

Town of Fountain Hills

Land Use Analysis & Statistical Report

2019



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, 2019

Town of Fountain Hills 2019

Town Council

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Art Tolis

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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 7 days a week, on the hour for 15 minutes from 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 822-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 over 150 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.



Concours in the Hills Event in Fountain Park



Thanksgiving Day Parade



Turkey Trot



Pony Express

demographics

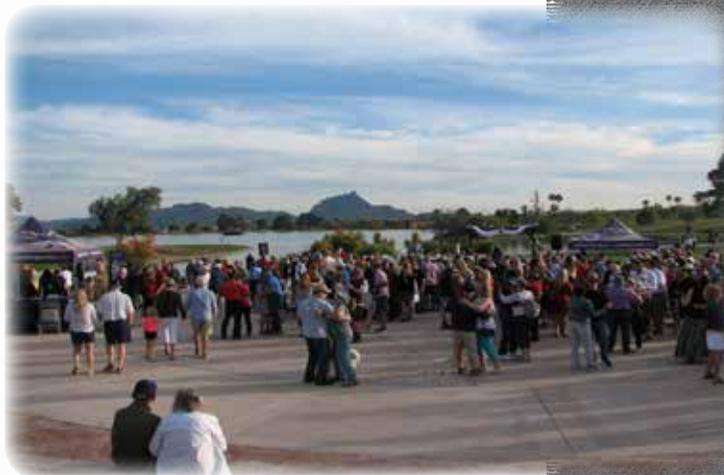
- Current Population
- Trends & Projections



Fountain Hills High School Sports



Make A Difference Day



Love in the Hills

current population

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 1.7 dwelling units per acre for single family homes and 7.4 units per acre for multi-family housing.

At the end of 2019, there were 867 vacant single family lots and 89 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	\$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

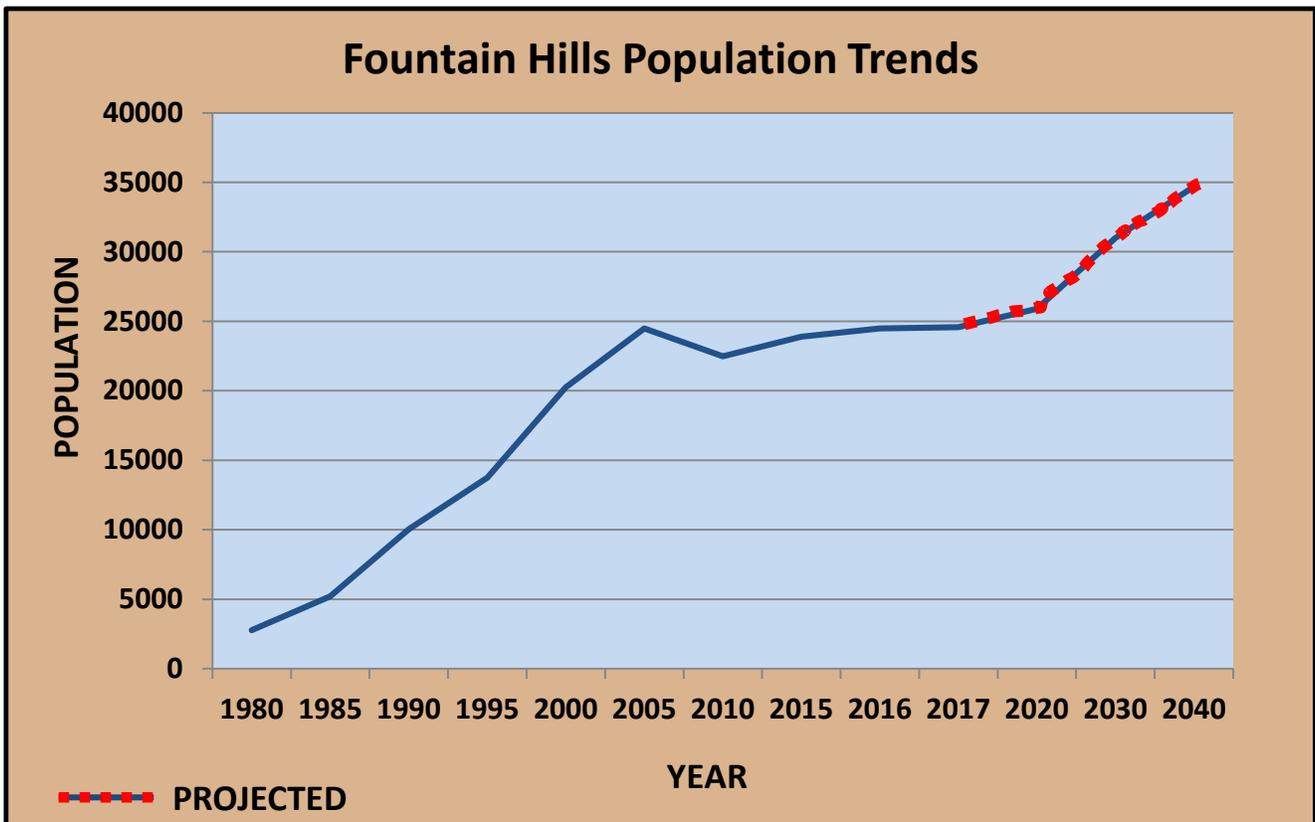
Year	Fountain Hills Population
1980	2,772*
1985	5,200**
1990	10,030*
1995	13,745**
2000	20,235*
2005	24,492*
2010	22,489*
July 1, 2015	23,899***
July 1, 2016	24,482***
July 1, 2017	24,583***
2020	25,900**
2030	31,000**
Estimated Buildout ~2040	34,700****

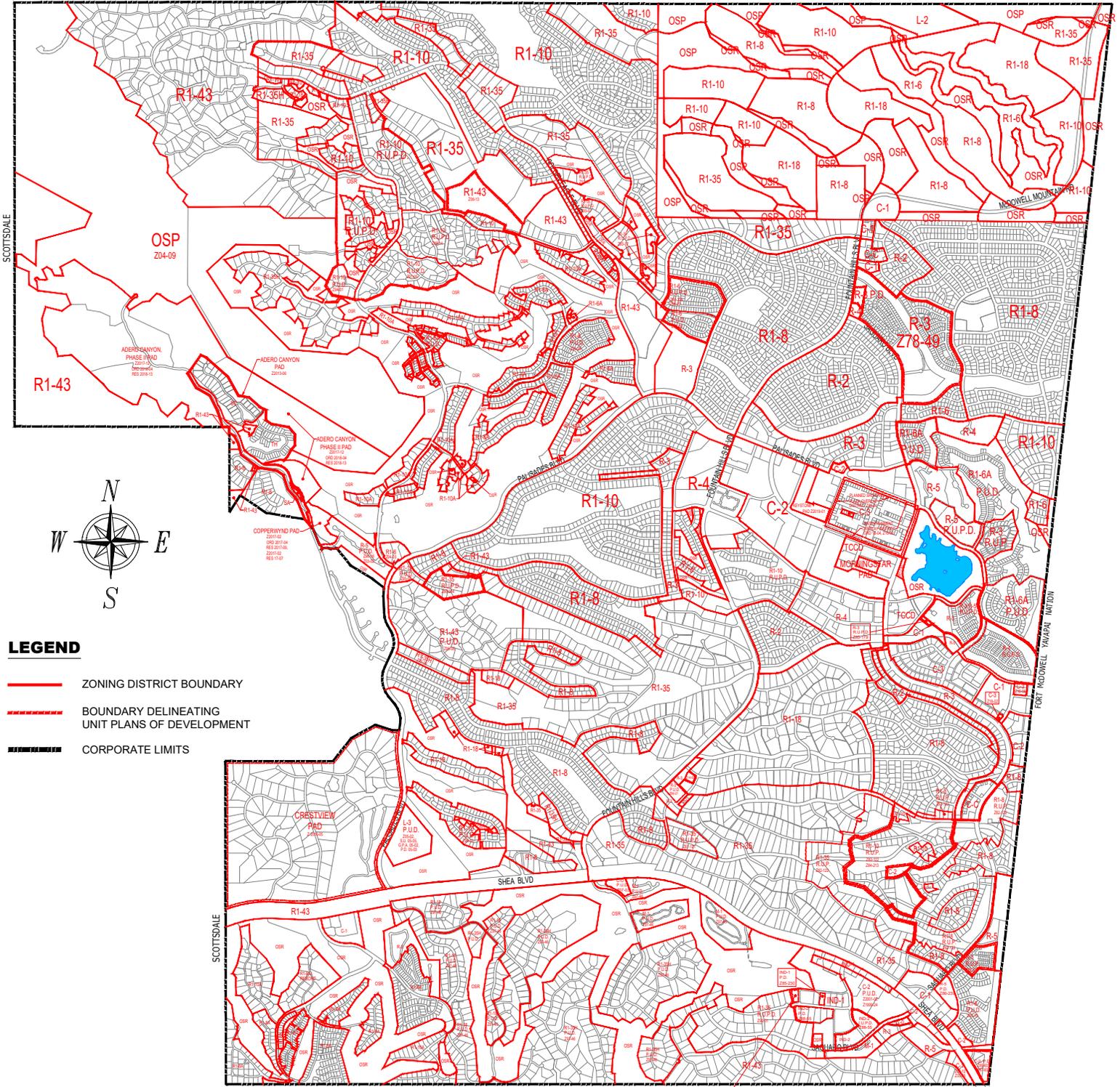
* US CENSUS

** 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



Commercial - Copperwynd Expansion



Adero Canyon - Territory Trail - Aerial View



Multi-Family- Townhomes



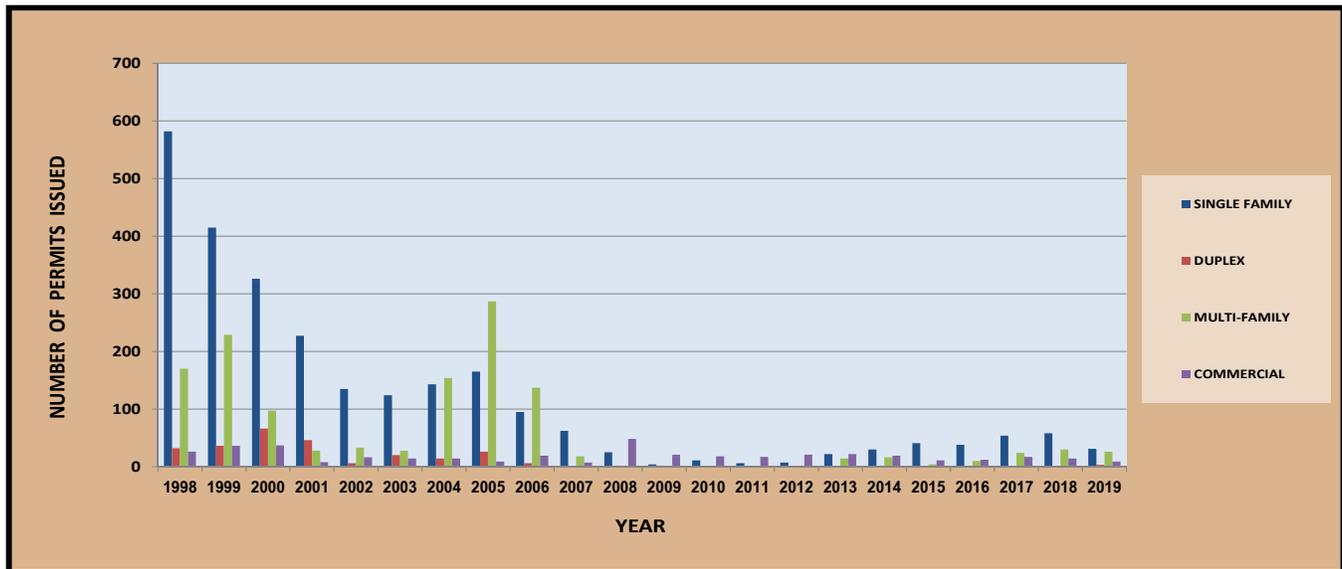
Fountain Hills Medical Center

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 2016 and continuing into 2019, 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.

