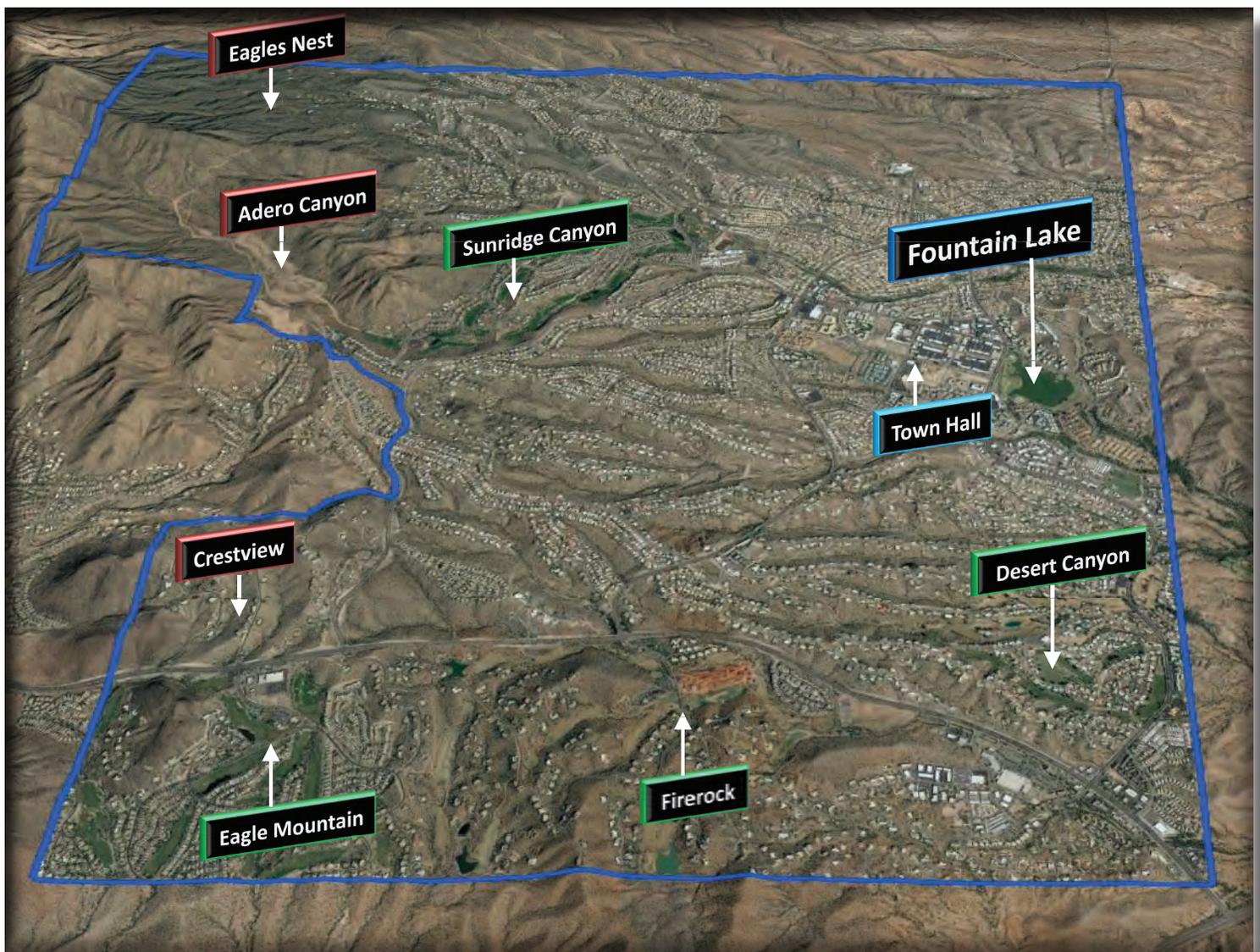


# Town of Fountain Hills

## Land Use Analysis & Statistical Report

2017



# Land Use Analysis

and Statistical Report

Fountain Hills, Arizona



Prepared By:  
Town of Fountain Hills  
Development Services Department  
Planning & Zoning  
16705 E. Avenue of the Fountains  
Fountain Hills, AZ 85268

January 1 - December 31, 2017

# Town of Fountain Hills 2017

## Town Council

Linda Kavanagh (Mayor)  
Dennis Brown  
Nick DePorter  
Henry Leger  
Alan Magazine  
Art Tolis  
Cecil Yates

## Planning & Zoning Commission

Amberleigh Dabrowski (Chair)  
Susan Dempster (Vice Chair)  
Eric Hansen  
Chris Jones  
Roger Owers

## Board of Adjustment

Daniel J. Halloran  
John Kovac III  
Carol Perica (Vice chair)  
Paul Ryan (Chair)  
Nick Sehman

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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, Fort McDowell Yavapai Nation and the Salt River Pima-Maricopa Indian Community, 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 65 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. The fountain 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 active parks with tennis courts, baseball, football and soccer fields, basketball courts, pickle ball 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 125 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.



Make a Difference Day



Back to School Bash at Four Peaks Park



Turkey Trot Staff and Volunteers

# demographics

- Current Population
- Trends & Projections



Event at Fountain Park



Mayor's Youth Council and Adopt A Street Program



FH Crisis Team



Fourth at the Fountain



# demographics

Based upon the July 1, 2015 US Census, American Community Survey population estimate figure of 23,899, Fountain Hills has an average of 1,204.8 people per square mile, or 1.88 people per acre.

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

Fountain Hills' land is currently developed at an average density of 1.4 dwelling units per acre for single family homes and 6.6 units per acre for multi-family housing.

At the end of 2016, there were 977 vacant single family lots and 96 vacant multi-family lots.

If Fountain Hills continues to develop at a similar rate, the population is estimated to reach 34,700 at build-out around the year 2040.



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%	10.8%	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 Bracket									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	\$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

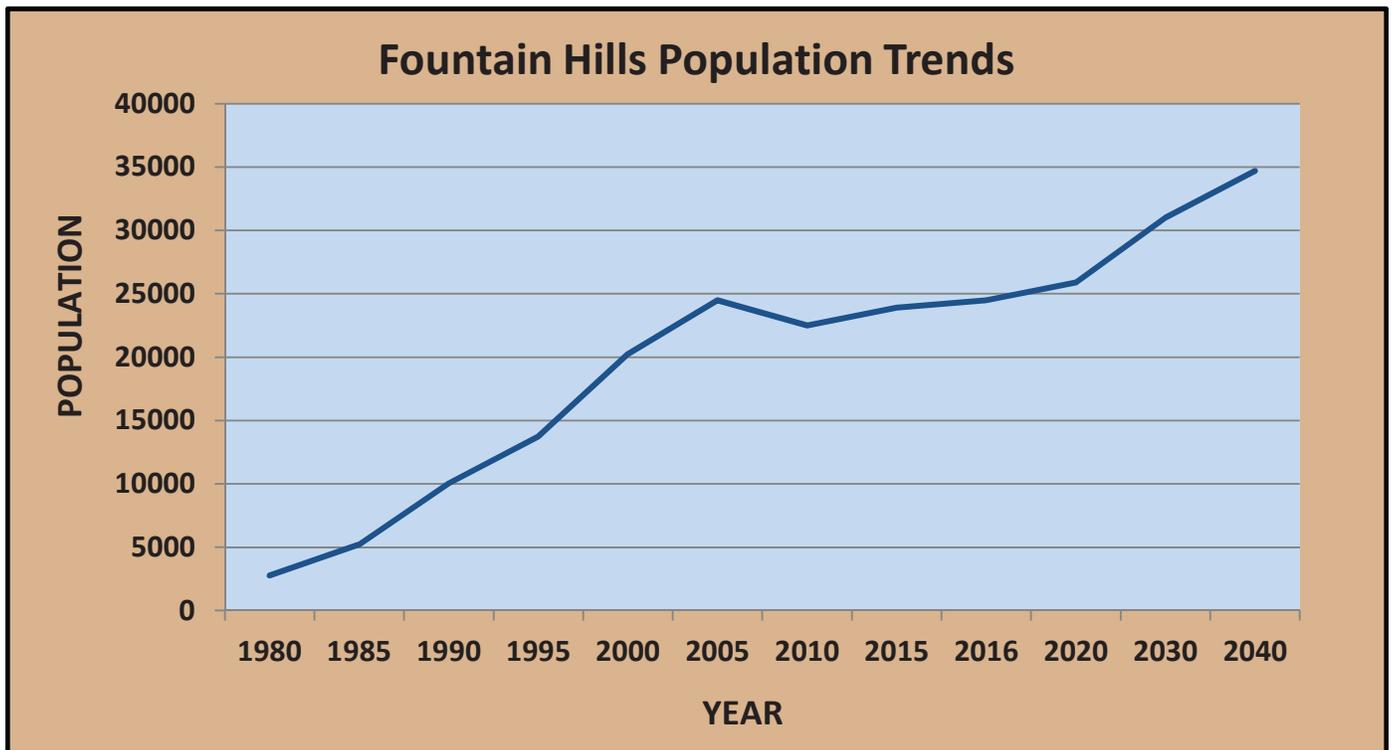
Population Trends	
Year	Fountain Hills Population
1980	2,772*
1985	5,200**
1990	10,030*
1995	13,745**
2000	20,235*
2005	24,492*
<b>2010</b>	<b>22,489*</b>
July 1, 2015	23,899***
July 1, 2016	24,482***
2020	25,900**
2030	31,000**
Estimated Buildout ~2040	34,700****

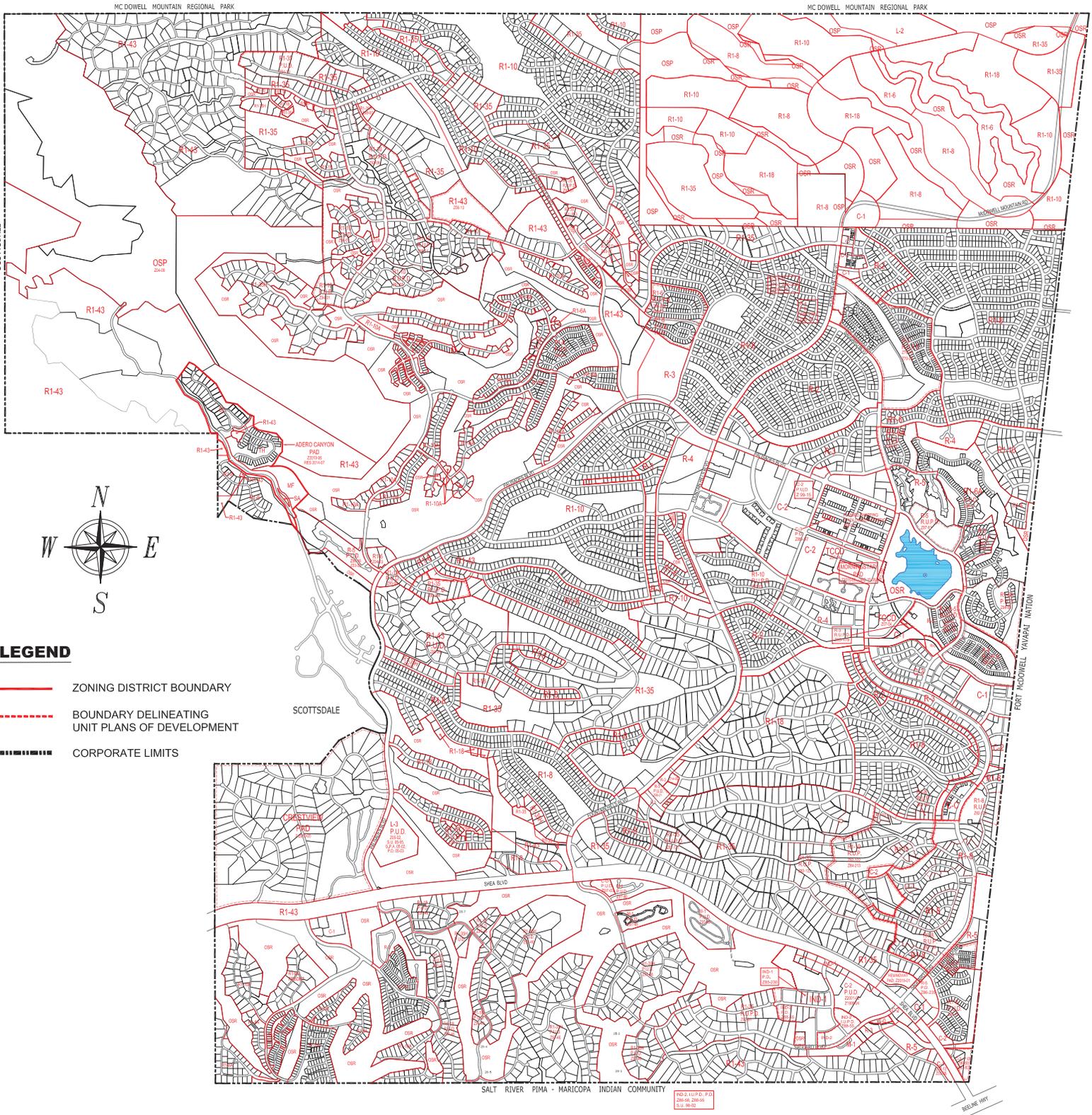
\* US CENSUS

\*\* MAG

\*\*\*US CENSUS, AMERICAN COMMUNITY SURVEY

\*\*\*\*TOWN DEVELOPMENT SERVICES





**LEGEND**

- ZONING DISTRICT BOUNDARY
- - - BOUNDARY DELINEATING UNIT PLANS OF DEVELOPMENT
- CORPORATE LIMITS



# Zoning Map of Fountain Hills

# development trends

- town-wide
- residential
- commercial



Hotel



Commercial



Single Family



Single Family



Commercial & Multi-Family Apartments



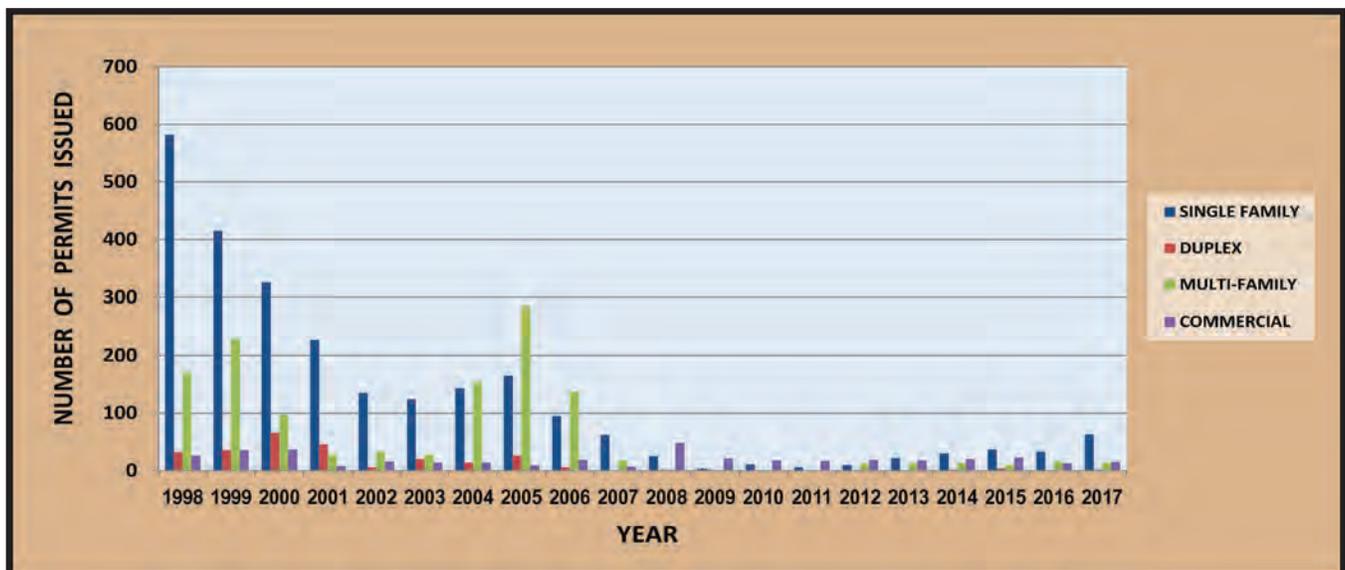
Multi-Family Condos

# town-wide building permit data

Land within the Town of Fountain Hills has been largely developed. While building activity in Fountain Hills has been on the upswing since 2017 and continuing into 2018, particularly with large scale commercial, multi-family housing, and luxury housing construction, the total building permits issued is still below the peak in the year 1998. The following charts show the historical building permit activity from the year 1998 forward. 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

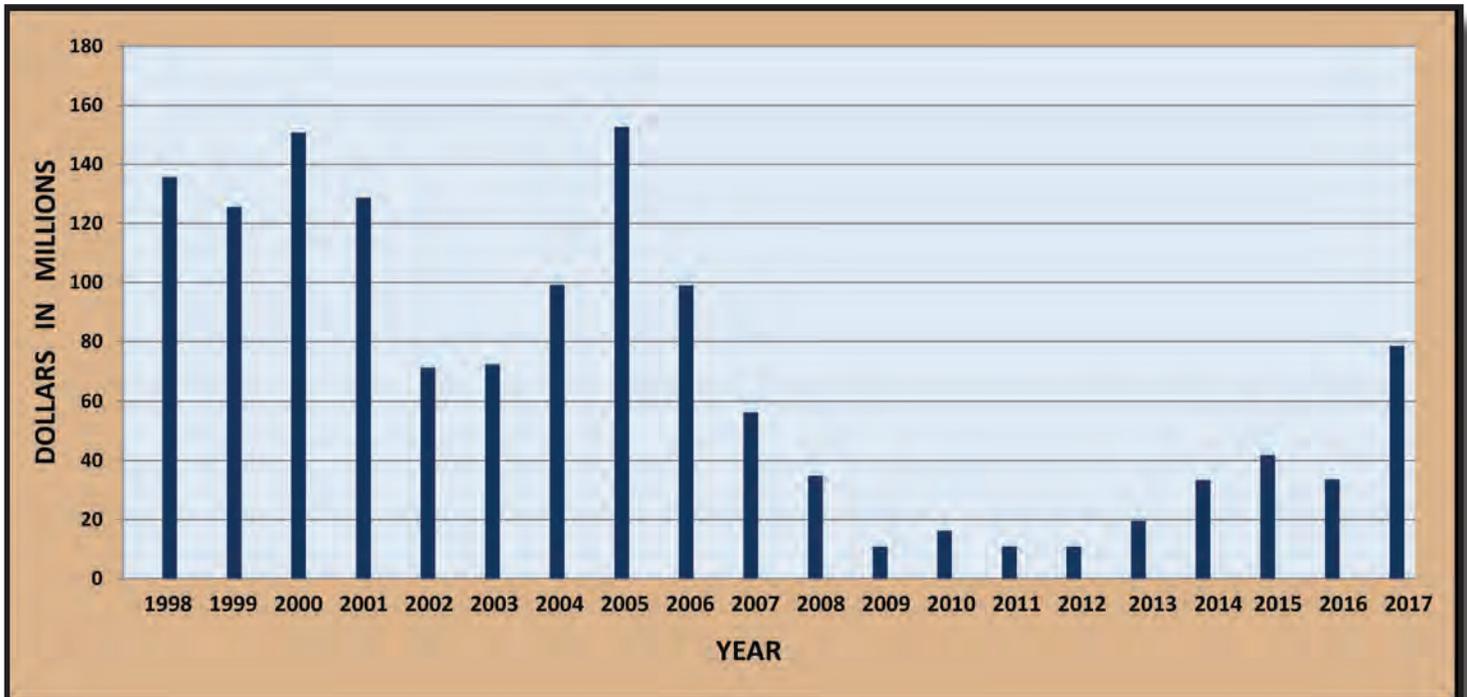


YEAR	Single Family	Duplex		Multi-Family		Total Dwelling Units	Commercial	Other
		Bldg.	Total Units	Bldg.	Total Units			
1998	582	17	32	36	170	784	26	995
1999	415	18	36	34	229	680	36	947
2000	326	33	66	23	97	489	37	892
2001	227	23	46	6	28	301	8	707
2002	135	3	6	4	33	174	16	622
2003	124	10	20	10	28	172	14	689
2004	143	7	14	64	154	311	14	664
2005	165	13	26	184	287	478	9	777
2006	95	3	6	102	137	238	19	745
2007	62	0	0	18	18	80	7	589
2008	25	1	2	2	2	29	48	489
2009	4	1	2	0	0	6	21	328
2010	11	0	0	0	0	11	18	366
2011	6	0	0	0	0	6	17	319
2012	10	0	0	0	0	10	19	376
2013	22	0	0	12	12	34	18	386
2014	30	1	2	13	13	45	20	391
2015	37	2	4	5	10	51	23	347
2016	33	0	0	8	16	49	13	415
2017	63	1	2	14	14	79	15	370
<b>20 Year Total</b>	<b>2515</b>	<b>133</b>	<b>264</b>	<b>535</b>	<b>1248</b>	<b>4027</b>	<b>398</b>	<b>11414</b>
<b>20 Year Avg</b>	<b>125.8</b>	<b>6.7</b>	<b>13.2</b>	<b>26.8</b>	<b>62.4</b>	<b>201.4</b>	<b>19.9</b>	<b>570.7</b>

## VALUATION OF TOWN-WIDE BUILDING PERMITS ISSUED IN DOLLARS

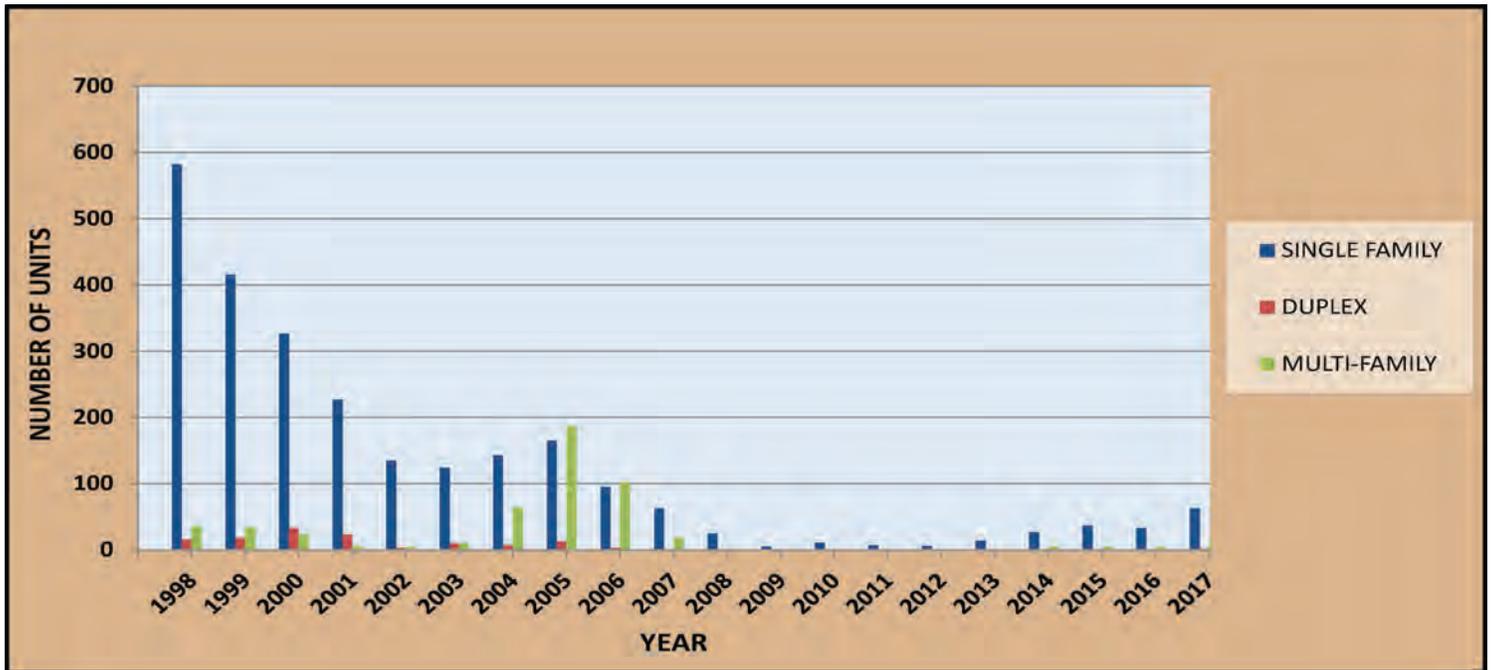
MONTH	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
JAN	6,574,199	263,756	9,657,285	10,095,841	12,674,799	8,278,411	5,378,932	12,492,184	10,401,780	5,883,110	4,962,915	609,930	988,834	376,829	142,121	56,478	378,321	1,481,639	3,383,426	5,257,695
FEB	4,865,416	9,945,464	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	857,202	2,903,446	803,257	597,350	1,231,612	3,477,690	5,277,477	1,509,096	14,557,826
MAR	5,921,757	15,223,085	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	1,018,230	1,913,546	914,491	320,291	2,392,101	4,230,187	1,381,050	3,865,128	2,537,100
APR	5,697,430	12,101,085	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	1,018,230	1,573,422	2,053,671	722,315	738,669	2,651,878	1,510,033	2,161,381	26,414,250
MAY	10,808,618	8,804,873	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	3,658,017	446,430	868,236	360,261	4,997,096	3,851,884	2,197,286	4,051,484
JUNE	10,816,025	9,387,462	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	806,089	537,219	2,758,141	833,037	2,964,125	1,232,984	2,241,778	3,045,827	4,232,757
JULY	7,027,898	8,101,339	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	1,245,509	315,717	486,097	1,746,383	2,120,955	3,686,087	2,118,418	2,319,577	2,654,365
AUG	8,455,819	12,204,513	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	519,539	416,439	444,063	1,511,424	2,200,118	1,767,602	1,651,201	2,662,938	4,326,550
SEPT	10,222,266	10,220,091	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	1,251,106	1,874,918	398,286	1,029,077	1,367,536	2,034,267	4,497,420	1,855,862	5,807,359
OCT	15,166,257	22,408,748	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	863,163	199,883	1,436,033	1,152,147	3,218,692	2,961,465	2,725,779	6,980,206	2,672,889
NOV	15,062,118	7,854,338	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	591,822	304,122	580,005	885,175	904,480	2,468,858	2,435,056	1,671,248	2,863,121
DEC	34,992,229	9,062,278	6,882,365	3,654,428	2,455,109	7,558,665	5,081,586	13,566,781	3,643,007	1,593,988	2,308,646	623,840	1,469,106	193,063	989,335	1,925,491	3,523,788	12,630,996	1,935,058	3,077,959
<b>TOTAL</b>	<b>135,610,032</b>	<b>125,577,032</b>	<b>150,676,319</b>	<b>128,630,769</b>	<b>71,288,736</b>	<b>72,244,169</b>	<b>99,162,245</b>	<b>152,635,025</b>	<b>98,930,507</b>	<b>56,318,763</b>	<b>34,896,484</b>	<b>10,775,401</b>	<b>16,154,669</b>	<b>10,890,366</b>	<b>10,796,891</b>	<b>19,480,518</b>	<b>33,410,223</b>	<b>41,802,731</b>	<b>33,587,033</b>	<b>78,453,355</b>

## TOWN-WIDE BUILDING PERMITS ISSUED VALUATION IN DOLLARS



# residential building permit data

## RESIDENTIAL BUILDING PERMITS ISSUED



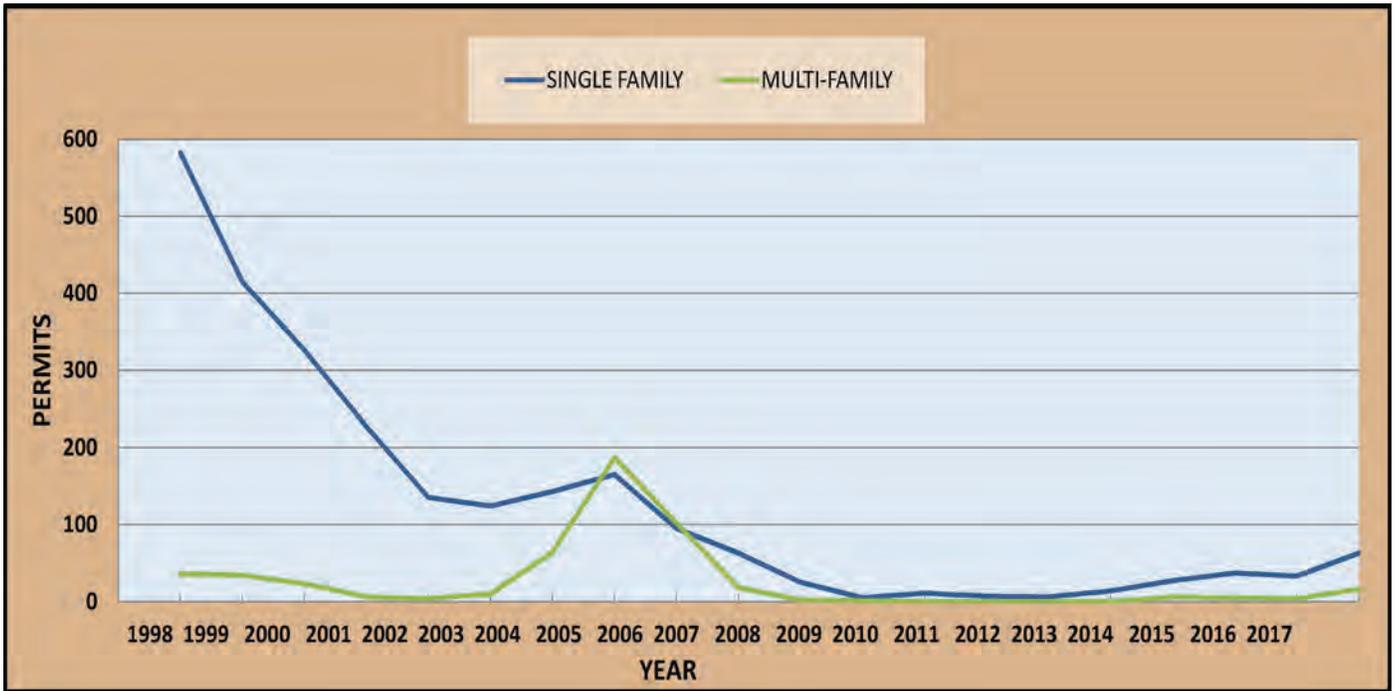
## RESIDENTIAL BUILDING PERMIT DATA

YEAR	Single Family	Multi-Family*	Total Units**
1998	582	202	784
1999	415	265	680
2000	326	163	489
2001	227	74	301
2002	135	39	174
2003	124	50	174
2004	143	168	311
2005	165	313	478
2006	95	143	238
2007	62	18	80
2008	25	4	29
2009	4	2	6
2010	11	0	11
2011	6	0	6
2012	10	0	10
2013	22	12	34
2014	30	15	45
2015	37	14	51
2016	33	16	49
<b>2017</b>	<b>63</b>	<b>16</b>	<b>79</b>

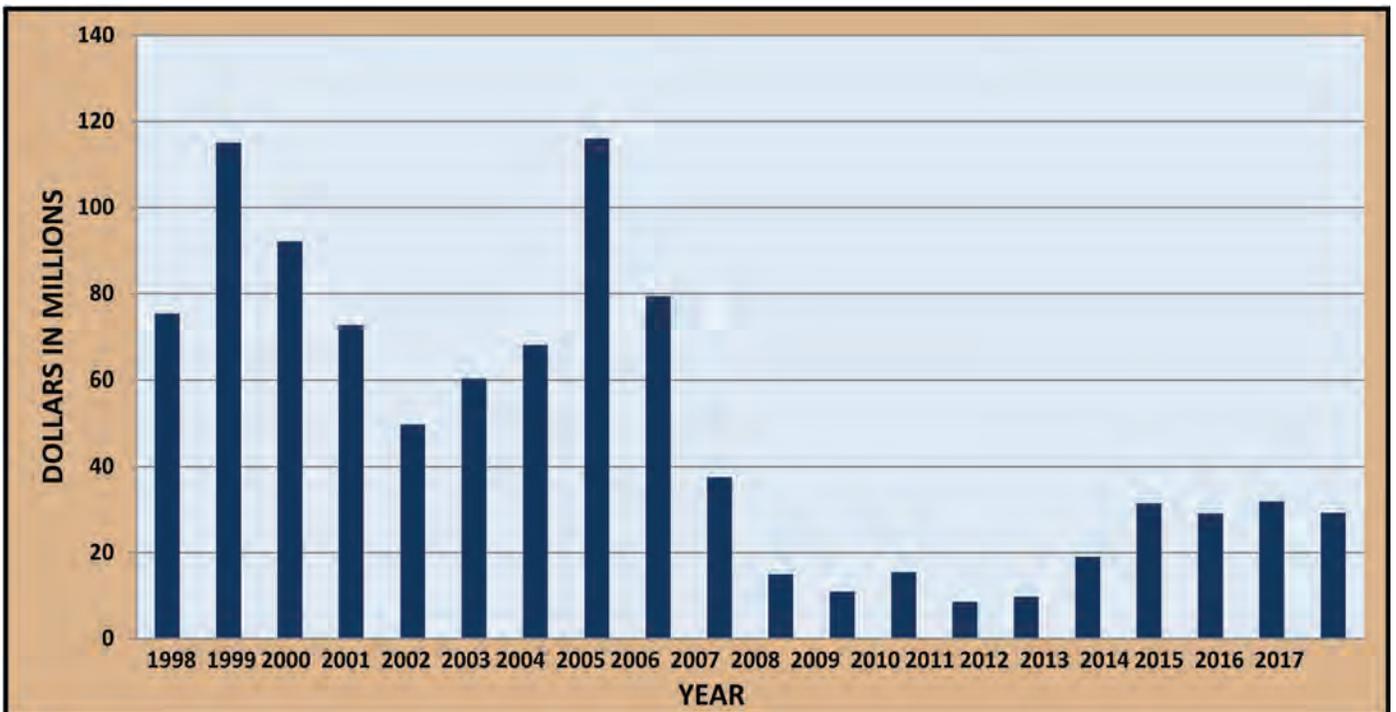
\* Includes duplexes, townhomes, and apartments.

