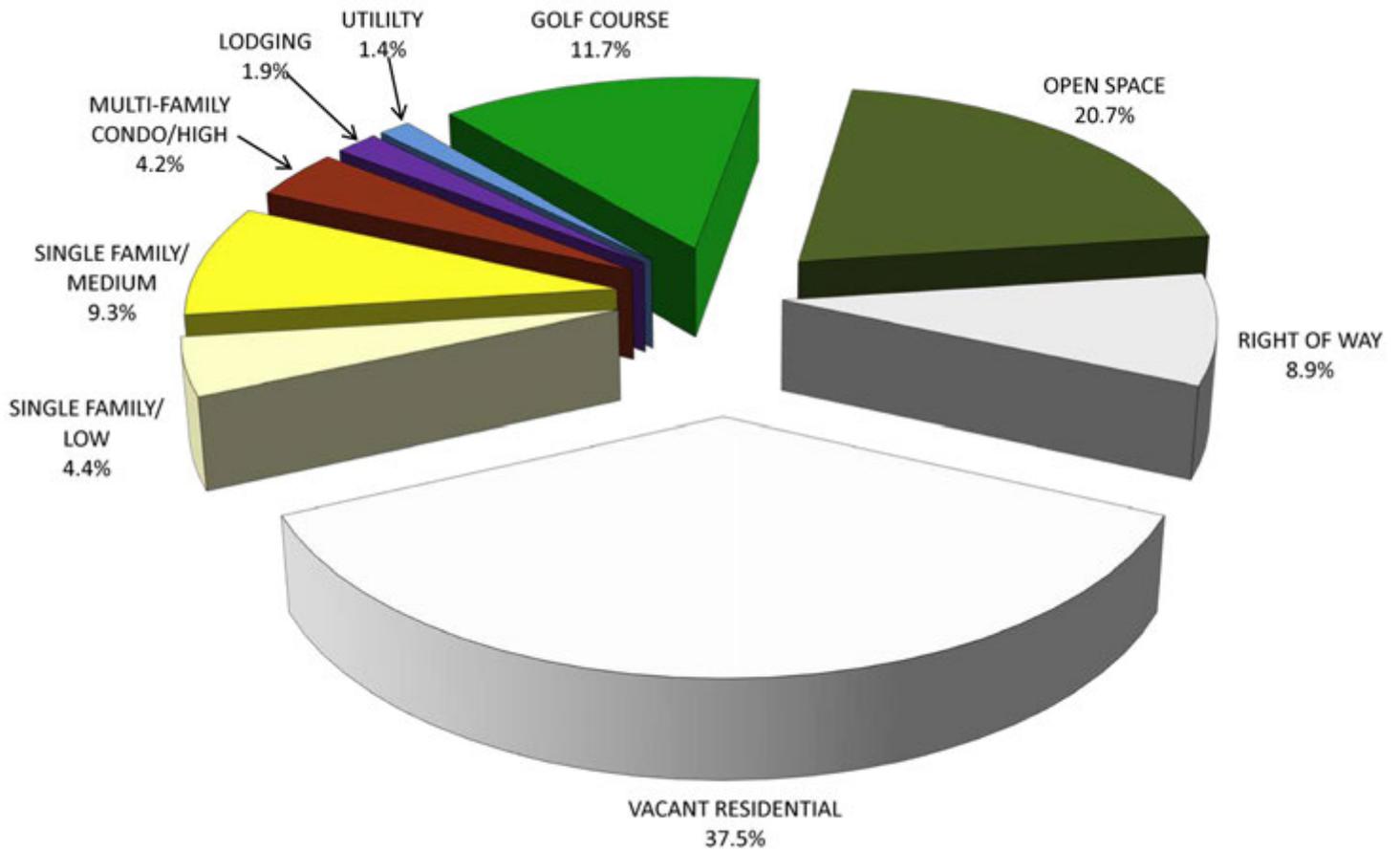
section 17



Sunridge Canyon Golf Club House - Looking East

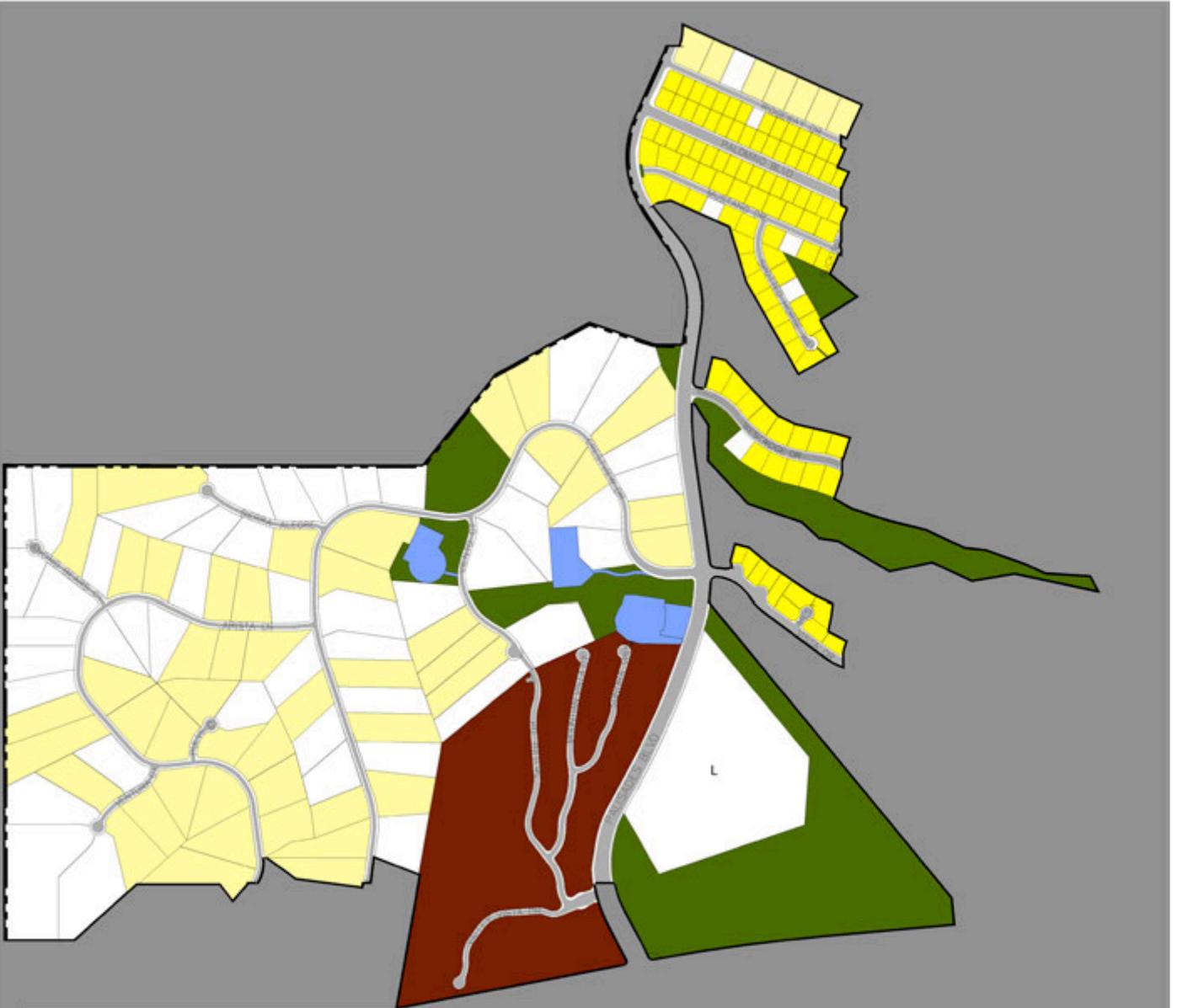


Undeveloped land shown in white



| | Land Use | Residential Units | Developed Acres | Undeveloped Developable Acres | Undeveloped Undevelopable Acres | Total Acres |
|--|------------------------|-------------------|-----------------|-------------------------------|---------------------------------|--------------|
| | Residential | | | | | |
| | Single Family – L | 22 | 18.1 | 149.2 | | |
| | Single Family – M | 74 | 38.6 | 6.1 | | |
| | Multi-Family – L | | | | | |
| | Multi-Family – M | | | | | |
| | Multi-Family – H | | | | | |
| | Multi-Family/Condo – L | | | | | |
| | Multi-Family/Condo – M | | | | | |
| | Multi-Family/Condo – H | 108 | 17 | | | |
| | Commercial/Retail | | | | | |
| | Mixed Use | | | | | |
| | Lodging | | 8 | | | 8.0 |
| | Institutional | | | | | |
| | Industrial | | | | | |
| | Utility | | 5.8 | | | 5.8 |
| | Government/Town Owned | | | | | |
| | Schools | | | | | |
| | Parks | | | | | |
| | Golf Course | | 49.2 | | | 49.2 |
| | Open Space | | | | 85.7 | 85.7 |
| | Scottsdale Owned Land | | | | | |
| | Right of Way/Streets | | 36.9 | | | 36.9 |
| | Total | 204 | 173.6 | 155.3 | 85.7 | 414.6 |