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



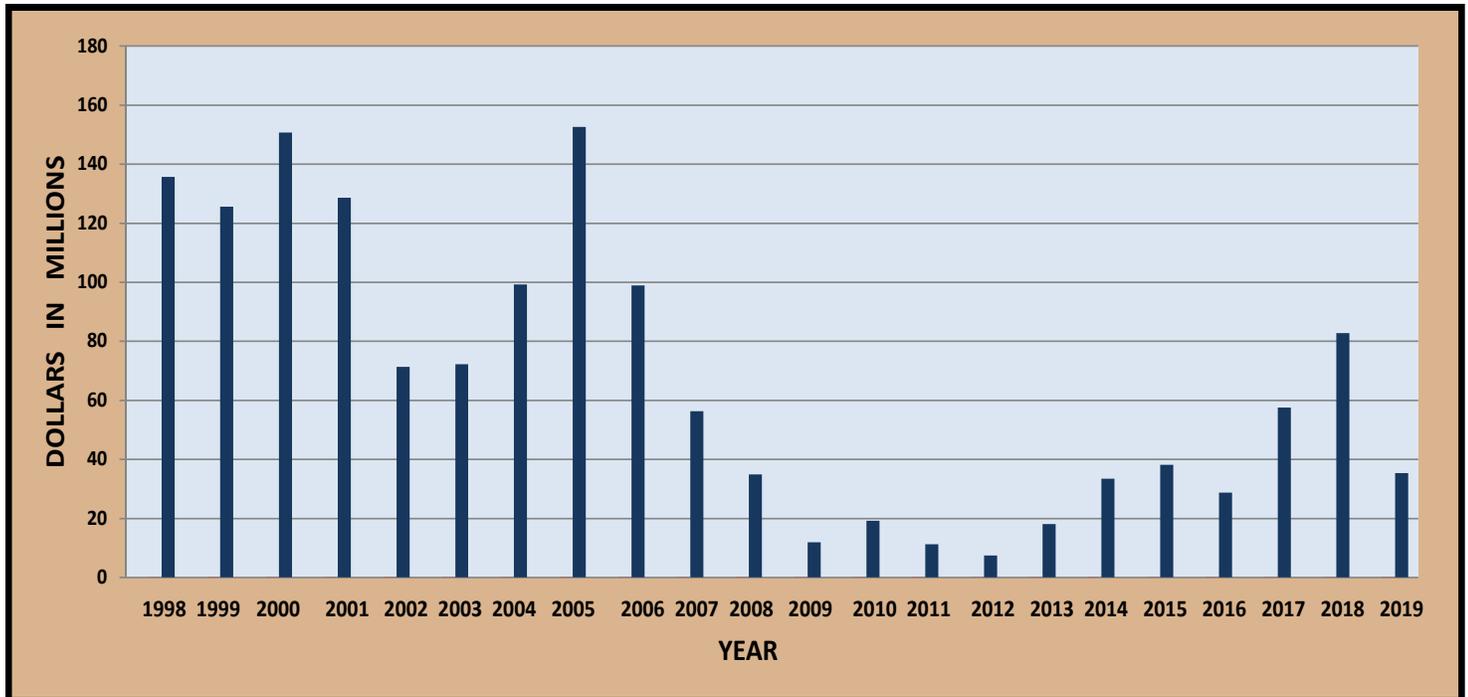
YEAR	Single Family	Duplex		Multi-Family		Total Dwelling Units	Commercial	Other
		Bldg.	Total Units	Bldg.	Total Units			
1998	582	17	32	36	170	784	26	995
1999	415	18	36	34	229	680	36	947
2000	326	33	66	23	97	489	37	892
2001	227	23	46	6	28	301	8	707
2002	135	3	6	4	33	174	16	622
2003	124	10	20	10	28	172	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	7	0	0	0	0	7	21	106
2013	22	0	0	14	14	36	22	143
2014	30	0	0	16	16	46	19	194
2015	41	0	0	4	4	45	11	186
2016	38	0	0	10	10	48	12	238
2017	54	0	0	24	24	78	17	377
2018	58	0	0	30	30	88	14	454
2019	31	3	6	26	26	63	9	448
22 Year Total	2601	132	262	607	1307	4170	415	11275
22 Year Avg	118.2	6.0	11.9	27.6	59.4	189.5	18.9	512.5

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	2018	2019
JAN	6.57	2.63	9.66	10.10	12.67	8.28	5.38	12.49	10.40	5.88	4.96	0.64	0.64	0.37	0.08	0.45	1.24	1.78	3.38	5.26	5.56	4.39
FEB	4.87	9.95	11.96	6.92	6.76	4.53	6.28	11.02	10.07	2.57	3.05	0.96	3.55	0.69	0.10	0.34	3.48	5.86	1.45	14.99	0.87	2.48
MAR	5.92	15.22	9.06	7.34	5.52	3.55	7.99	18.23	13.14	5.69	2.28	1.10	3.22	0.23	0.32	2.07	4.16	0.84	3.87	2.54	2.98	3.09
APR	5.70	12.1	28.86	5.39	5.23	4.63	10.25	11.93	23.88	7.46	4.41	2.11	1.85	1.81	0.72	0.63	2.39	1.31	2.07	4.33	7.08	1.55
MAY	10.81	8.8	15.06	11.43	4.34	6.40	6.78	13.14	6.16	4.90	3.23	0.41	3.04	1.15	0.56	1.15	4.39	3.77	2.15	3.85	4.48	6.37
JUNE	10.82	9.39	18.27	6.69	6.84	5.06	7.41	11.51	4.86	4.37	0.99	1.12	1.08	2.15	1.22	1.82	0.95	2.09	3.03	4.58	3.31	2.83
JULY	7.03	8.1	13.74	9.97	3.59	4.01	8.98	11.2	6.31	8.13	5.87	1.27	0.79	0.76	1.09	2.41	3.50	1.91	1.94	3.04	4.45	2.92
AUG	8.46	12.2	11.78	15.44	7.10	5.27	6.59	10.59	6.06	3.68	3.12	0.68	0.32	0.19	1.04	1.90	1.66	1.58	2.12	3.94	40.77	3.53
SEPT	10.22	10.22	10.57	12.80	4.23	12.94	7.75	10.9	5.99	2.61	0.49	1.28	1.43	0.92	0.52	1.10	2.60	1.55	1.77	5.81	1.44	1.93
OCT	15.17	22.41	5.20	16.86	7.20	2.95	16.60	13.95	4.94	3.80	3.01	1.06	0.19	1.29	0.67	3.59	2.41	2.55	3.30	3.19	4.50	1.89
NOV	15.06	7.85	9.63	22.03	5.35	7.08	10.05	14.1	3.48	5.62	1.17	0.68	0.99	1.14	0.76	0.72	2.45	2.43	1.57	2.86	3.58	1.25
DEC	34.99	9.06	6.88	3.65	2.46	7.56	5.08	13.57	3.64	1.59	2.31	0.62	2.07	0.45	0.30	1.87	4.17	12.48	2.04	3.08	3.74	3.11
TOTAL	135.62	127.93	150.67	128.62	71.29	72.26	99.14	152.63	98.93	56.30	34.89	11.93	19.17	11.15	7.38	18.05	33.40	38.15	28.69	57.47	82.76	35.34

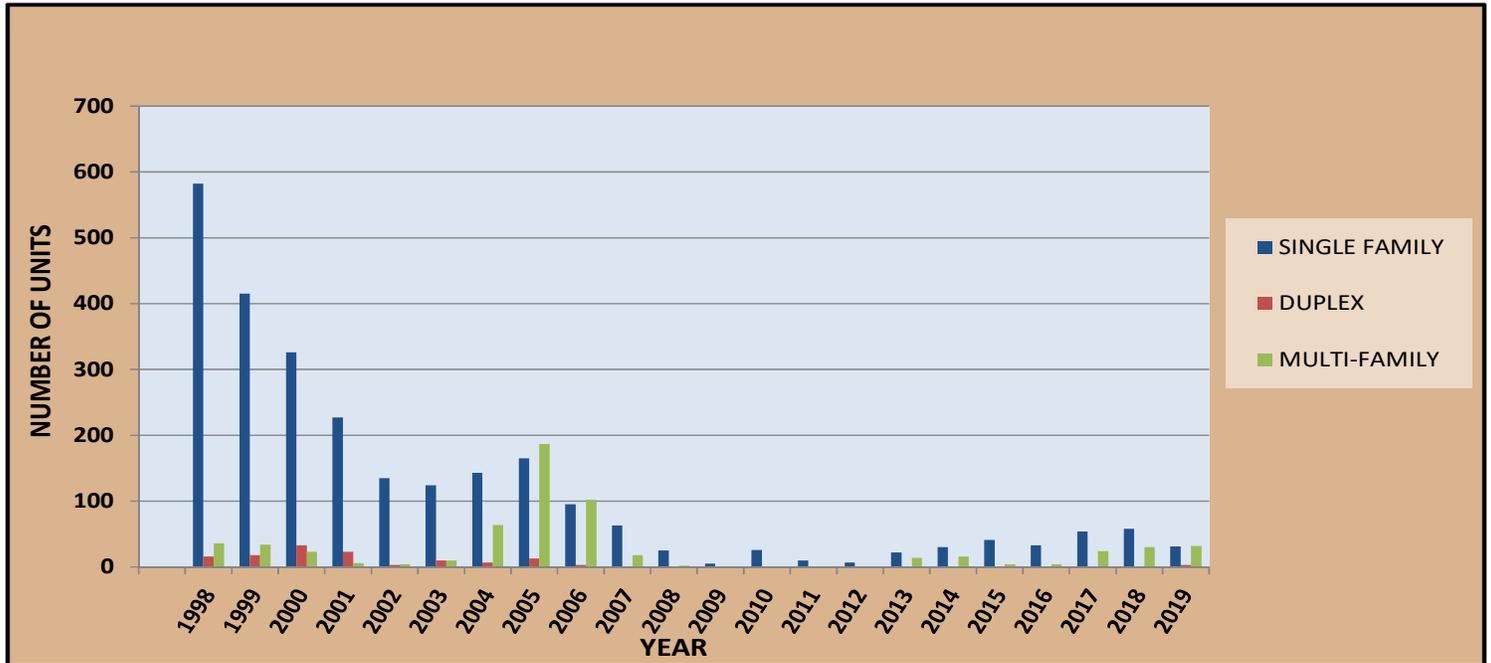
Valuation (\$ In Millions)

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	26	0	26
2011	10	0	10
2012	7	0	7
2013	22	14	36
2014	30	16	46
2015	41	4	45
2016	38	10	48
2017	54	24	78
2018	58	30	88
2019	31	32	63

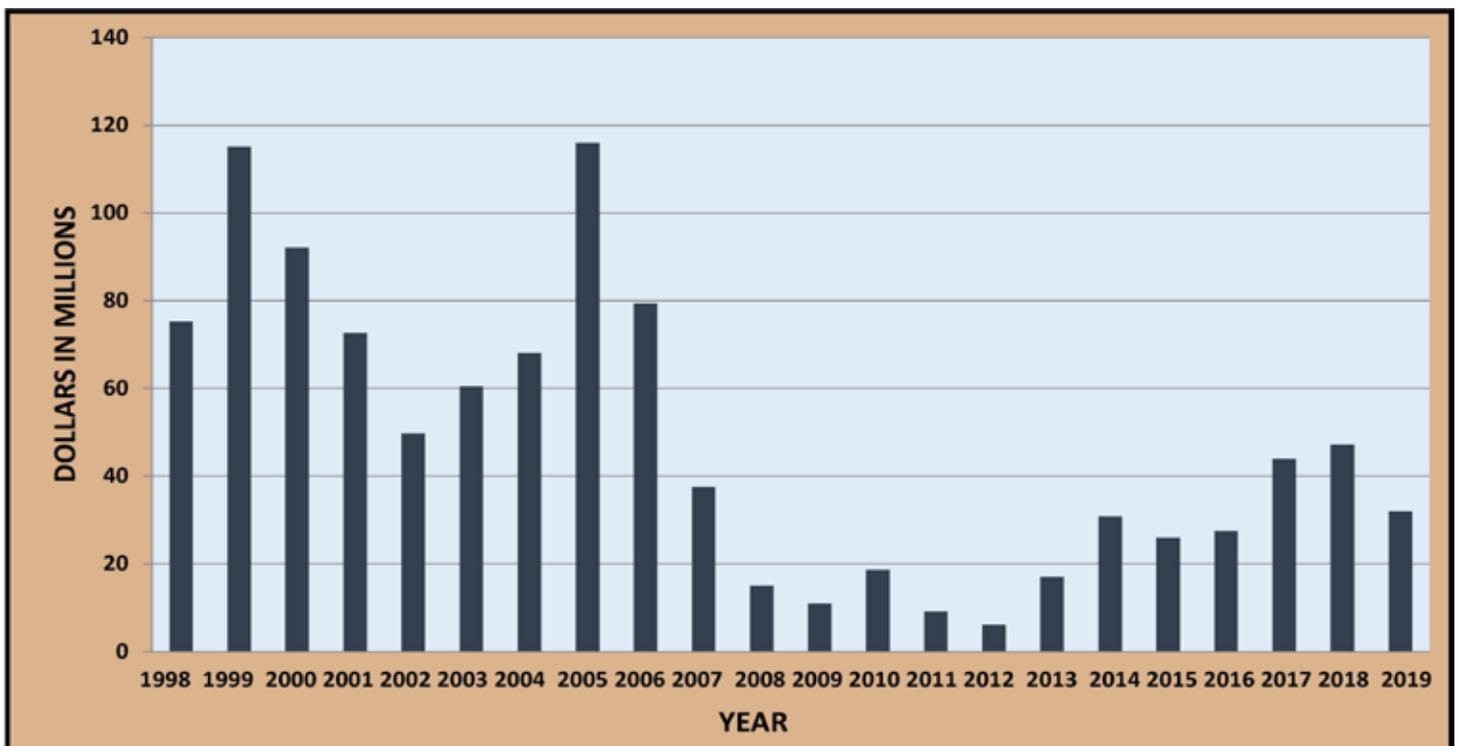
* Includes duplexes, townhomes, and apartments.