\*\* 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



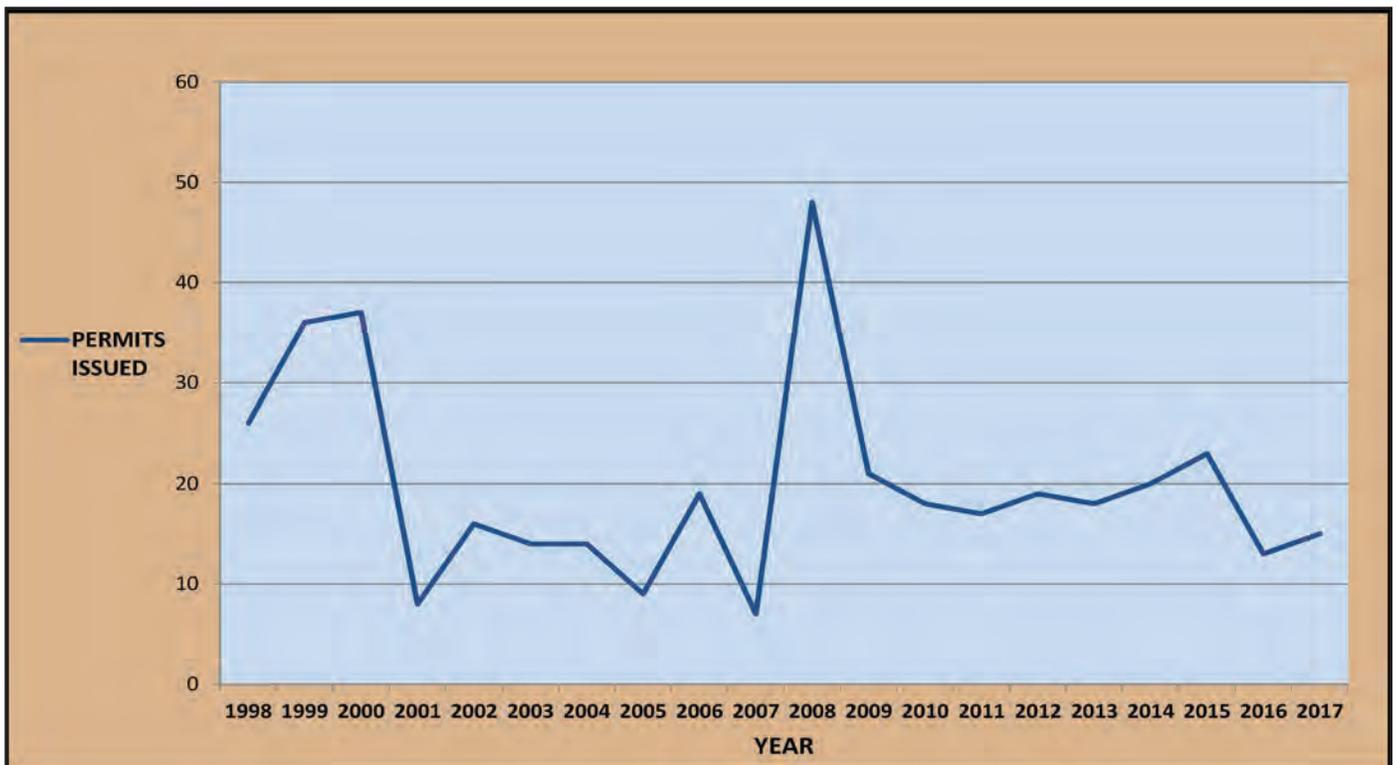
## RESIDENTIAL PERMITS ISSUED VALUATION IN DOLLARS



# commercial building permit data



## COMMERCIAL BUILDING PERMITS ISSUED

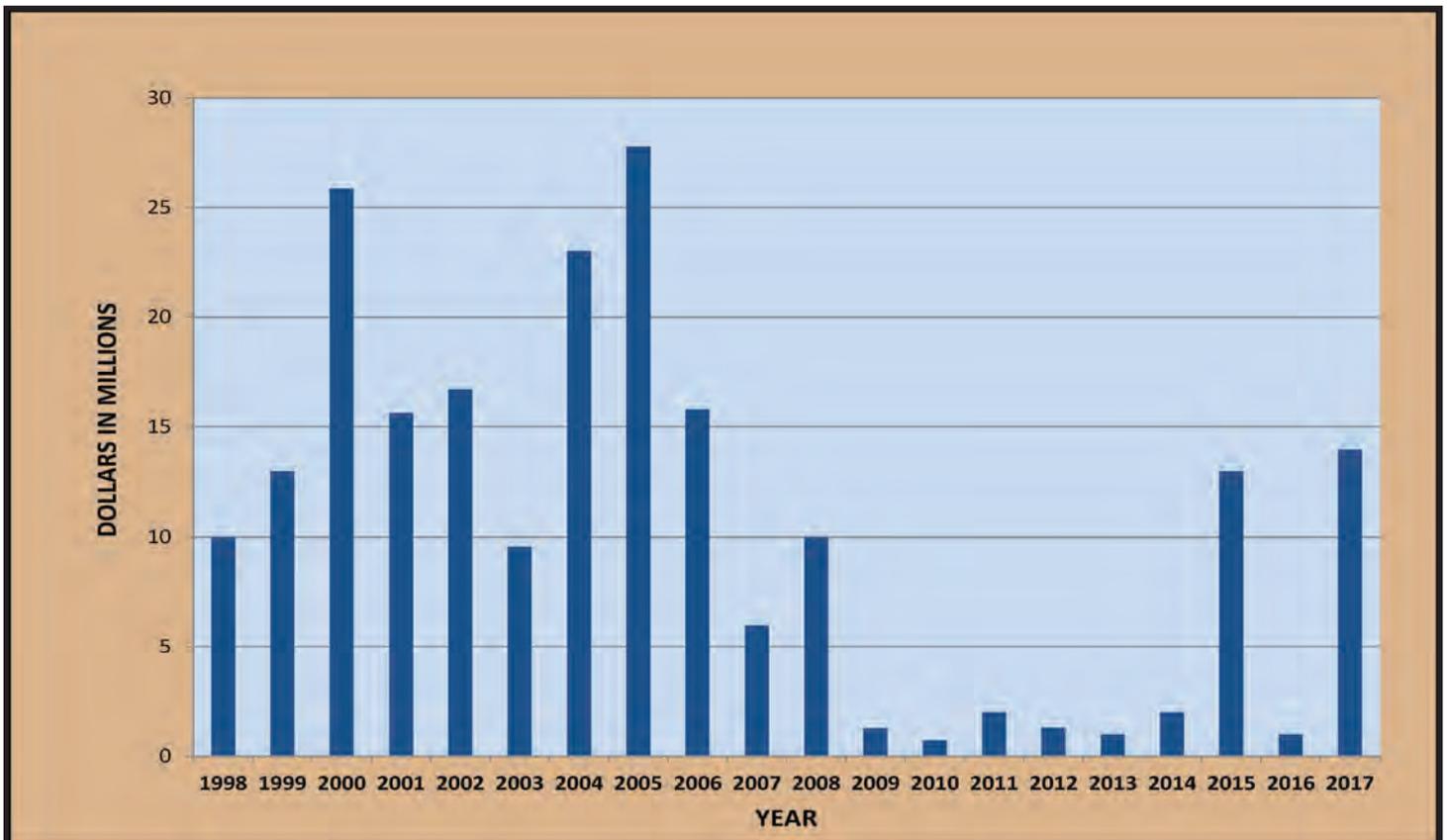


## COMMERCIAL BUILDING PERMITS ISSUED AND VALUATION

Year	Permits Issued	Valuation (\$ in Millions)
1998	26	9.739
1999	36	13.326
2000	37	25.869
2001	8	15.625
2002	16	16.698
2003	14	9.554
2004	14	23.021
2005	9	27.782
2006	19	15.792
2007	7	5.966
2008	48	10.004
2009	21	0.944
2010	18	0.719
2011	17	2.311
2012	19	1.012
2013	18	1.060
2014	20	1.936
2015	23	12.730
2016	13	0.859
<b>2017</b>	<b>15</b>	<b>13.619</b>

1998 - 2017 Valuation includes commercial building permits as well as tenant improvements.

## COMMERCIAL PERMITS ISSUED VALUATION IN DOLLARS



1998 - 2017 Valuation includes commercial building permits as well as tenant improvements.



# 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



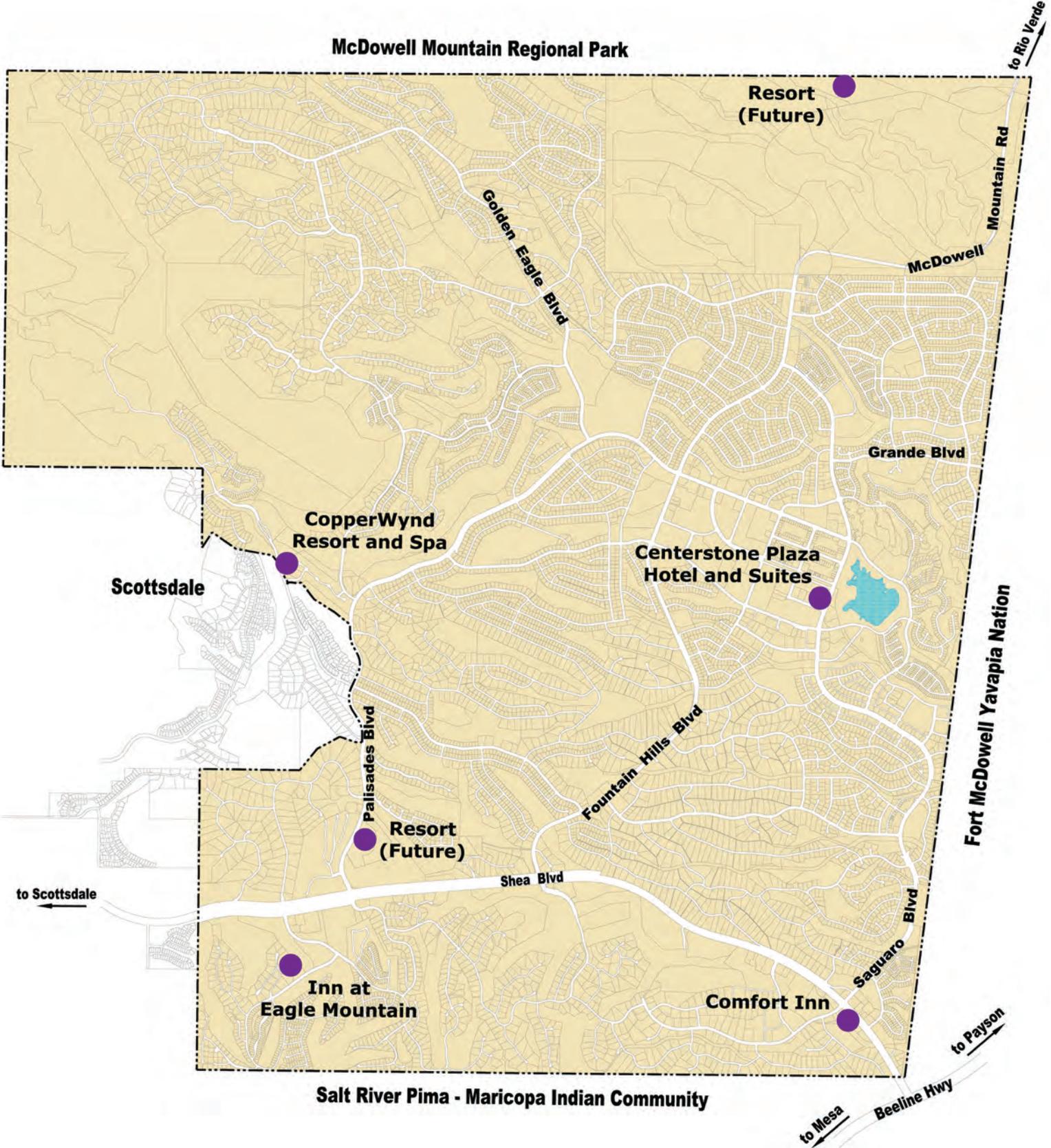
Centerstone Plaza Hotel and Suites  
12800 N Saguaro Blvd  
130 guest rooms



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

# Lodging/Hotels Location Map

McDowell Mountain Regional Park



# restaurants

## BAR / PUB / WINE BAR

- 1 **Aguamenti Bar and Kitchen / \$\$**  
16842 E. Parkview Ave. #2  
(480) 822-7686
- 2 **Alamo Saloon / \$**  
11807 N. Saguaro Blvd.  
480.837.5699
- 3 **All American Sports Grill / \$**  
16872 E. Avenue of the Fountains  
480.816.4625  
allamericansportsgrill-az.com
- 4 **Bruno's Sports Bar & Grille / \$**  
16737 E. Parkview Ave.  
480.836.0770
- 5 **Grapeables Fine Wines / \$\$**  
12645 N. Saguaro Blvd.  
480.816.5959  
grapeableswinebar.com
- 6 **Saddle Bronc Grill / \$**  
11056 N. Saguaro Blvd.  
480.816.5900  
saddlebrongrill.com



## CAFE / COFFEE / TREATS

- 1 **Chocofin Chocolatier / \$ - \$\$\$**  
13404 N La Montana Dr.  
480.836.7444  
chocofin.com
- 2 **OYO Yogurt / \$**  
12625 N. Saguaro Blvd. #7  
480.663.3640  
o-yogurt.com
- 3 **Starbucks / \$**  
16425 E. Palisades Blvd.  
480.816.6969
- 4 **Sunbaked Pastry Shop / \$**  
16842 E. Parkview Ave.  
480.837.2448



## DINING

- 1 **Arrivederci Italiana / \$\$**  
12645 Saguaro Blvd Ste. 1  
Fountain Hills, AZ 85268  
480.816.5895
- 2 **Closed**
- 3 **Desert Canyon-DC Bar & Grill / \$**  
10440 N. Indian Wells Dr.  
480.837.1561  
desertcanyon.com/bar-grill
- 4 **DJ's Bagel Cafe / \$**  
13693 N. Fountain Hills Blvd.  
480.816.4155



- 5 **Eagle Mountain-Grille at Eagle Mountain / \$**  
14915 E. Eagle Mountain Pkwy  
480.816.1248  
eaglemtn.com
- 6 **El Encanto del Fuente / \$\$**  
11044 N. Saguaro Blvd.  
480.837.1070  
elencantorestaurant.com
- 7 **Euro Pizza Cafe / \$\$**  
12645 N. Saguaro Blvd. #11  
480.836.0207  
europizzacafe.com
- 8 **Fireside Grill / \$\$**  
12800 N. Saguaro Blvd.  
480.816.9047
- 9 **Flapjacks / \$**  
16605 E. Palisades Blvd.  
480.837.2910
- 10 **Flourish at Copperwynd / \$\$\$**  
13225 N. Eagle Ridge Dr.  
480 333-1900  
flourishaz.com
- 11 **Fountain Hills Express Deli / \$**  
11829 N. Saguaro Blvd.  
480.837.3236
- 12 **Georgie's Diner / \$\$**  
13407 N La Montana Dr.  
480.556.1733
- 13 **HAO / \$**  
11849 N. Saguaro Blvd.  
480.816.8888
- 14 **HD Asian Bistro / \$\$**  
16740 E. Palisades Blvd.  
480.839.9988
- 15 **Hills' Pizza & Desserts / \$**  
16726 E. El Pueblo Blvd.  
480.816.6656
- 16 **Katana Sushi & Grill / \$\$\$**  
16425 E. Palisades Blvd.  
480.837.2399
- 17 **La Mai Thai Cuisine / \$\$**  
12015 N. Saguaro Blvd.  
480.907.7706
- 18 **Laura's Place / \$**  
16758 E. Glenbrook Blvd.  
480.837.1557
- 19 **Maskadores / \$\$**  
16754 E Glenbrook Blvd.
- 20 **Mountain View Thai Café / \$**  
12645 N Saguaro Blvd. #17  
480.621.6166
- 21 **Munich Gyros / \$\$**  
16948 E. Shea Blvd. #101  
480.816.3647
- 22 **Phil's Filling Station Grill / \$**  
16852 E. Parkview Ave  
480.816.8200  
philsfillingstationgrill.com
- 23 **Pietro's / \$\$**  
9800 N. Summer Hill Blvd.  
480.816.3000  
pietrosattheinn.com
- 24 **Ping's Cafe / \$**  
17115 E. Shea Blvd. #100  
480.816.1827  
pingscafearizona.com

- 25 **Pisa Pizza Ristorante / \$**  
16650 E. Palisades Blvd, #100  
480.836.7500  
pisapizzaaz.com
- 26 **Que Bueno / \$**  
13207 N. La Montana Dr.  
480.837.2418  
quebuenoaz.com
- 27 **Rosati Pizza / \$**  
12605 N. Saguaro Blvd.  
480.836.8400  
rosatisfh.com
- 28 **Sapori D' Italia / \$**  
11865 N. Saguaro Blvd.  
480.816.9535  
saporiditaliaaz.com
- 29 **Señor Taco / \$**  
16948 E. Shea Blvd.  
480.816.8226
- 30 **Señor Taco II / \$**  
13525 N. Fountain Hills Blvd.  
480.816.5317
- 31 **Sofrita / \$**  
16848 E. Avenue of the Fountains  
480.816.5316  
sofrita.com
- 32 **Streets of New York / \$**  
16841 E. Shea Blvd. #101  
480.837.3730  
streetsofnewyork.com
- 33 **Sunridge Canyon-Wicked 6 Bar & Grill / \$**  
13100 N. Sunridge Dr.  
480.837.5396  
sunridgecanyongolf.com
- 34 **That Guy's Pizza / \$**  
16948 E. Shea Blvd.  
480.816.1356
- 35 **VU / \$**  
14815 E. Shea Blvd. #100  
480.368.0087  
vubistro.com

## FAST FOOD

- 1 **Burger King / \$**  
13725 N. Fountain Hills Blvd.  
480.860.2122
- 2 **Eriberto's / \$**  
17230 E. Shea Blvd.  
480.837.2251
- 3 **Filiberto's / \$**  
16225 E. Palisades Blvd.  
480-837-2465
- 4 **McDonalds / \$**  
16936 E. Shea Blvd.  
480.837.0033
- 5 **Subway / \$**  
13771 N. Fountain Hills Blvd.  
480.222.6226
- 6 **Subway / \$**  
16841 E. Shea Blvd.  
480.222.6226
- 7 **Wendy's / \$**  
17218 E. Shea Blvd.  
480.837.2551



## FORT McDOWELL DINING

- 1 **We-Ko-Pa Resort /\$** .....  
10438 N. Fort McDowell Rd.  
480.789.5300  
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 Sushiya /\$**

- 3 **We-Ko-Pa Golf Club**  
18200 E. Toh Vee Circle  
480.789.8713  
**We-Ko-Pa Grille /\$**  
**Saguaro Grille /\$**  
wekopa.com

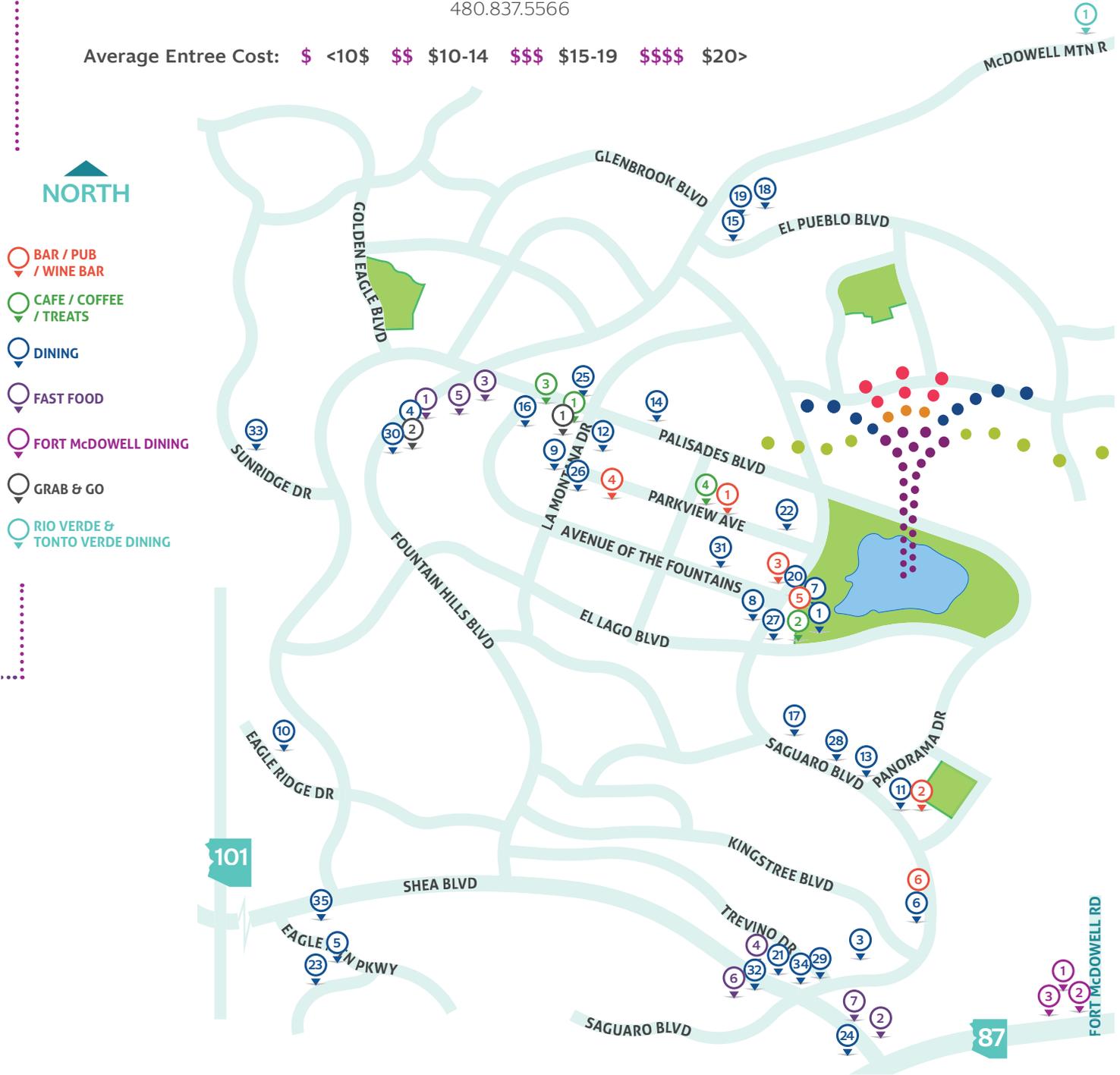
### GRAB N GO

- 1 **Little Caesars /\$**  
16605 E. Palisades Blvd.  
480.816.1001
- 2 **Pizza Hut /\$**  
13693 N. Fountain Hills Blvd.  
480.837.5566

## .....RIO VERDE &..... TONTO VERDE DINING

- 1 **Tonto Verde**  
18401 El Circulo Dr.  
480.471.0438  
**Mesquite Bar & Grill /\$**  
**Cimarron Dining Room /\$**  
tontoverde.org/dining/dining-rooms-14.html

Average Entree Cost: \$ <10\$ \$\$ \$10-14 \$\$\$ \$15-19 \$\$\$\$ \$20>

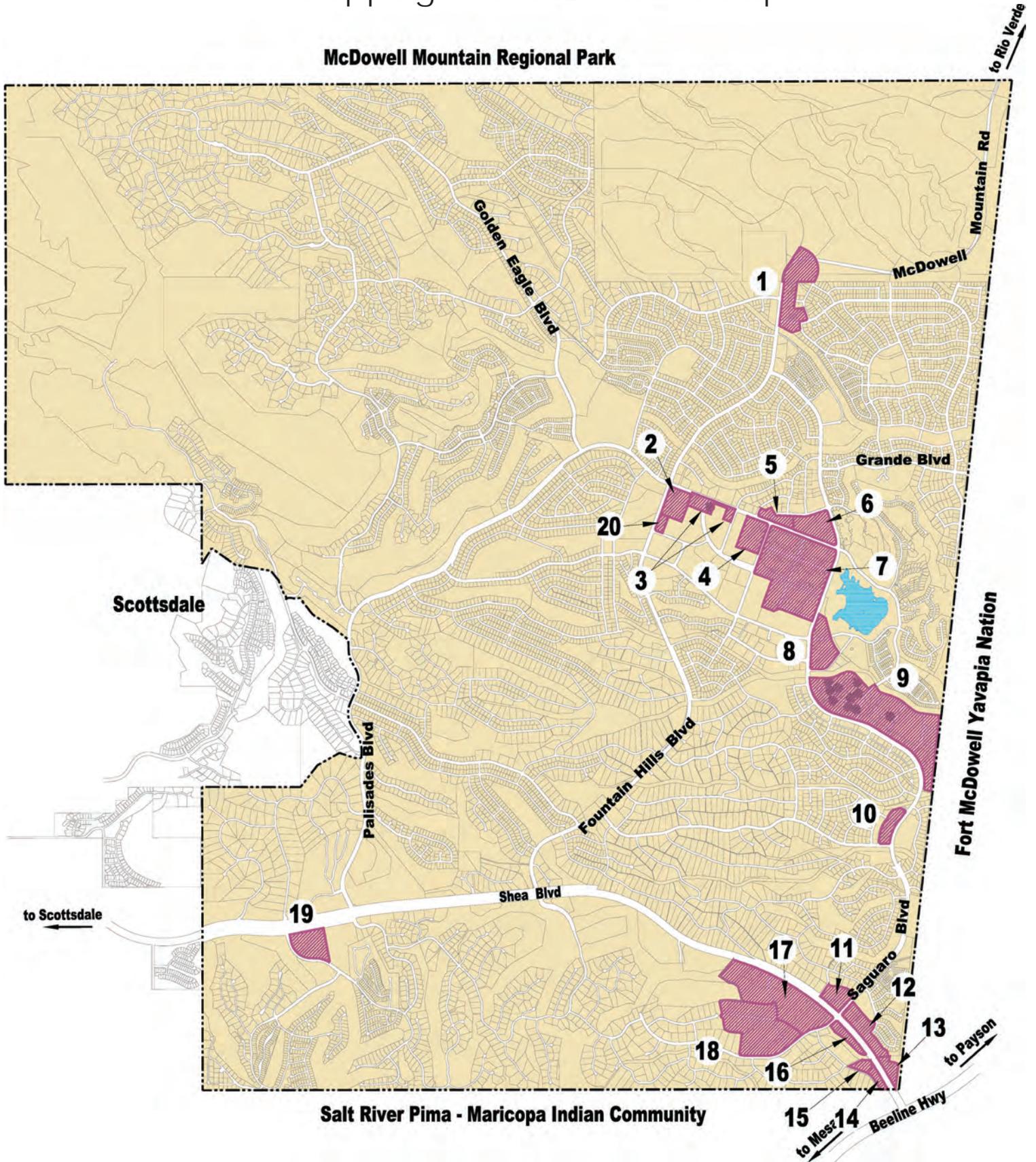


# shopping centers (and other non-residential developments)

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 Blvd and Palisades Blvd (Anchored by Safeway)
3. **Town Center I** (44,010 sf) Includes all businesses at the southwest and southeast of Palisades Blvd and Avenue of the Fountains, and the south west corner of Palisades Blvd and Westby Dr
4. **Fountain Hills Plaza** (140,421 sf) Located at the southwest corner of Palisades Blvd and La Montana Drive (Anchored by Bashas)
5. **La Montana & Palisades Plaza** (42,585 sf) Located at the northeast and northwest corner of La Montana Dr and Palisades Blvd
6. **Red Mountain Plaza** (132,192 sf) Northwest corner of Palisades Blvd and Saguaro Blvd
7. **Downtown** (673,267 sf) Includes all businesses bordered by Saguaro Blvd, Palisades Blvd, La Montana Dr, Avenue of the Fountains and Paul Nordin Pkwy
8. **Plaza Fountainside** (87,656 sf) On the southwest side of Fountain Park
9. **Enterprise Colony District** (523,193 sf) Along Saguaro Blvd, between Colony Dr to the north and Rand Dr to the south
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 northwest corner of Saguaro Blvd and Shea Blvd
12. **Red Rock Business Center** (52,282 sf) Located at the northeast corner of Saguaro Blvd and Shea Blvd
13. **Crossroads Center** (19,452 sf) West of the Beeline Highway north side on Shea Blvd
14. **Shea East Plaza** (9,496 sf) West of the Beeline Highway south side on Shea Blvd
15. **Firebrick Plaza** (18,768 sf) Located between Firebrick Dr and Shea Blvd
16. **Plat 704** (41,855 sf) Southeast corner of Saguaro Blvd and Shea Blvd
17. **Four Peaks Plaza** (306,307 sf) Southwest corner of Shea Blvd west of Saguaro Blvd (Anchored by Target)
18. **Industrial Park** (321,220 sf) Northwest side of Technology Dr and Saguaro Blvd
19. **Eagle Mountain Village Plaza** (82,712 sf) Southeast corner of Shea Blvd and Eagle Mountain Pkwy (Anchored by Fry's)
20. **Fountain View Plaza** (12,544 sf) Located along Fountain Hills Blvd between Palisades and Keith McMahan Dr

# Shopping Center Location Map

**McDowell Mountain Regional Park**





Surrounding Landscape and Beauty



# government & public facilities

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



Ashbrook Wash Box Culvert - Completed



Ashbrook Wash Box Culvert - Construction Phase



Community Center New Cooling Tower



Fountain Park



Fountain Hills McDowell Mountain Preservation Trails



Shea Blvd - Overlook

# 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, tourism recreational classes and many other governmental and non-governmental services.