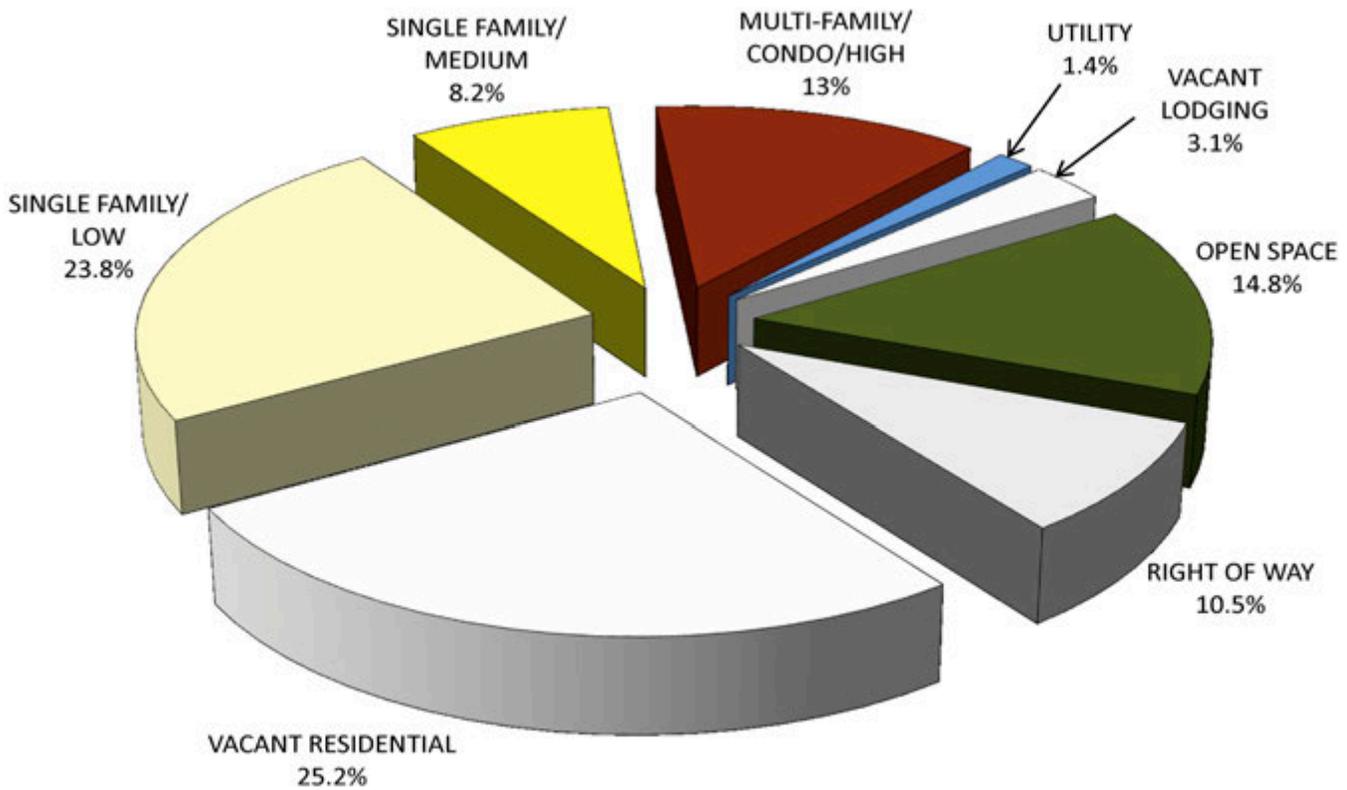
section 20



Crestview – Custom Home On Crestview Drive

Undeveloped land shown in white





| | Land Use | Residential Units | Developed Acres | Undeveloped Developable Acres | Undeveloped Undevelopable Acres | Total Acres |
|--|------------------------|-------------------|-----------------|-------------------------------|---------------------------------|--------------|
| | Residential | | | | | |
| | Single Family – L | 53 | 103.1 | 107.0 | | |
| | Single Family – M | 102 | 35.5 | 1.7 | | |
| | Multi-Family – L | | | | | |
| | Multi-Family – M | | | | | |
| | Multi-Family – H | | | | | |
| | Multi-Family/Condo – L | | | | | |
| | Multi-Family/Condo – M | | | | | |
| | Multi-Family/Condo – H | 68 | 56.6 | | | |
| | Commercial/Retail | | | | | |
| | Mixed Use | | | | | |
| | Lodging | | | 13.2 | | 13.2 |
| | Institutional | | | | | |
| | Industrial | | | | | |
| | Utility | | 6.2 | | | 6.2 |
| | Government/Town Owned | | | | | |
| | Schools | | | | | |
| | Parks | | | | | |
| | Golf Course | | | | | |
| | Open Space | | | | 64.5 | 64.5 |
| | Scottsdale Owned Land | | | | | |
| | Right of Way/Streets | | 45.5 | | | 45.5 |
| | Total | 223 | 246.9 | 121.9 | 64.5 | 433.3 |