** 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.)

RESIDENTIAL BUILDING PERMITS ISSUED AND VALUATION

Year	Permits Issued	Valuation (\$ in Millions)
1998	784	75.290
1999	680	115.069
2000	489	92.105
2001	301	72.642
2002	174	49.710
2003	174	60.388
2004	311	68.048
2005	478	115.994
2006	238	79.374
2007	80	37.506
2008	29	14.944
2009	6	10.931
2010	26	18.609
2011	10	9.159
2012	7	6.090
2013	36	16.976
2014	46	30.799
2015	45	25.921
2016	48	27.482
2017	78	43.903
2018	92	46.444
2019	63	31.939

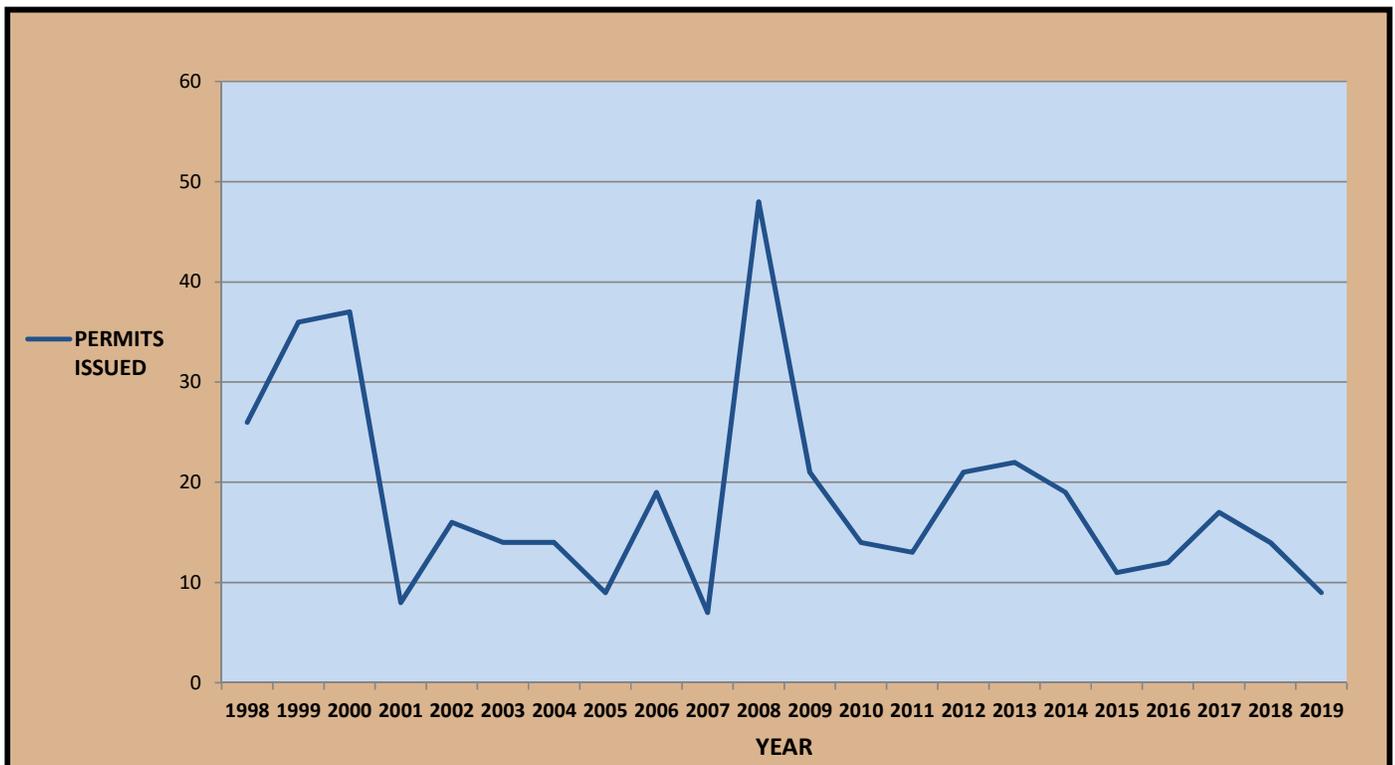
RESIDENTIAL PERMITS ISSUED VALUATION IN DOLLARS



commercial building permit data



COMMERCIAL BUILDING PERMITS ISSUED

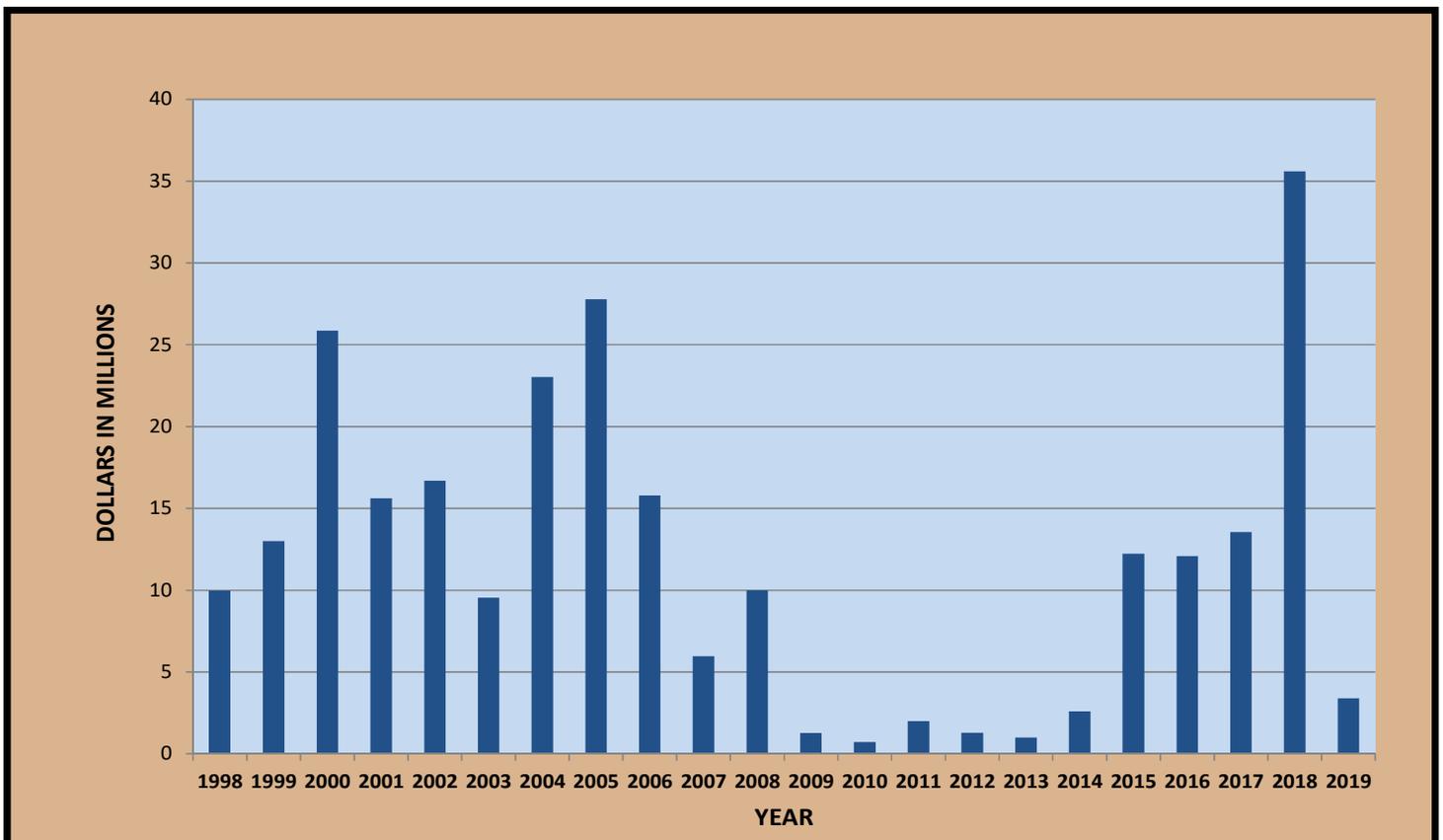


COMMERCIAL BUILDING PERMITS ISSUED AND VALUATION

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	14	0.560
2011	13	1.999
2012	21	1.297
2013	22	1.076
2014	19	2.592
2015	11	12.230
2016	12	12.083
2017	17	13.567
2018	14	37.552
2019	9	3.403

1998 - 2019 Valuation includes commercial building permits as well as tenant improvements.

COMMERCIAL PERMITS ISSUED VALUATION IN DOLLARS



1998 - 2019 Valuation includes commercial building permits as well as tenant improvements.



Bashas Plaza



FH Food Cart



Park Place Commercial & Residential



Shops On The Avenue



Fountain Hills To Build \$18 Million International Dark Sky Discovery Center Project