The Fountain Hills Municipal Complex consists of the Town Hall, Library, River of Time Museum, Centennial Circle, Public Art, Community Garden 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/EPCOR  
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



Code Enforcement



Fountain Hills Fire Department



Maricopa County Sheriff's Office



Fountain Hills Community Garden

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

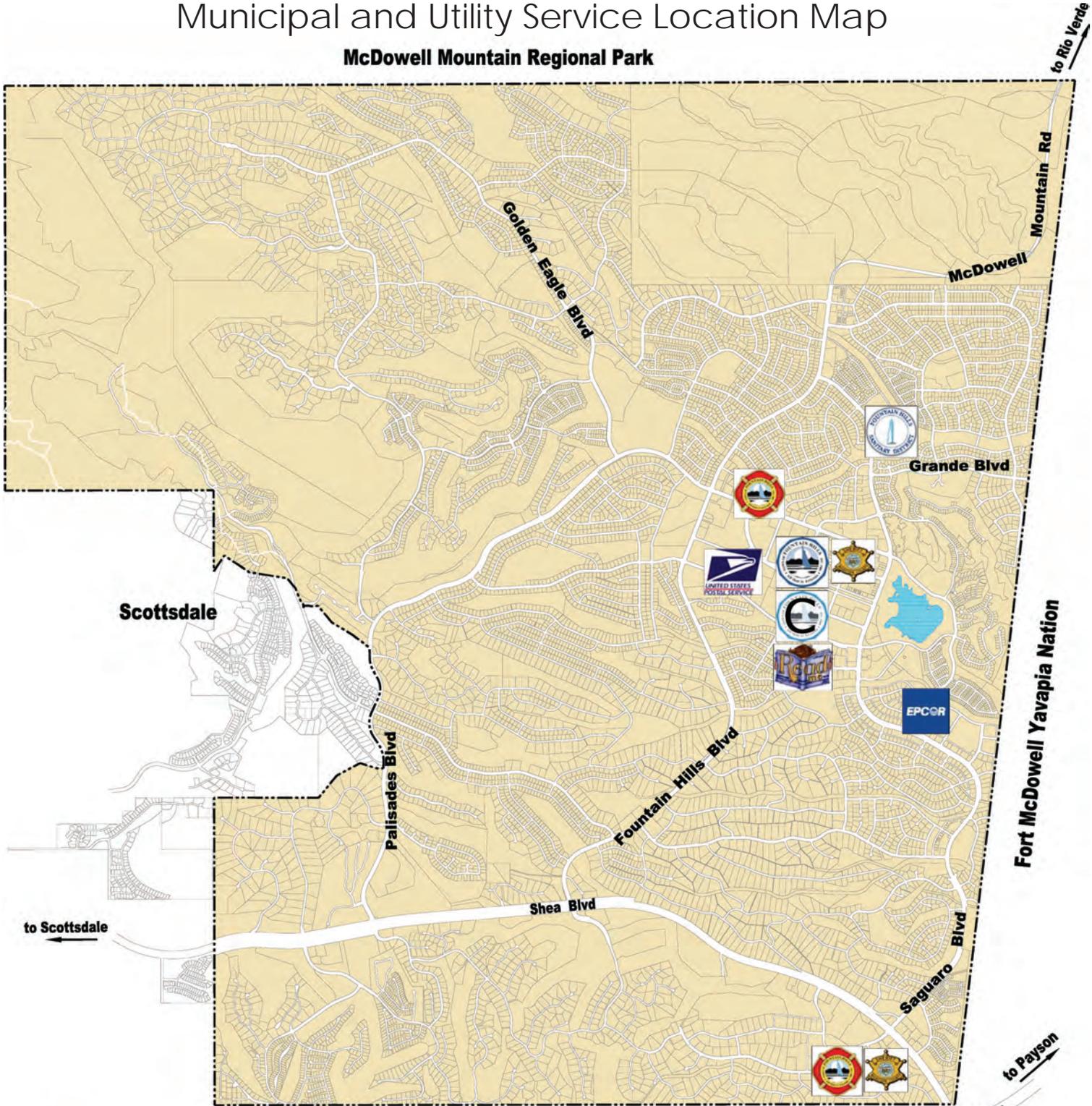
Valley Metro Transit System  
Phoenix, AZ  
602-253-5000



Public Works Storm Drain Maintenance

# Municipal and Utility Service Location Map

## McDowell Mountain Regional Park



### Salt River Pima - Maricopa Indian Community



FH FIRE DEPARTMENT



MCSO LAW ENFORCEMENT



TOWN HALL



FH COMMUNITY CENTER



FH BRANCH LIBRARY & MUSEUM



CHAPARRAL CITY WATER/EPCOR



FH SANITARY DISTRICT



FH POST OFFICE

FH Fire Department

Government & Public Facilities

# 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 ([www.fountainhillsschools.org](http://www.fountainhillsschools.org)).

## Public Schools

1. Fountain Hills High School	16100 E. Palisades Blvd	(480)664-5500
2. Fountain Hills Middle School	15414 N. McDowell Mountain Rd	(480)664-5400
3. McDowell Mountain Elementary School	14825 N. Fayette Drive	(480)664-5200

## Address

## Preschools

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

## Address

## Charter School

11. Fountain Hills Charter School	16751 E. Glenbrook Blvd	(480)837-0046
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## Address

## East Valley Institute Of Technology

12. Evit - Fountain Hills Vocational Center	17300 E. Calaveras Ave	(480)461-4101
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## Address



Fountain Hills High School

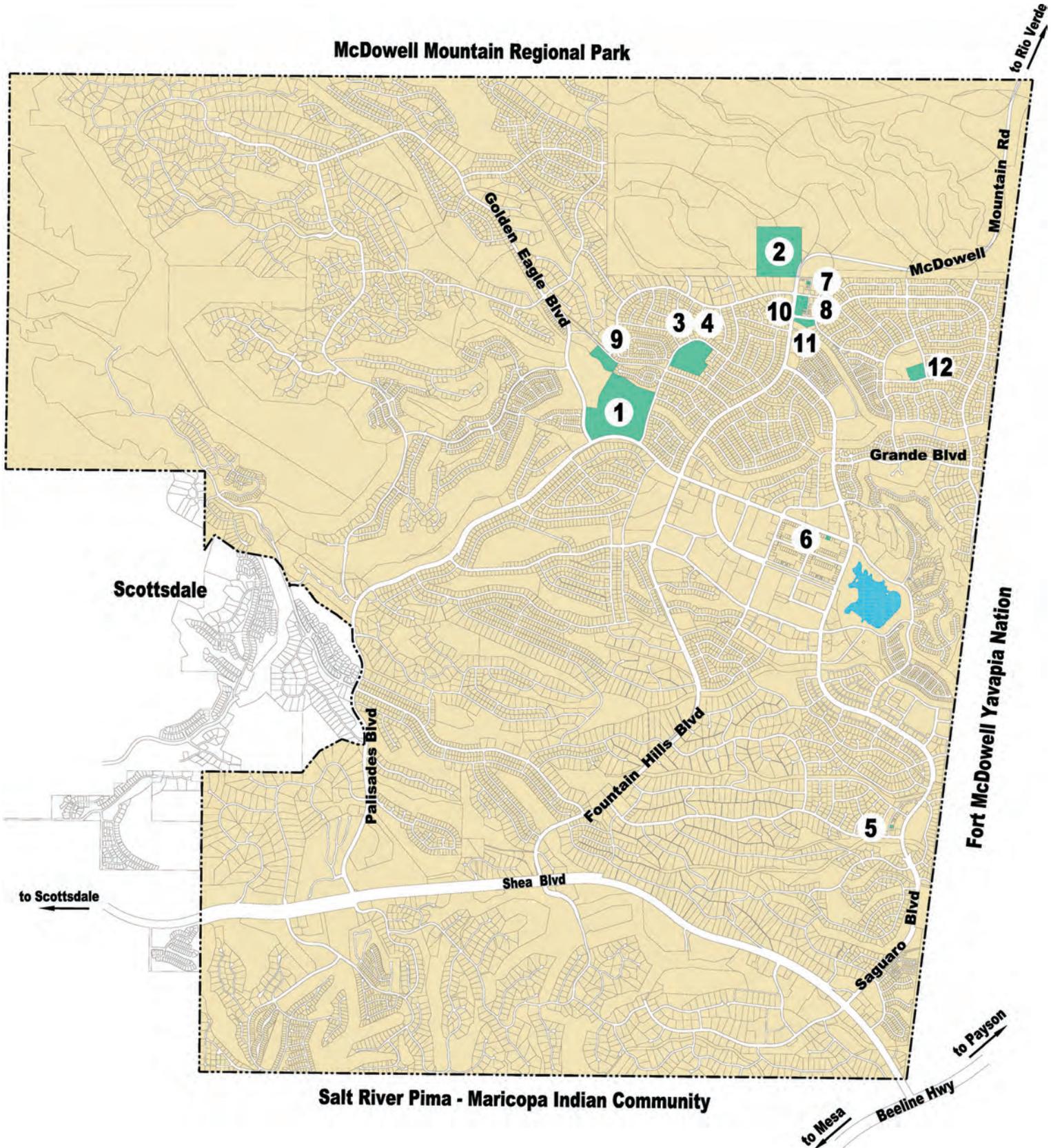


Fountain Hills Middle School



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 119 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 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, an overall update to the Fountain Park Master Plan was completed in 2016. A new destination called The Avenue Plaza, is an enhancement project including a pedestrian-friendly hub of activity on our main street. The Fountain Hills Community Garden is a volunteer effort to create a nurturing garden space where we build a sense of community, provide gardening lessons for children and adults, grow nutritious produce and beautify our town.



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.



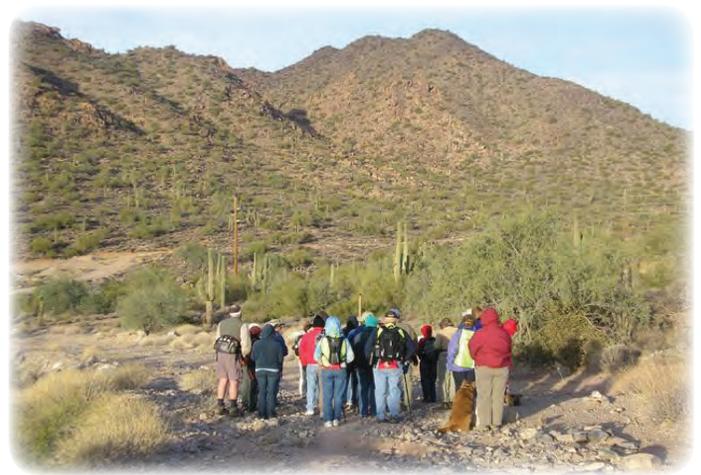
Four Peaks Park - 14 ac  
14825 North Del Cambre Avenue  
Four Peaks Park is located on Del  
Cambre Ave. just north of Calaveras Ave.



Golden Eagle Park - 25 ac  
15900 East Golden Eagle Blvd.  
Golden Eagle Park is located on Golden  
Eagle Blvd. just north of Palisades Blvd.



**Avenue Plaza - 3 ac**  
 16831 East Avenue of the Fountains  
 Avenue Plaza is located between  
 La Montana Dr. and Saguaro Blvd.



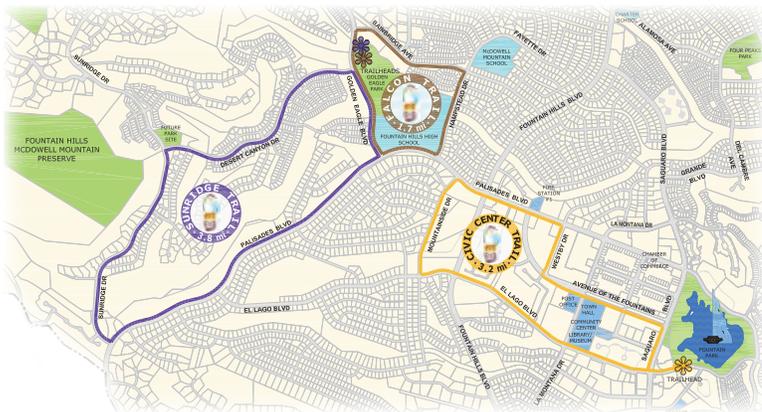
**FH McDowell Mountain Preserve**  
 740 ac / 7.7 miles of trails  
 Borders west edge of town limits



**FH Community Garden - 1 ac**  
 12825 North La Montana Dr.



**Lake Overlook Preserve**  
 59.2 ac/ 1.5 miles of trails  
 Streets that surround the area are Panorama Dr.  
 (west), Fontana Way (north), borders east edge  
 of town limits and Sunscape Dr. (south).

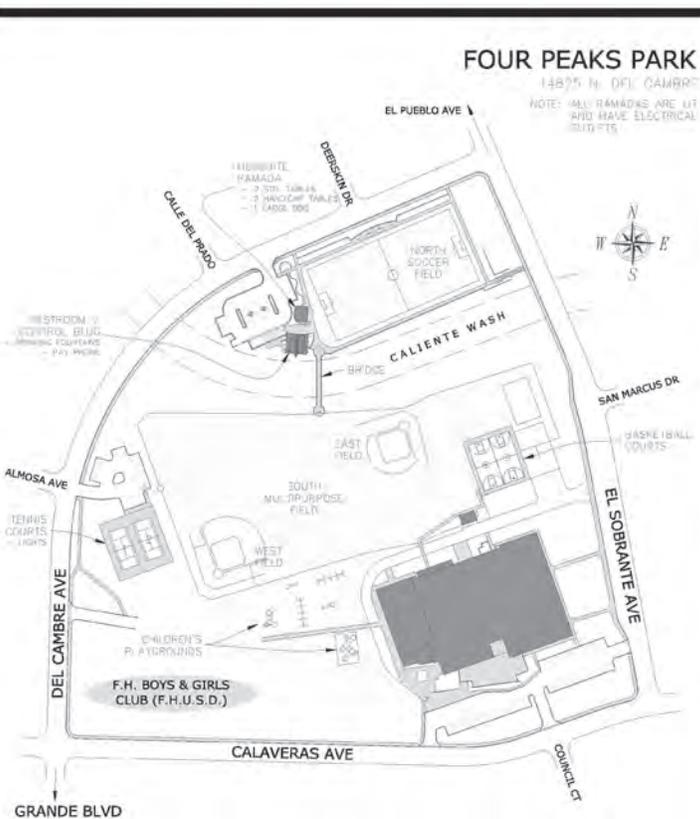
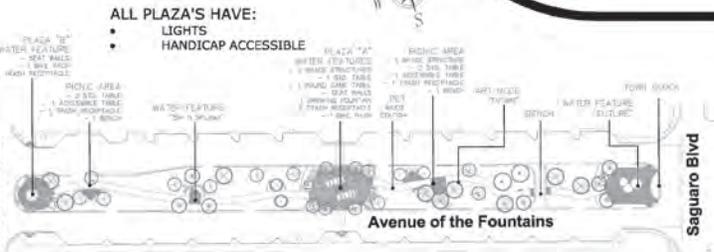
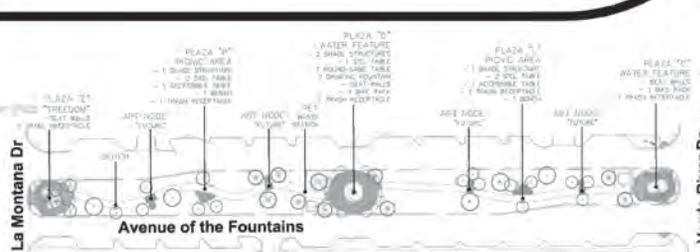
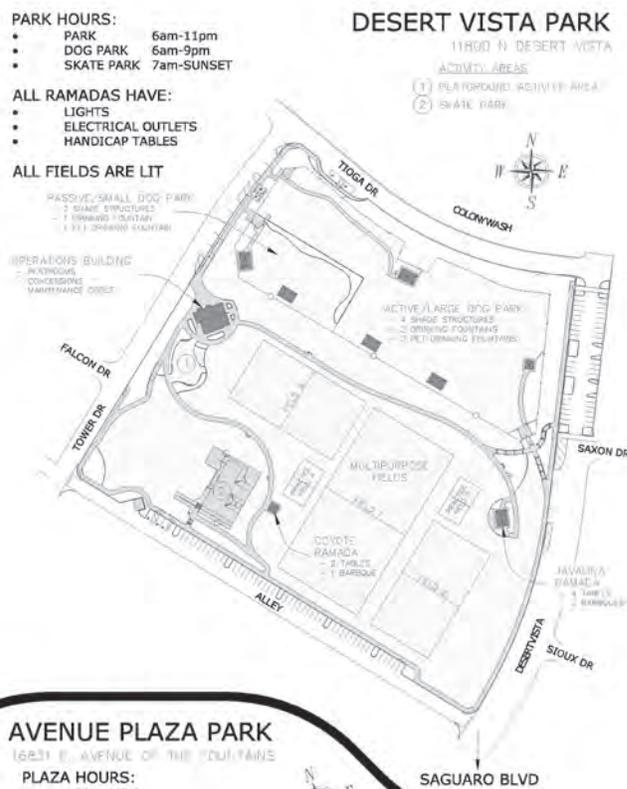
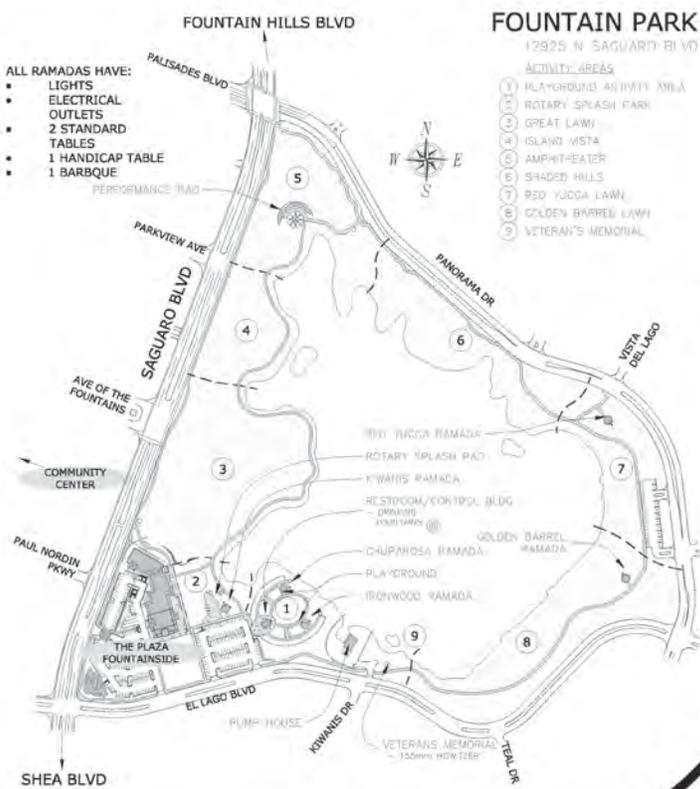


**Civic Center Trail - 3.2 Mi**  
**Falcon Trail - 1.7 Mi**  
**Sunridge Trail - 3.8 Mi**  
 Discover the Fountain Hills Interconnected Trails

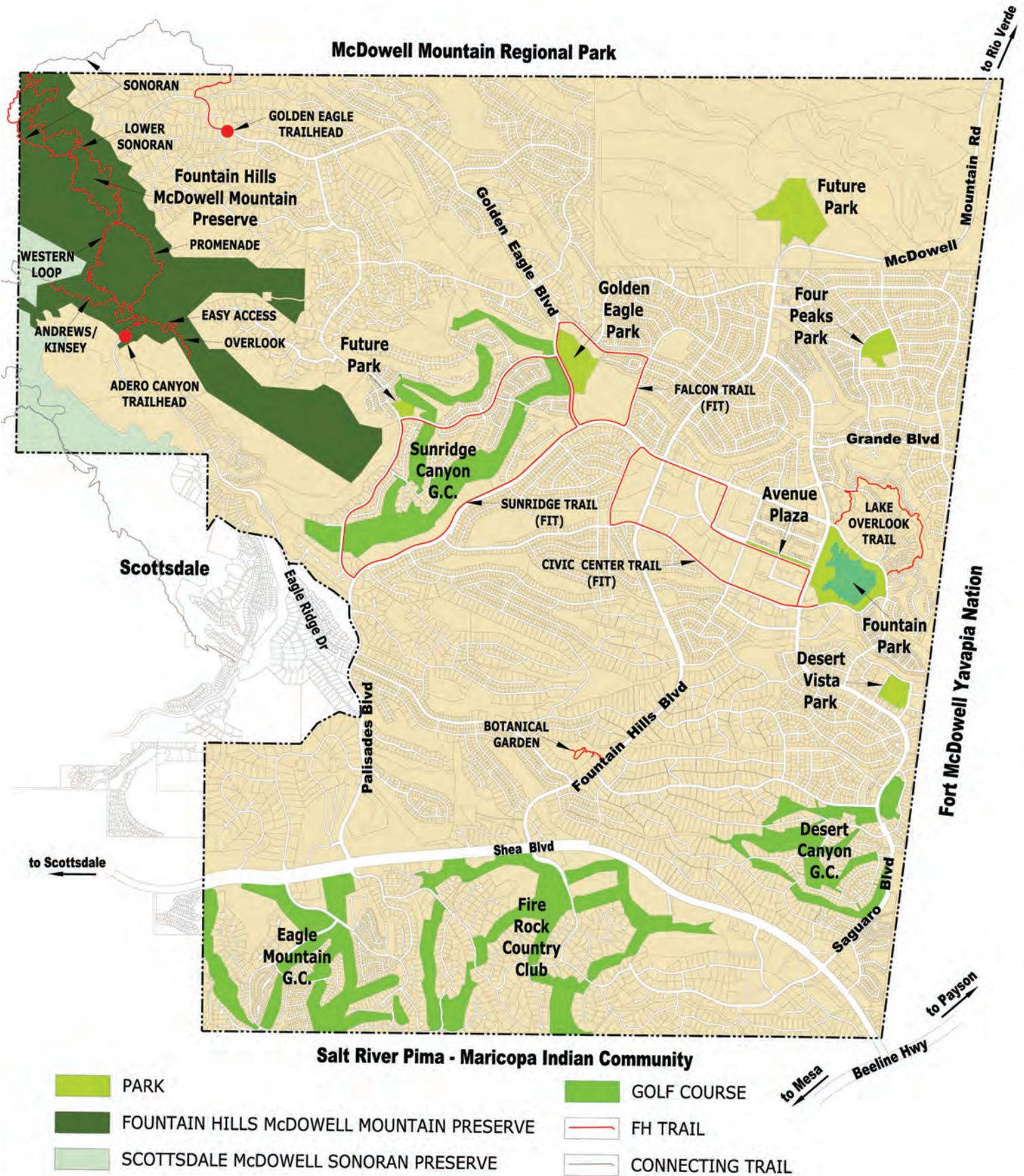


**Botanical Garden Preserve**  
 8 ac / 0.6 miles of trails  
 11300 N Fountain Hills Blvd.  
 Streets that surround the area are Palomino Blvd.  
 (South), Burro (West), Ocotillo Way (North) and  
 Fountain Hills Blvd. (East).  
 Emerald Wash is part of the Garden.

<b>Fountain Hills Recreation Statistics:</b>	
119 ac	Developed Parks
807.2 ac	Preserve Parks
7.7 mi	FH McDowell Mountain Preserve Trails
2.1 mi	Preserve Trails
8.7 mi	(FIT) Fountain Hills Interconnected Trails



# Park Location Map



# public art

## Index compiled by Jerry Miles and Jean Linzer

The pieces listed in this inventory include works of art owned by the Town of Fountain Hills and on public display, pieces owned by the Library Association and the Historical Society which are on public display, pieces purchased with Percent for Art funds and other works acquired by public donations. Photos and art within the Town offices are not listed because they are not immediately accessible by the public. Private pieces are also not listed, even though they may be open to public view.

The Remington piece in the Museum lobby is listed, but not those within the museum itself, again because the ones within the museum are not immediately accessible to the public without the payment of a fee. We have listed only the four Ron Head memorial plaques collectively and the Ron Head soldier in the Veterans' Memorial but it could be argued that the cannon and the four Ron Head murals individually should also be considered individual works of public art.

### TOWN FOUNTAINS

1. Fountain in Fountain Lake
2. Fountain at Shea & Palisades
3. Fountain at Saguaro and Avenue
4. Fountain across from 16714 E Avenue
5. Fountain across from 16744 E Avenue
6. Fountain across from 16810 E Avenue
7. Sip and Splash across from 16824 E Avenue
8. Fountain across from 16840 E Avenue

### LIBRARY AND MUSEUM

9. Carousel Horse
10. Coming Through the Rye
11. Egg Head
12. Ol' Bill
13. Petrograph screen
14. The Enduring Spirit
15. Desert Ghosts
16. Old Friends
17. Windows of the Mind

### TOWN HALL

18. Oracle of the Lake
19. Winters View
20. Brothers
21. Red Mountain
22. Desert Backyard, Four Peaks
23. Limited Edition photograph of Red Mountain
24. Ceremonial Dance
25. Fusion
26. Coolin' the Dogs

### FOUNTAIN PARK

27. Bob the Frog
28. George the Tortoise
29. First Love
30. Lovers by Witness Bonjisi
31. An All Day Job
32. A Dough Boy
33. War Memorial plaques
34. Last Doll
35. Return to Puye
36. Quackers
37. Adolescence
38. Theodore Roosevelt, the Conservationist
39. Lincoln
40. Ronald Reagan
41. The Bill of Rights from the United States Constitution
42. Coyote & Key
43. Albero Gran
44. Second Story View
45. Emma's Garden
46. Quiet Pursuit
47. Infinity Ring
48. Big Blue
49. Fountain Park Wall Mural
50. Fred & Ginger
51. The Man in the Moon
52. George Washington & Thomas Jefferson
53. Franklin Roosevelt
54. Spirit of the Saguaro
55. My Buddy
56. Second Mesa Maiden
57. Vigilance
58. Aviator
59. Blowing in the Wind
60. Wedding Vase

## **CENTENNIAL CIRCLE**

61. Santa Clara Wedding Vase Gift
62. Precious Cargo
63. A Good Book
64. Blossom
65. Flower Dancing in the Wind
66. Joy of Music
67. Need a Lift
68. Where Have All the Mammoths Gone
69. The Great Arrow
70. Self Made Man
71. Waves and Windows
72. Embrace
73. Monument to COPPER in the history of Arizona
74. Monument to COTTON in the history of Arizona
75. Monument to CITRUS in the history of Arizona
76. Monument to CATTLE in the history of Arizona
77. Monument to CLIMATE in the history of Arizona
78. Chamber of Commerce Centennial Circle Monument
79. Arizona Time Line Monument
80. Ft. McDowell Yavapai Nation History Monument
81. Milestones, a Desert Odyssey through Public Art
82. Dewey
83. America
84. Winds of Change
85. Starburst
86. Good News
87. Corn Dancer
88. Truth
89. Damned Wind
90. More than Words
91. Circle of Peace
92. Ring of Peace
93. A Letter from Grandma
94. Chauncey the Rabbit
95. Keith McMahan memorial
96. Power of Thought
97. The Potato Man
98. The Enduring Family
99. The Tin Man
100. Hugs n' Kitten
101. Mayan Wind
102. Mirth & Melancholy
103. So Good to See You

## **COMMUNITY CENTER**

104. Blooming Prickly Pear
105. Saguaro Bloom
106. Town Fountain painting
107. E Pluribus Unum
108. Mural in the Ladies Rest Room

109. Song of the Ancients
110. Atop of Bald Mountain
111. Jazz
112. Pony Express Riders Photo
113. Duck Parade
114. Little Sister
115. Taos Pueblo
116. Reflections of Fountain Hills
117. Portal for the Kiva
118. Diggin In'
119. Look to the Mesa
120. Mammillaria Longimamma
121. Music at Fountain Park
122. Beginning
123. After the Dance
124. At the End of the Day
125. Etched by Water/Embraced by Time
126. Sports Buddies
127. Town Seal Quilt
128. The Goldfields photo collage
129. Blue Spire
130. Jaba
131. Mother Earth
132. Father Sky
133. Grand Canyon
134. Fountain Hills Community Center 1979-2001
135. A Vision of Community
136. Ode to Fountain Hills

## **LOCATED ELSEWHERE IN THE COMMUNITY**

137. Wisdom at Chamber of Commerce
138. Walkway Through Time on Shea Boulevard East of Saguaro
139. Free To Be Me at the Boys and Girls Club

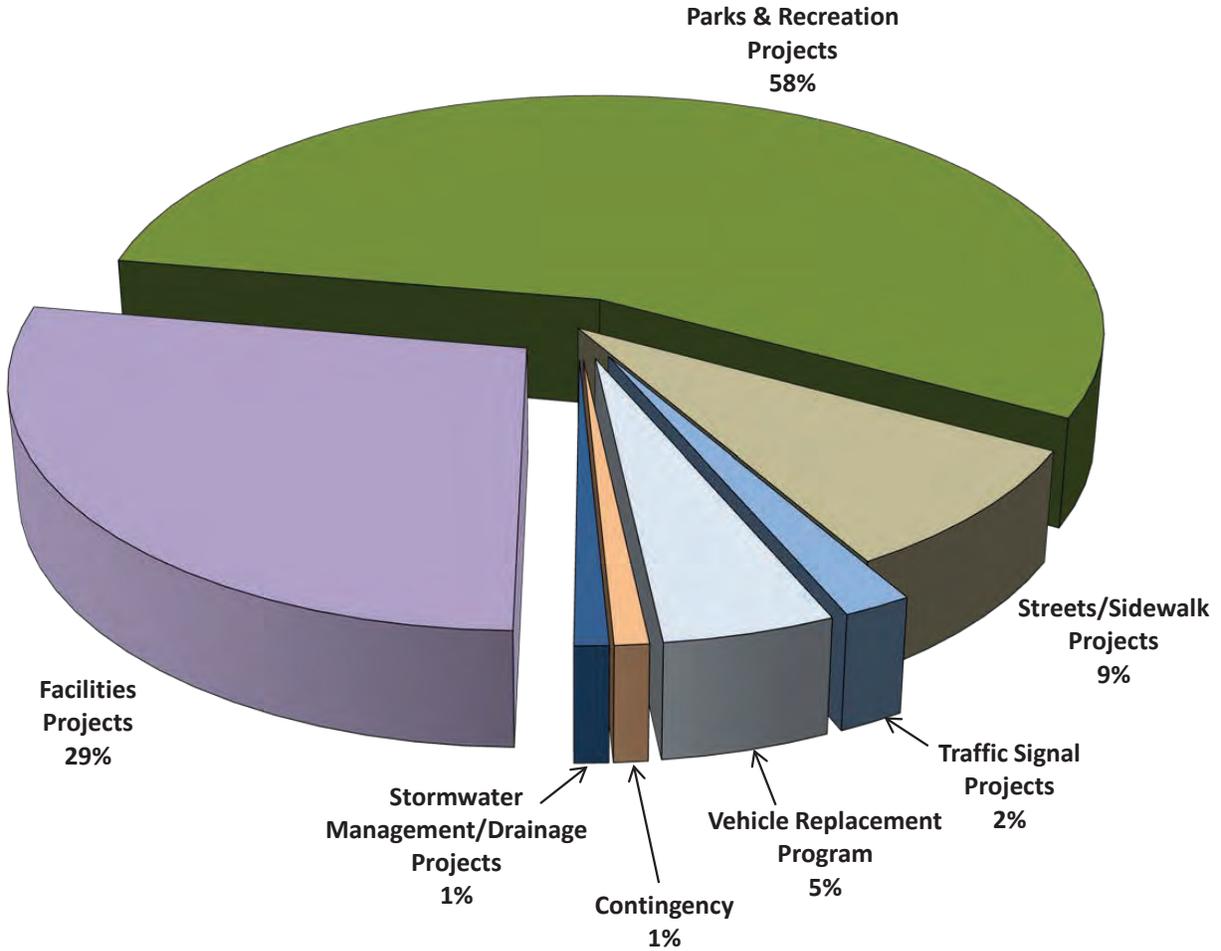
## **AVENUE OF THE FOUNTAINS**

140. Freedom
141. Street Clock by Fountain Hills Rotary
142. Ascendo
143. Sky Totem
144. Sunglasses
145. Ghan Dancer 11
146. Fountain Spirit

## **PERCENT FOR ART ACQUISITIONS**

146. A Friend to Lean On at Bashas' supermarket
147. Fountain at the El Encanto
148. Mosaic at 16729 E Palisades Blvd
149. Bug at 16918 E Colony Drive
150. Eclectic Fountain at Morning Star
151. Mobiles at Park Place (Not in Place)
152. Sundial at SunRidge Canyon Golf Club
153. Clock at SunRidge Canyon Golf Club