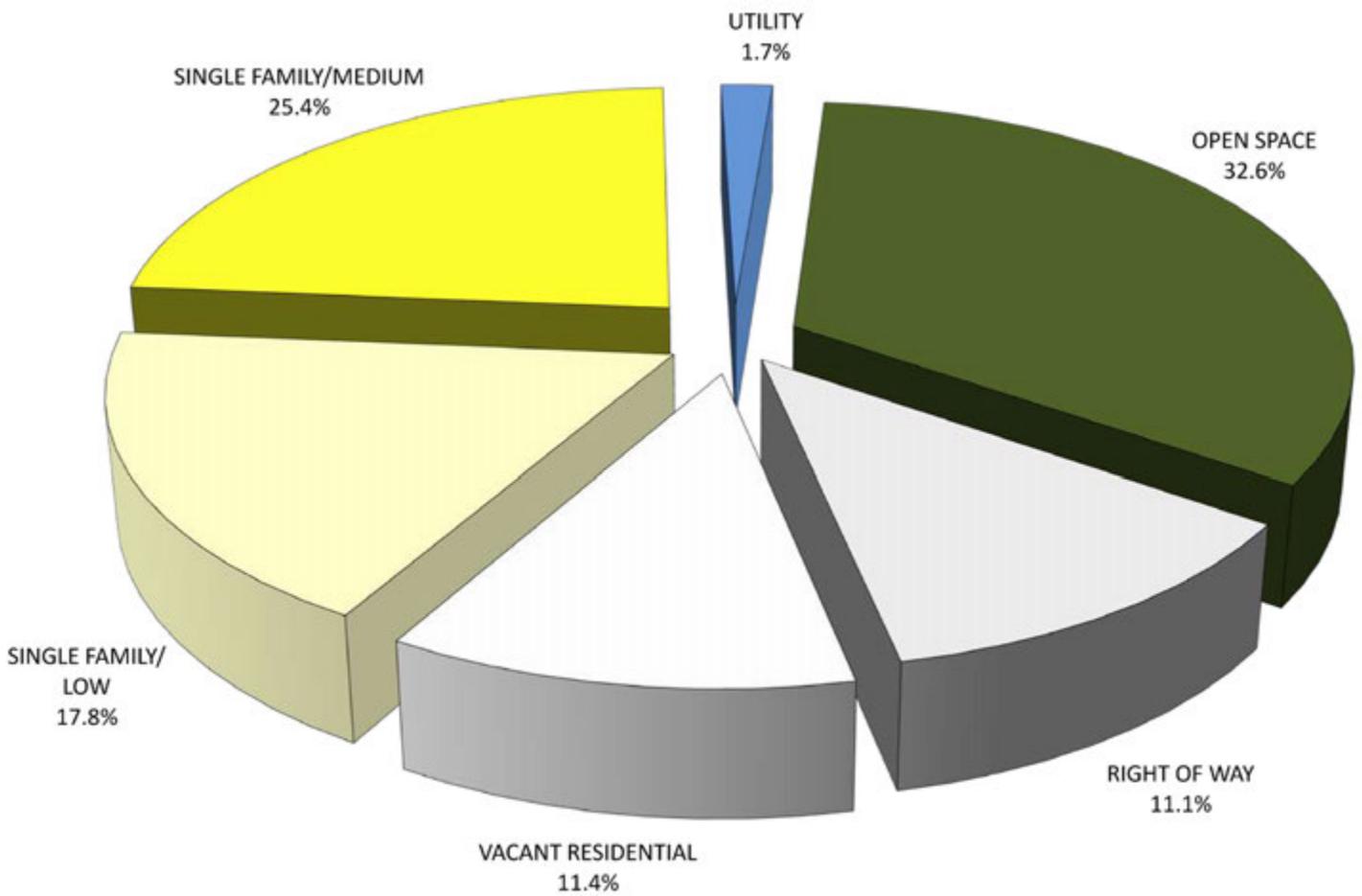
section 21



Botanical Garden - Looking West

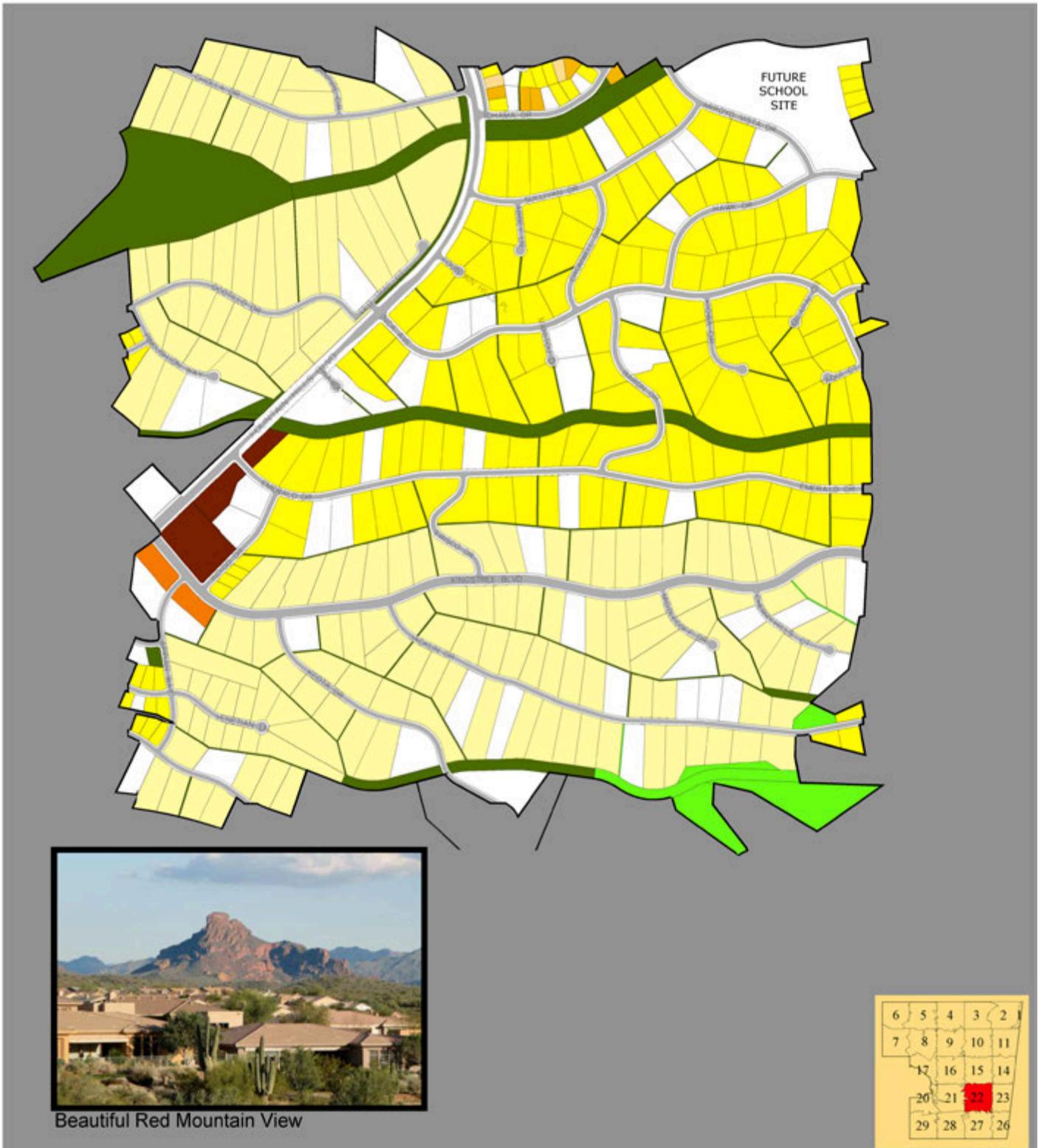


Undeveloped land shown in white

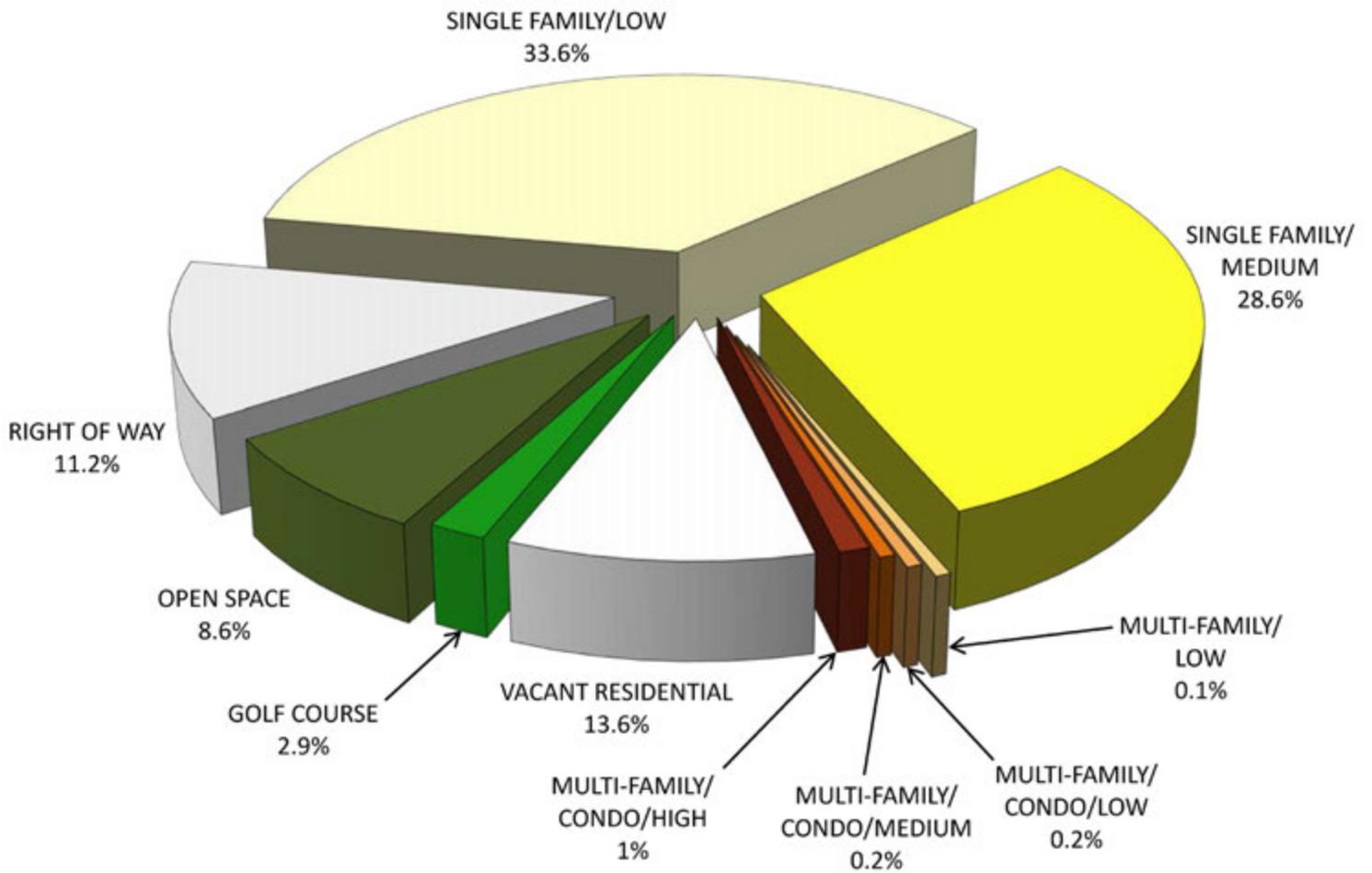


| Land Use | Residential Units | Developed Acres | Undeveloped Developable Acres | Undeveloped Undevelopable Acres | Total Acres |
|------------------------|-------------------|-----------------|-------------------------------|---------------------------------|--------------|
| Residential | | | | | |
| Single Family – L | 100 | 118.1 | 40 | | |
| Single Family – M | 540 | 169 | 35.2 | | |
| Multi-Family – L | | | | | |
| Multi-Family – M | | | | | |
| Multi-Family – H | | | | | |
| Multi-Family/Condo – L | | | | | |
| Multi-Family/Condo – M | | | | | |
| Multi-Family/Condo – H | | | | | |
| Commercial/Retail | | | | | |
| Mixed Use | | | | | |
| Lodging | | | | | |
| Institutional | | | | | |
| Industrial | | | | | |
| Utility | | 11.5 | | | 11.5 |
| Government/Town Owned | | | | | |
| Schools | | | | | |
| Parks | | | | | |
| Golf Course | | | | | |
| Open Space | | | | 216.5 | 216.5 |
| Scottsdale Owned Land | | | | | |
| Right of Way/Streets | | 74.1 | | | 74.1 |
| Total | 640 | 372.7 | 75.2 | 216.5 | 664.4 |