existing businesses

- Lodging
- Restaurants
- Shopping Centers



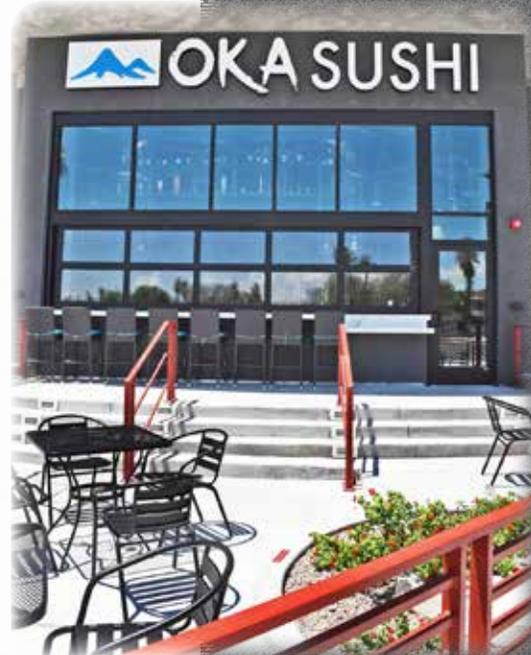
FH Times



Plaza Fountainside



FH Chamber Of Commerce



lodging/hotels



Comfort Inn
17105 E. Shea Blvd
48 guest rooms



CopperWynd Resort and Club
13225 Eagle Ridge Drive
32 guest rooms

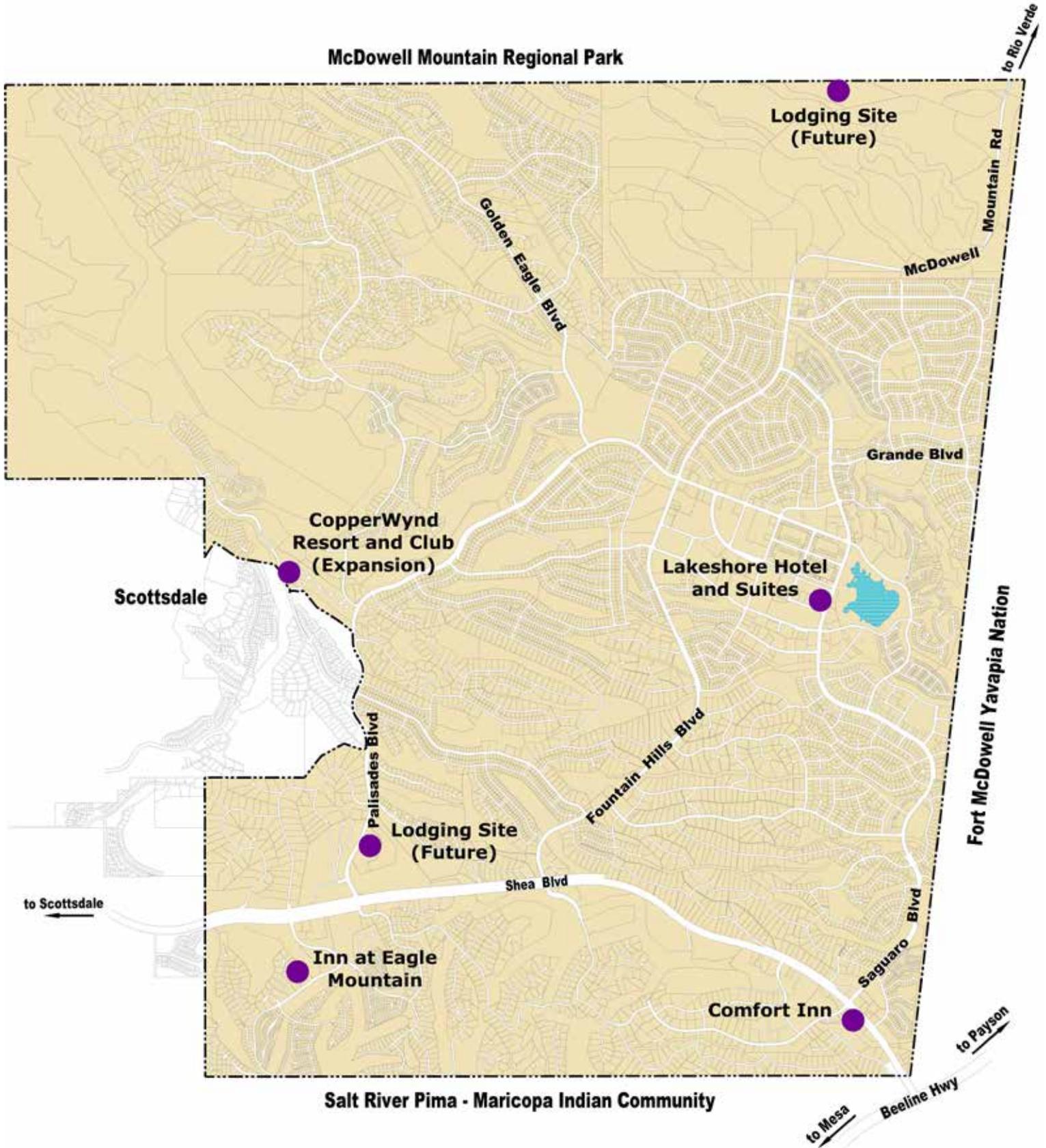


Lakeshore Hotel and Suites
12800 N Saguaro Blvd
130 guest rooms



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

Lodging/Hotels Location Map



restaurants



BAR / BREW PUB / WINE BAR

- 1 **Alamo Saloon /\$**
11807 N. Saguaro Blvd.
480.837.5699
- 2 **Bone Haus Brewing /\$**
14825 E. Shea Blvd
480.292.9541
bonehausbrewing.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
grapeableswinebar.com



CAFE / COFFEE / TREATS

- 1 **Chocofin Chocolatier /\$ - \$\$\$**
13404 N. La Montana Dr.
480.836.7444
chocofin.com
- 2 **Crowning Glory Tea Room /\$**
16733 E. Palisades Blvd.
480.868.4832
- 3 **OYO Yogurt /\$**
12625 N. Saguaro Blvd. #7
- 4 **Starbucks /\$**
13733 N. Fountain Hills Blvd.
480.837.0287
- 5 **Sunbaked Sweet Treats /\$**
16842 E. Parkview Ave.
480.837.2448



DINING

- 1 **Aguamenti Bar and Kitchen /\$\$**
16842 E. Parkview Ave. #2
602.478.0644
- 2 **Alexander's Greek Kitchen /\$**
13014 N. Saguaro #101
480-678-9922
- 3 **All American Sports Grill /\$**
16872 E. Avenue of the Fountains
480.816.4625
allamericansportsgrill-az.com

- 4 **Arrivederci Italiana /\$\$**
12645 Saguaro Blvd Ste. 1
Fountain Hills, AZ 85268
480.816.5895
- 5 **Blossom Kitchen /\$\$**
14835 E. Shea Blvd #100
480.837.2566
blossomkitchenaz.com
- 6 **Denny's /\$**
17053 E. Shea Blvd
480.837.5307
- 7 **Desert Canyon-DC Bar & Grill /\$\$**
10440 N. Indian Wells Dr.
480.837.1561
desertcanyon.com/bar-grill
- 8 **DJ's Bagel Cafe /\$**
13693 N. Fountain Hills Blvd.
480.816.4155
- 9 **Eagle Mountain-Grille at
Eagle Mountain /\$**
14915 E. Eagle Mountain Pkwy
480.816.1248
eaglemtn.com
- 10 **El Encanto del Fuente /\$\$**
11044 N. Saguaro Blvd.
480.837.1070
elencantorestaurants.com
- 11 **Euro Pizza Cafe /\$\$**
12645 N. Saguaro Blvd, #11
480.836.0207
europizzacafe.com
- 12 **Flapjacks /\$**
16758 E. Glenbrook Blvd.
480.837.2910
- 13 **Flourish at CopperWynd /\$\$\$\$**
13225 N. Eagle Ridge Dr.
480 333-1900
flourishaz.com
- 14 **Fountain Hills Express Deli /\$**
11829 N. Saguaro Blvd.
480.837.3236
- 15 **Georgie's Diner /\$\$**
13407 N. La Montana Dr.
480.556.1733
- 16 **HAO /\$**
11849 N. Saguaro Blvd.
480.816.8888
- 17 **HD Asian Bistro /\$\$**
16740 E. Palisades Blvd.
480.839.9988
- 18 **La Mai Thai Cuisine /\$\$**
12015 N. Saguaro Blvd.
480.907.7706
lamaithaicuisineaz.com
- 19 **Maskadores /\$\$**
16754 E. Glenbrook Blvd.
480.837.2003
- 20 **Munich Gyros /\$\$**
16948 E. Shea Blvd. #101
480.816.3647

- 21 **Oka Sushi /\$\$**
16725 E. Palisades Blvd. R104
480.837.5575
- 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
pietrosatheinn.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's Pizza /\$**
12605 N. Saguaro Blvd.
480.836.8400
myrosatis.com/fountainhills
- 28 **Saddle Bronc Grill /\$**
11056 N. Saguaro Blvd.
480.816.5900
saddlebrongrill.com
- 29 **Sapori D' Italia /\$\$**
11865 N. Saguaro Blvd.
480.816.9535
saporiditaliaaz.com
- 30 **Sofrita /\$**
16848 E. Avenue of the
Fountains
480.816.5316
sofrita.com
- 31 **Streets of New York /\$**
16841 E. Shea Blvd. #101
480.837.3730
streetsofnewyork.com
- 32 **Sunridge Canyon-Wicked 6
Bar & Grill /\$**
13100 N. Sunridge Dr.
480.837.5396
sunridgecanyonogolf.com
- 33 **Tap House /\$\$**
16828 E. Parkview Ave.
480.837.4884
- 34 **That Guy's Pizza /\$**
16948 E. Shea Blvd.
480.816.1356
- 35 **The Hills Pizza and Desserts /\$**
16726 E. El Pueblo Blvd.
480.816.6656
- 36 **VU Bistro /\$\$**
14815 E. Shea Blvd. #100
480.368.0087
vubistro.com

FAST CASUAL /FAST FOOD

- 1 Burger King /\$
13725 N. Fountain Hills Blvd
- 2 Filiberto's /\$
16225 E. Palisades Blvd.
480-837-2465
- 3 McDonalds /\$
16936 E. Shea Blvd.
480.837.0033
- 4 Señor Taco /\$
16948 E. Shea Blvd.
480.816.8226
- 5 Señor Taco II /\$
13525 N. Fountain Hills Blvd
480.816.5317
- 6 Subway /\$
13771 N. Fountain Hills Blvd.
480.816.5803
- 7 Subway /\$
16841 E. Shea Blvd.
480.816.9305
- 8 Wendy's /\$
17218 E. Shea Blvd.
480.837.2551

PICNIC

- 1 Desert Vista Dog Park
11800 Desert Vista
- 2 Golden Eagle Park
15900 E Golden Eagle Blvd
- 3 Fountain Park
12925 N Saguaro Boulevard
- 4 Four Peaks Park
4789-14827 N Del Cambre Ave

GRAB N GO

- 1 Papa Murphy's /\$
13525 N. Fountain Hills Blvd.
480.387.4669
- 2 Pizza Hut /\$
13693 N. Fountain Hills Blvd.
480.837.5566

Average Entree Cost:

\$ <10\$	\$\$ \$10-14
\$\$\$ \$15-19	\$\$\$\$ \$20>

RIO VERDE & TONTO VERDE DINING

- 1 Tonto Verde
18401 El Circulo Dr.
480.471.0438
Mesquite Bar & Grill /\$
tontoverde.org/mesquite-grill

FORT McDOWELL DINING

- 1 We-Ko-Pa Resort /\$
10438 N. Fort McDowell Rd.
480.789.5300
- 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 /\$
fortmcdowellcasino.com
- 3 We-Ko-Pa Golf Club
18200 E. Toh Vee Circle
480.789.8713
We-Ko-Pa Grille /\$
Saguaro Grille /\$
wekopa.com

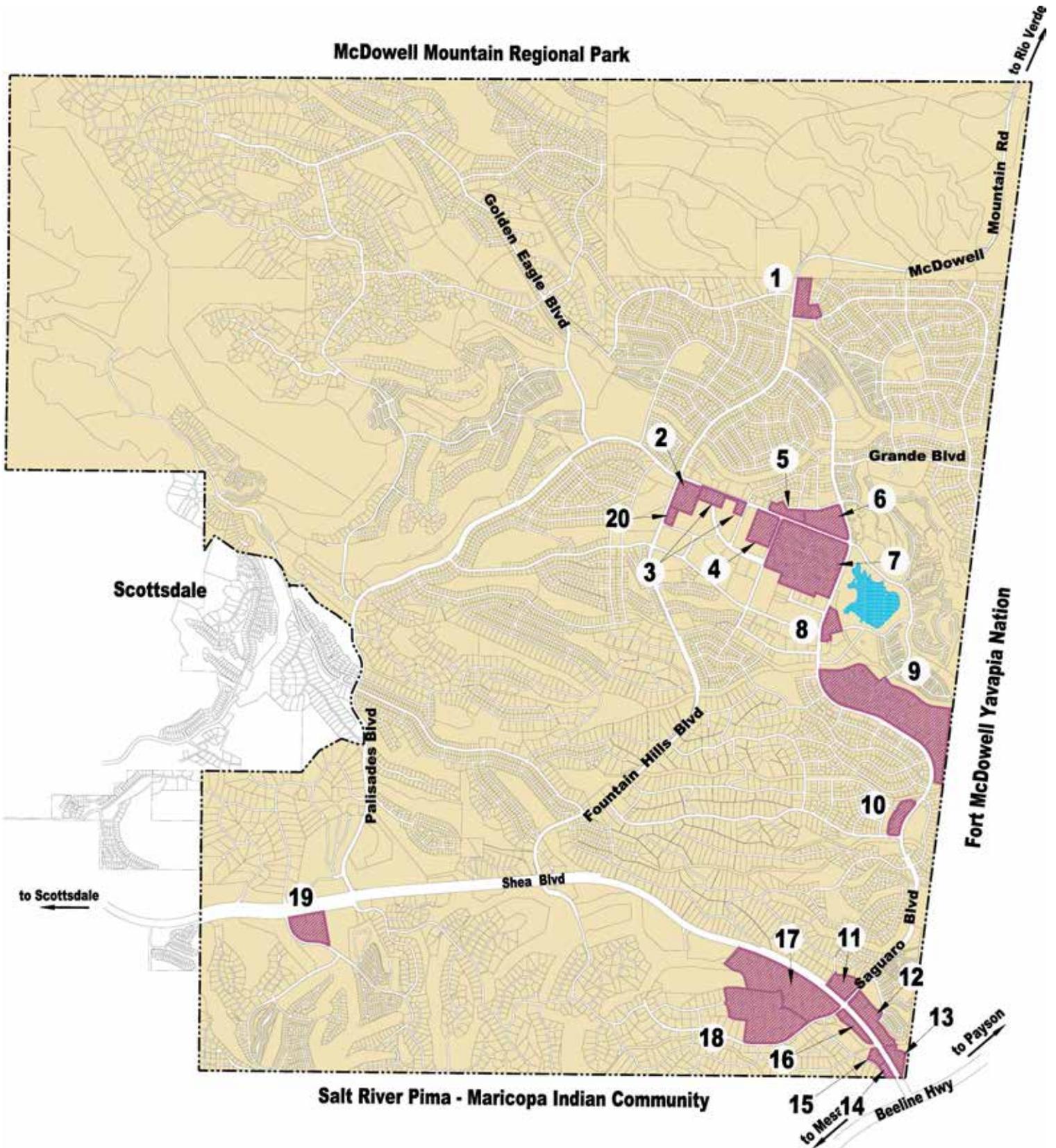
- BAR / BREW PUB / WINE BAR
- CAFE / COFFEE / TREATS
- DINING
- FAST CASUAL /FAST FOOD
- FORT McDOWELL DINING
- GRAB & GO
- PICNIC
- RIO VERDE & TONTO VERDE DINING



shopping centers (and other non-residential developments)