# capital improvements



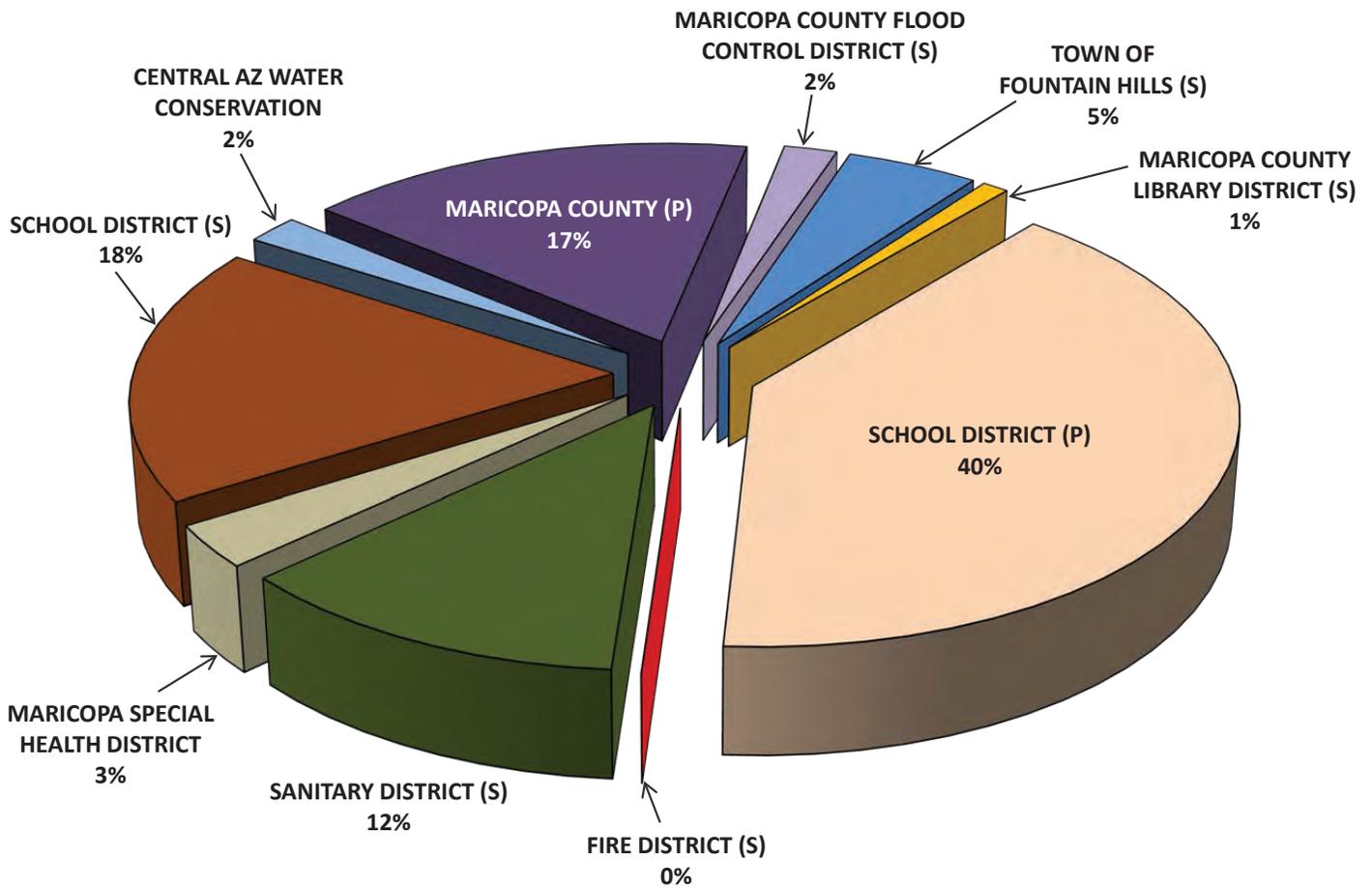
## Capital Projects by Category

FY 18-19 TO FY 19-23

Stormwater Management/Drainage Projects	\$300,000
Facilities Projects	\$6,445,165
Parks & Recreation Projects	\$12,947,406
Streets/Sidewalk Projects	\$2,053,184
Traffic Signal Projects	\$500,000
Vehicle Replacement Program	\$1,153,843
Contingency	\$222,457
<b>Total Project Costs</b>	<b>\$23,622,055</b>

# property taxes

## FOUNTAIN HILLS 2016-2017



(P) PRIMARY - 57%  
(S) SECONDARY - 43%



Utility - SRP Smart Router Faux Cactus



Utility - EPCOR



Commercial - Medical Offices



Park & Open Space - Overlook Trail Plaque



Avenue Plaza



Government - Street Yard



Public Art



Park - Splash Pad

# land use

- Town-Wide Data
- Inventory by Section



Park - Fountain Lake



Mixed-Use



Multi-Family



Commercial - Store & Gas Station

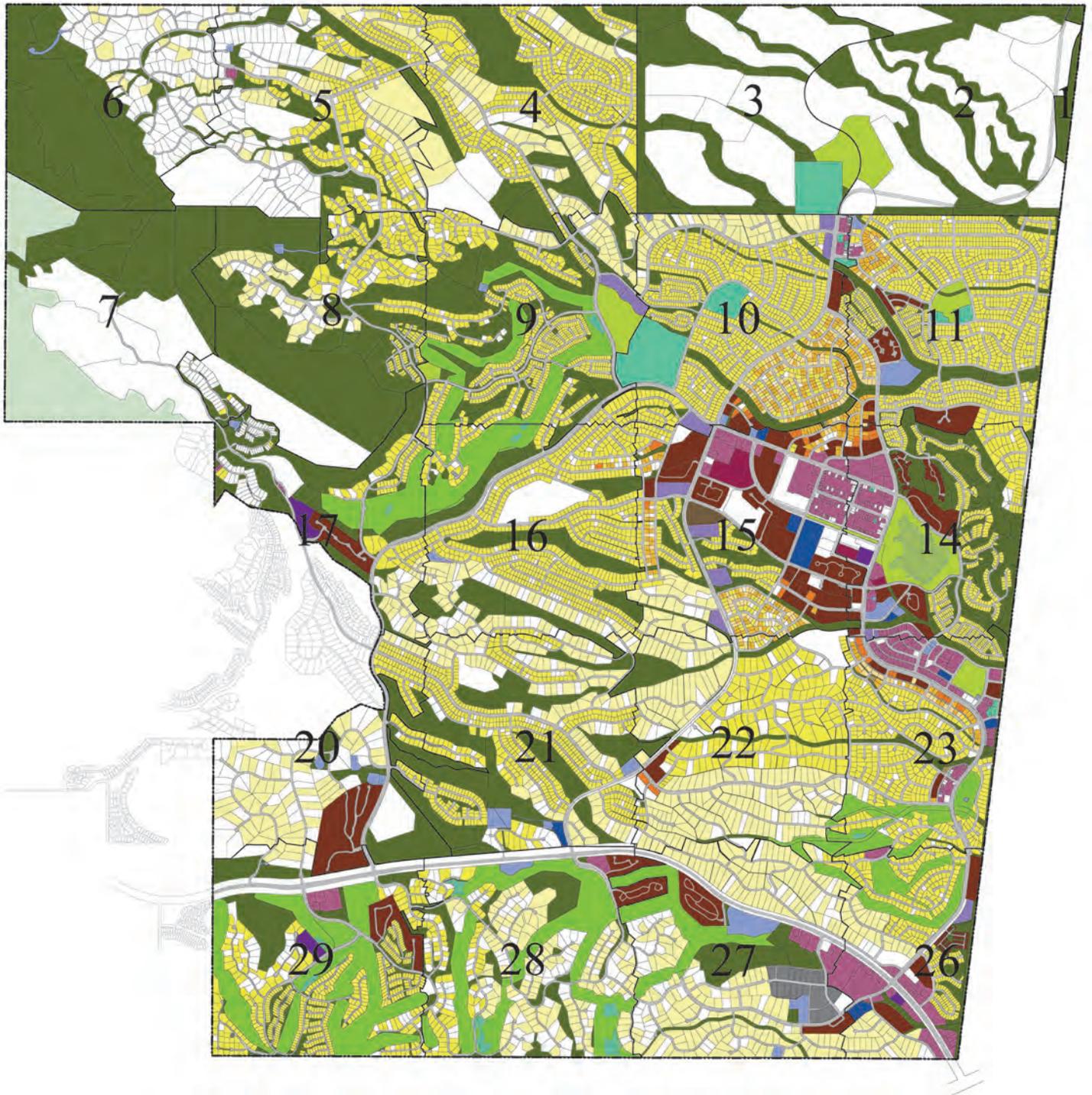


Institutional

# 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	L/V	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	107.8	203.6							92.3														177	69.7		650.4
Section 5	100.3	128.3							256.4	1.5								0.8					106.8	66.7		660.8
Section 6	28.4								176.2									2.4					331.8	21.9		560.7
Section 7									226.1														200.3	5.6	199.9	631.9
Section 8	41.3	82.1							140									2.5					388.5	45.7		700.1
Section 9	32.6	177							11.3						7			1			28.5	95.5	191.4	82.8		627.1
Section 10	50.2	221.3	52.1	0.3		32.5	1.9	15.2	7.6	10.5	0.7				12.2			2.1		66.9		54.7	128.6		656.8	
Section 11		271.9	9.4			23.1		40.5	5.3	1.3	1							13.3		6.1	27.7	70.7	134.5		604.8	
Section 14		66.7				2.4	2.5	75.2	5.6	37.2	6.3	4.5	3.2		1.8			6.8	1.1	0.5	66.1	149.3	93.2		522.4	
Section 15	41.9	70.4	14.1		9.1	21.7	7.2	129.6	24.7	50.7	39.5	16			19.9			0.9	18		1.5	51.5	110.9		627.6	
Section 16	41.8	248.3				1.2	0.6		74.2									1.8				57.9	139.2	83.2		648.2
Section 17	25.3	41					0.4	17	45.9	1			8.9					1.2				48.9	120.4	44.3		354.3
Section 20	110.5	36.1						56.6	100.7									6.2					64.5	45.5		433.3
Section 21	120.5	178.4							63.4									11.5	3.1				213.4	74.1		664.4
Section 22	223.2	187.4	1			1.5	2.1	6.1	73													18.5	54.8	71.5		639.1
Section 23	2.6	122.5	6	0.9		9.1	5.5	9	12.6	41.1	4.3				0.2			2.8	1.3	2	11.6	96.8	34.4	105.3		468.0
Section 26	62.6	77.9						26.5	14.5	52.3	1.6		1.6		3.4				3.8			39.5	29	66.9		379.6
Section 27	249.7	2.3						29	67.5	12	1.3					31.3	3	21.2				71.3	62.9	80		631.5
Section 28	130.7	50.1						25.3	100.7	3.8								3.9				167.8	68.8	79.5		630.6
Section 29	9.9	150						19.8	42.6	9.3			5.9					0.2				173.5	91	101		603.2
<b>TOTAL</b>	<b>1,379.3</b>	<b>2,315.3</b>	<b>82.6</b>	<b>1.2</b>	<b>9.1</b>	<b>91.5</b>	<b>20.2</b>	<b>449.8</b>	<b>2,277.6</b>	<b>220.7</b>	<b>68.7</b>	<b>20.5</b>	<b>19.6</b>	<b>44.2</b>	<b>44.5</b>	<b>31.3</b>	<b>3.0</b>	<b>78.6</b>	<b>27.3</b>	<b>110.5</b>	<b>182.4</b>	<b>769.7</b>	<b>3,026.1</b>	<b>1,532.1</b>	<b>199.9</b>	<b>13,005.7</b>
<b>PERCENT</b>	<b>10.6%</b>	<b>17.8%</b>	<b>0.6%</b>	<b>0.01%</b>	<b>0.1%</b>	<b>0.7%</b>	<b>0.2%</b>	<b>3.5%</b>	<b>17.5%</b>	<b>1.7%</b>	<b>0.5%</b>	<b>0.2%</b>	<b>0.2%</b>	<b>0.3%</b>	<b>0.3%</b>	<b>0.2%</b>	<b>0.02%</b>	<b>0.6%</b>	<b>0.2%</b>	<b>0.8%</b>	<b>1.4%</b>	<b>5.9%</b>	<b>23.3%</b>	<b>11.8%</b>	<b>1.5%</b>	<b>100.00%</b>

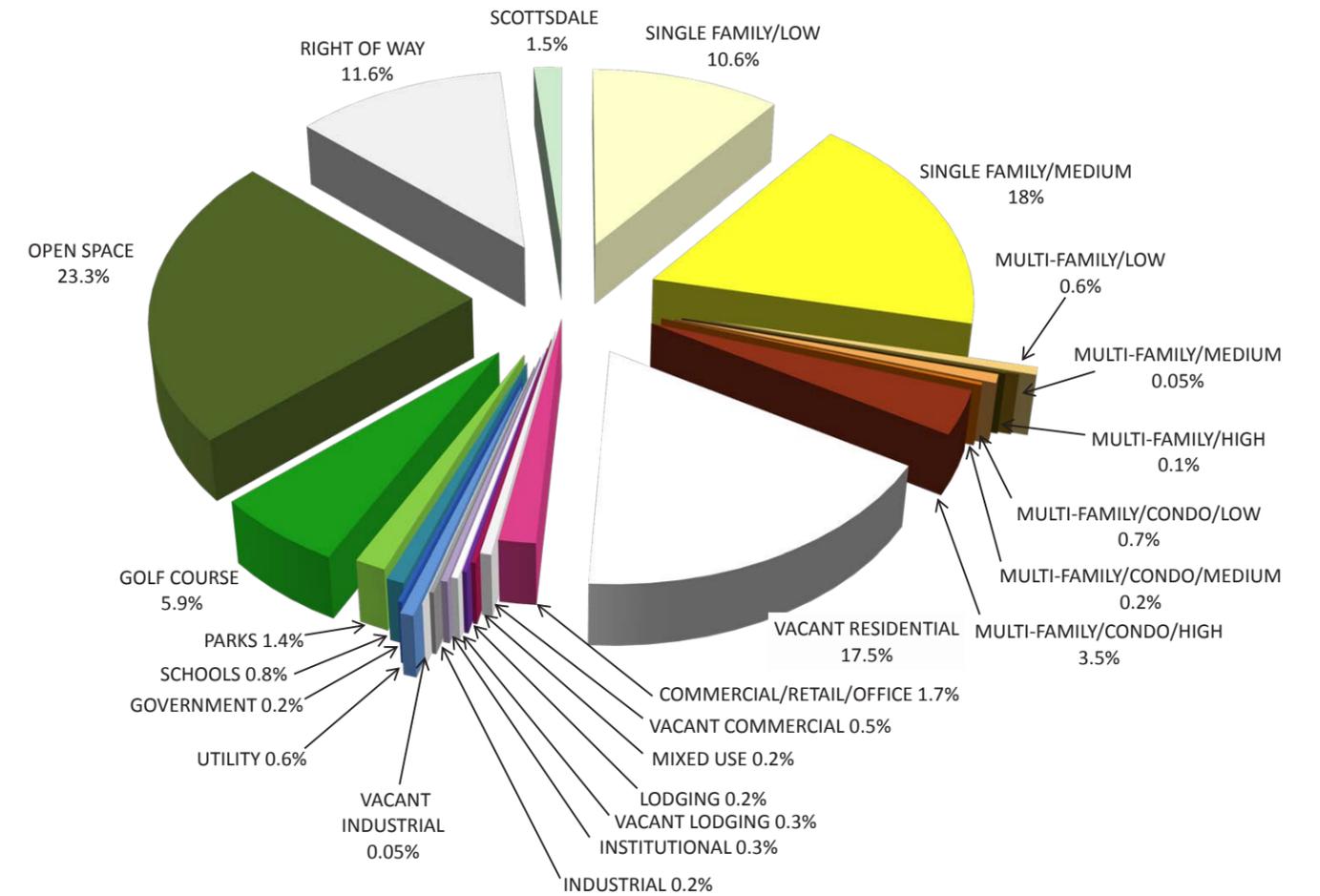
<b>TOTAL ACRES:</b>	<b>13,005.7</b>
<b>TOTAL SQ MILES:</b>	<b>20.32</b>

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; background-color: #ffffcc; border: 1px solid black;"></td><td>SF/L Single Family - Low Density</td></tr> <tr><td style="width: 20px; background-color: #ffff00; border: 1px solid black;"></td><td>SF/M Single Family - Medium Density</td></tr> <tr><td style="width: 20px; background-color: #ffcc00; border: 1px solid black;"></td><td>MF/L Multi -Family - Low Density</td></tr> <tr><td style="width: 20px; background-color: #cc9900; border: 1px solid black;"></td><td>MF/M Multi - Family - Medium Density</td></tr> <tr><td style="width: 20px; background-color: #996600; border: 1px solid black;"></td><td>MF/H Multi - Family - High Density</td></tr> <tr><td style="width: 20px; background-color: #ff9900; border: 1px solid black;"></td><td>MF/C/L Multi - Family - Condo Low Density</td></tr> <tr><td style="width: 20px; background-color: #ff6600; border: 1px solid black;"></td><td>MF/C/M Multi - Family - Condo Medium Density</td></tr> <tr><td style="width: 20px; 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border: 1px solid black;"></td><td>S School</td></tr> <tr><td style="width: 20px; background-color: #99cc33; border: 1px solid black;"></td><td>P Park</td></tr> <tr><td style="width: 20px; background-color: #339933; border: 1px solid black;"></td><td>GC Golf Course</td></tr> <tr><td style="width: 20px; background-color: #666633; border: 1px solid black;"></td><td>OS Open Space</td></tr> <tr><td style="width: 20px; background-color: #cccccc; border: 1px solid black;"></td><td>R Right-of-Way</td></tr> <tr><td style="width: 20px; background-color: #99cc99; border: 1px solid black;"></td><td>Scottsdale Scottsdale owned land</td></tr> </table>		L Lodging (Hotels, Bed & Breakfasts)		L/V Vacant land with general plan designation of Lodging		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
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# town-wide land use



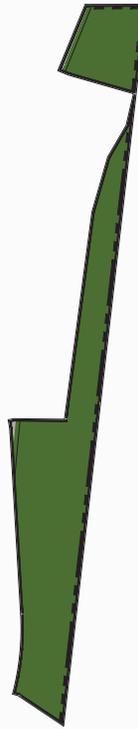
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	1,029	1,379.3	1,312.7		
Single Family – M	7,342	2,315.3	911.5		
Multi-Family – L	438	82.6			
Multi-Family – M	30	1.2			
Multi-Family – H	150	9.1			
Multi-Family/Condo – L	573	91.5		53.4	
Multi-Family/Condo – M	209	20.2			
Multi-Family/Condo – H	3,055	449.8			
Commercial/Retail		220.7	68.7		289.4
Mixed Use	350	20.5			20.5
Lodging		19.6	44.2		63.8
Institutional		44.5			44.5
Industrial		31.3	3.0		34.3
Utility		78.6			78.6
Government/Town Owned		27.3			27.3
Schools		110.5			110.5
Parks		182.4			182.4
Golf Course		769.7			769.7
Open Space				3,026.1	3,026.1
Scottsdale Owned Land				199.9	199.9
Right of Way/Streets		1,532.1			1,532.1
<b>Total</b>	<b>13,176</b>	<b>7,386.2</b>	<b>2,393.5</b>	<b>3,226.0</b>	<b>13,005.7</b>

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	Mixed Use	Vacant Residential	TOTAL	
	Total Acres	1,379.3	2,315.3	82.6	1.2	9.1	91.5	20.2	449.8	20.5	2,393.5
Percent Acres	20.39%	34.23%	1.22%	0.02%	0.13%	1.35%	0.30%	6.65%	0.30%	35.39%	100%
Total Dwelling Units	1,029	7,342	438	30	150	573	209	3,055	350	0	13,176
Percent Dwellings	7.81%	55.72%	3.32%	0.23%	1.14%	4.35%	1.59%	23.19%	2.66%	0%	100%
Dwelling Type Totals	8,371 / 63.6%		618 / 4.6%			3,837 / 29.1%			350/2.7%	0%	100%

	Single Family	Multi-Family	Commercial/Industrial/Lodging	Total
Vacant Lots	977	96	102	1,175
Vacant Acres	2,277.6	53.4	115.9	2,446.9

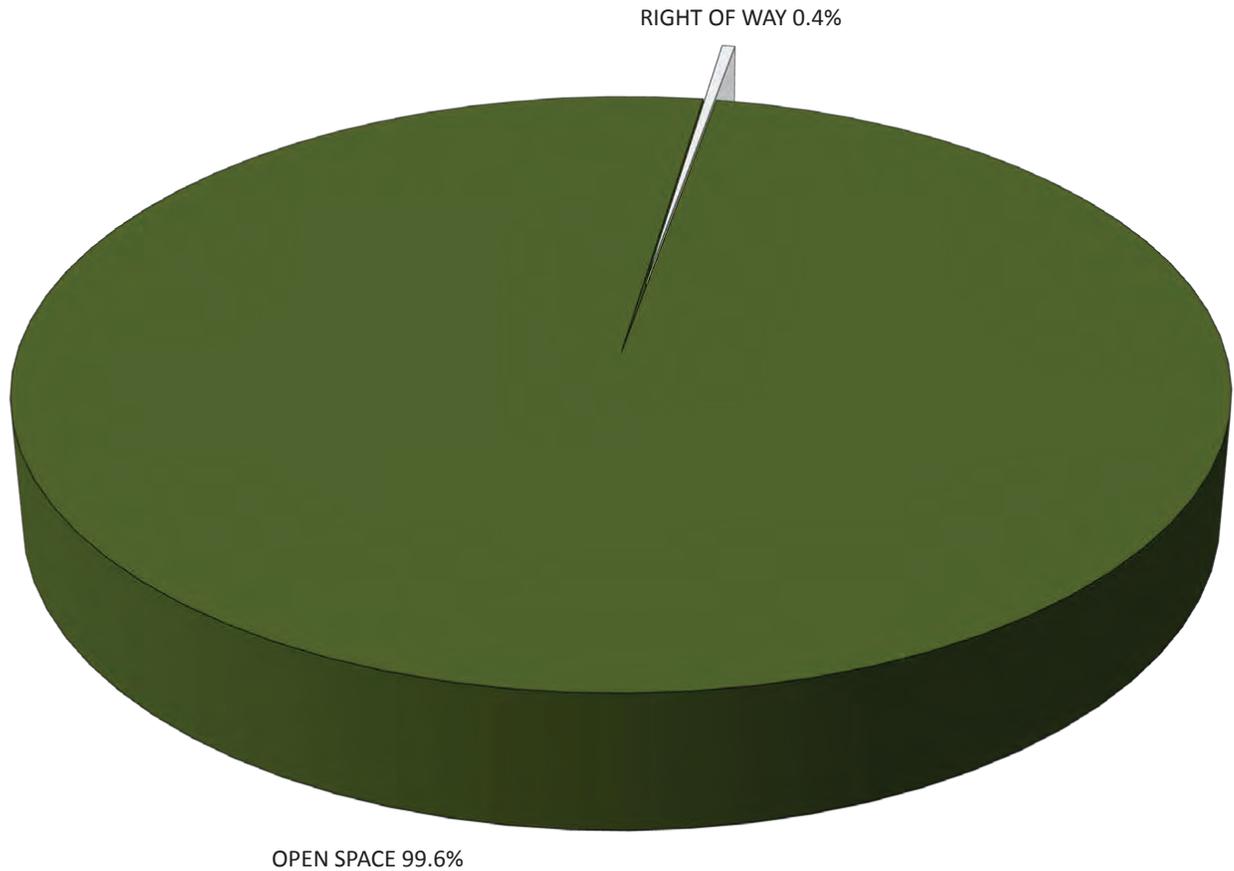
TOTAL DWELLING UNITS										
	SF/L	SF/M	MF/L	MF/M	MF/H	MF/C/L	MF/C/M	MF/C/H	MU	TOTAL
Section 1										0
Section 2										0
Section 3										0
Section 4	52	617								669
Section 5	53	300								353
Section 6	18									18
Section 7										0
Section 8	36	202								238
Section 9	29	640								669
Section 10	41	959	205	5		135	24	225		1,594
Section 11		1,083	56			160		326		1,625
Section 14		440				20	33	450	102	1045
Section 15	23	233	123		150	171	77	1,190	248	2,215
Section 16	50	731				12	6			799
Section 17	24	78					2	108		212
Section 20	57	104						38		199
Section 21	102	549								651
Section 22	168	169	6			10	12	75		440
Section 23	2	434	48	25		65	55	91		720
Section 26	54	251						309		614
Section 27	189	4						141		334
Section 28	126	75						28		229
Section 29	5	473						74		552
<b>TOTAL</b>	<b>1,029</b>	<b>7,342</b>	<b>438</b>	<b>30</b>	<b>150</b>	<b>573</b>	<b>209</b>	<b>3,055</b>	<b>350</b>	<b>13,176</b>

# section 1



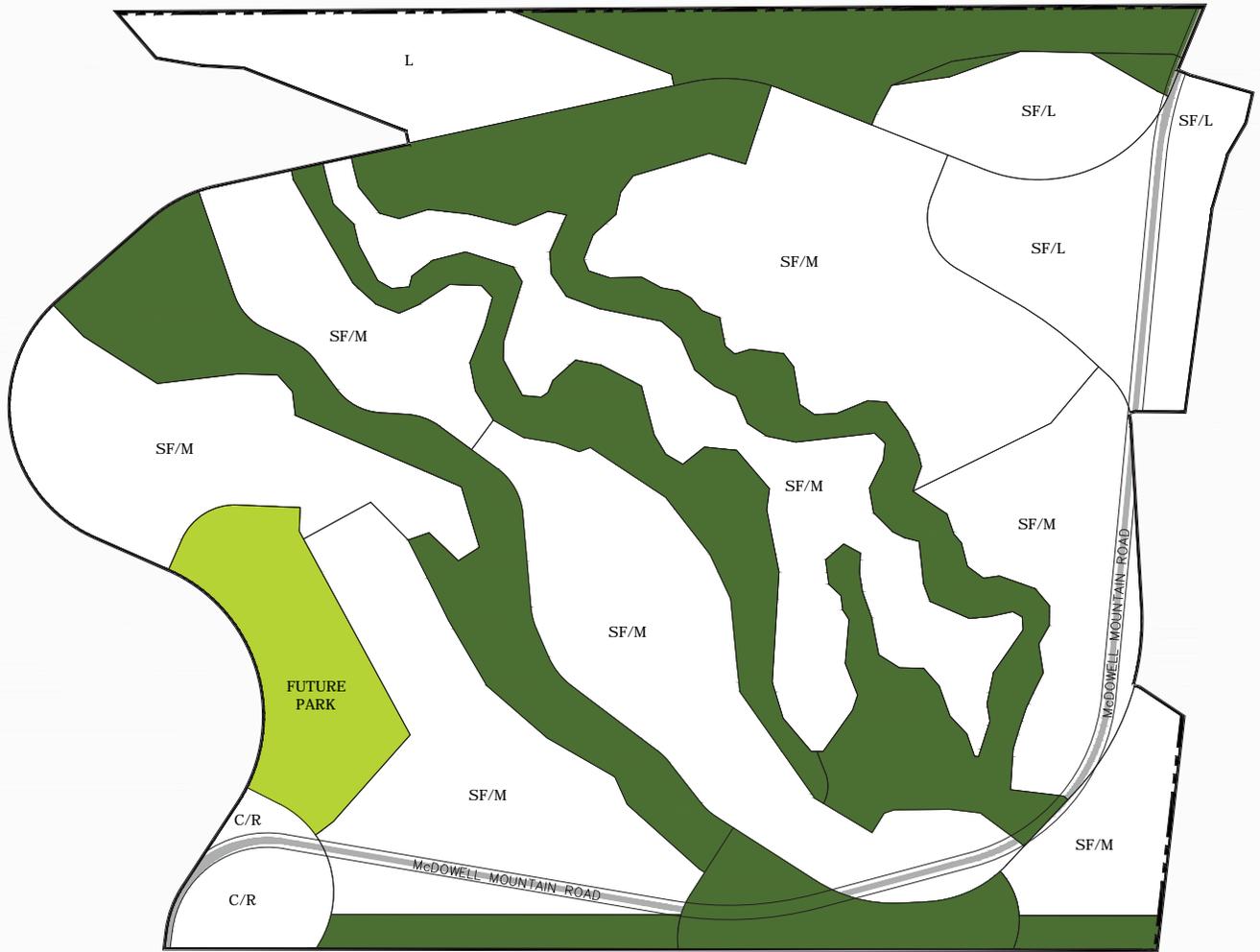
McDowell Mountain Rd - Looking Westerly



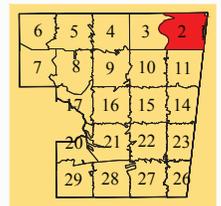


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family - L					
	Single Family - M					
	Multi-Family - L					
	Multi-Family - M					
	Multi-Family - H					
	Multi-Family/Condo - L					
	Multi-Family/Condo - 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
	<b>Total</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>22.4</b>	<b>23.4</b>

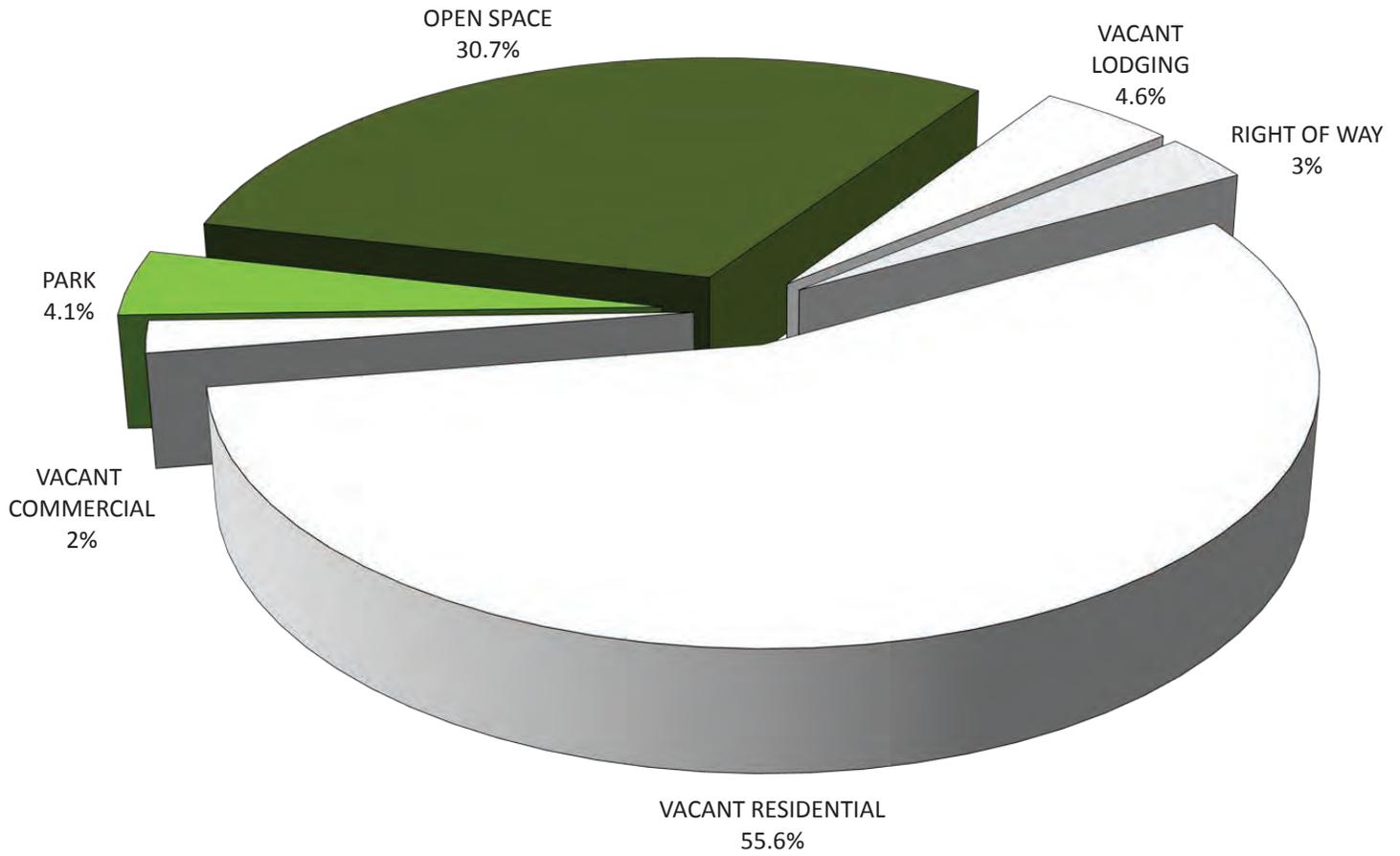
# section 2



McDowell Mountain Rd - Looking South



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
	<b>Total</b>	<b>0</b>	<b>20.2</b>	<b>451</b>	<b>208.4</b>	<b>679.6</b>