section 22

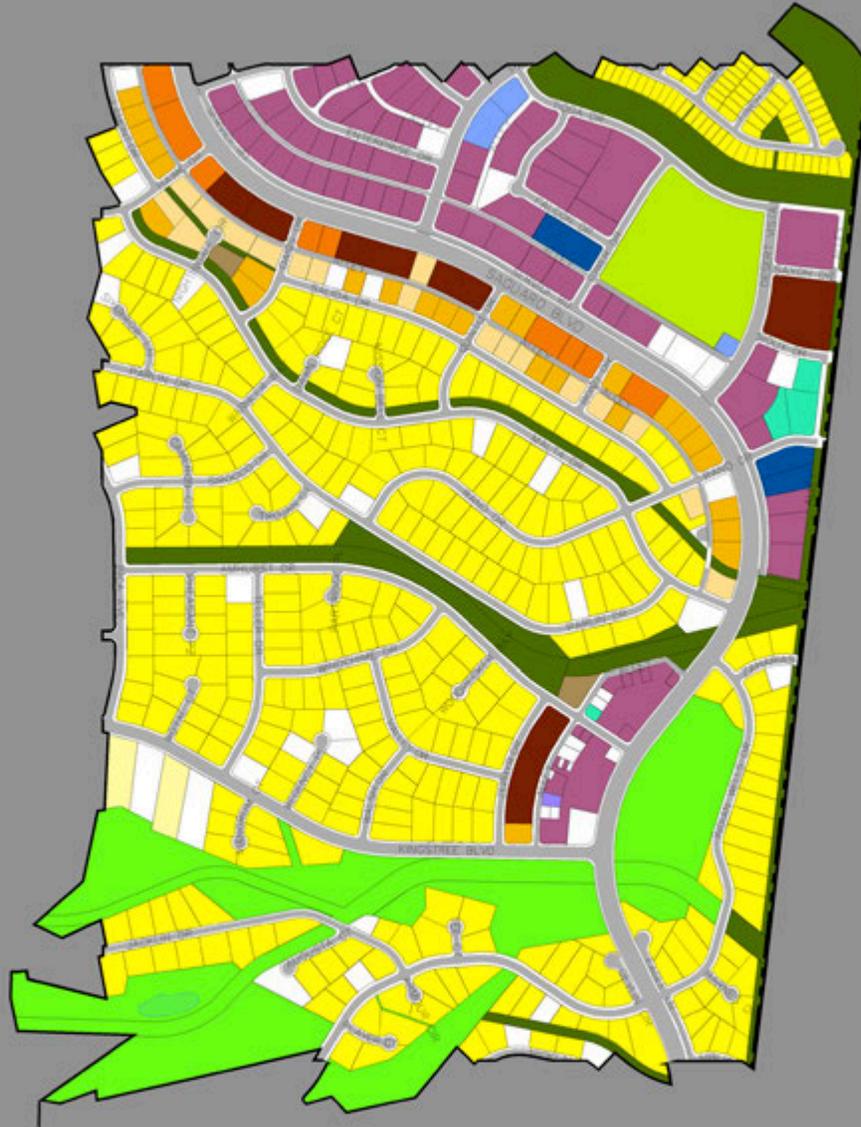


Undeveloped land shown in white



| Land Use | Residential Units | Developed Acres | Undeveloped Developable Acres | Undeveloped Undevelopable Acres | Total Acres |
|------------------------|-------------------|-----------------|-------------------------------|---------------------------------|--------------|
| Residential | | | | | |
| Single Family - L | 163 | 214.7 | 38 | | |
| Single Family - M | 164 | 182.4 | 47.6 | | |
| Multi-Family - L | 4 | 0.6 | | | |
| Multi-Family - M | | | | | |
| Multi-Family - H | | | | | |
| Multi-Family/Condo - L | 10 | 1.5 | 1.3 | | |
| Multi-Family/Condo - M | 12 | 2.1 | | | |
| Multi-Family/Condo - H | 75 | 6.1 | | | |
| Commercial/Retail | | | | | |
| Mixed Use | | | | | |
| Lodging | | | | | |
| Institutional | | | | | |
| Industrial | | | | | |
| Utility | | | | | |
| Government/Town Owned | | | | | |
| Schools | | | | | |
| Parks | | | | | |
| Golf Course | | 18.5 | | | 18.5 |
| Open Space | | | | 54.8 | 54.8 |
| Scottsdale Owned Land | | | | | |
| Right of Way/Streets | | 71.5 | | | 71.5 |
| Total | 428 | 497.4 | 86.9 | 54.8 | 639.1 |