1. **Northside Business District** (42,700 sf) Along the east side of Fountain Hills Blvd in the north part of town
2. **Palisades Plaza** (93,500 sf) Located at Fountain Hills Blvd and Palisades Blvd (Anchored by Safeway)
3. **Town Center I** (51,500 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** (120,900 sf) Located at the southwest corner of Palisades Blvd and La Montana Drive (Anchored by Bashas)
5. **La Montana & Palisades Plaza** (42,400 sf) Located at the northeast and northwest corner of La Montana Dr and Palisades Blvd
6. **Red Mountain Plaza** (114,200 sf) Northwest corner of Palisades Blvd and Saguaro Blvd
7. **Downtown** (919,700 sf) Includes all businesses bordered by Saguaro Blvd, Palisades Blvd, La Montana Dr, Avenue of the Fountains and Paul Nordin Pkwy
8. **Plaza Fountainside** (66,900 sf) On the southwest side of Fountain Park
9. **Enterprise Colony District** (514,300 sf) Along Saguaro Blvd, between Colony Dr to the north and Rand Dr to the south
10. **Plat 202** (51,600 sf) Located along Saguaro Blvd between Kingtree Blvd and Malta Dr
11. **Circle K Center** (9,800 sf) Located at the northwest corner of Saguaro Blvd and Shea Blvd
12. **Red Rock Business Center** (84,900 sf) Located at the northeast corner of Saguaro Blvd and Shea Blvd
13. **Crossroads Center** (16,100 sf) West of the Beeline Highway north side on Shea Blvd
14. **Shea East Plaza** (10,800 sf) West of the Beeline Highway south side on Shea Blvd
15. **Firebrick Plaza** (18,800 sf) Located between Firebrick Dr and Shea Blvd
16. **Plat 704** (38,700 sf) Southeast corner of Saguaro Blvd and Shea Blvd
17. **Four Peaks Plaza** (295,000 sf) Southwest corner of Shea Blvd west of Saguaro Blvd (Anchored by Target)
18. **Industrial Park** (337,200 sf) Northwest side of Technology Dr and Saguaro Blvd
19. **Eagle Mountain Village Plaza** (83,000 sf) Southeast corner of Shea Blvd and Eagle Mountain Pkwy (Anchored by Fry's)
20. **Fountain View Plaza** (14,500 sf) Located along Fountain Hills Blvd between Palisades Plaza and Keith McMahan Dr

Shopping Center Location Map





Surrounding Landscape, Beauty and Wildlife



government & public facilities

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



Fountain Hills High School Football Field - Falcons



Town Hall



FH Sanitary District Offices and Treatment Facility



Fountain Hills Fire Department
- Ladder Truck



Community Center



Library & Museum

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. Residential curbside solid waste by Republic Services of Phoenix.

EPCOR Water
12021 N. Panorama Drive
480-837-3411

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

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
10650 N. Fountain Hills 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



EPCOR - Water Tank

Republic Services of Phoenix
18500 N. Allied Way
Phoenix, AZ 85054
602-237-2078

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



Fountain Hills Fire Department

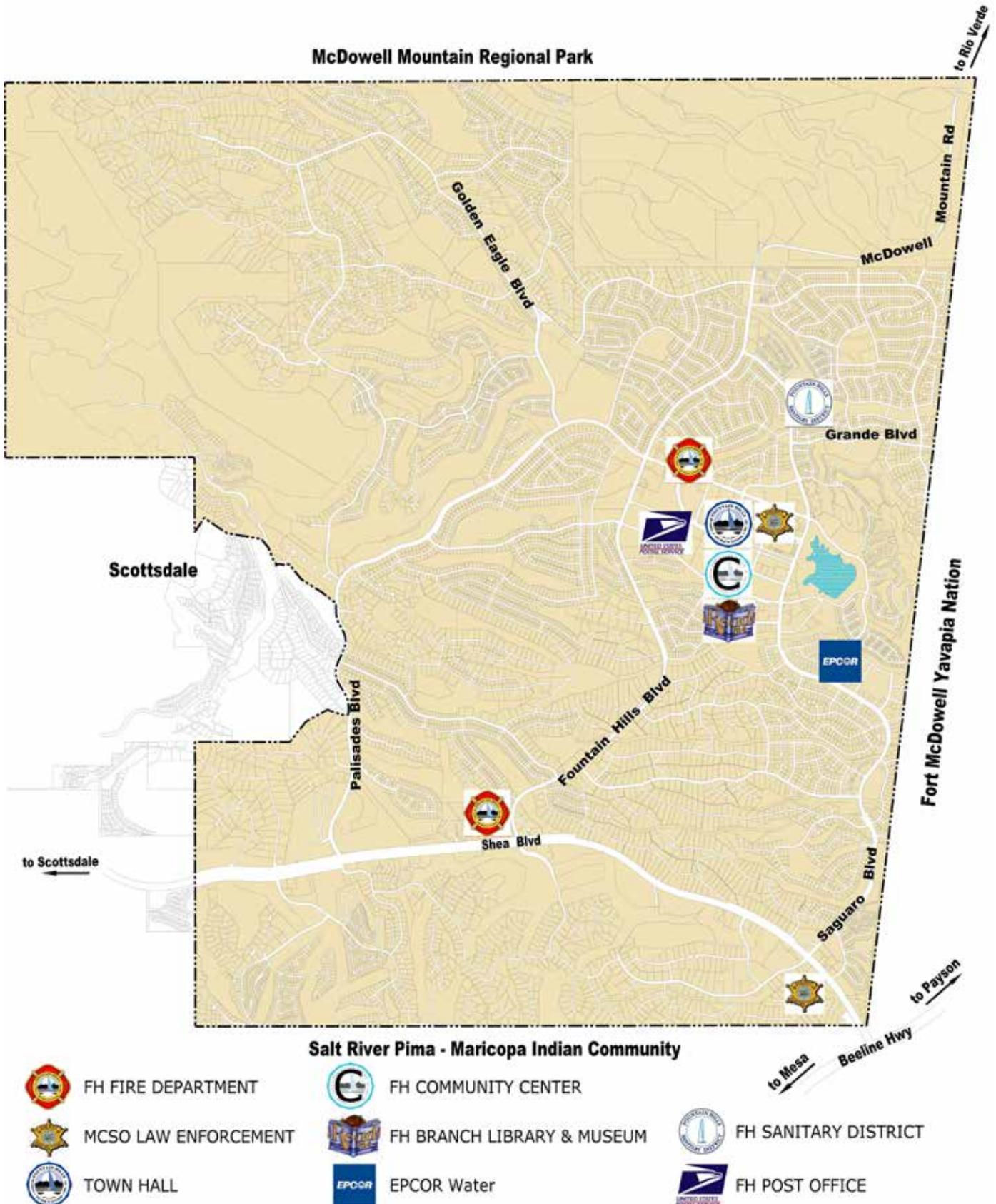


Fountain Hills Community Garden



Law Enforcement

Municipal and Utility Service Location Map



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).

Public Schools

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

Preschools

	Address	
4. Creative Child Care	17150 E Amhurst Drive	(480)837-0282
5. Here We Grow Learning Center	16901 E Palisades Blvd	(480)837-6600
6. McDowell Mountain Elementary	14825 N. Fayette Drive	(480)664-5212
7. Maxwell Preschool Academy	15249 N. Fountain Hills Blvd	(480)837-6206
8. Promiseland Christian Preschool	15555 E. Bainbridge Ave	(480)836-4467

Charter School

9. Fountain Hills Charter School	16811 E El Pueblo Blvd	(480)837-0046
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East Valley Institute Of Technology

10. Evit - Fountain Hills Vocational Center	17300 E. Calaveras Ave	(480)461-4101
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American Institute Of Interior Design

11. Design Your Future	13014 N Saguaro Blvd	(480)946-9601
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Fountain Hills High School

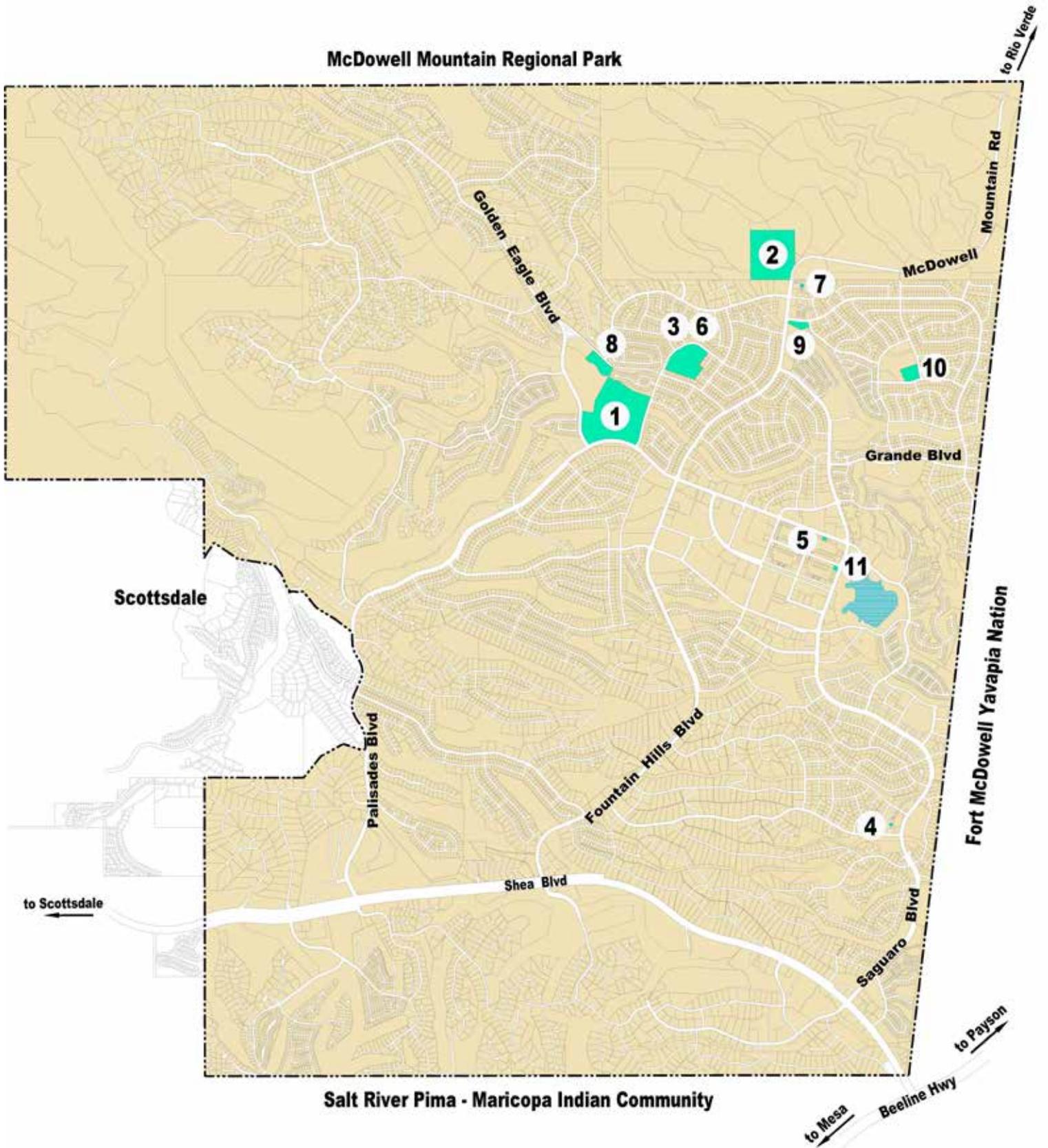


Fountain Hills Middle School



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, Fountain Park Master Plan was updated 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.