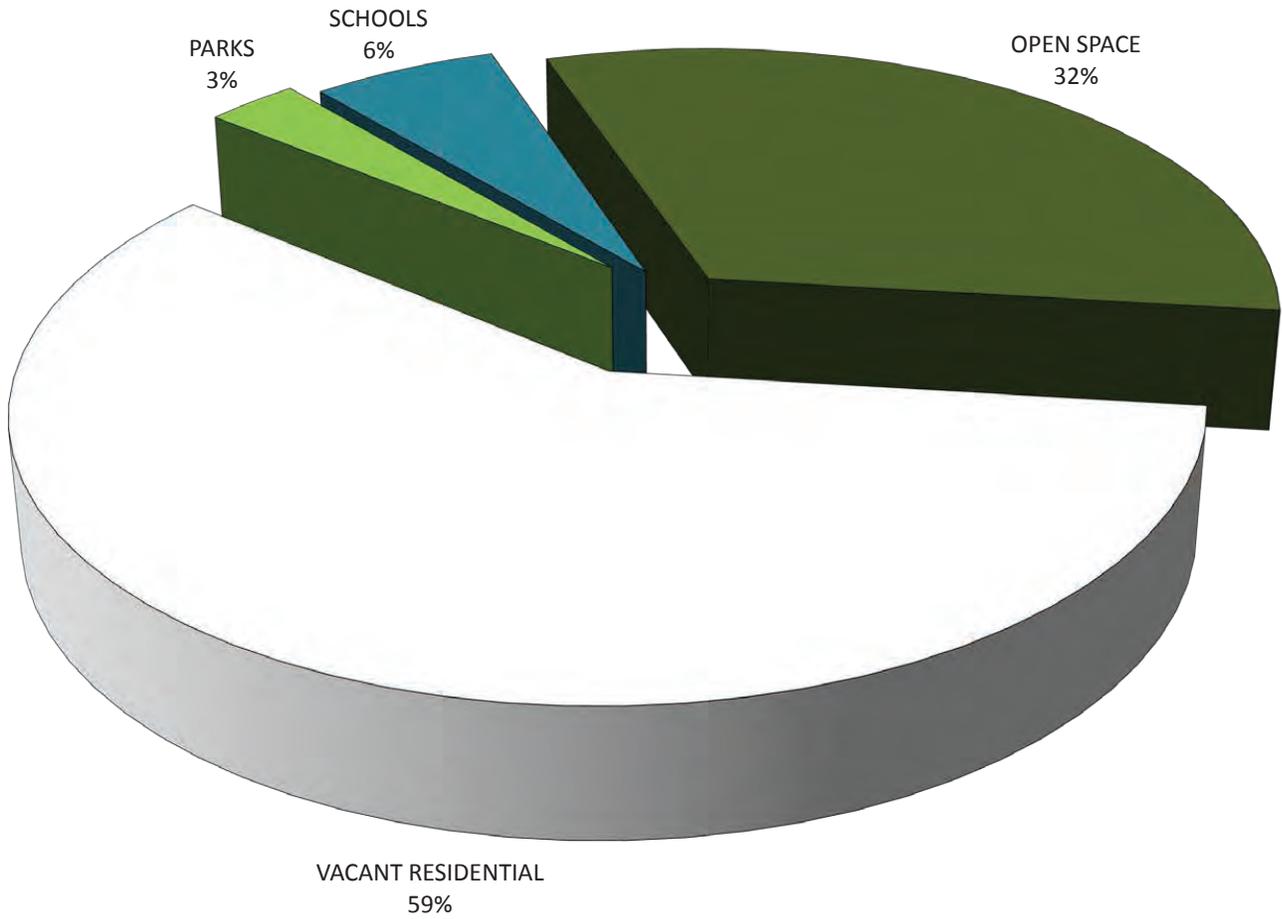
# section 3



Fountain Hills Middle & Four Peaks Elementary School

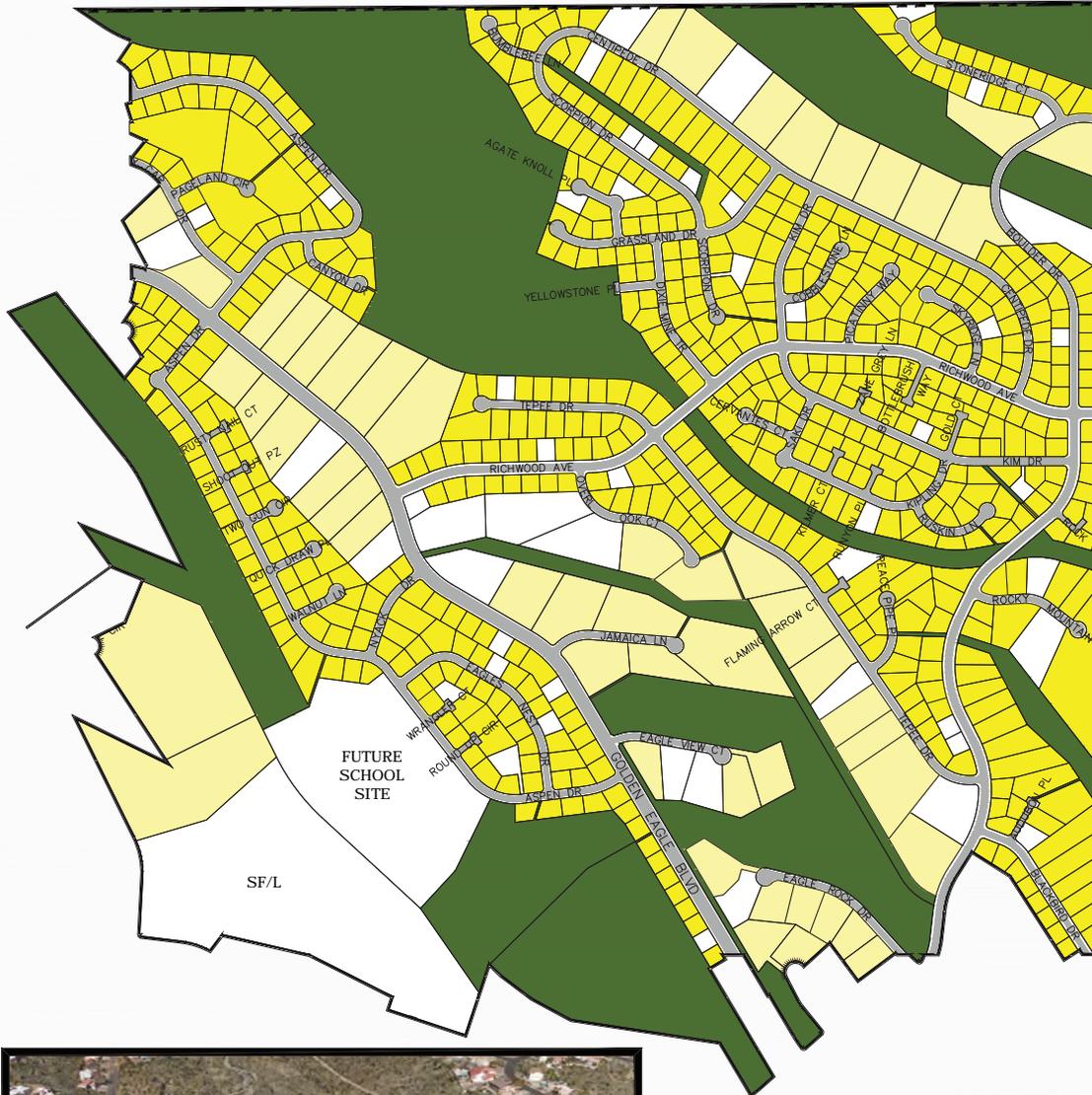


Undeveloped land shown in white

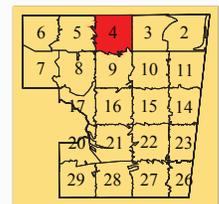


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family - L			67		
	Single Family - M			292		
	Multi-Family - L					
	Multi-Family - M					
	Multi-Family - H					
	Multi-Family/Condo - L					
	Multi-Family/Condo - 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					
	<b>Total</b>	<b>0</b>	<b>35</b>	<b>378</b>	<b>194.9</b>	<b>607.9</b>

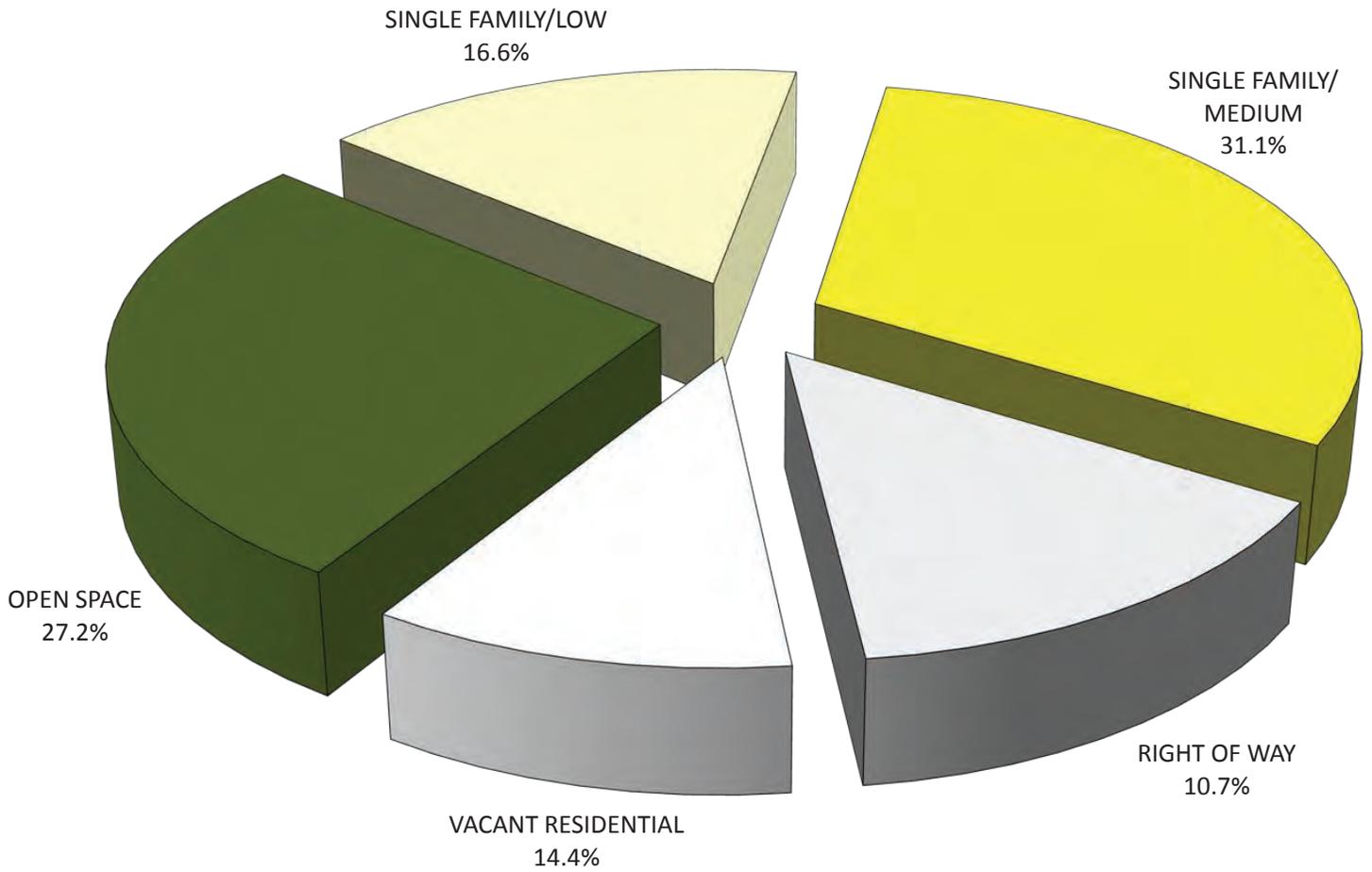
# section 4



Aerial Oblique View of Hesperus Wash Dam No. 36



Undeveloped land shown in white



	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family - L	52	107.8	73.6		
	Single Family - M	617	203.6	18.7		
	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
	<b>Total</b>	<b>669</b>	<b>381.1</b>	<b>92.3</b>	<b>177</b>	<b>650.4</b>

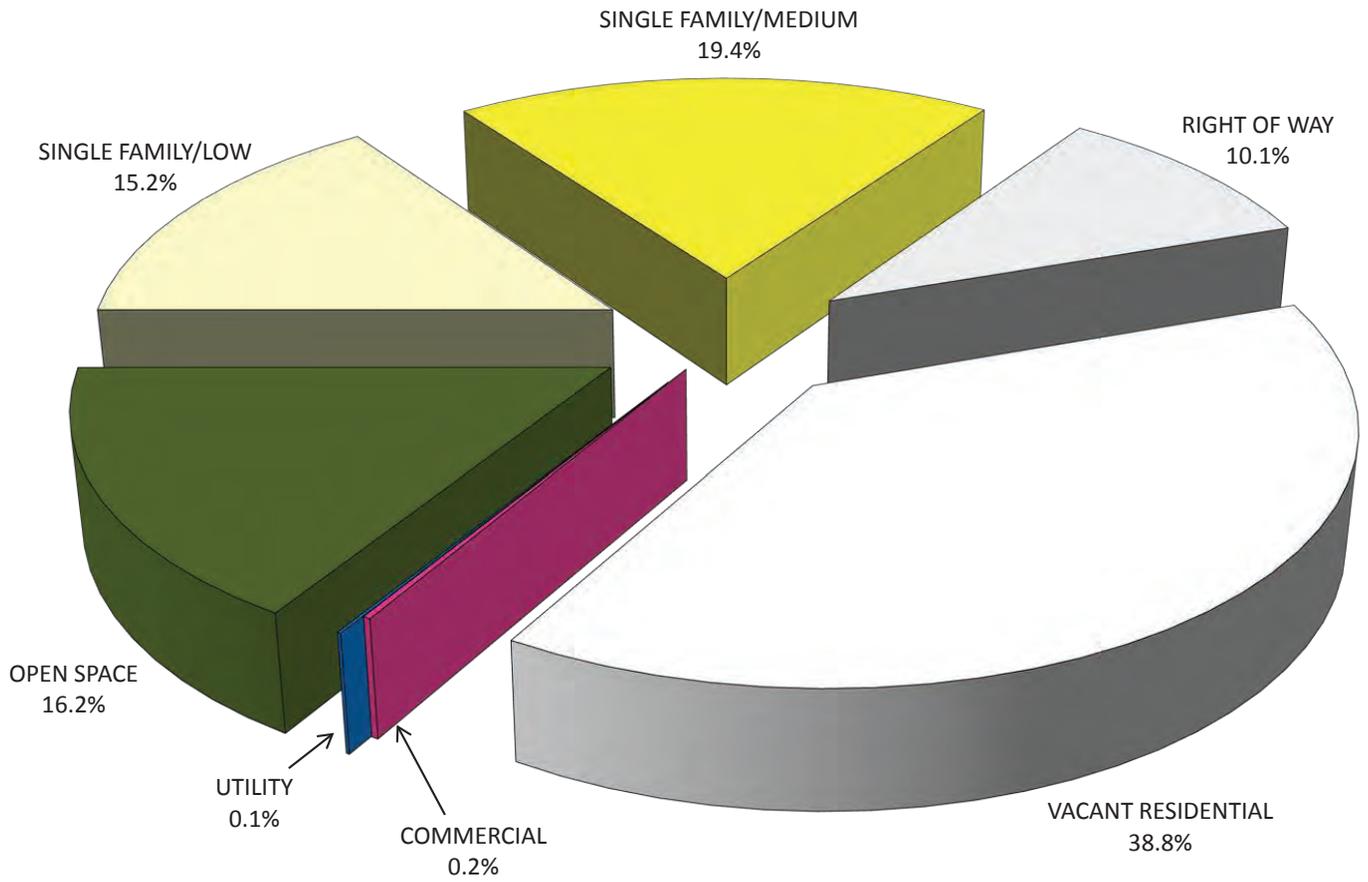
# section 5



Golden Eagle Trailhead

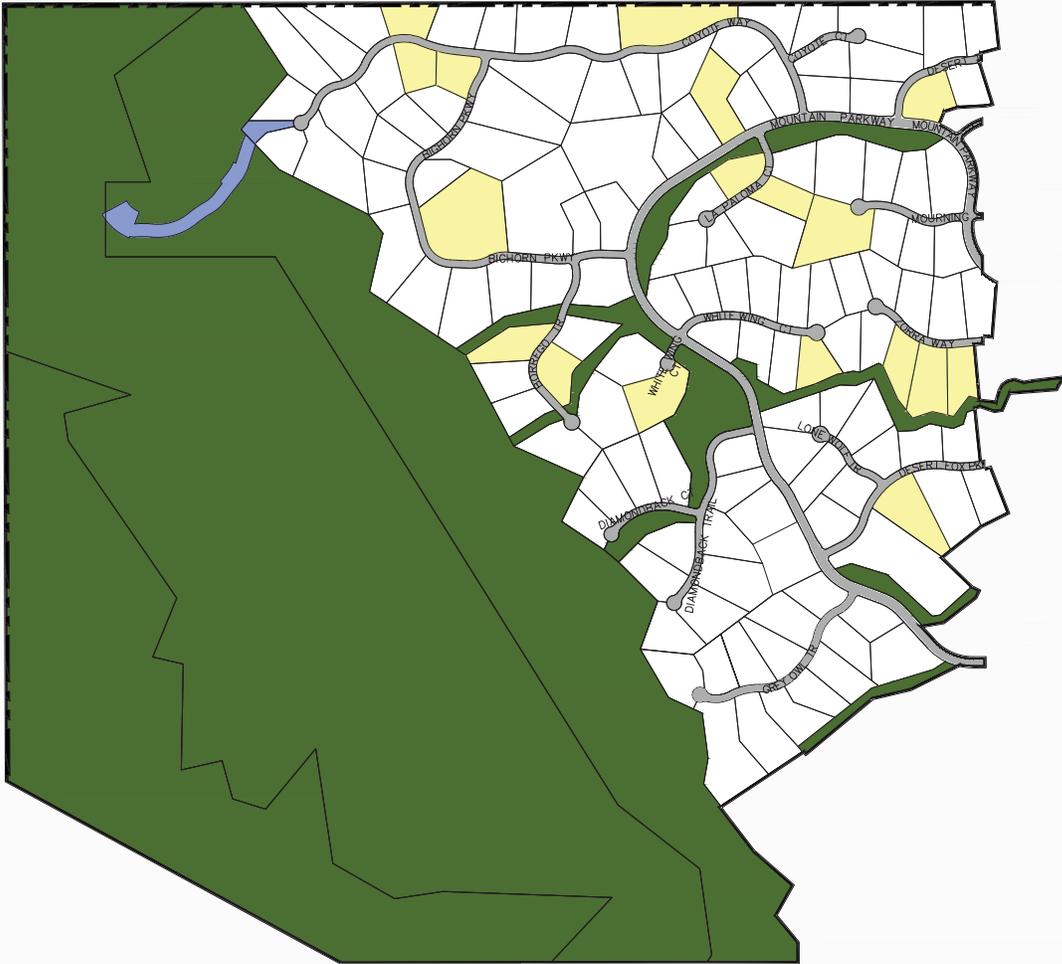


Undeveloped land shown in white



	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family - L	53	100.3	239.9		
	Single Family - M	300	128.3	16.5		
	Multi-Family - L					
	Multi-Family - M					485.0
	Multi-Family - H					
	Multi-Family/Condo - L					
	Multi-Family/Condo - M					
	Multi-Family/Condo - H					
	Commercial/Retail		1.5			1.5
	Mixed Use					
	Lodging					
	Institutional					
	Industrial					
	Utility		0.8			0.8
	Government/Town Owned					
	Schools					
	Parks					
	Golf Course					
	Open Space				106.8	106.8
	Scottsdale Owned Land					
	Right of Way/Streets		66.7			66.7
	<b>Total</b>	<b>353</b>	<b>297.6</b>	<b>256.4</b>	<b>106.8</b>	<b>660.8</b>

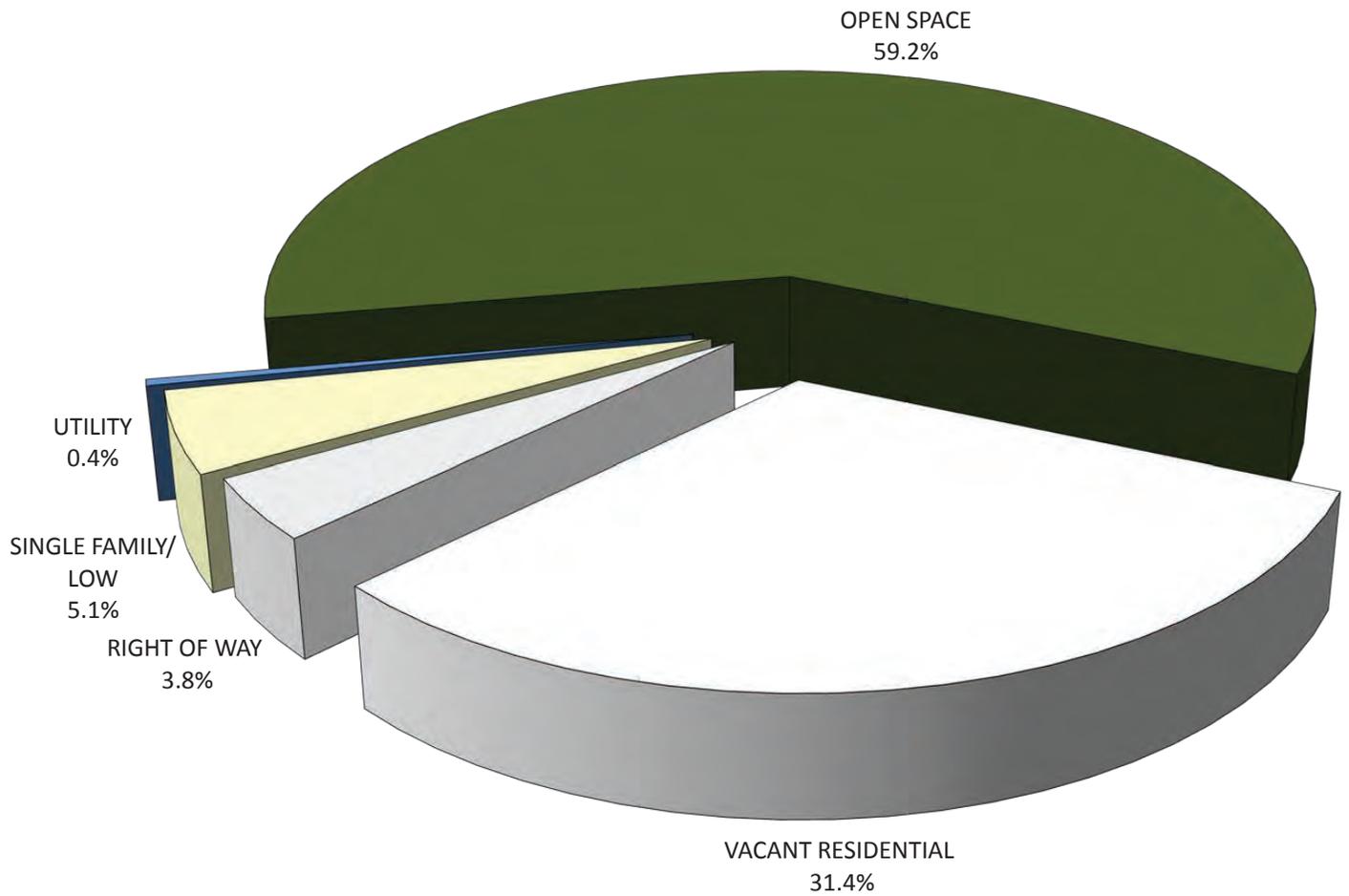
# section 6



Eagles Nest Community Views

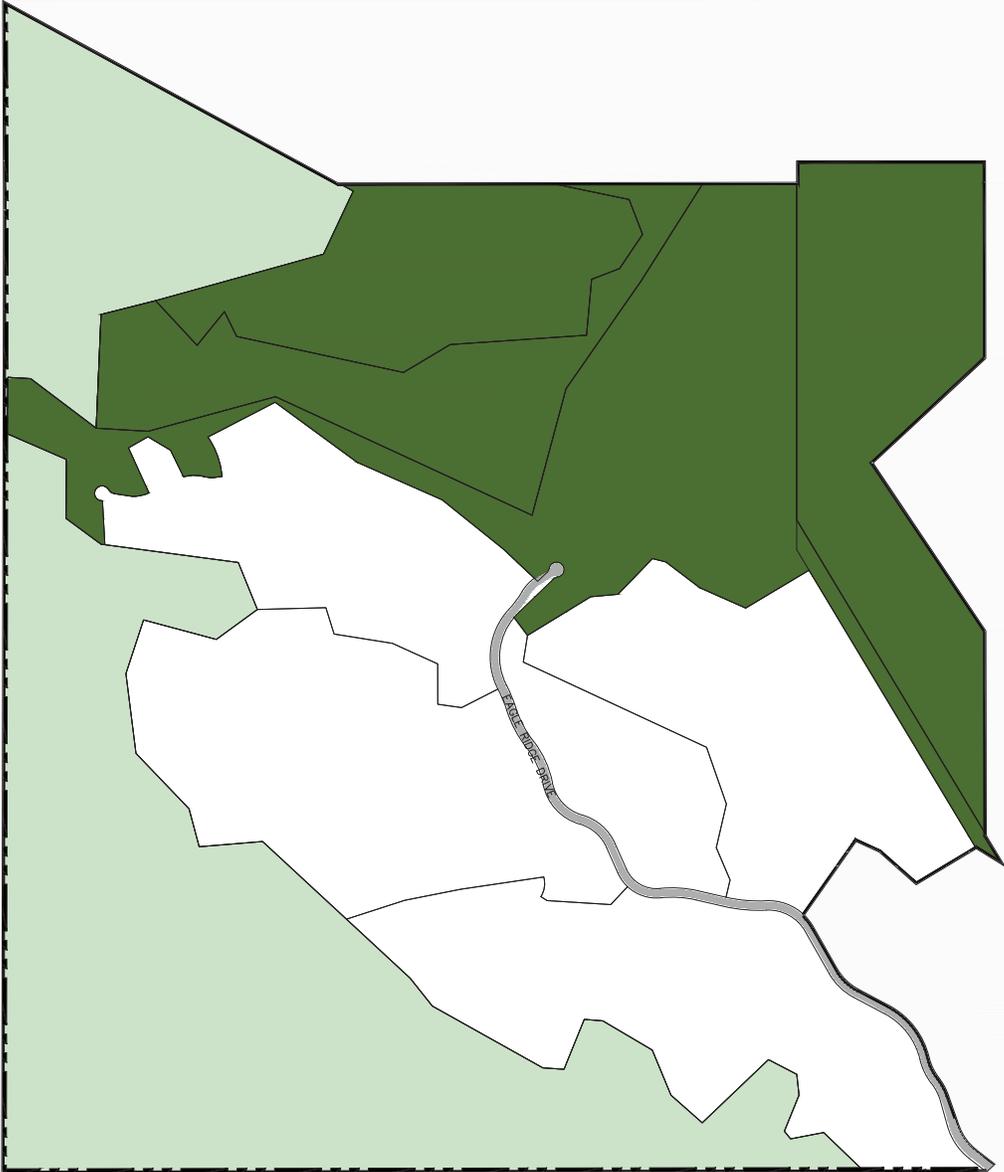


Undeveloped land shown in white



	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family - L	18	28.4	176.2		
	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
	<b>Total</b>	<b>18</b>	<b>52.7</b>	<b>176.2</b>	<b>331.8</b>	<b>560.7</b>