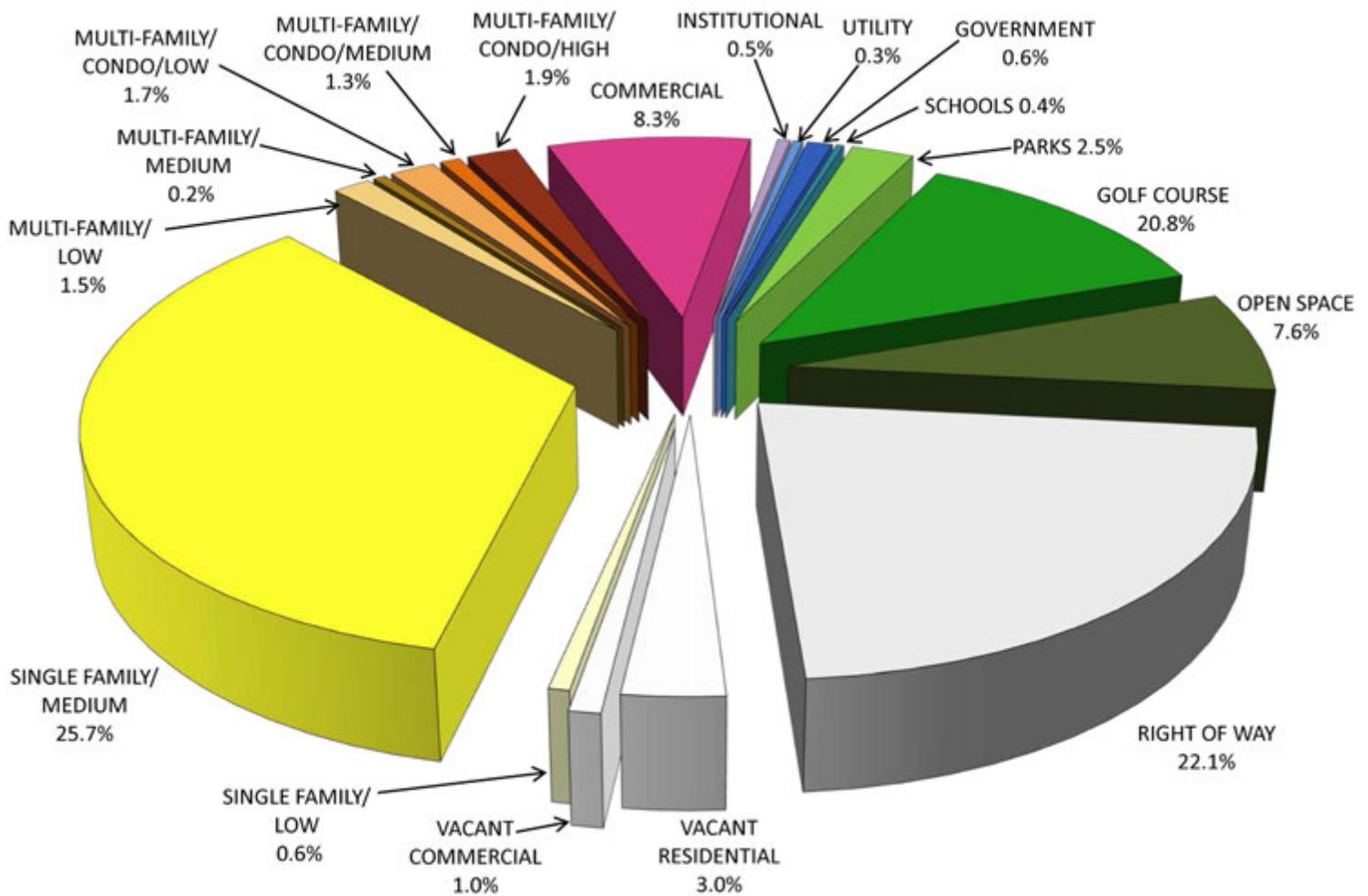
section 23



Desert Canyon Golf Course - Hole #16

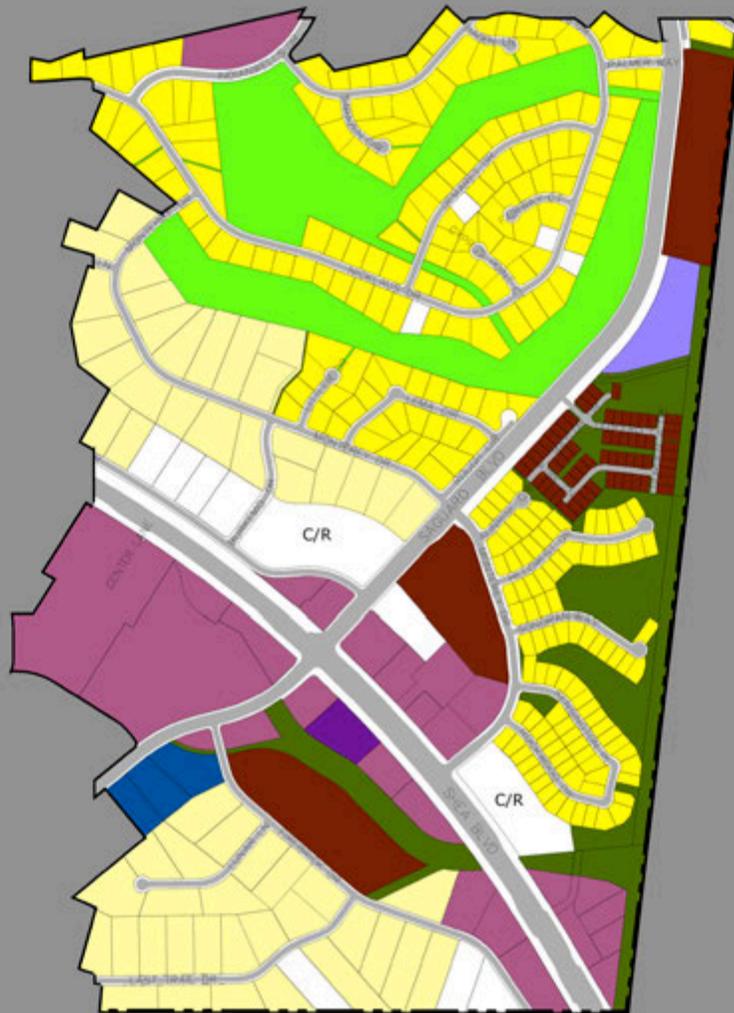


Undeveloped land shown in white



| Land Use | Residential Units | Developed Acres | Undeveloped Developable Acres | Undeveloped Undevelopable Acres | Total Acres |
|------------------------|-------------------|-----------------|-------------------------------|---------------------------------|--------------|
| Residential | | | | | |
| Single Family – L | 2 | 2.6 | 2.5 | | |
| Single Family – M | 430 | 120.8 | 10.5 | | |
| Multi-Family – L | 50 | 6.3 | | | |
| Multi-Family – M | 25 | 0.9 | | | |
| Multi-Family – H | | | | | 168.2 |
| Multi-Family/Condo – L | 63 | 8.8 | 1.3 | | |
| Multi-Family/Condo – M | 55 | 5.5 | | | |
| Multi-Family/Condo – H | 91 | 9 | | | |
| Commercial/Retail | | 38.8 | 4.8 | | 43.6 |
| Mixed Use | | | | | |
| Lodging | | | | | |
| Institutional | | 0.2 | | | 0.2 |
| Industrial | | | | | |
| Utility | | 1.6 | | | 1.6 |
| Government/Town Owned | | 2.7 | | | 2.7 |
| Schools | | 2 | | | 2 |
| Parks | | 11.6 | | | 11.6 |
| Golf Course | | 97.4 | | | 97.4 |
| Open Space | | | | 35.4 | 35.4 |
| Scottsdale Owned Land | | | | | 0 |
| Right of Way/Streets | | 105.3 | | | 105.3 |
| Total | 716 | 413.5 | 19.1 | 35.4 | 468.0 |