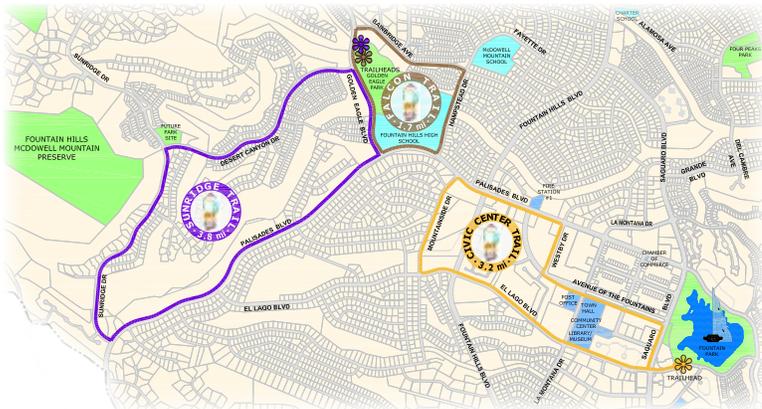
FH McDowell Mountain Preserve
822 ac / 7.7 miles of trails
Borders west edge of town limits



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



Lake Overlook Preserve
83.2 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).

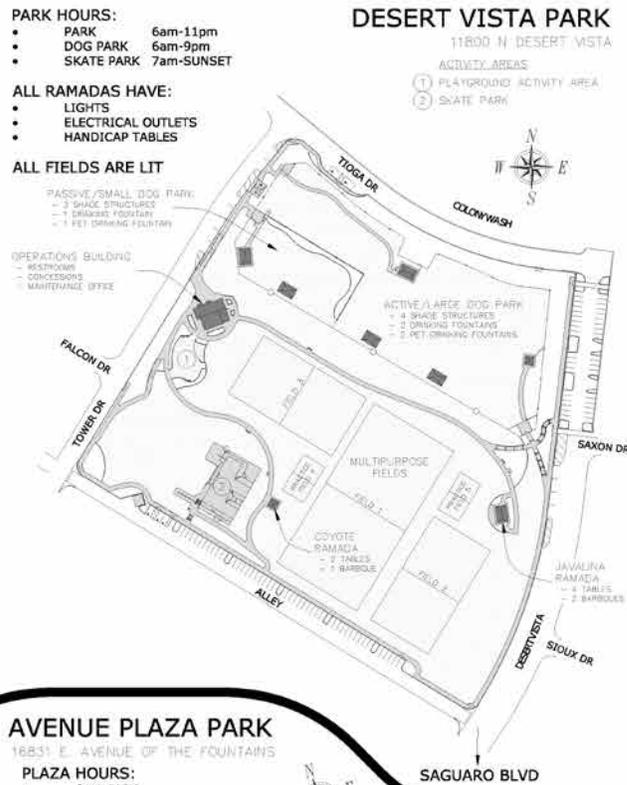
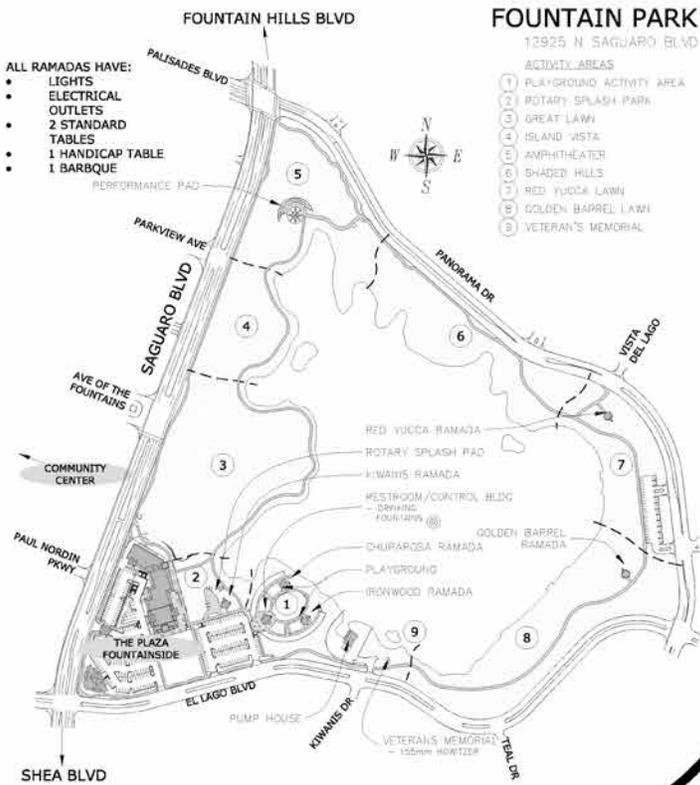


Urban Trails (FIT)
Civic Center Trail - 3.2 Mi
Falcon Trail - 1.7 Mi
Sunridge Trail - 3.8 Mi

Fountain Hills Recreation Statistics:	
119	Acres of Developed Parks
822	Acres of Mountain Preserve Park
8	Acres of Botanical Garden Preserve
1	Acre of Community Garden
83.2	Acres of Lake Overlook Trail Preserve
7.7	Miles of Mountain Preserve Trails
2.1	Miles of Preserve Trails
8.7	Miles of Urban Trails (FIT)



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.



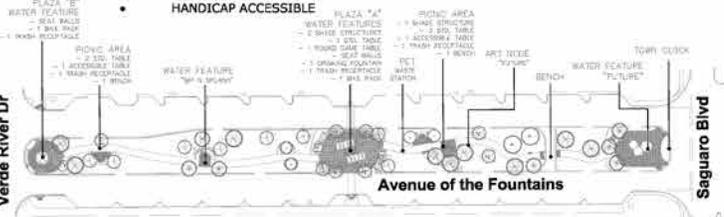
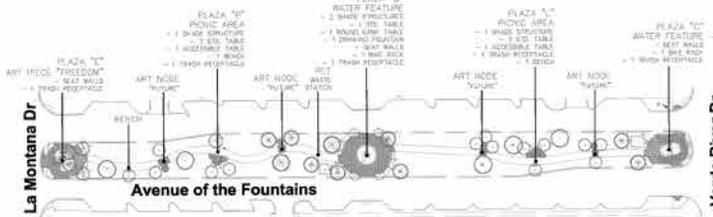
AVENUE PLAZA PARK

16833 E AVENUE OF THE FOUNTAINS

PLAZA HOURS:
6AM-11PM

ALL PLAZA'S HAVE:

- LIGHTS
- HANDICAP ACCESSIBLE



FOUR PEAKS PARK

14825 N. DEL CAMBRE

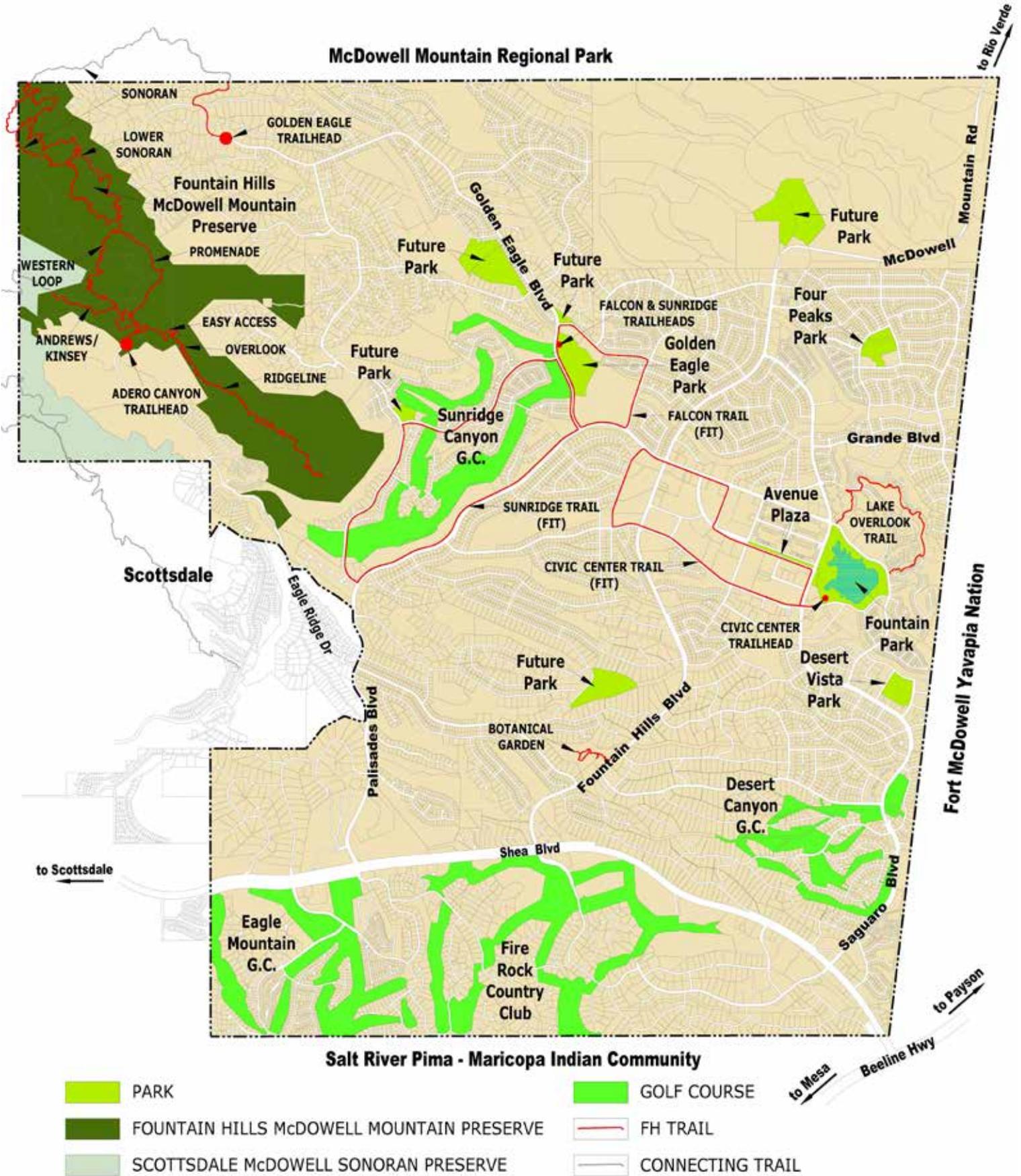
NOTE: ALL RAMADAS ARE LIT AND HAVE ELECTRICAL OUTLETS

GOLDEN EAGLE PARK

15900 E GOLDEN EAGLE BLVD

NOTE: ALL RAMADAS ARE LIT AND HAVE ELECTRICAL OUTLETS

Park Location Map



public art

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 Dog
27. Alignment
28. Orange Sellers
29. Southwest Landscape

FOUNTAIN PARK

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

CENTENNIAL CIRCLE

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

COMMUNITY CENTER

107. Blooming Prickly Pear
108. Saguaro Bloom
109. Town Fountain painting
110. E Pluribus Unum
111. Mural in the Ladies Rest Room

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

LOCATED ELSEWHERE IN THE COMMUNITY

140. Wisdom at Chamber of Commerce
141. Walkway Through Time on Shea Boulevard East of Saguaro
142. Free To Be Me at the Boys and Girls Club