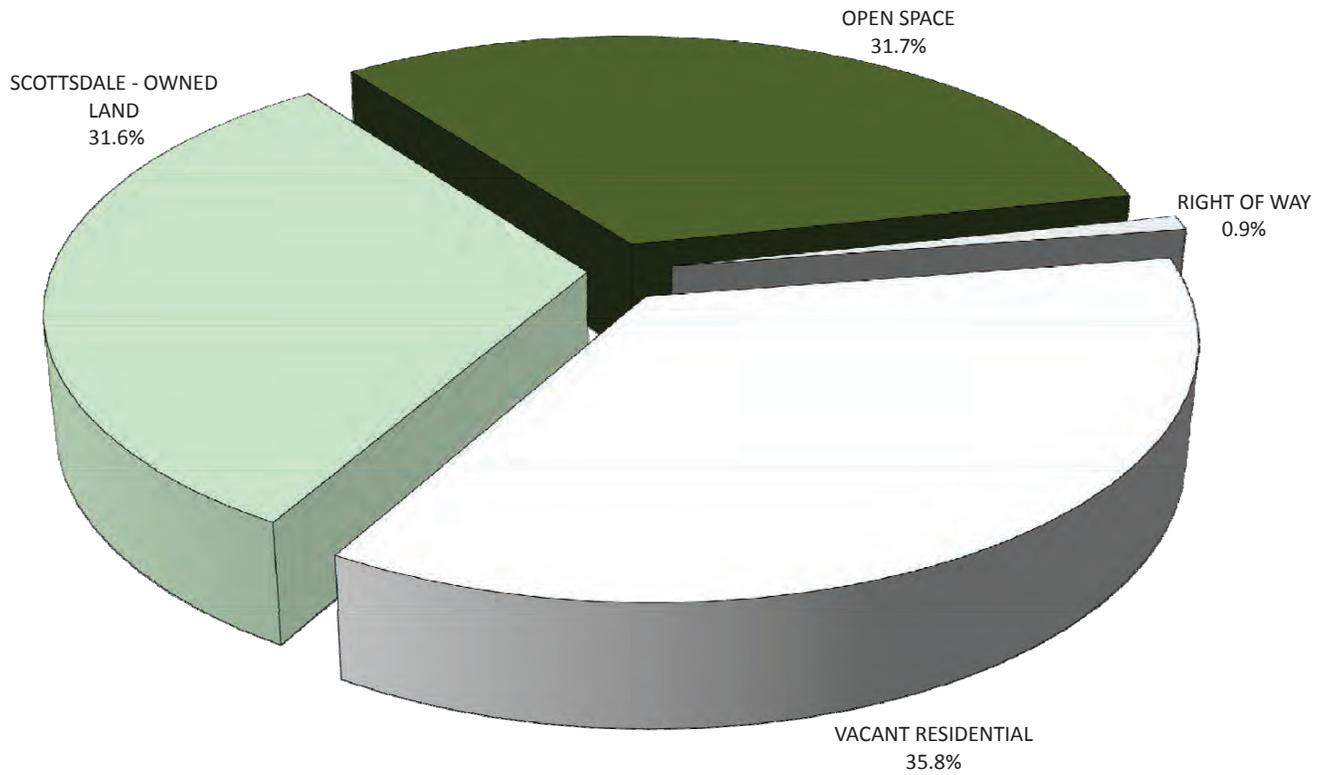
# section 7



Adero Canyon Trailhead - Under Construction

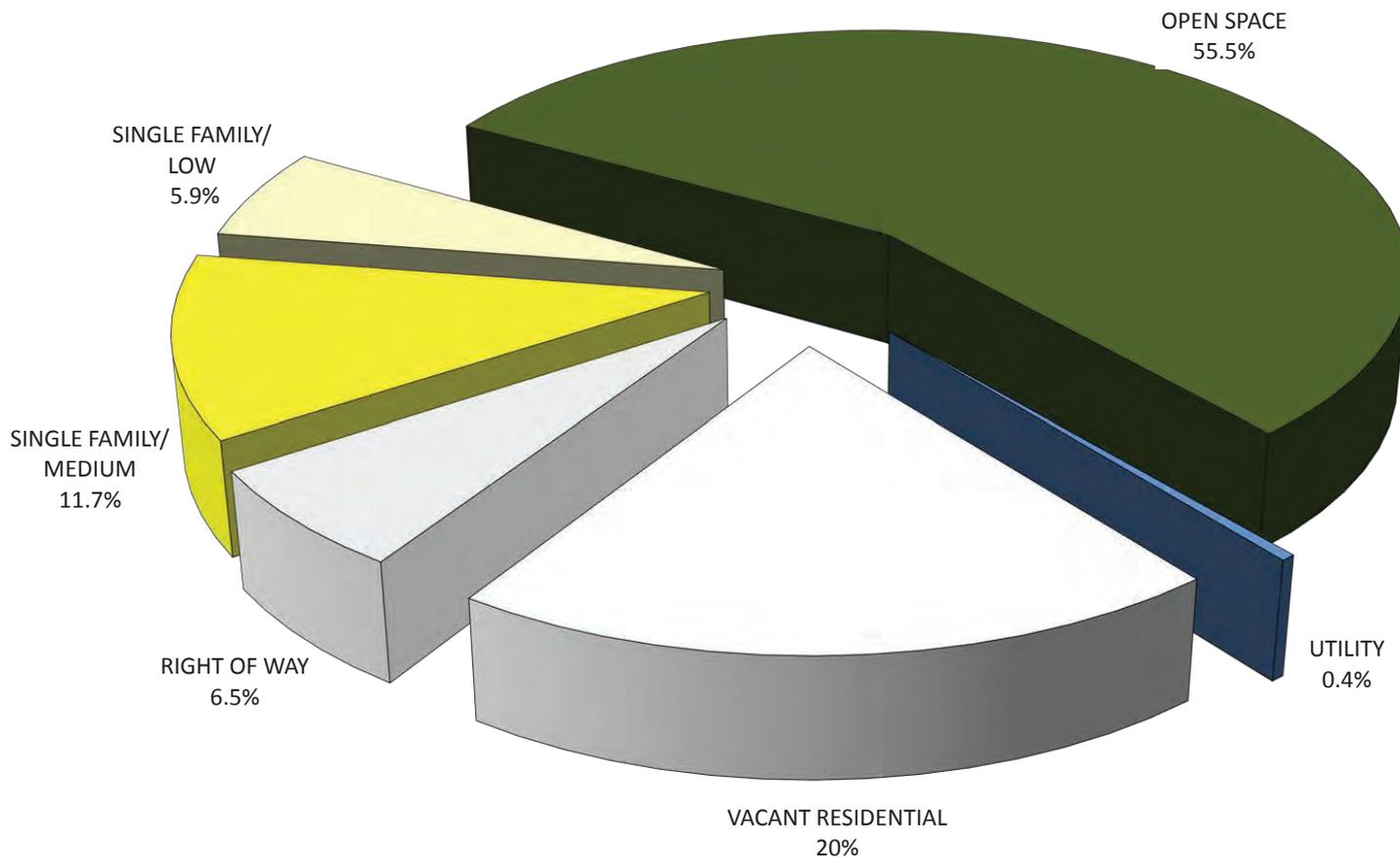


Undeveloped land shown in white



	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family - L			226.1		
	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		5.6			5.6
	<b>Total</b>	<b>0</b>	<b>5.6</b>	<b>226.1</b>	<b>400.2</b>	<b>631.9</b>



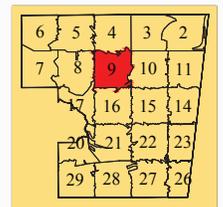


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family - L	36	41.3	103.9		
	Single Family - M	202	82.1	36.1		
	Multi-Family - L					
	Multi-Family - M					
	Multi-Family - H					
	Multi-Family/Condo - L					
	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				388.5	388.5
	Scottsdale Owned Land					
	Right of Way/Streets		45.7			45.7
	<b>Total</b>	<b>238</b>	<b>171.6</b>	<b>140</b>	<b>388.5</b>	<b>700.1</b>

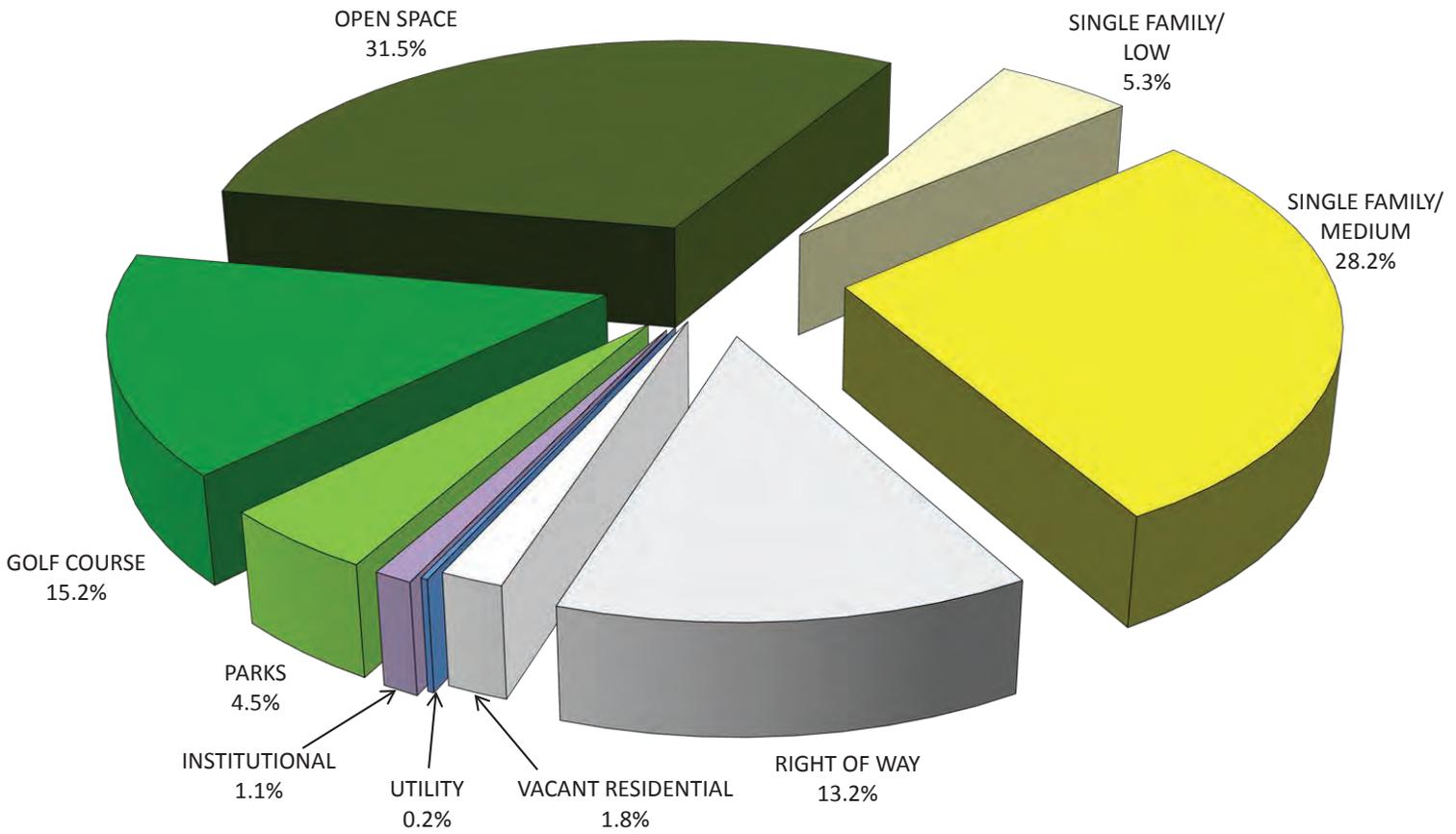
# section 9



Golden Eagle Park - Court Resurfacing

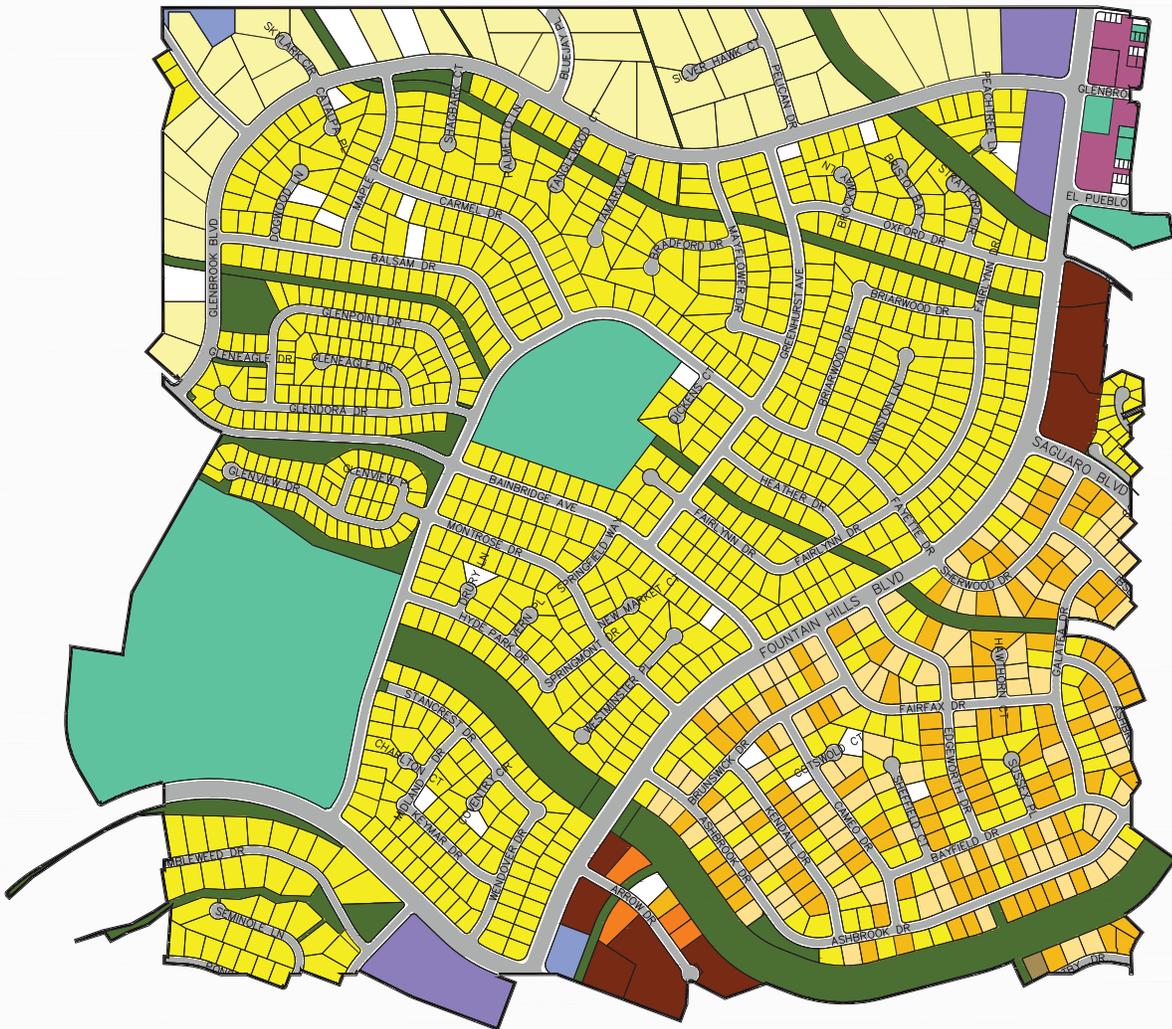


Undeveloped land shown in white

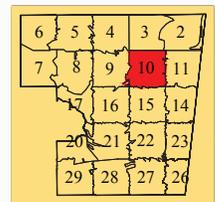


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L	29	32.6	4.2		
Single Family - M	640	177	7.1		
Multi-Family - L					
Multi-Family - M					
Multi-Family - H					
Multi-Family/Condo - L					
Multi-Family/Condo - 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
<b>Total</b>	<b>669</b>	<b>424.4</b>	<b>11.3</b>	<b>191.4</b>	<b>627.1</b>

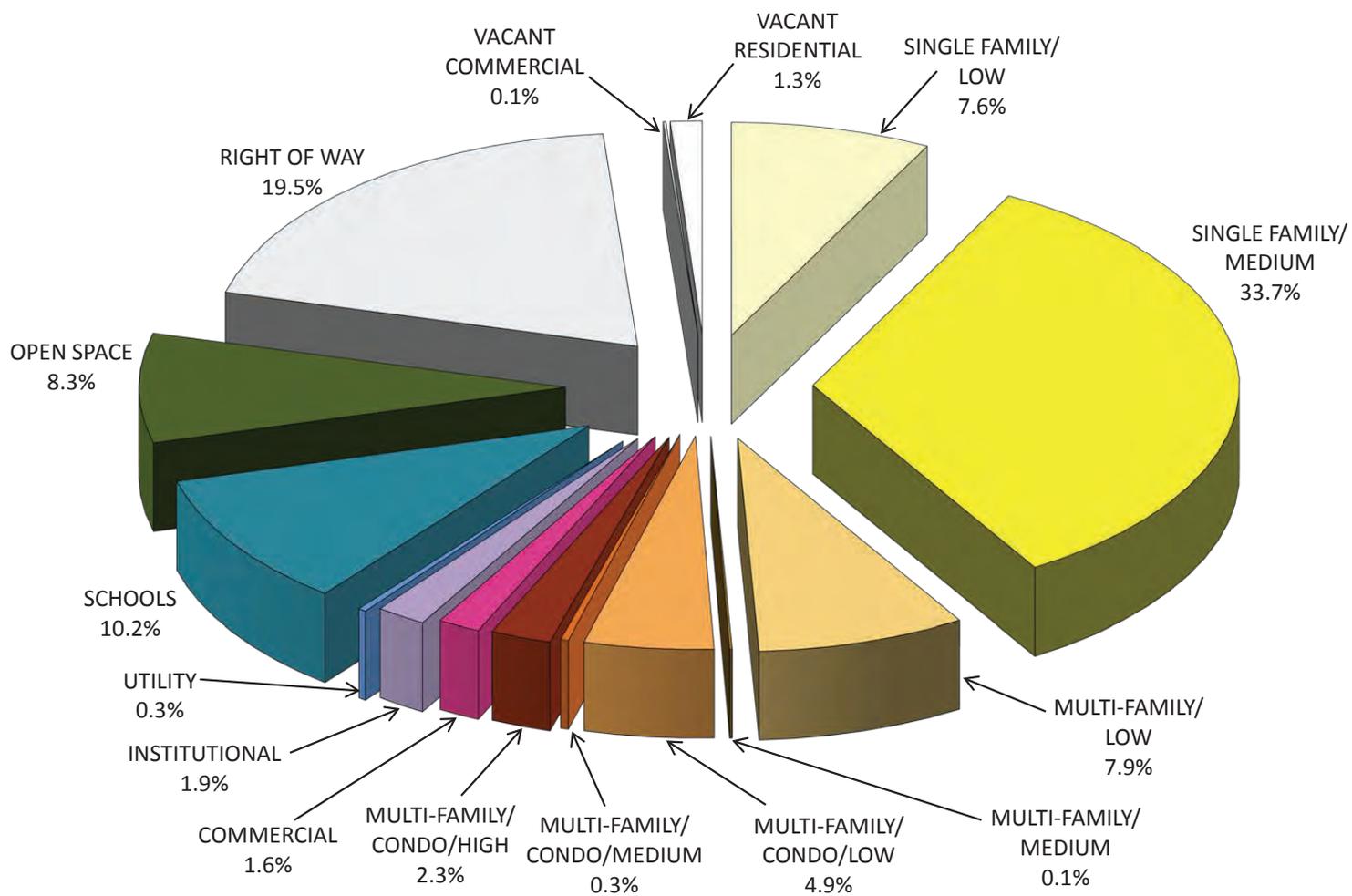
# section 10



Fountain Hills High School Track & Field

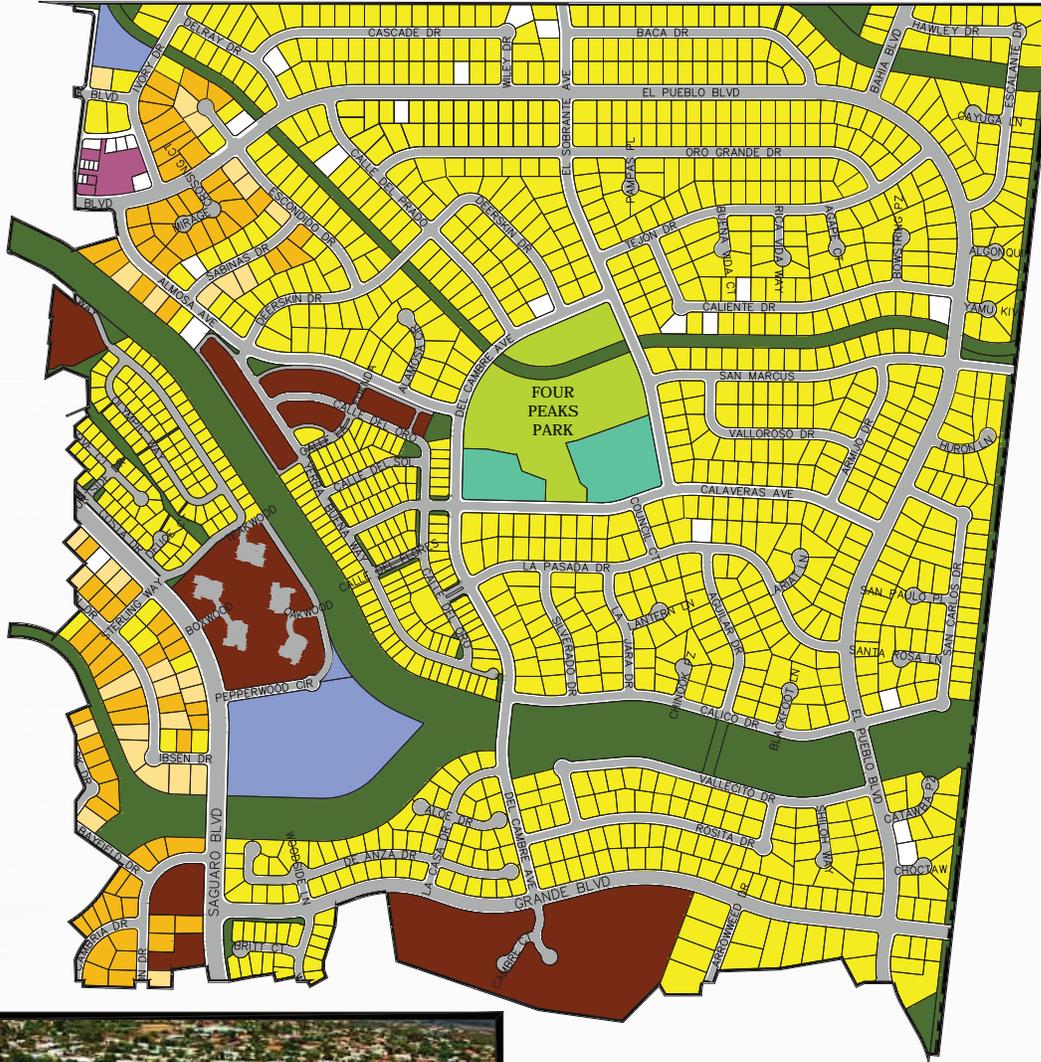


Undeveloped land shown in white

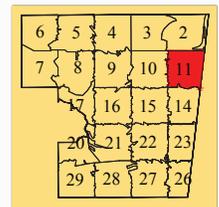


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L	41	50.2	3.3		
Single Family - M	959	221.3	2.8		
Multi-Family - L	205	52.1			
Multi-Family - M	5	0.3			
Multi-Family - H			1.5		381.1
Multi-Family/Condo - L	135	32.5			
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
<b>Total</b>	<b>1,594</b>	<b>593.8</b>	<b>8.3</b>	<b>54.7</b>	<b>656.8</b>

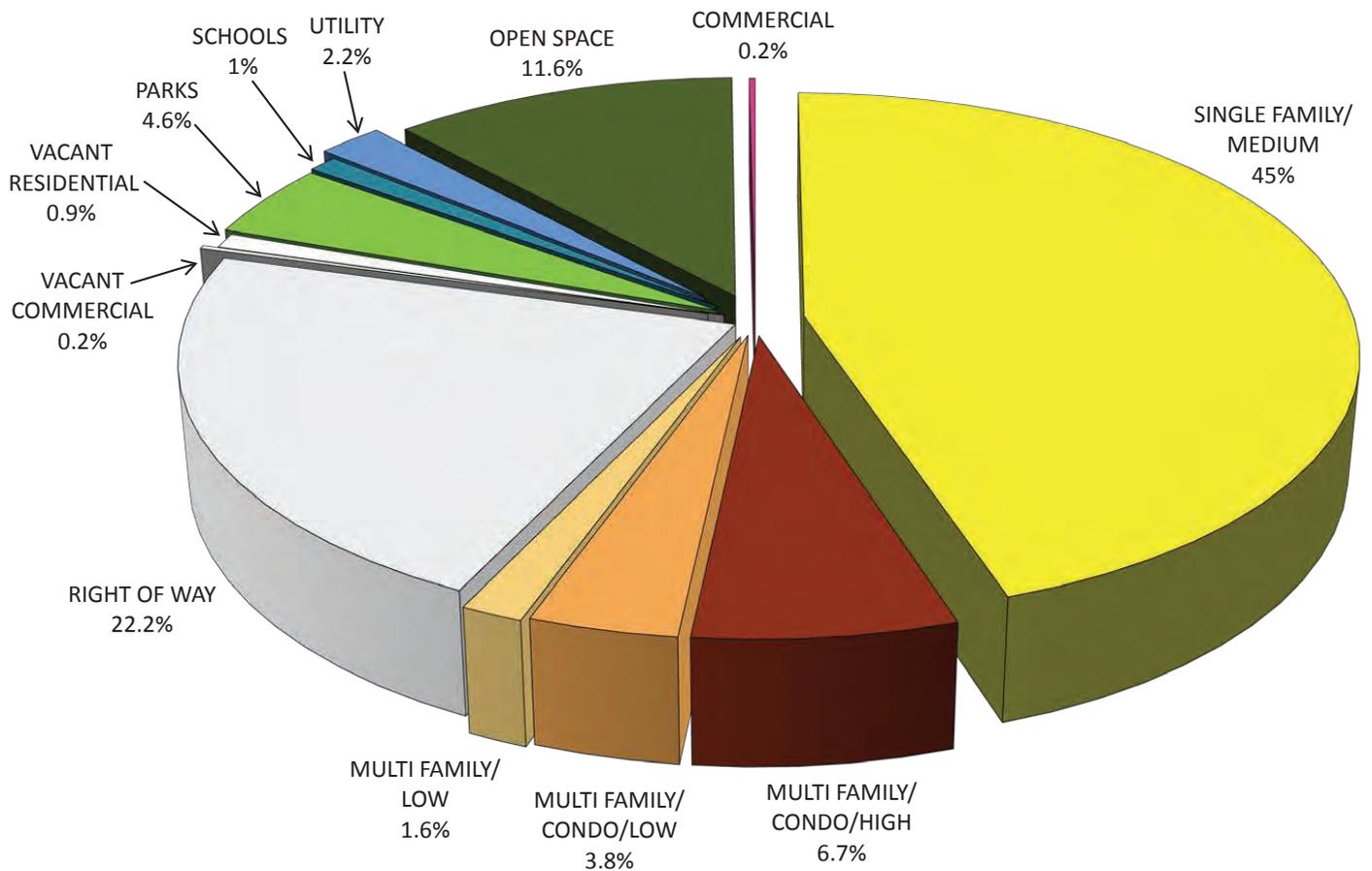
# section 11



Fountain Hills Sanitary District Offices & Plant

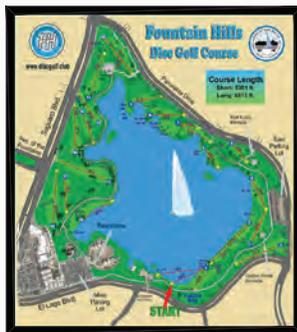
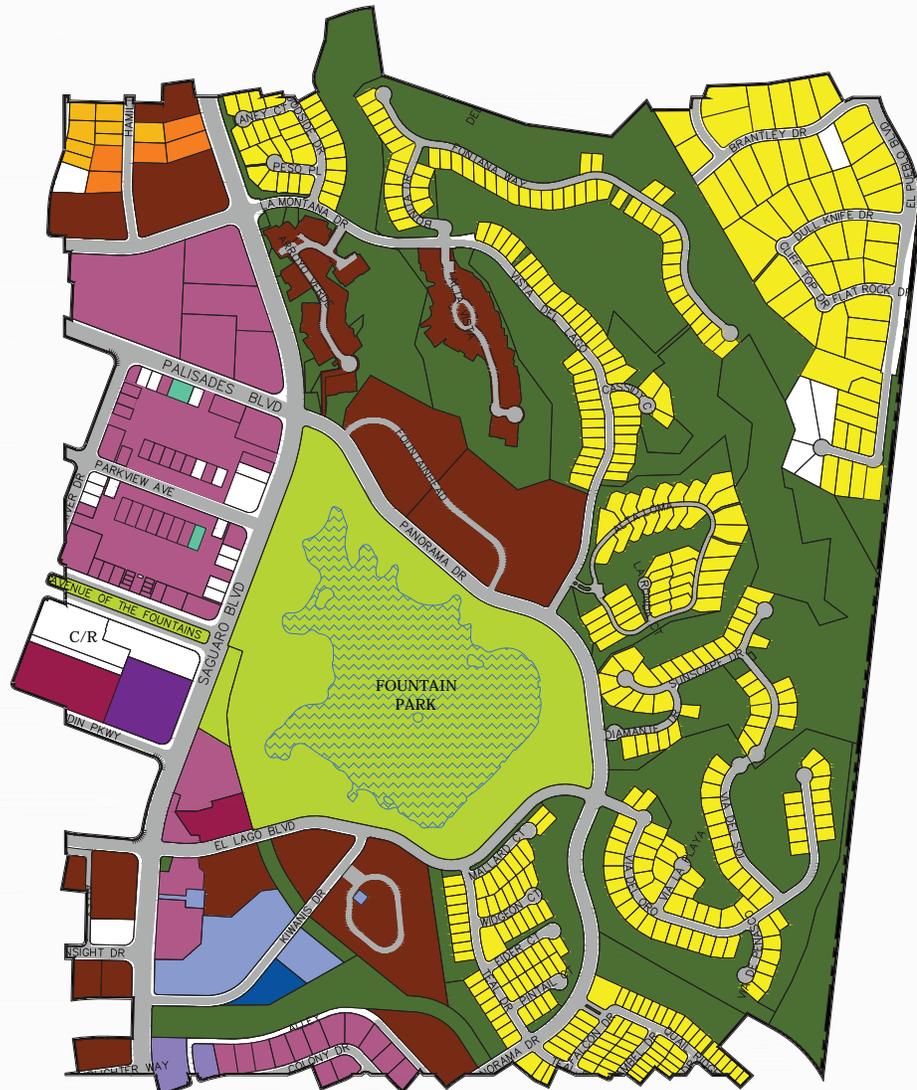


Undeveloped land shown in white

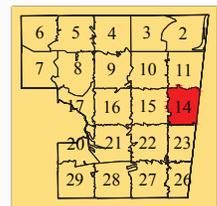


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L					
Single Family - M	1,083	271.9	4.1		
Multi-Family - L	56	9.4			
Multi-Family - M					
Multi-Family - H					
Multi-Family/Condo - L	160	23.1	1.2		
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
<b>Total</b>	<b>1,625</b>	<b>527.8</b>	<b>6.3</b>	<b>70.7</b>	<b>604.8</b>