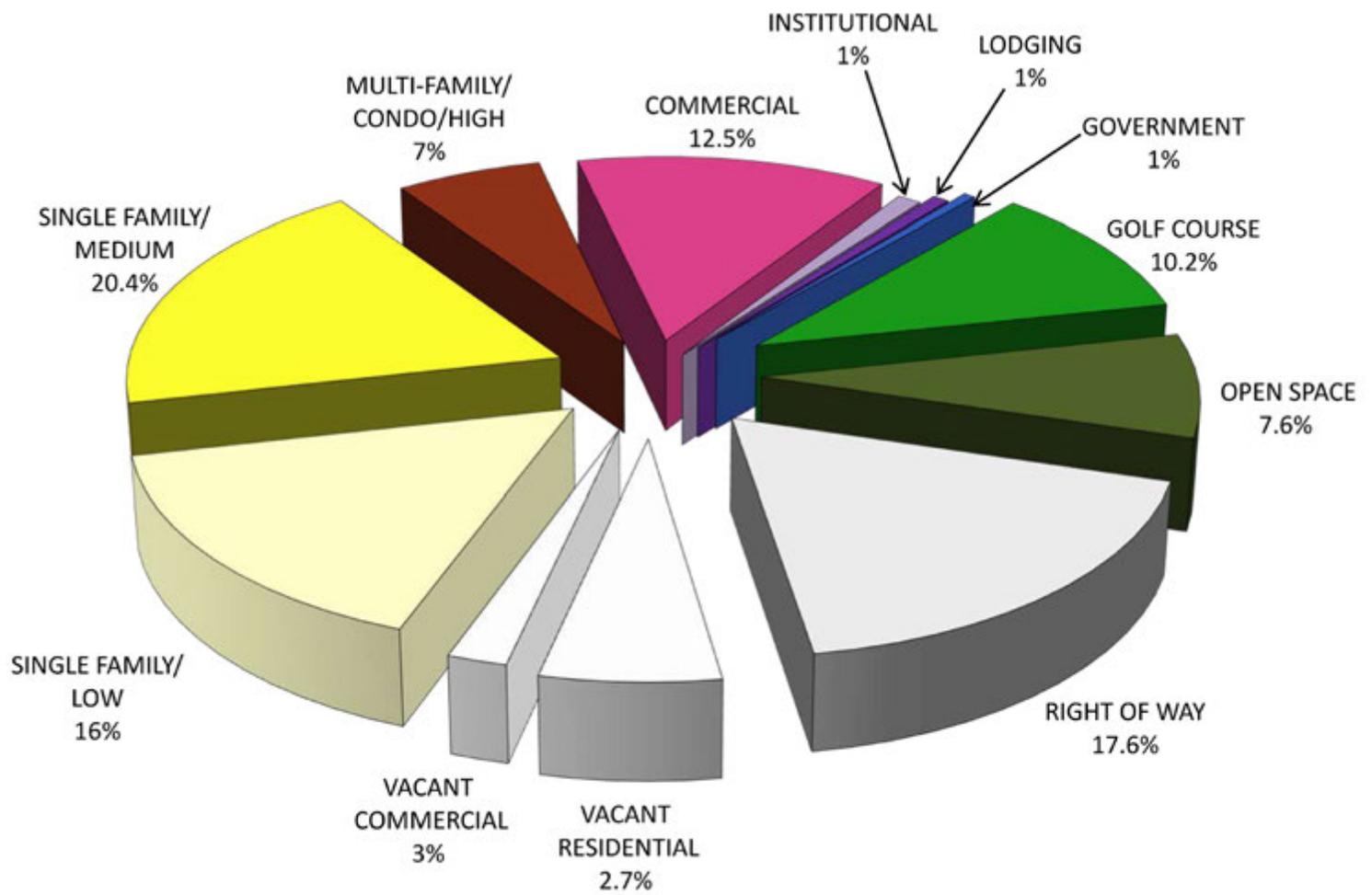
section 26



Shea Blvd at Saguaro Blvd Intersection - Reconstruct in 2015

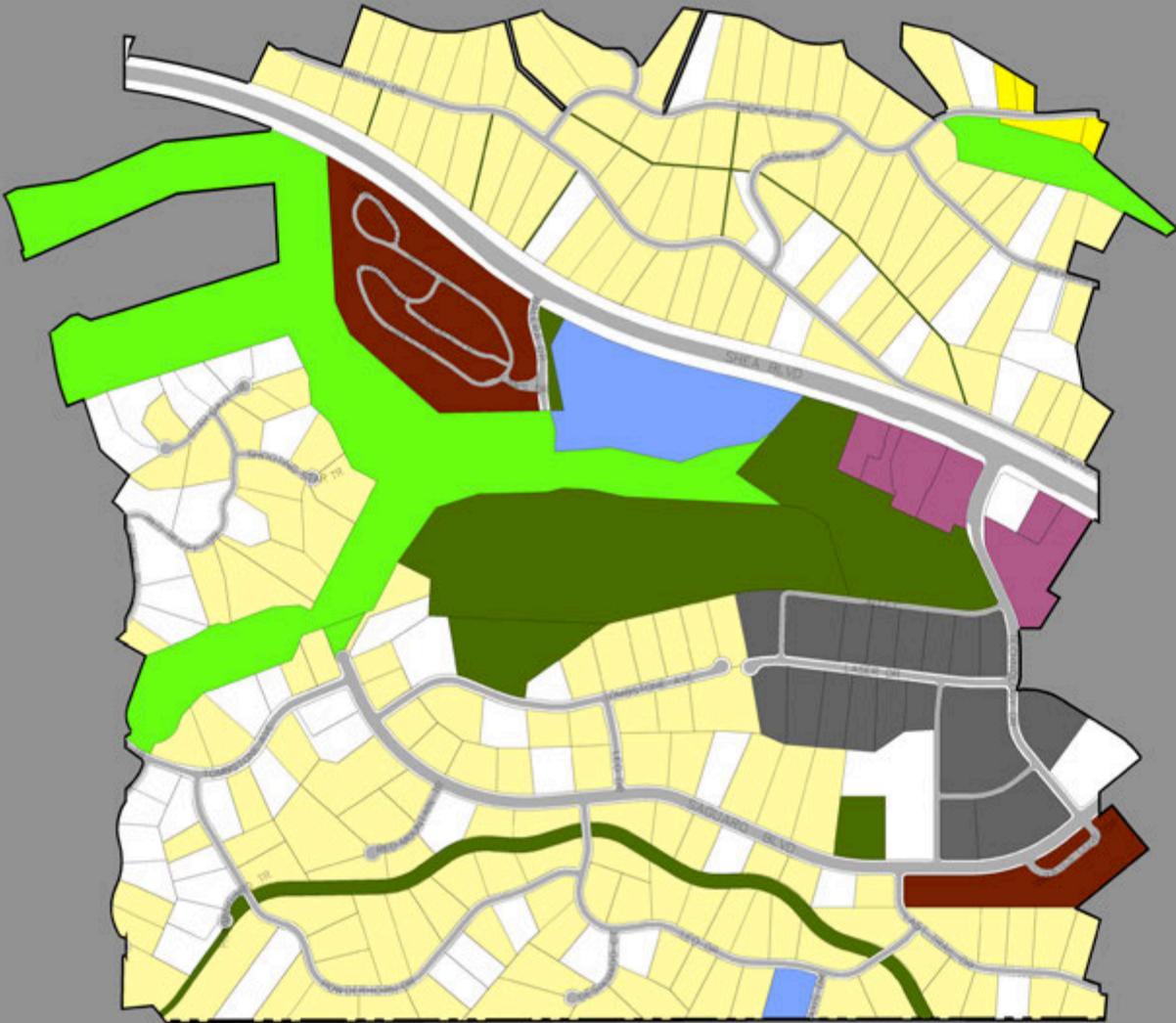


Undeveloped land shown in white



| Land Use | Residential Units | Developed Acres | Undeveloped Developable Acres | Undeveloped Undevelopable Acres | Total Acres |
|------------------------|-------------------|-----------------|-------------------------------|---------------------------------|--------------|
| Residential | | | | | |
| Single Family - L | 53 | 61.5 | 8.4 | | 175.7 |
| Single Family - M | 251 | 77.9 | 1.4 | | |
| Multi-Family - L | | | | | |
| Multi-Family - M | | | | | |
| Multi-Family - H | | | | | |
| Multi-Family/Condo - L | | | | | |
| Multi-Family/Condo - M | | | | | |
| Multi-Family/Condo - H | 309 | 26.5 | | | |
| Commercial/Retail | | 48.3 | 11.4 | | 59.7 |
| Mixed Use | | | | | |
| Lodging | | 1.6 | | | 1.6 |
| Institutional | | 3.4 | | | 3.4 |
| Industrial | | | | | |
| Utility | | | | | |
| Government/Town Owned | | 3.8 | | | 3.8 |
| Schools | | | | | |
| Parks | | | | | |
| Golf Course | | 39.5 | | | 39.5 |
| Open Space | | | | 29 | 29 |
| Scottsdale Owned Land | | | | | |
| Right of Way/Streets | | 66.9 | | | 66.9 |
| Total | 613 | 329.4 | 21.2 | 29 | 379.6 |