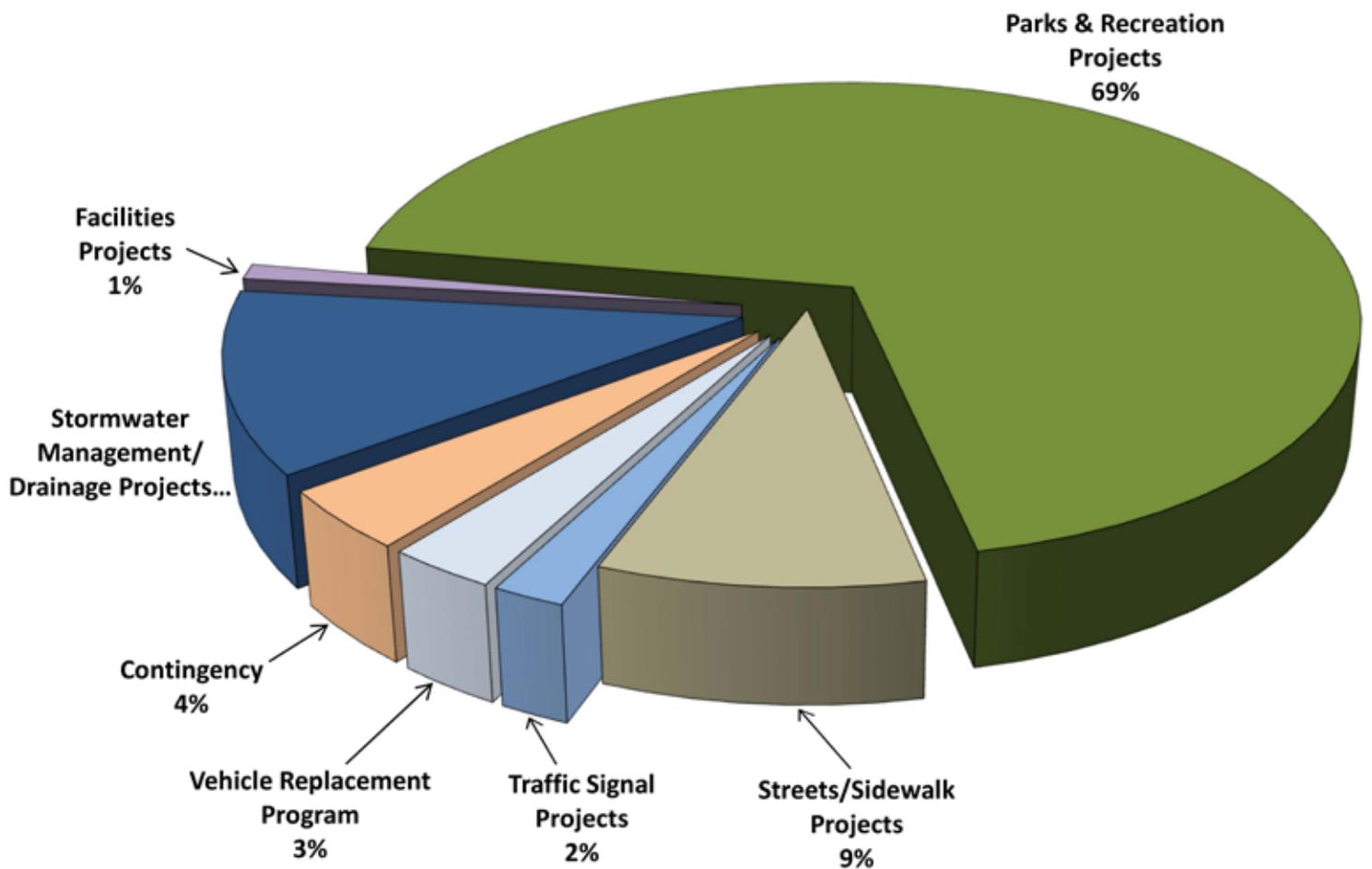
AVENUE OF THE FOUNTAINS

143. Freedom
144. Street Clock by Fountain Hills Rotary
145. Ascendo
146. Sky Totem
147. Sunglasses
148. Ghan Dancer 11
149. Fountain Spirit

PERCENT FOR ART ACQUISITIONS

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

capital improvements



Capital Projects by Category

Stormwater Management/Drainage Projects

Facilities Projects

Parks & Recreation Projects

Streets/Sidewalk Projects

Traffic Signal Projects

Vehicle Replacement Program

Contingency

Total

FY20-25

\$3,128,923

\$150,000

\$18,543,000

\$2,438,000

\$550,000

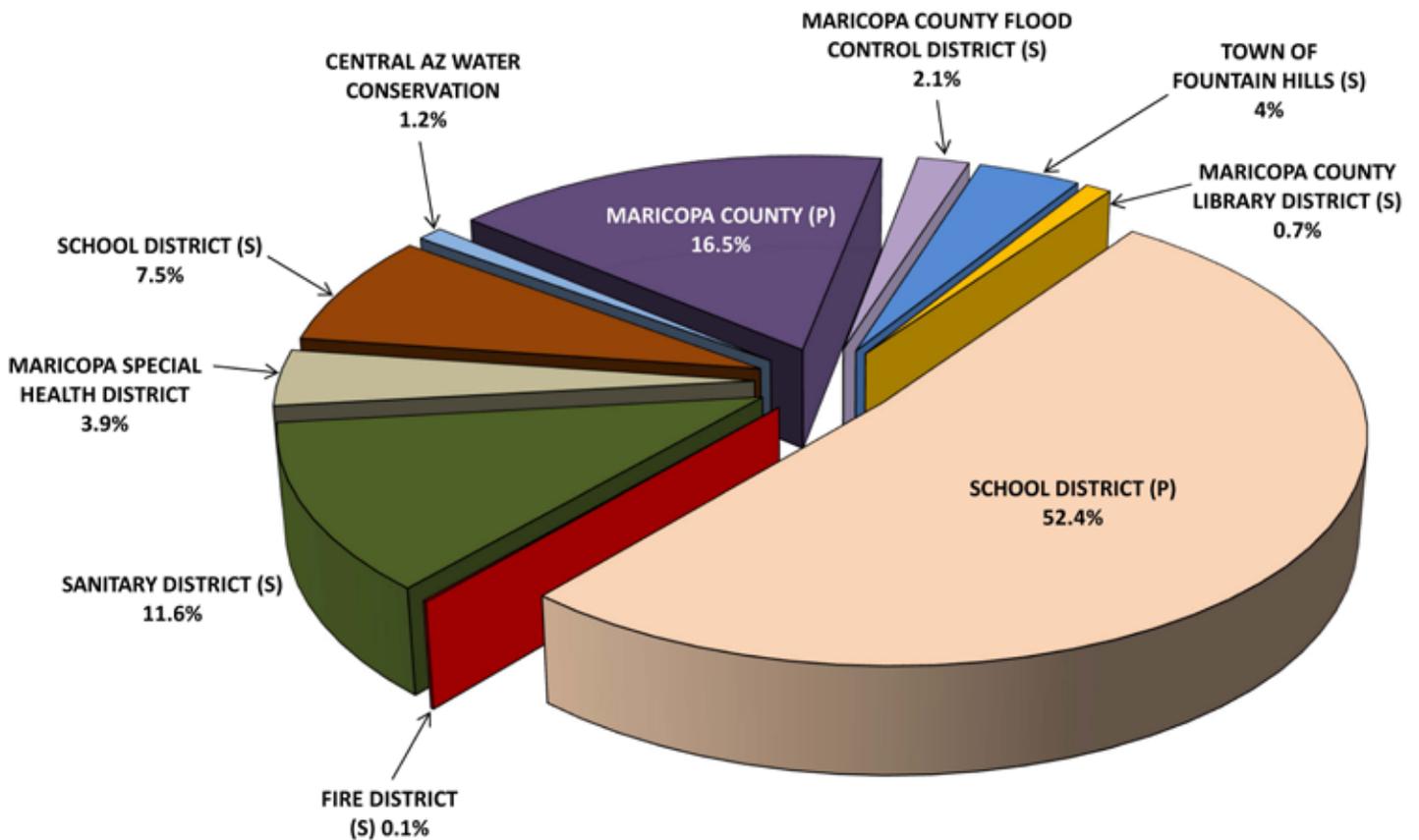
\$893,294

\$1,240,497

\$26,050,422

property taxes

FOUNTAIN HILLS 2018-2019



(P) PRIMARY - 69%
(S) SECONDARY - 31%



Park, Open Space & Trails



Avenue Plaza



Fountain Park Disc Golf - Hole 15



Park - Splash Pad



Sunridge Canyon Golf Club - Hot Stix Golf



land use

- Town-Wide Data
- Inventory by Section



Park - Fountain Lake



Mixed-Use



Multi-Family



Commercial - Store & Gas Station

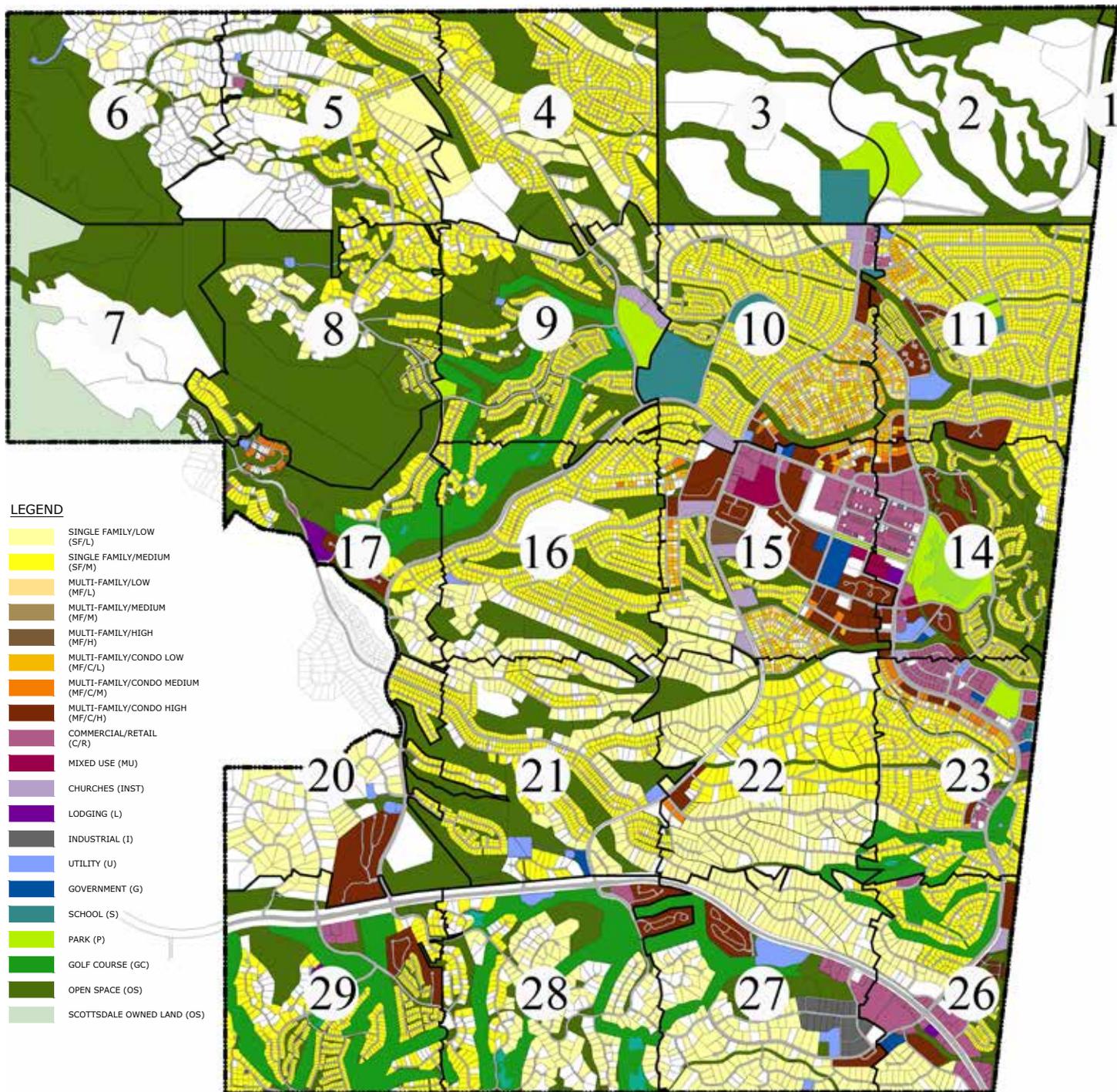


Institutional

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	S/V	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	112.5	203.8							68.1													19.3			177	69.7		650.4
Section 5	105.1	128.6							251.3	1.5								0.8							106.8	66.7		660.8
Section 6	32.2								172.4									2.4							331.8	21.9		560.7
Section 7									216																209.3	6.7	199.9	631.9
Section 8	42.1	97.6							41.6									2.5							470.6	45.7		700.1
Section 9	33.7	177							10.2						7			1				28.5	95.5	191.4	82.8		627.1	
Section 10	51.5	245.1	26.7	0.3		33.3	1.9	15.2	4.7	11.6	0.7				12.2			2.1		65.8				57.1	128.6		656.8	
Section 11		272	9.4			23.4		40.5	3.8	1.3	1							13.3		6.1		27.7		71.8	134.5		604.8	
Section 14		66.7				2.4	2.5	75.2	5.6	37.7	3.5	6.8	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	22.5	7.2	129.6	23.9	51.6	36	18.6			19.9			0.9	18			1.5		51.5	110.9		627.6	
Section 16	41.8	248.9				1.2	0.6		38.5									1.8			35.1		57.9	139.2	83.2		648.2	
Section 17	26.5	50.7					6.2	17	17	1			8.9					1.2					48.9	132.6	44.3		354.3	
Section 20	110.5	36.3						56.6	100.5					13.2				6.2							64.5	45.5		433.3
Section 21	120.5	180.5							61.3									11.5	3.1						213.4	74.1		664.4
Section 22	225.5	187.4	1			1.5	2.1	6.1	53.2												17.5		18.5	54.8	71.5		639.1	
Section 23	5.1	124.3	6.3	0.9		9.5	5.5	9	7.6	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	256.4	2.3						29	60.8	12	1.3					31.3	3	21.2						71.3	62.9	80	631.5	
Section 28	138.4	51.6						25.3	91.5	3.8								3.9						167.8	68.8	79.5	630.6	
Section 29	9.9	151.5						19.8	41.1	9.3			5.9					0.2						173.5	91	101	603.2	
TOTAL	1,416.2	2,372.6	57.5	1.2	9.1	93.8	26.0	449.8	2,020.6	223.2	62.4	25.4	19.6	44.2	44.5	31.3	3.0	78.6	27.3	109.4	71.9	182.4	769.7	3,132.9	1,533.2	199.9	13,005.7	
PERCENT	10.9%	18.2%	0.4%	0.01%	0.1%	0.7%	0.2%	3.5%	15.5%	1.7%	0.5%	0.2%	0.2%	0.3%	0.3%	0.2%	0.02%	0.6%	0.2%	0.8%	0.6%	1.4%	5.9%	24.1%	11.8%	1.5%	100.00%	