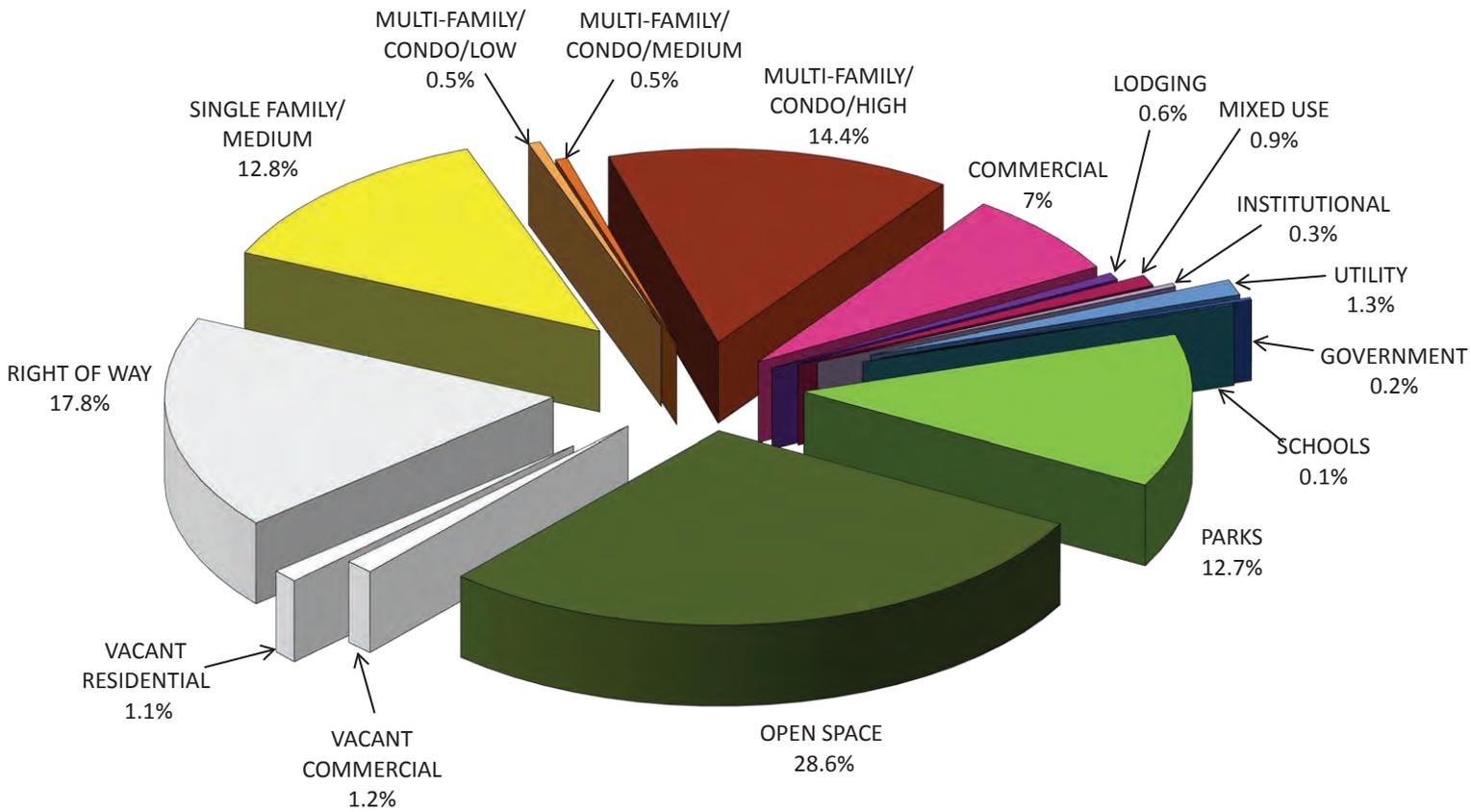
# section 14



Fountain Park - Disc Golf Course

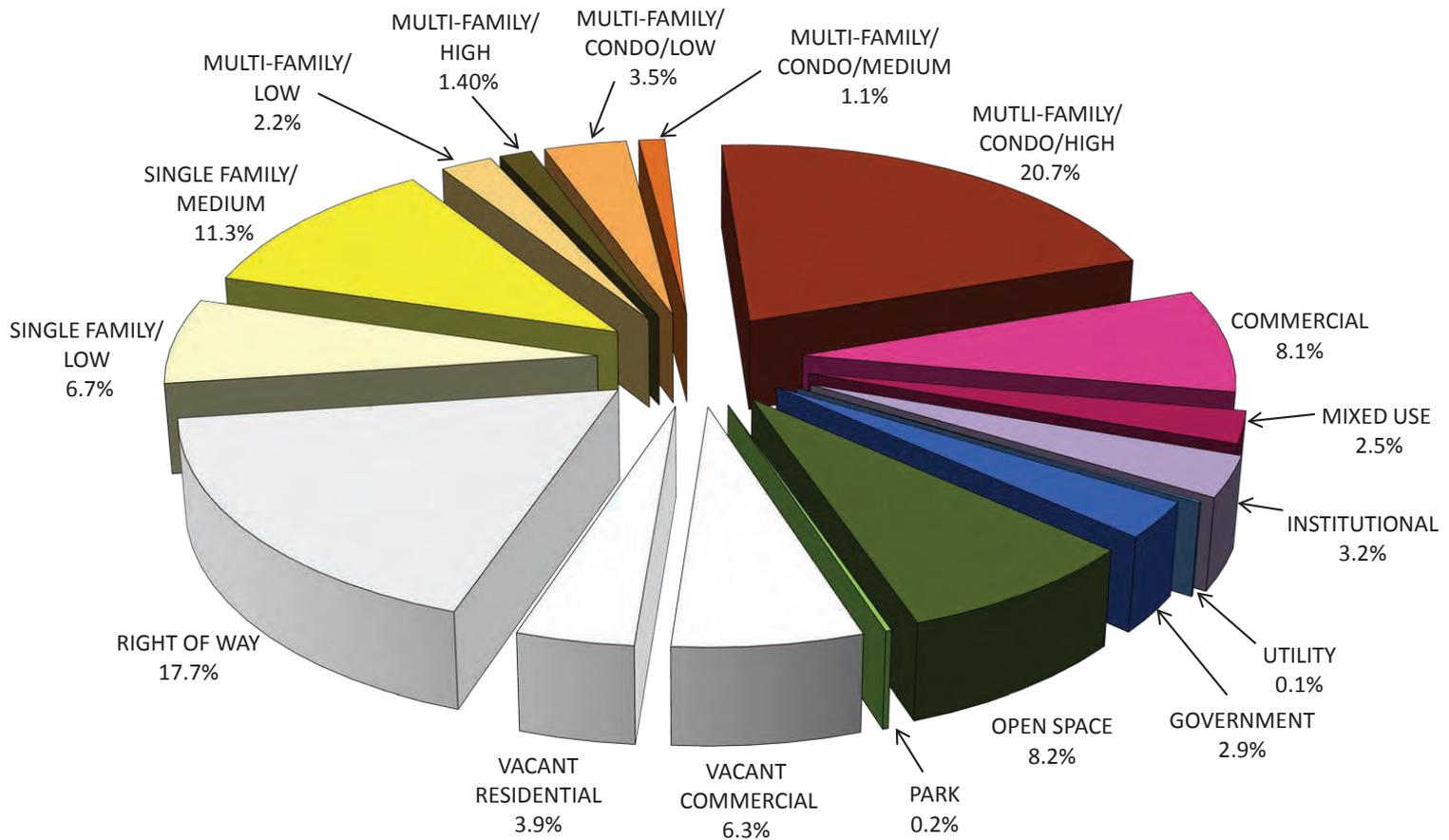


Undeveloped land shown in white



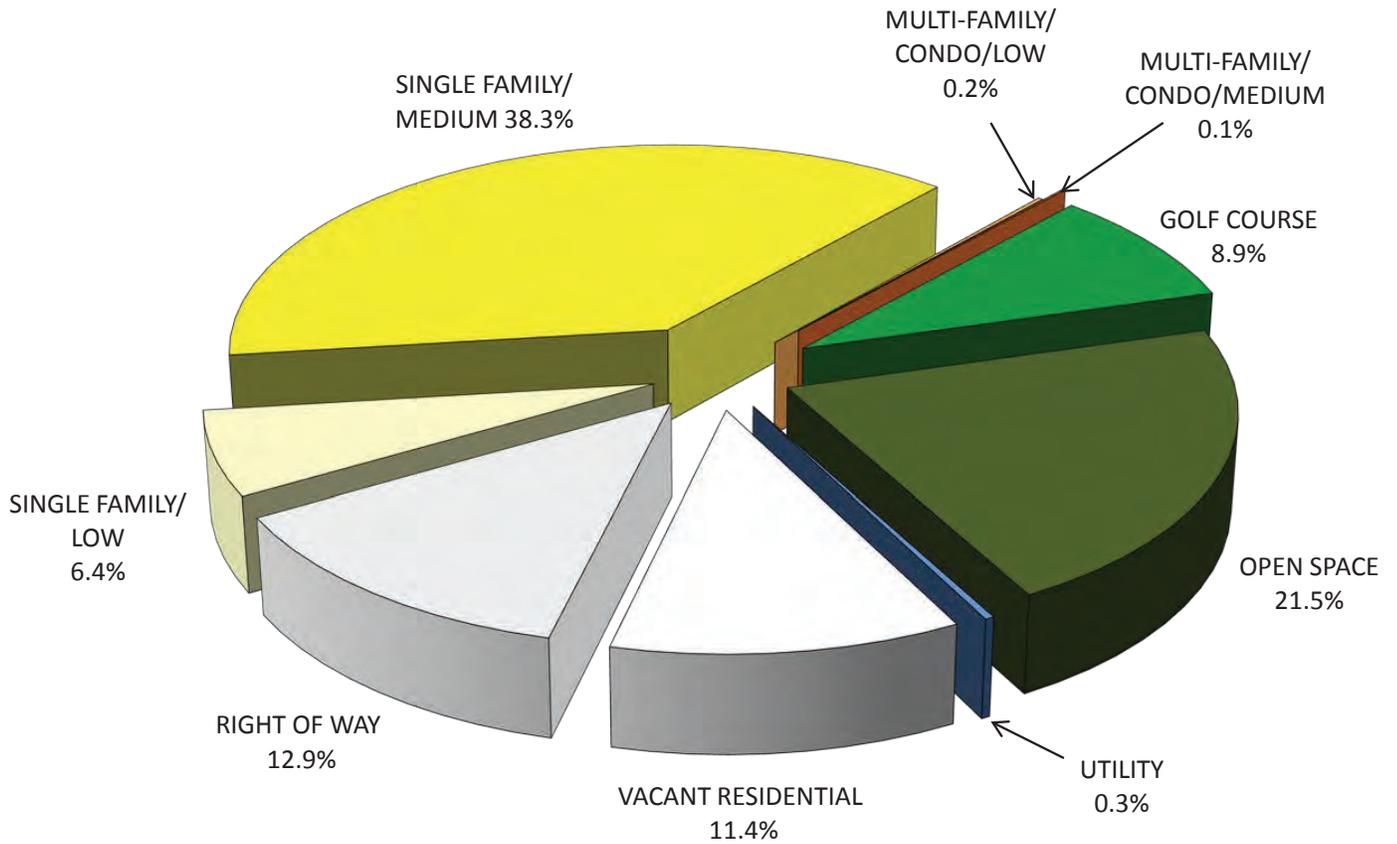
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L					
Single Family - M	440	66.7	3.2		
Multi-Family - L					
Multi-Family - M					
Multi-Family - H					
Multi-Family/Condo - L	20	2.4	2.4		
Multi-Family/Condo - M	33	2.5			
Multi-Family/Condo - H	450	75.2			
Commercial/Retail		37.2	6.3		43.5
Mixed Use	102	4.5			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		66.1			66.1
Golf Course					
Open Space				149.3	149.3
Scottsdale Owned Land					
Right of Way/Streets		93.2			93.2
<b>Total</b>	<b>1045</b>	<b>361.2</b>	<b>11.9</b>	<b>149.3</b>	<b>522.4</b>





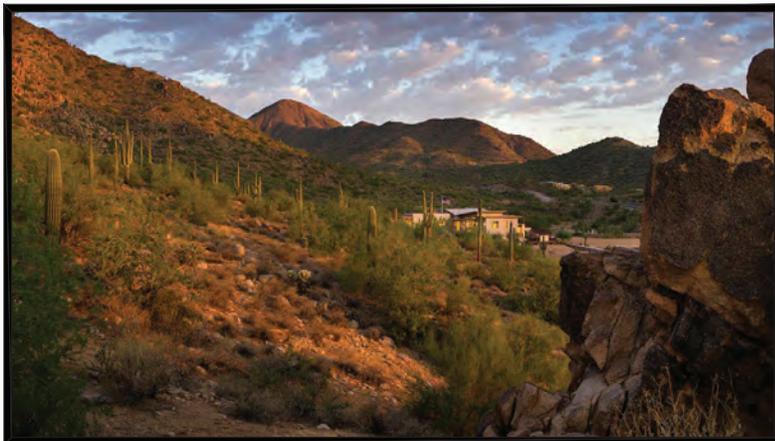
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L	23	41.9	7.2		
Single Family - M	233	70.4	0.7		
Multi-Family - L	123	14.1			
Multi-Family - M					
Multi-Family - H	150	9.1			
Multi-Family/Condo - L	171	21.7	16.8		
Multi-Family/Condo - M	77	7.2			
Multi-Family/Condo - H	1,190	129.6			
Commercial/Retail		50.7	39.5		90.2
Mixed Use	248	16			16
Lodging					
Institutional		19.9			19.9
Industrial					
Utility		0.9			0.9
Government/Town Owned		18			18
Schools					
Parks		1.5			1.5
Golf Course					
Open Space				51.5	51.5
Scottsdale Owned Land					
Right of Way/Streets		110.9			110.9
<b>Total</b>	<b>2,215</b>	<b>511.9</b>	<b>64.2</b>	<b>51.5</b>	<b>627.6</b>



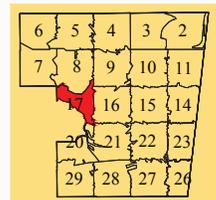


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family - L	50	41.8	25.6		
	Single Family - M	731	248.3	47.5		
	Multi-Family - L					
	Multi-Family - M					
	Multi-Family - H					
	Multi-Family/Condo - L	12	1.2	1.1		
	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
	<b>Total</b>	<b>799</b>	<b>434.8</b>	<b>74.2</b>	<b>139.2</b>	<b>648.2</b>

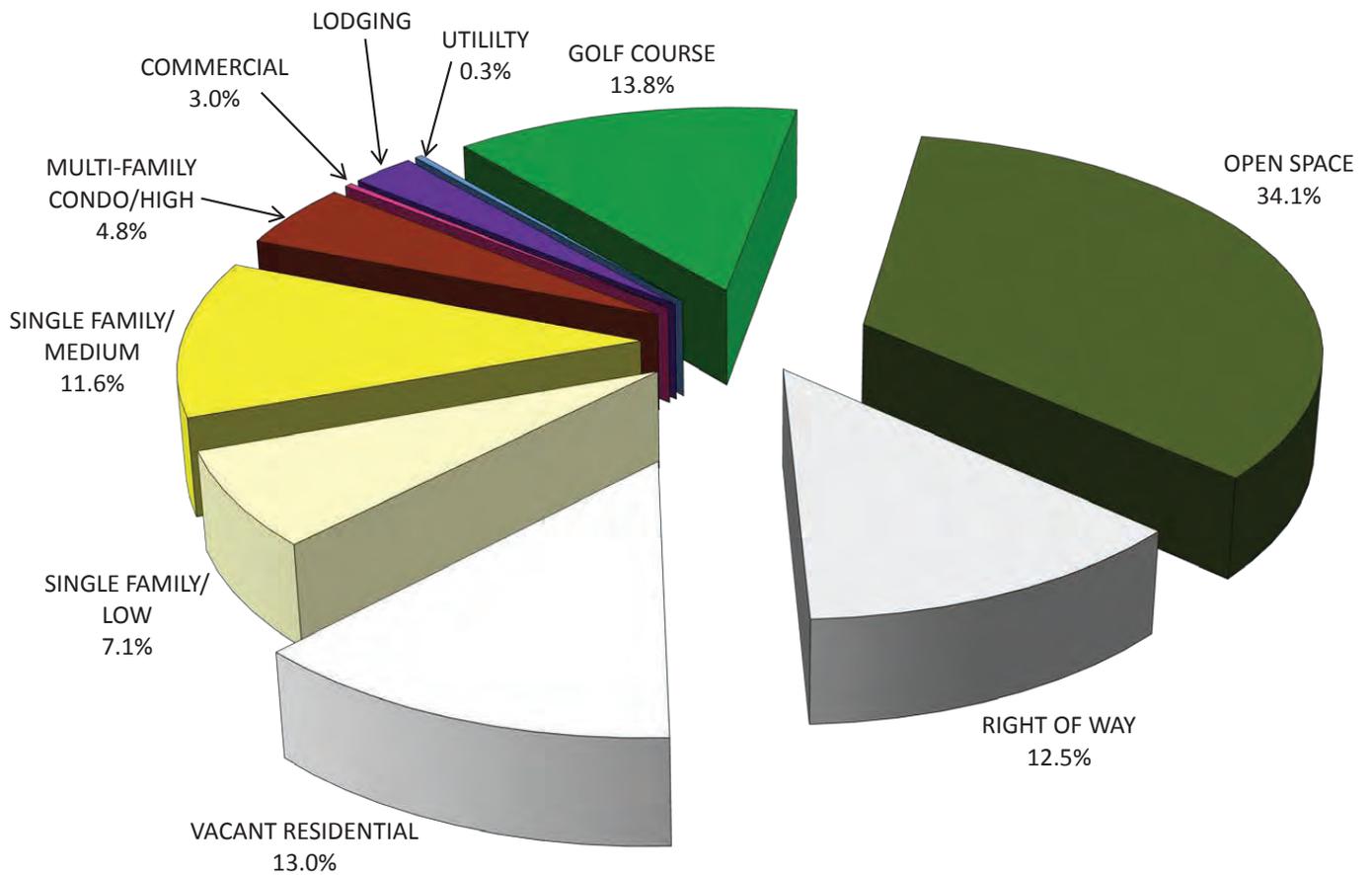
# section 17



Adero Canyon Scenic Views

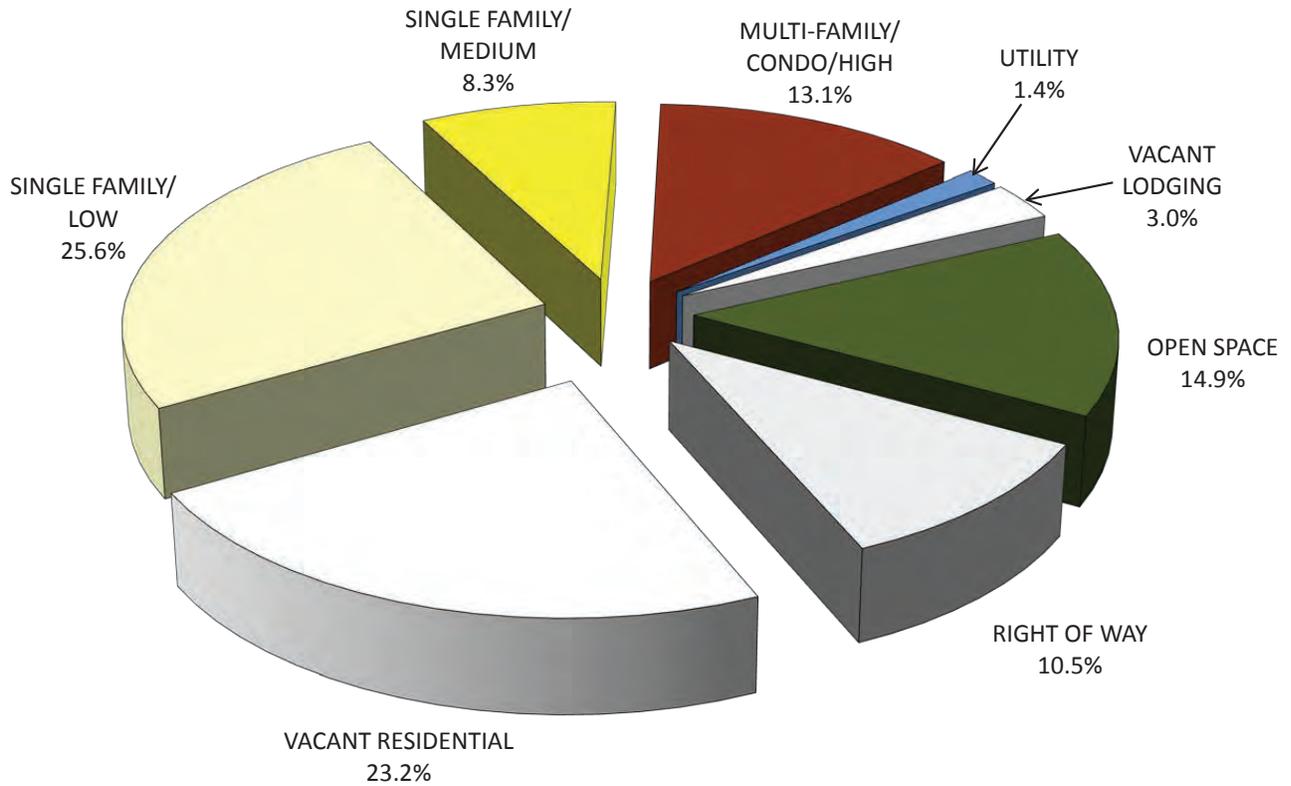


Undeveloped land shown in white



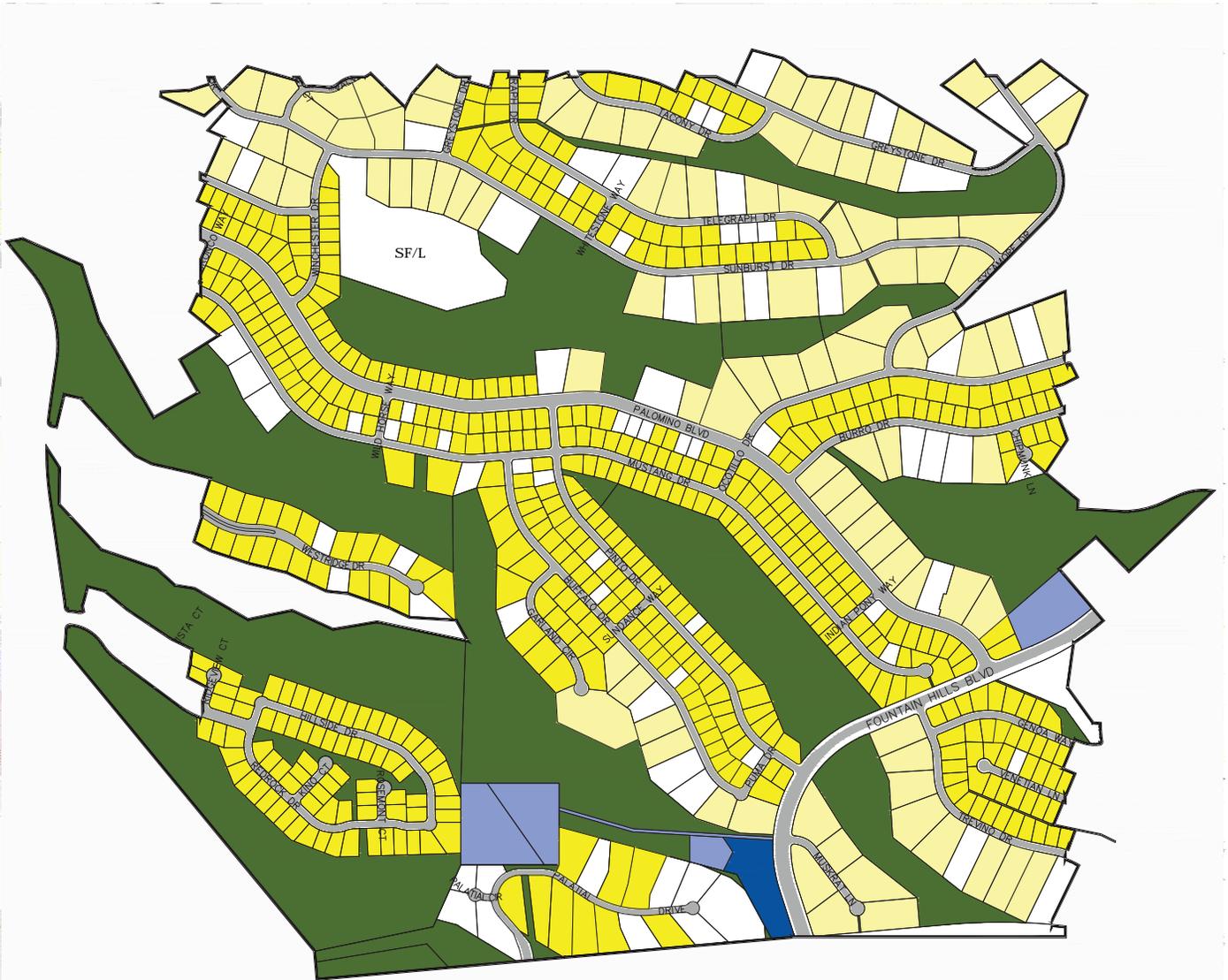
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L	24	25.3	7.7		
Single Family - M	78	41	17.1		
Multi-Family - L					
Multi-Family - M					
Multi-Family - H					
Multi-Family/Condo - L					
Multi-Family/Condo - M	2	0.4			
Multi-Family/Condo - H	108	17			
Commercial/Retail		1			1.0
Mixed Use					
Lodging		8.9			8.9
Institutional					
Industrial					
Utility		1.2			1.2
Government/Town Owned					
Schools					
Parks					
Golf Course		48.9			48.9
Open Space				120.4	120.4
Scottsdale Owned Land					
Right of Way/Streets		44.3			44.3
<b>Total</b>	<b>212</b>	<b>188.0</b>	<b>45.9</b>	<b>120.4</b>	<b>354.3</b>



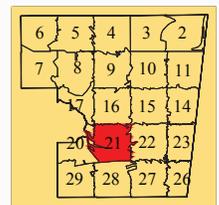


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family - L	57	110.5	99.6		
	Single Family - M	104	36.1	1.1		
	Multi-Family - L					
	Multi-Family - M					
	Multi-Family - H					
	Multi-Family/Condo - L					
	Multi-Family/Condo - M					
	Multi-Family/Condo - H	38	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
	<b>Total</b>	<b>199</b>	<b>254.9</b>	<b>113.9</b>	<b>64.5</b>	<b>433.3</b>

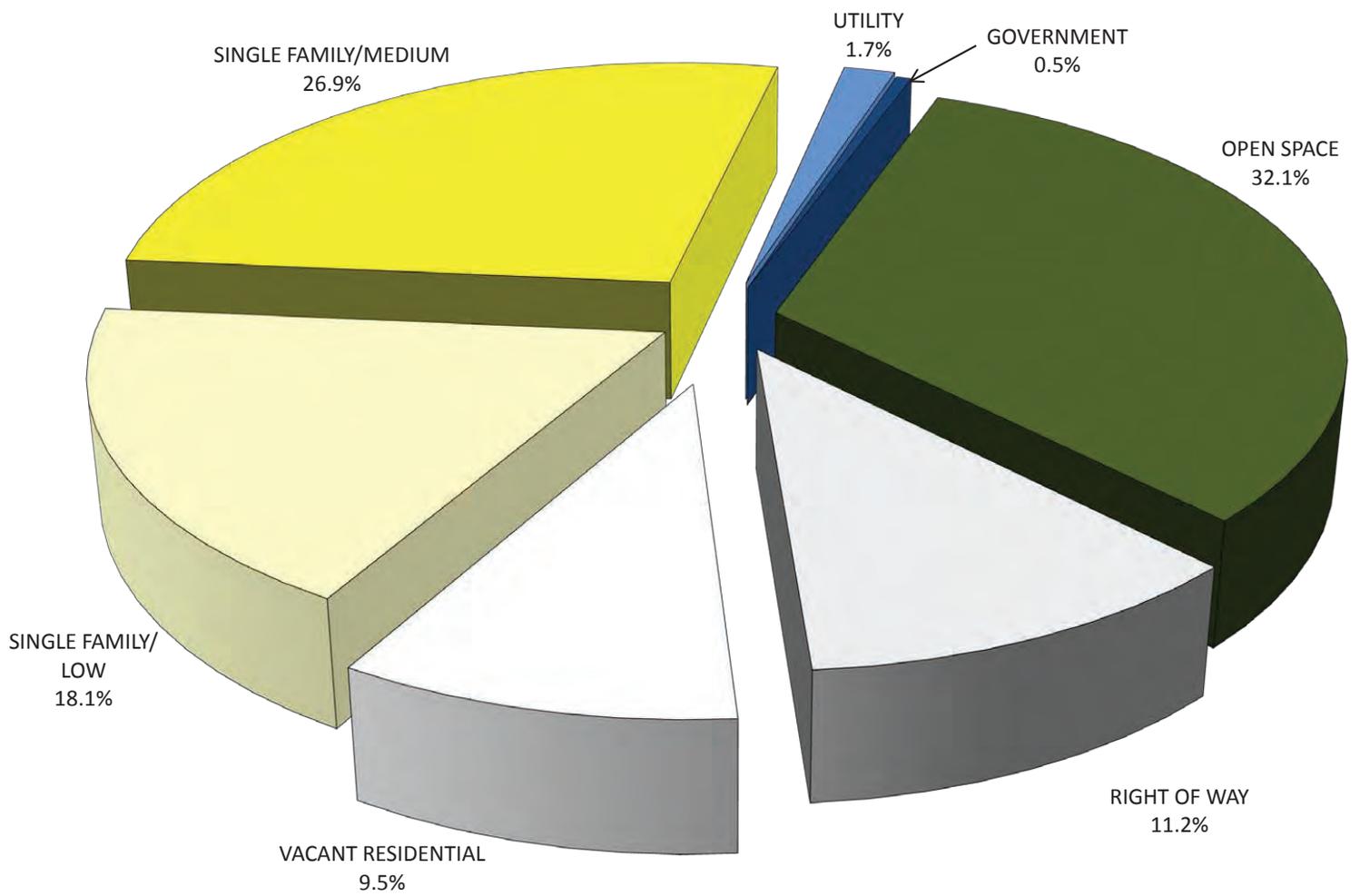
# section 21



Finished Perspective - Fire Station No. 2

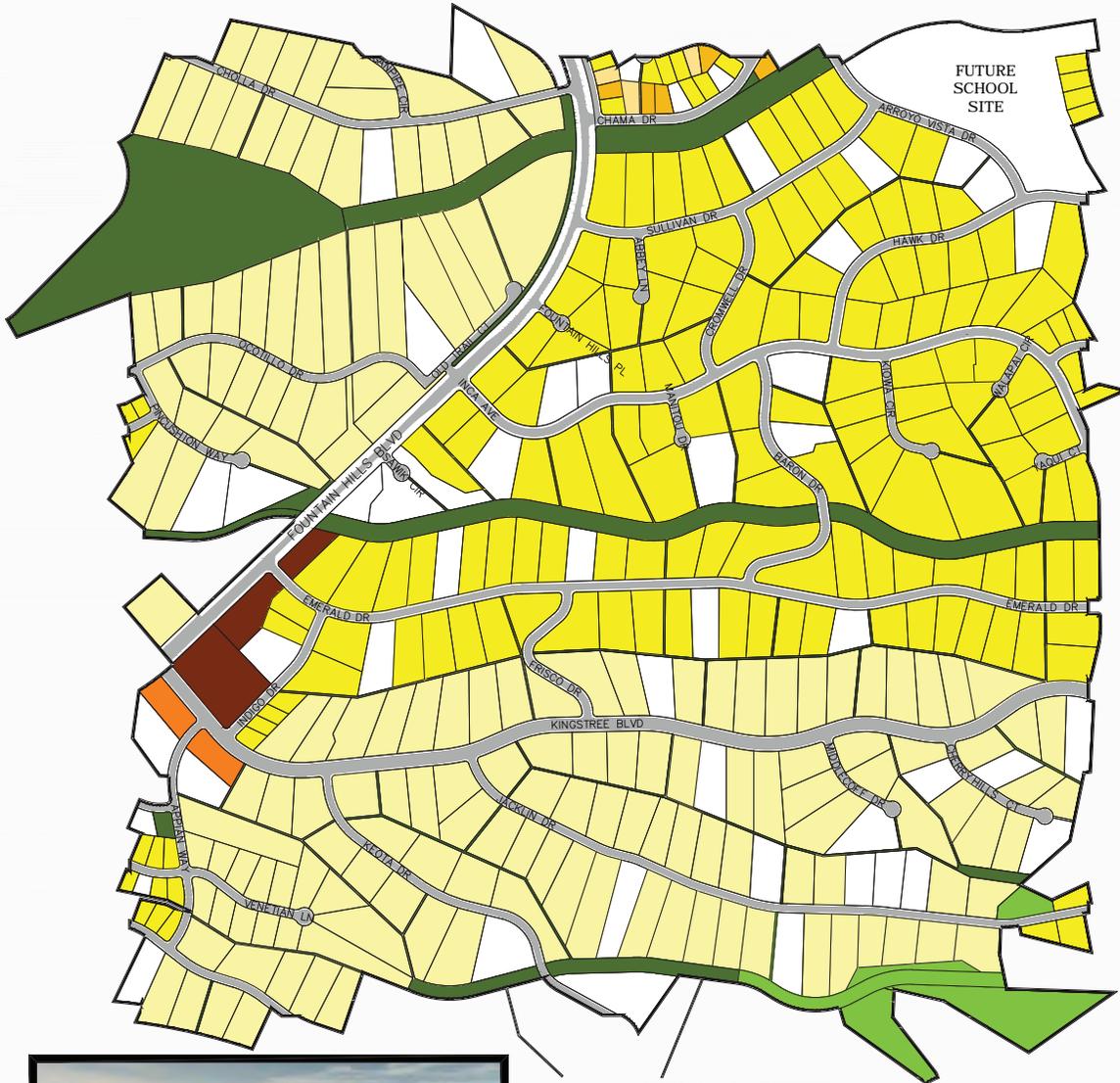


Undeveloped land shown in white

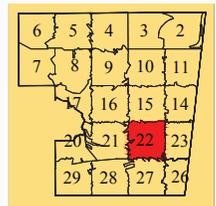


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family - L	102	120.5	35.2		
	Single Family - M	549	178.4	28.2		
	Multi-Family - L					
	Multi-Family - M					
	Multi-Family - H					
	Multi-Family/Condo - L					
	Multi-Family/Condo - M					
	Multi-Family/Condo - H					
	Commercial/Retail					
	Mixed Use					
	Lodging					
	Institutional					
	Industrial					
	Utility		11.5			11.5
	Government/Town Owned		3.1			3.1
	Schools					
	Parks					
	Golf Course					
	Open Space				213.4	213.4
	Scottsdale Owned Land					
	Right of Way/Streets		74.1			74.1
	<b>Total</b>	<b>651</b>	<b>387.6</b>	<b>63.4</b>	<b>213.4</b>	<b>664.4</b>