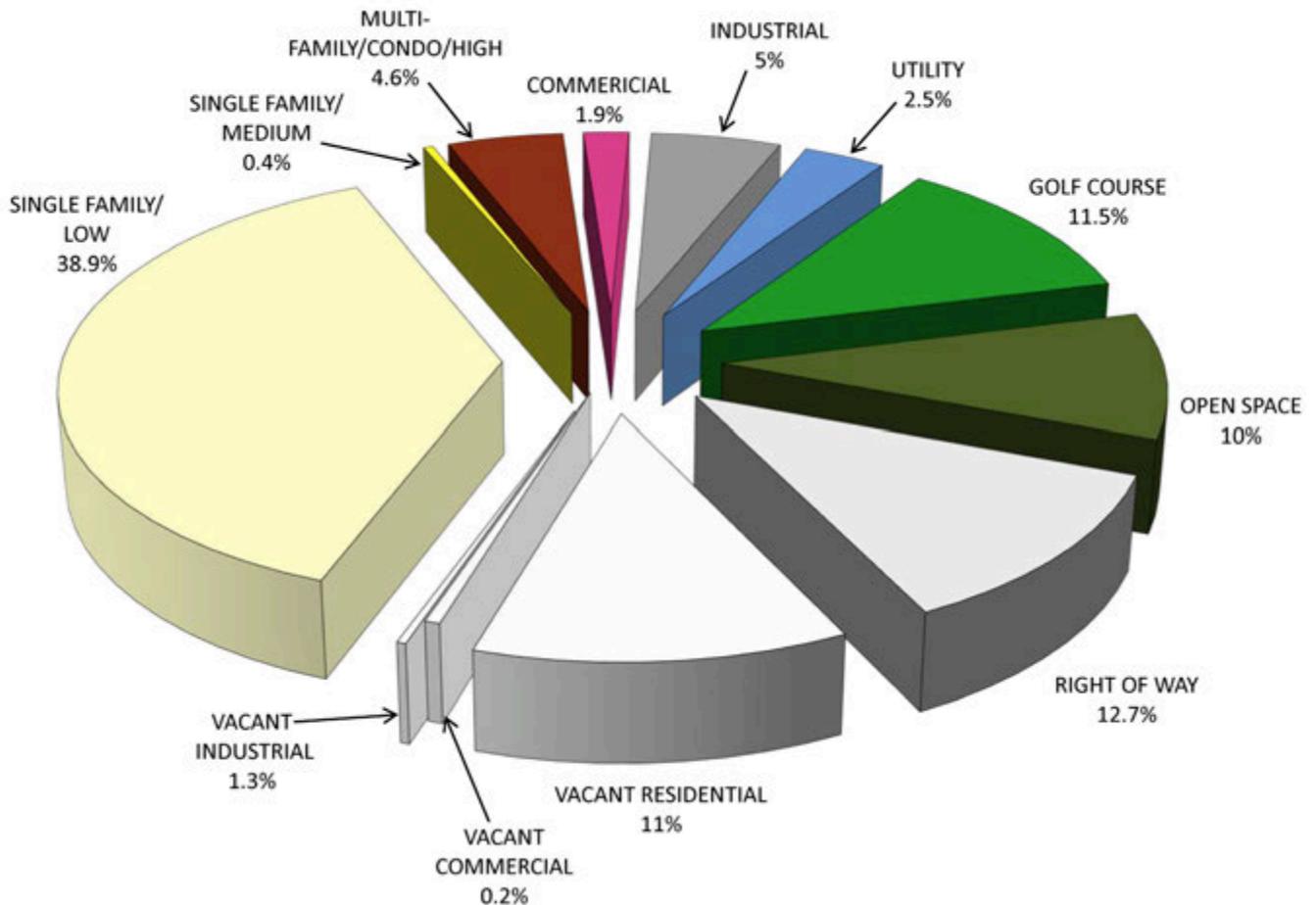
section 27



View From Firerock Country Club

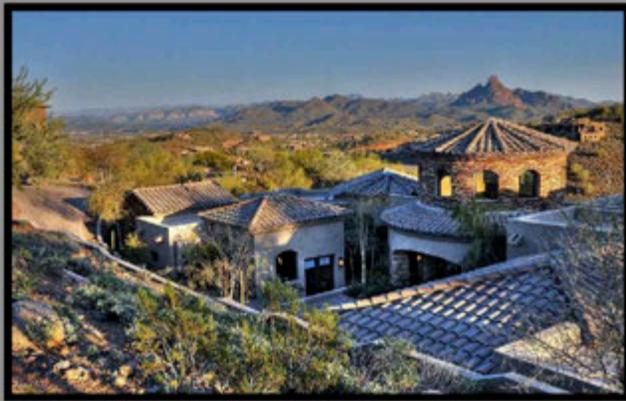
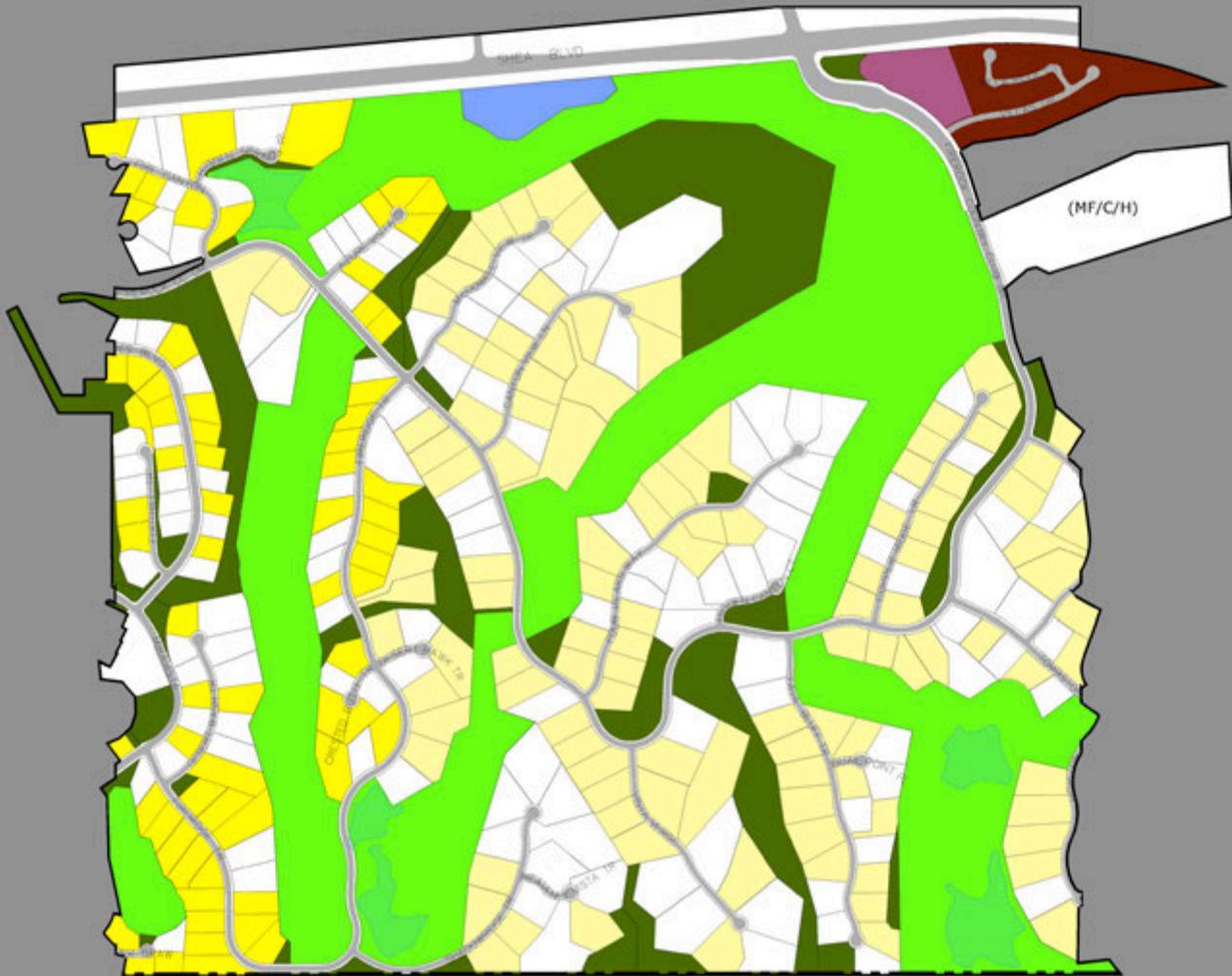


Undeveloped land shown in white

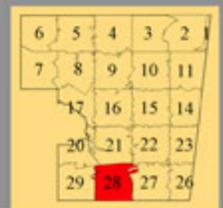


| Land Use | Residential Units | Developed Acres | Undeveloped Developable Acres | Undeveloped Undevelopable Acres | Total Acres |
|------------------------|-------------------|-----------------|-------------------------------|---------------------------------|--------------|
| Residential | | | | | |
| Single Family – L | 186 | 245.4 | 71.8 | | 348.5 |
| Single Family – M | 4 | 2.3 | | | |
| Multi-Family – L | | | | | |
| Multi-Family – M | | | | | |
| Multi-Family – H | | | | | |
| Multi-Family/Condo – L | | | | | |
| Multi-Family/Condo – M | | | | | |
| Multi-Family/Condo – H | 141 | 29 | | | |
| Commercial/Retail | | 12 | 1.3 | | |
| Mixed Use | | | | | |
| Lodging | | | | | |
| Institutional | | | | | |
| Industrial | | 31.3 | 8.4 | | 39.7 |
| Utility | | 15.8 | | | 15.8 |
| Government/Town Owned | | | | | |
| Schools | | | | | |
| Parks | | | | | |
| Golf Course | | 72 | | | 72 |
| Open Space | | | | 62.9 | 62.9 |
| Scottsdale Owned Land | | | | | |
| Right of Way/Streets | | 80 | | | 80 |
| Total | 331 | 487.8 | 81.5 | 62.9 | 632.2 |

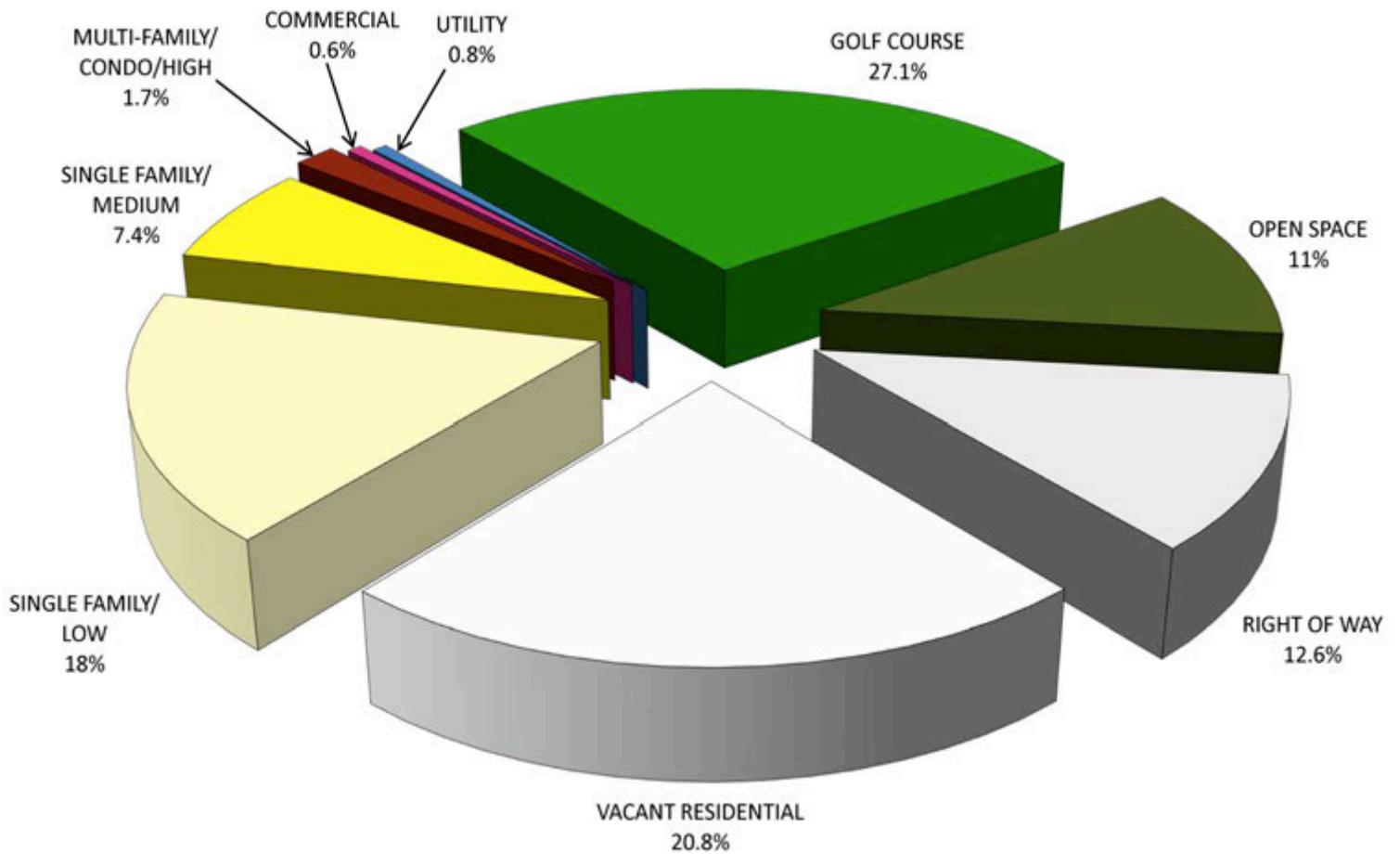
section 28



Custom Home in Firerock Country Club



Undeveloped land shown in white



| Land Use | Residential Units | Developed Acres | Undeveloped Developable Acres | Undeveloped Undevelopable Acres | Total Acres |
|------------------------|-------------------|-----------------|-------------------------------|---------------------------------|--------------|
| Residential | | | | | |
| Single Family – L | 114 | 113.4 | 87.3 | | |
| Single Family – M | 69 | 46.3 | 34.5 | | |
| Multi-Family – L | | | | | |
| Multi-Family – M | | | | | |
| Multi-Family – H | | | | | |
| Multi-Family/Condo – L | | | 13.9 | | |
| Multi-Family/Condo – M | | | | | |
| Multi-Family/Condo – H | 26 | 10.7 | | | |
| Commercial/Retail | | 3.8 | | | 3.8 |
| Mixed Use | | | | | |
| Lodging | | | | | |
| Institutional | | | | | |
| Industrial | | | | | |
| Utility | | 3.9 | | | 3.9 |
| Government/Town Owned | | | | | |
| Schools | | | | | |
| Parks | | | | | |
| Golf Course | | 167.8 | | | 167.8 |
| Open Space | | | | 68.8 | 68.8 |
| Scottsdale Owned Land | | | | | |
| Right of Way/Streets | | 79.5 | | | 79.5 |
| Total | 209 | 425.4 | 135.7 | 68.8 | 629.9 |

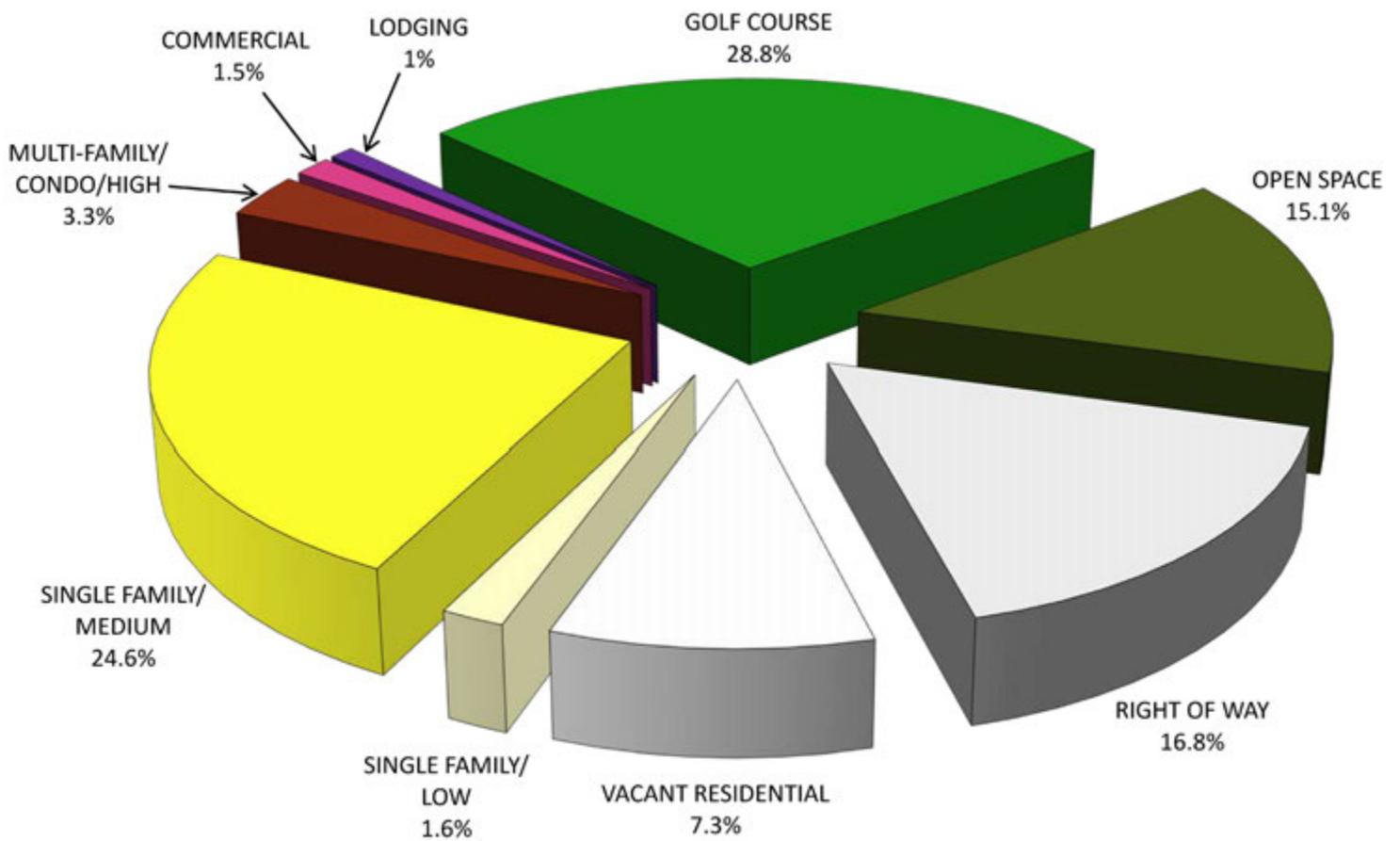
section 29



Eagle Mountain Golf Club – Hole #18



Undeveloped land shown in white



| Land Use | Residential Units | Developed Acres | Undeveloped Developable Acres | Undeveloped Undevelopable Acres | Total Acres |
|------------------------|-------------------|-----------------|-------------------------------|---------------------------------|--------------|
| Residential | | | | | |
| Single Family - L | 5 | 9.9 | 10.4 | | |
| Single Family - M | 471 | 147.9 | 34.3 | | |
| Multi-Family - L | | | | | |
| Multi-Family - M | | | | | |
| Multi-Family - H | | | | | |
| Multi-Family/Condo - L | | | | | |
| Multi-Family/Condo - M | | | | | |
| Multi-Family/Condo - H | 74 | 19.8 | | | |
| Commercial/Retail | | 9.3 | | | 9.3 |
| Mixed Use | | | | | |
| Lodging | | 5.9 | | | 5.9 |
| Institutional | | | | | |
| Industrial | | | | | |
| Utility | | | | | |
| Government/Town Owned | | | | | |
| Schools | | | | | |
| Parks | | | | | |
| Golf Course | | 173.5 | | | 173.5 |
| Open Space | | | | 91.2 | 91.2 |
| Scottsdale Owned Land | | | | | |
| Right of Way/Streets | | 101 | | | 101 |
| Total | 550 | 467.3 | 44.7 | 91.2 | 603.2 |

Layout and Design Credits

Town of Fountain Hills employees and volunteers
who contributed to this report:

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Craig Rudolphy

Ken Valverde

Marilyn Grudier

Mark Mayer

Robert Rodgers



Overhead Aerial View of the Avenue - Looking East