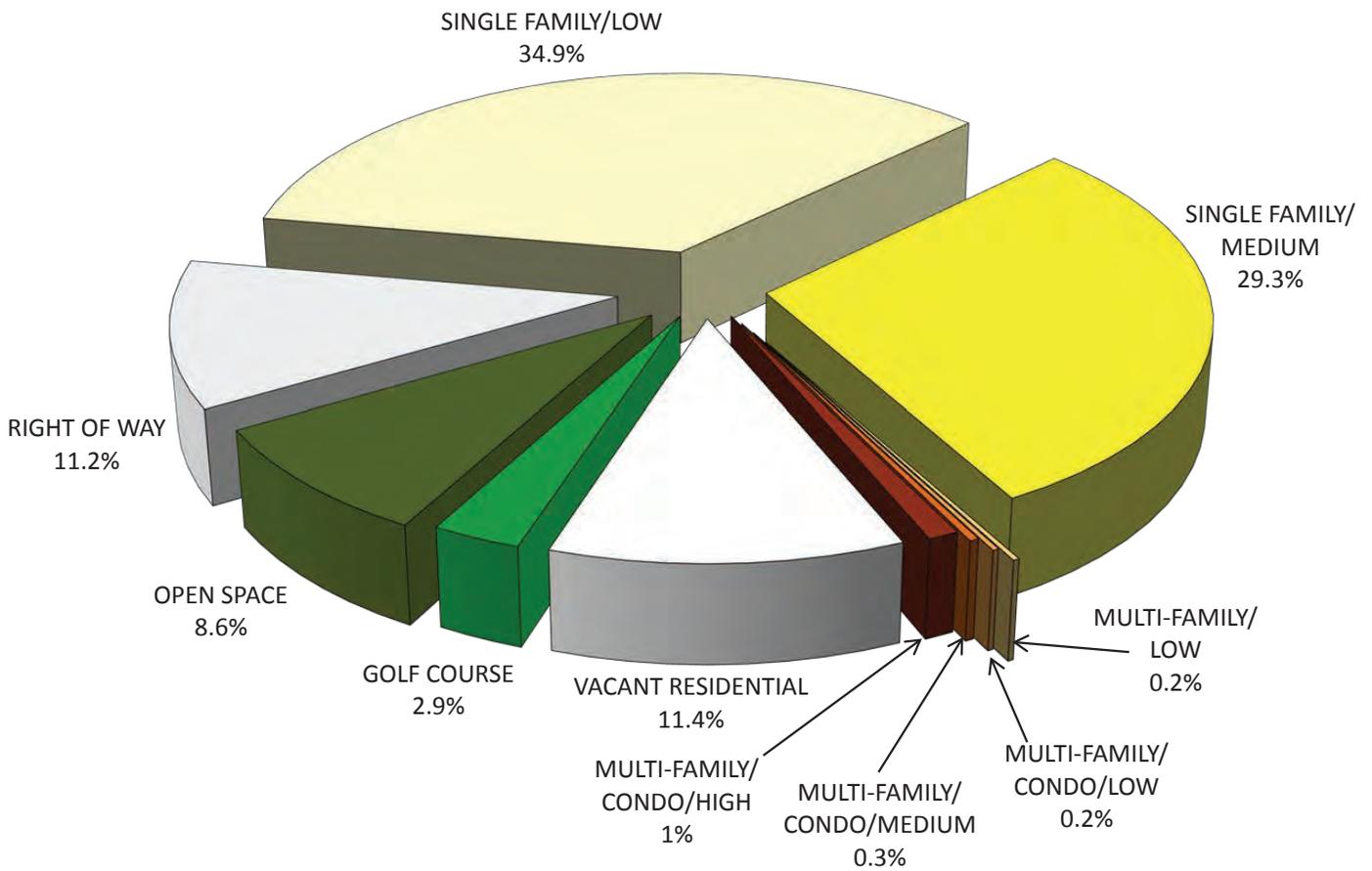
# section 22



Custom Home on Appian Way



Undeveloped land shown in white

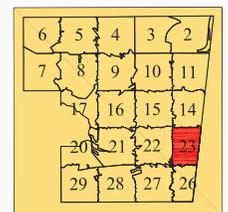


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family - L	168	223.2	29.5		
	Single Family - M	169	187.4	41.3		
	Multi-Family - L	6	1			
	Multi-Family - M					
	Multi-Family - H					
	Multi-Family/Condo - L	10	1.5	2.2		
	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
	<b>Total</b>	<b>440</b>	<b>511.3</b>	<b>73</b>	<b>54.8</b>	<b>639.1</b>

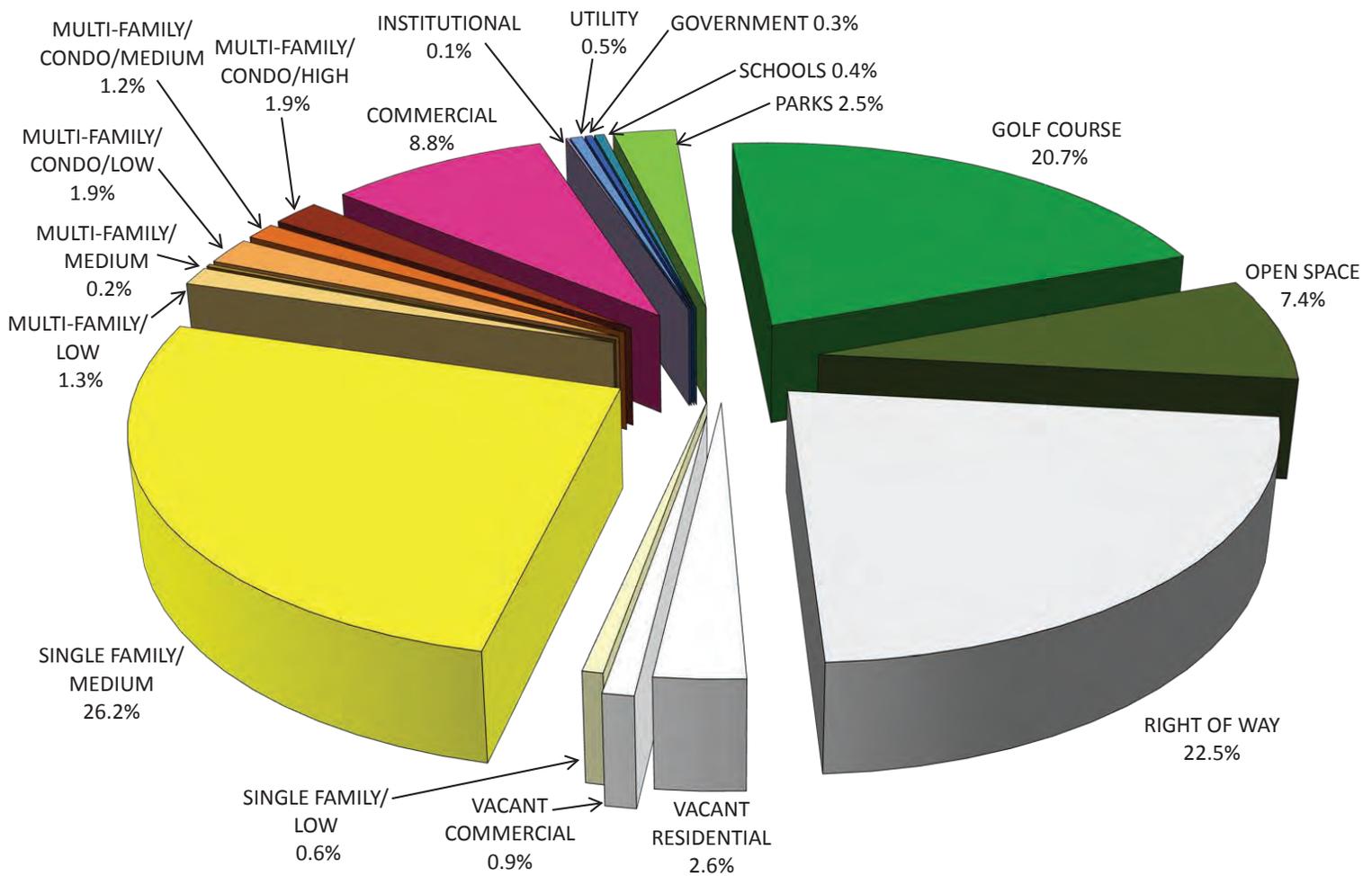
# section 23



Desert Canyon Golf Club - Hole #3

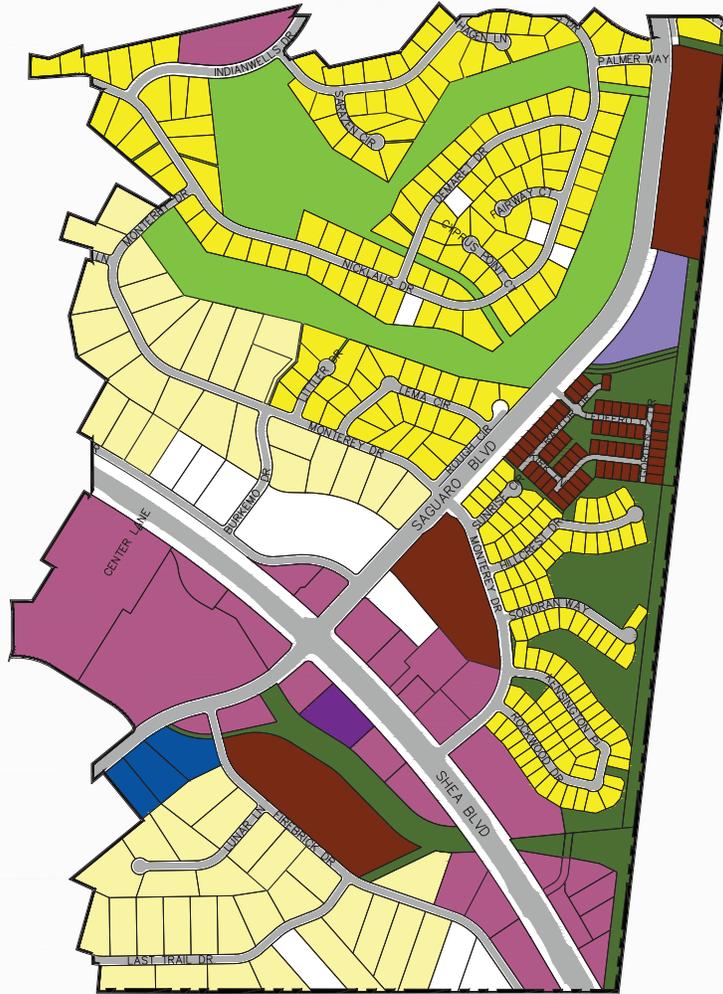


Undeveloped land shown in white

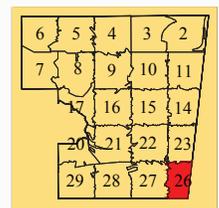


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L	2	2.6	2.5		
Single Family - M	434	122.5	8.8		
Multi-Family - L	48	6			
Multi-Family - M	25	0.9			
Multi-Family - H					168.2
Multi-Family/Condo - L	65	9.1	1.3		
Multi-Family/Condo - M	55	5.5			
Multi-Family/Condo - H	91	9			
Commercial/Retail		41.1	4.3		45.4
Mixed Use					
Lodging					
Institutional		0.2			0.2
Industrial					
Utility		2.8			2.8
Government/Town Owned		1.3			1.3
Schools		2			2
Parks		11.6			11.6
Golf Course		96.8			96.8
Open Space				34.4	34.4
Scottsdale Owned Land					0
Right of Way/Streets		105.3			105.3
<b>Total</b>	<b>720</b>	<b>416.7</b>	<b>16.9</b>	<b>34.4</b>	<b>468.0</b>

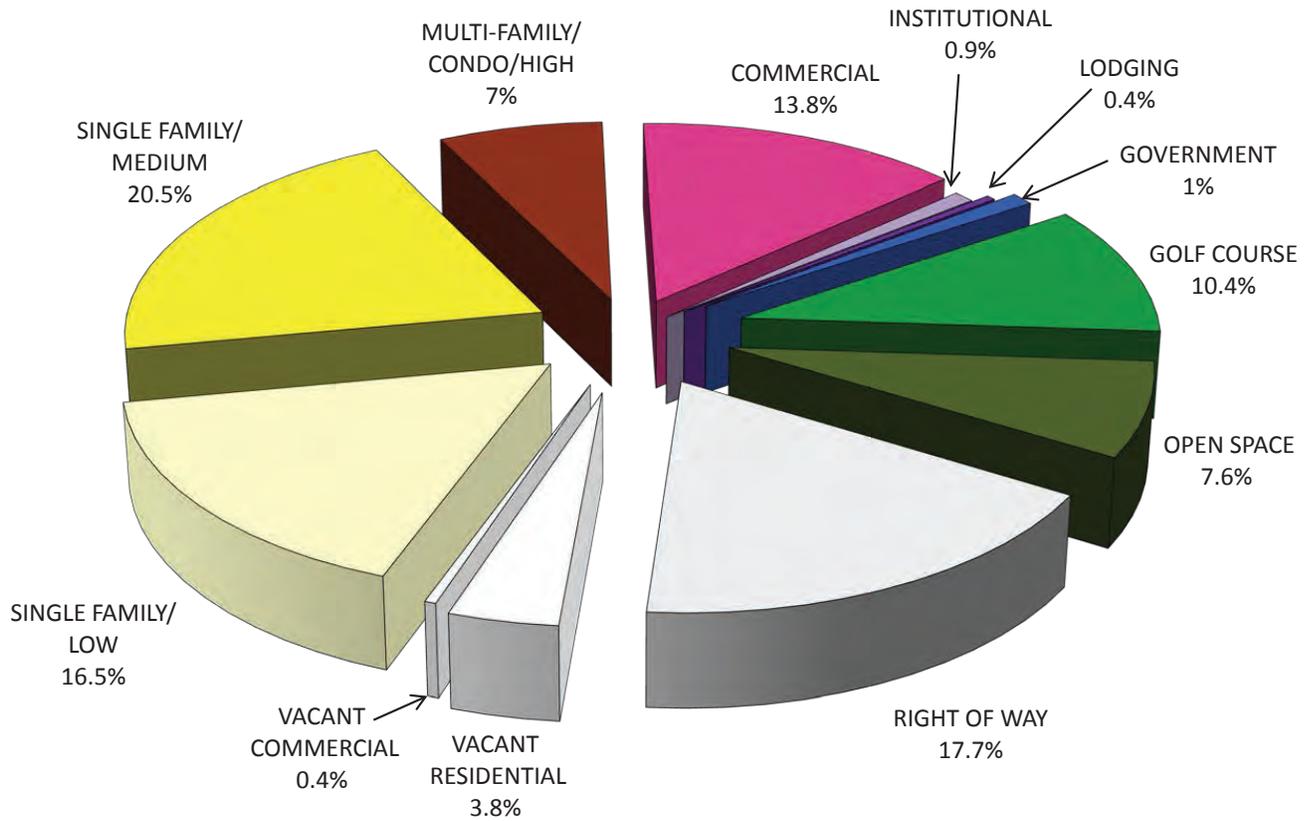
# section 26



Wendy's Remodel on Shea Blvd

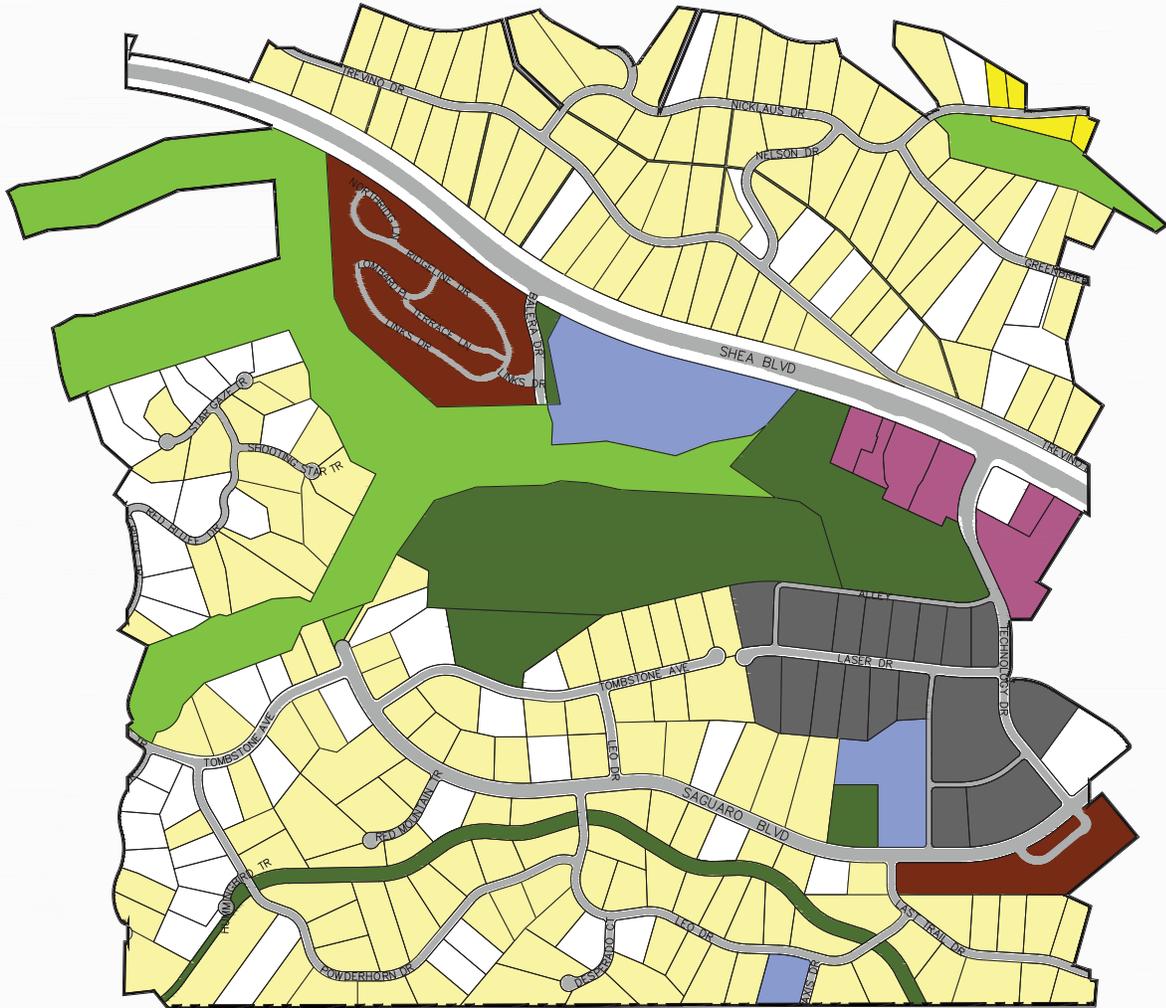


Undeveloped land shown in white

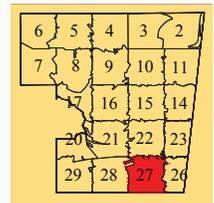


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L	54	62.6	7.3		
Single Family - M	251	77.9	1.4		
Multi-Family - L					
Multi-Family - M					
Multi-Family - H			5.8		181.5
Multi-Family/Condo - L					
Multi-Family/Condo - M					
Multi-Family/Condo - H	309	26.5			
Commercial/Retail		52.3	1.6		53.9
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
<b>Total</b>	<b>614</b>	<b>334.5</b>	<b>16.1</b>	<b>29</b>	<b>379.6</b>

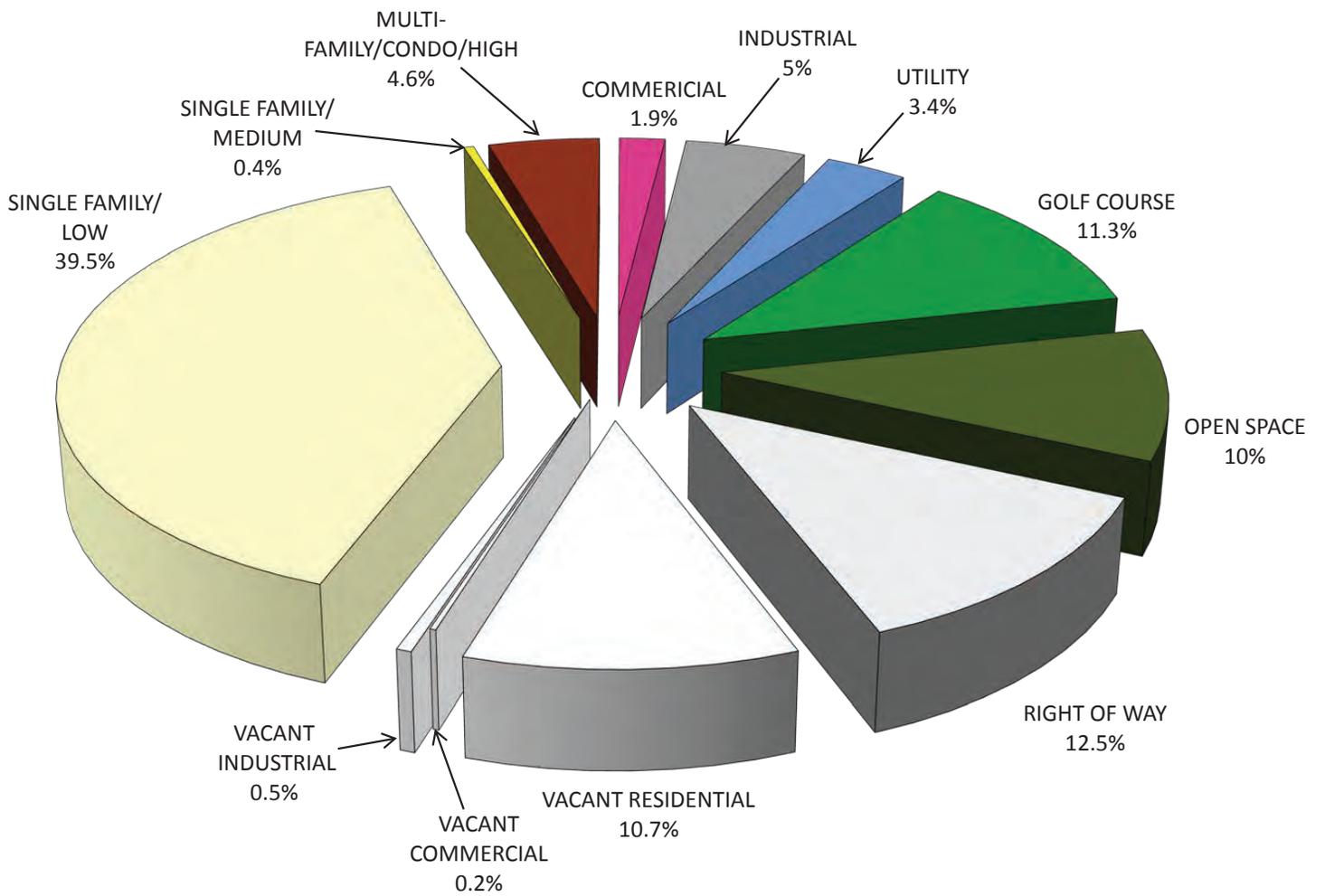
# section 27



Powderhorn Dr - View



Undeveloped land shown in white

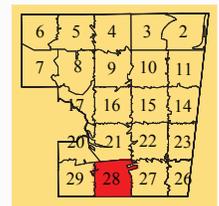


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L	189	249.7	67.5		
Single Family - M	4	2.3			
Multi-Family - L					
Multi-Family - M					
Multi-Family - H					
Multi-Family/Condo - L					
Multi-Family/Condo - M					
Multi-Family/Condo - H	141	29			
Commercial/Retail		12	1.3		13.3
Mixed Use					
Lodging					
Institutional					
Industrial		31.3	3		34.3
Utility		21.2			21.2
Government/Town Owned					
Schools					
Parks					
Golf Course		71.3			71.3
Open Space				62.9	62.9
Scottsdale Owned Land					
Right of Way/Streets		80			80
<b>Total</b>	<b>334</b>	<b>496.8</b>	<b>71.8</b>	<b>62.9</b>	<b>631.5</b>

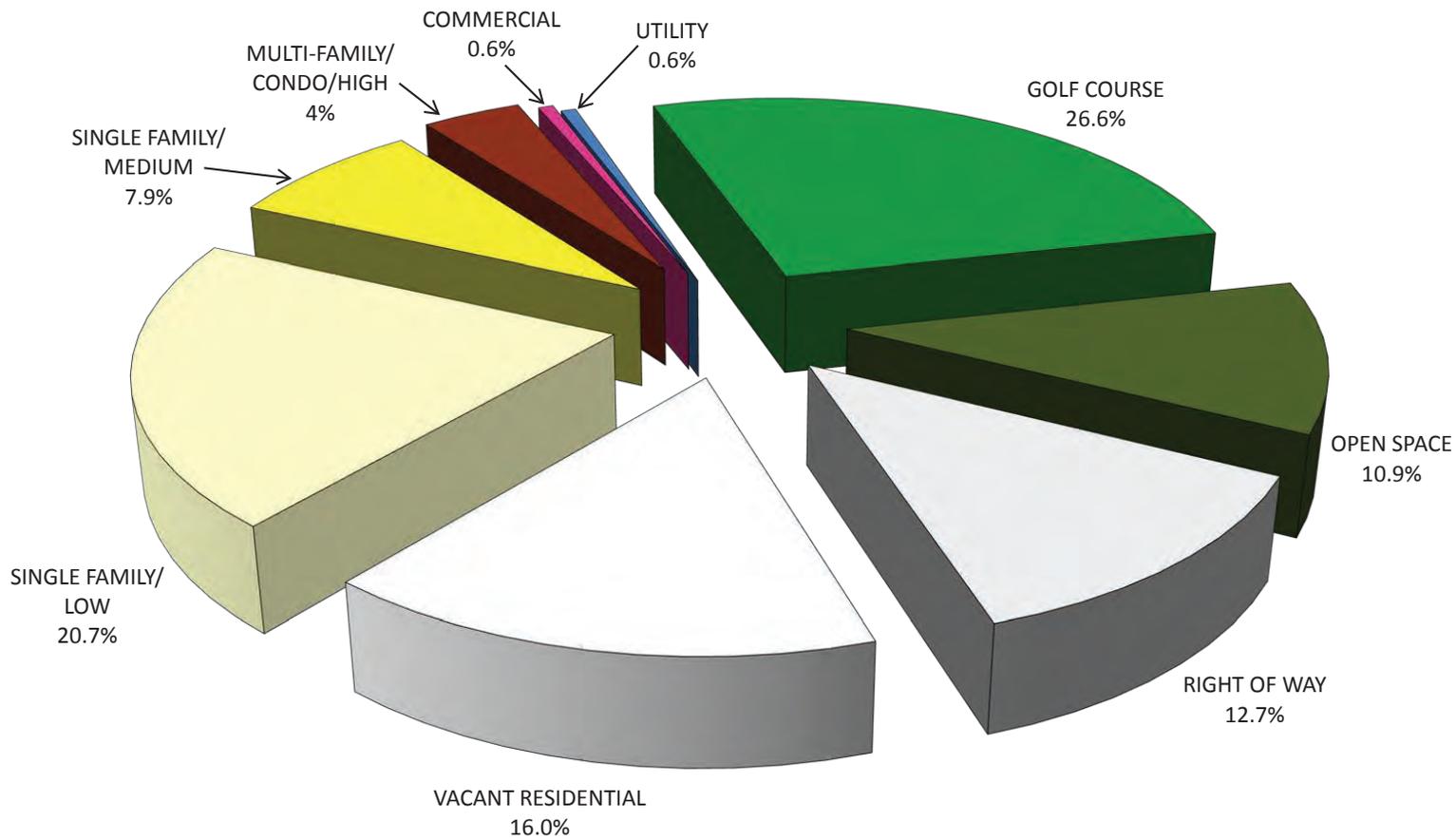
# section 28



Firerock Parcel B Condominiums

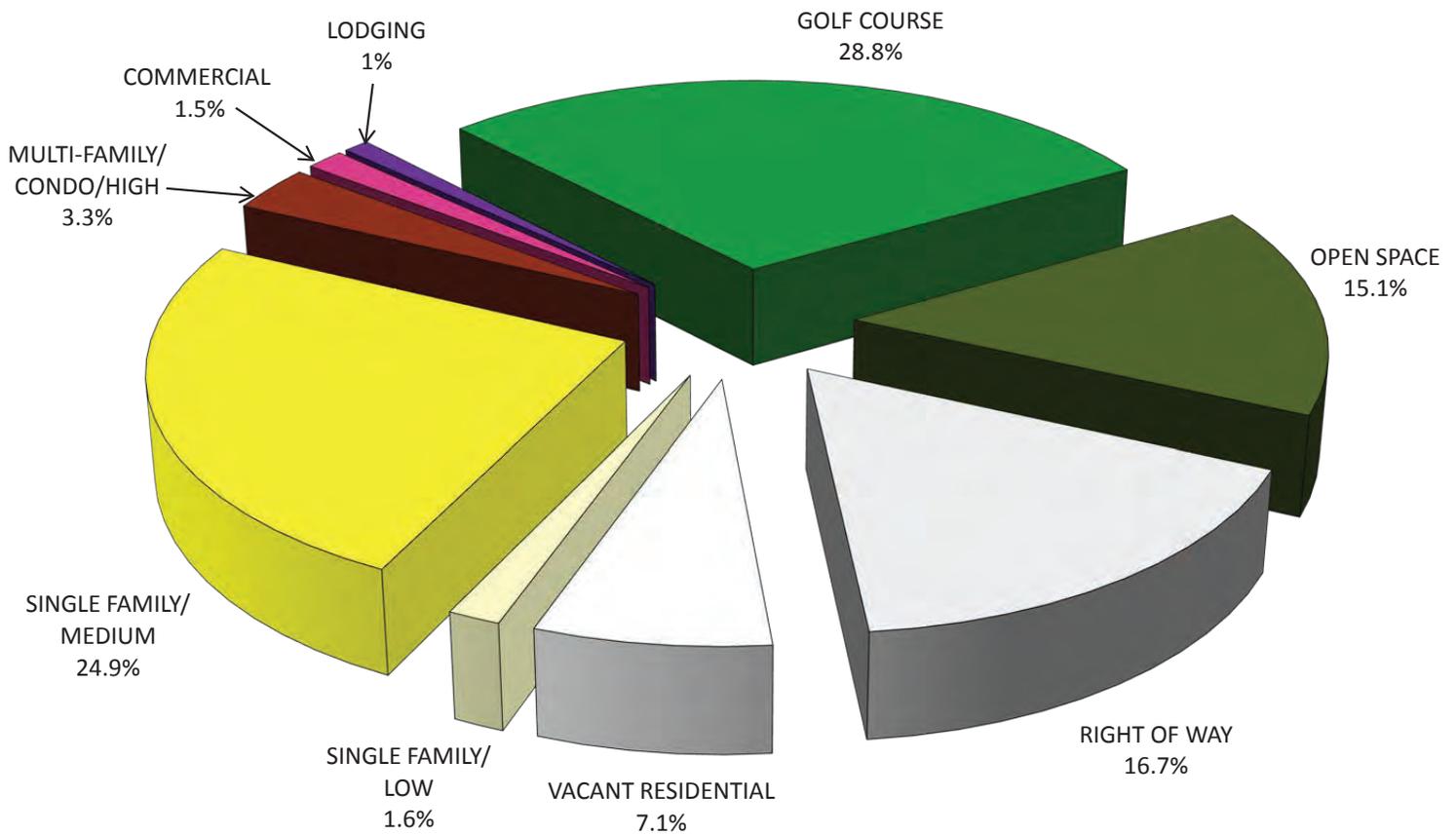


Undeveloped land shown in white



	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family - L	126	130.7	70		
	Single Family - M	75	50.1	30.7		
	Multi-Family - L					
	Multi-Family - M					306.1
	Multi-Family - H					
	Multi-Family/Condo - L					
	Multi-Family/Condo - M					
	Multi-Family/Condo - H	28	25.3			
	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
	<b>Total</b>	<b>229</b>	<b>461.1</b>	<b>100.7</b>	<b>68.8</b>	<b>630.6</b>





	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	473	150	32.2		
	Multi-Family - L					
	Multi-Family - M					
	Multi-Family - H					222.3
	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		0.2			0.2
	Government/Town Owned					
	Schools					
	Parks					
	Golf Course		173.5			173.5
	Open Space				91	91
	Scottsdale Owned Land					
	Right of Way/Streets		101			101
	<b>Total</b>	<b>552</b>	<b>469.6</b>	<b>42.6</b>	<b>91</b>	<b>603.2</b>

## Layout and Design Credits

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