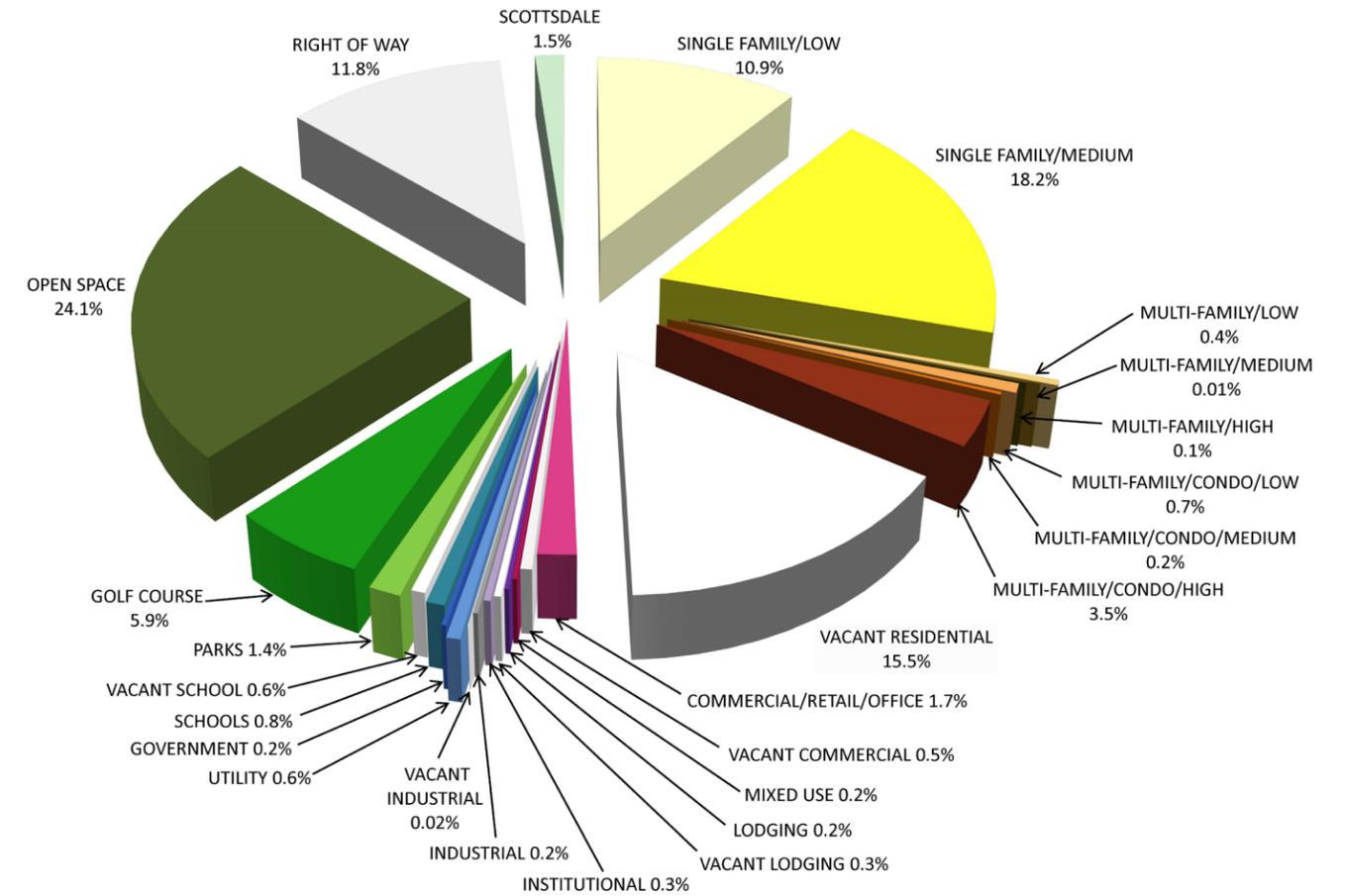
TOTAL ACRES:	13,005.7
TOTAL SQ MILES:	20.32

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

LAND USE INVENTORY KEY

	SF/L Single Family - Low Density	[R1-190, R1-43, R1-35]		L Lodging (Hotels, Bed & Breakfasts)
	SF/M Single Family - Medium Density	[R1-18, R1-10, R1-8, R1-6]		L/V Vacant land with general plan designation of Lodging
	MF/L Multi -Family - Low Density	[1-4 units]		INST Institutional (Churches, etc.)
	MF/M Multi - Family - Medium Density	[5-9 units]		I Industrial
	MF/H Multi - Family - High Density	[10 + units]		I/V Vacant land with general plan designation of Industrial
	MF/C/L Multi - Family - Condo Low Density	[1-4 units]		U Utility
	MF/C/M Multi - Family - Condo Medium Density	[5-9 units]		G Government/Town Owned
	MF/C/H Multi - Family - Condo High Density	[10+ units]		S School
	R/V Vacant land with a general plan designation of Residential			S/V Vacant land with general plan designation of School
	C/R General Commercial/Retail/Office			P Park
	C/V Vacant land with general plan designation of Commercial			GC Golf Course
	MU Structures that include Commercial & Residential			OS Open Space
				R Right-of-Way
				Scottsdale Scottsdale owned land

town-wide land use



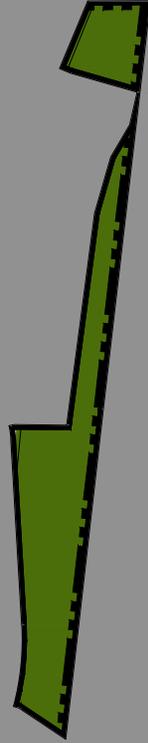
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	1,052	1,416.2	948.4		
Single Family – M	7,497	2,372.6	1,035.2		
Multi-Family – L	431	57.5			
Multi-Family – M	30	1.2			
Multi-Family – H	150	9.1			
Multi-Family/Condo – L	700	93.8		37.0	
Multi-Family/Condo – M	235	26.0			
Multi-Family/Condo – H	3,074	449.8			
Commercial/Retail		223.2	62.4		285.6
Mixed Use	580	25.4			25.4
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		109.4	71.9		181.3
Parks		182.4			182.4
Golf Course		769.7			769.7
Open Space				3,132.9	3,132.9
Scottsdale Owned Land				199.9	199.9
Right of Way/Streets		1,533.2			1,533.2
Total	13,749	7,470.8	2,202.1	3,332.8	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	Mixed Use	Vacant Residential	TOTAL		
	Total Acres	1,416.2	2,372.6	57.5	1.2	9.1	93.8	26.0	449.8	25.4	2,021.8	6,473.4
Percent Acres	21.88%	36.65%	0.89%	0.02%	0.14%	1.45%	0.40%	6.95%	0.39%	31.23%	100%	
Total Dwelling Units	1,052	7,497	431	30	150	700	235	3,074	580	0	13,749	
Percent Dwellings	7.65%	54.53%	3.13%	0.22%	1.09%	5.09%	1.71%	22.36%	4.22%	0%	100%	
Dwelling Type Totals	8,549 / 62.2%		611 / 4.4%			4009 / 29.2%			580/4.2%		0%	100%

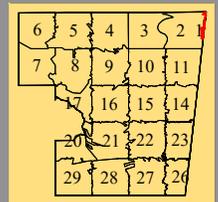
	Single Family	Multi-Family	Commercial/Industrial/Lodging	Total
Vacant Lot/Unit	867	89	96	1,052
Vacant Acres	1,985.4	37	108	2,130.4

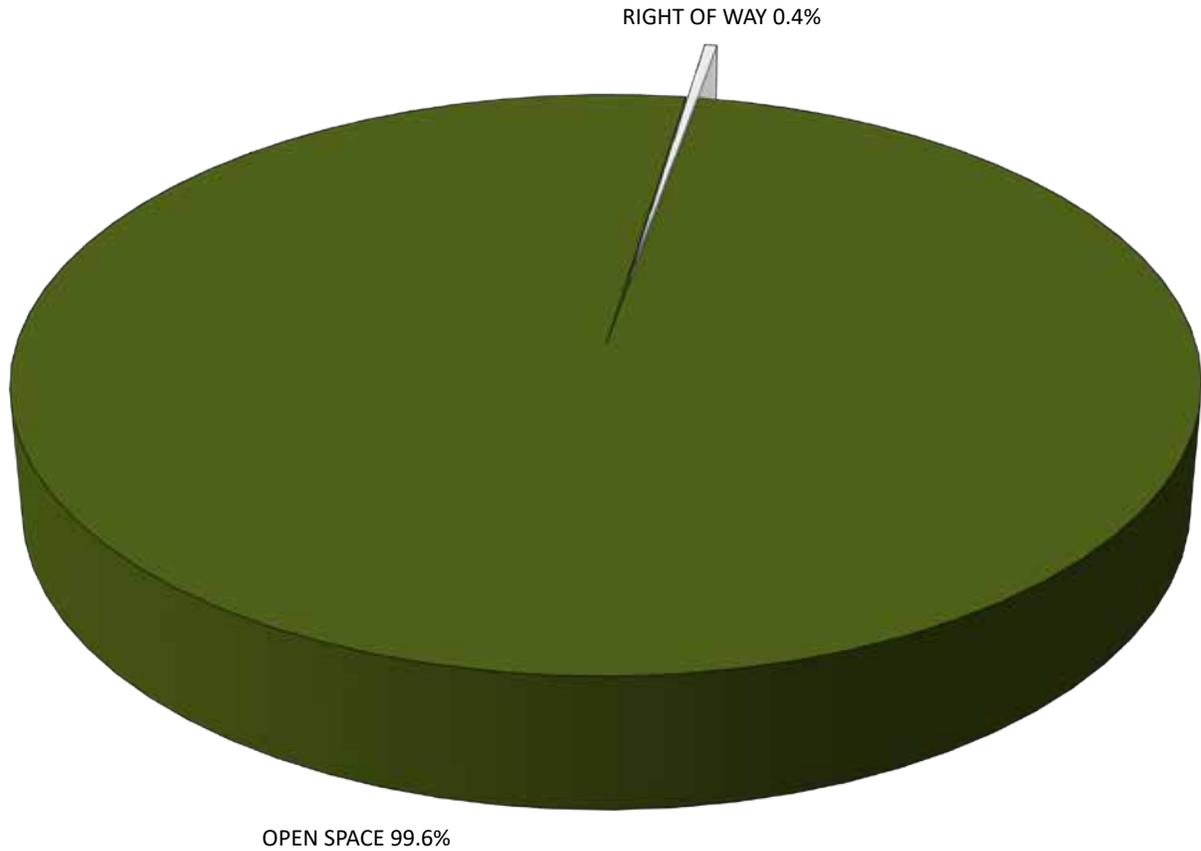
	TOTAL DWELLING UNITS									TOTAL
	SF/L	SF/M	MF/L	MF/M	MF/H	MF/C/L	MF/C/M	MF/C/H	MU	
Section 1										0
Section 2										0
Section 3										0
Section 4	53	618								671
Section 5	57	301								358
Section 6	21									21
Section 7										0
Section 8	37	230								267
Section 9	30	640								670
Section 10	42	960	196	5		252	24	225		1,704
Section 11		1,180	56			163		326		1,725
Section 14		440				20	33	450	217	1160
Section 15	23	233	123		150	176	77	1,190	363	2,335
Section 16	50	735				12	6			803
Section 17	25	96					28	108		257
Section 20	57	105						41		203
Section 21	102	549								651
Section 22	166	169	6			10	12	75		438
Section 23	2	432	50	25		67	55	91		722
Section 26	54	251						309		614
Section 27	195	4						141		340
Section 28	133	77						44		254
Section 29	5	477						74		556
TOTAL	1,052	7,497	431	30	150	700	235	3,074	580	13,749

section 1



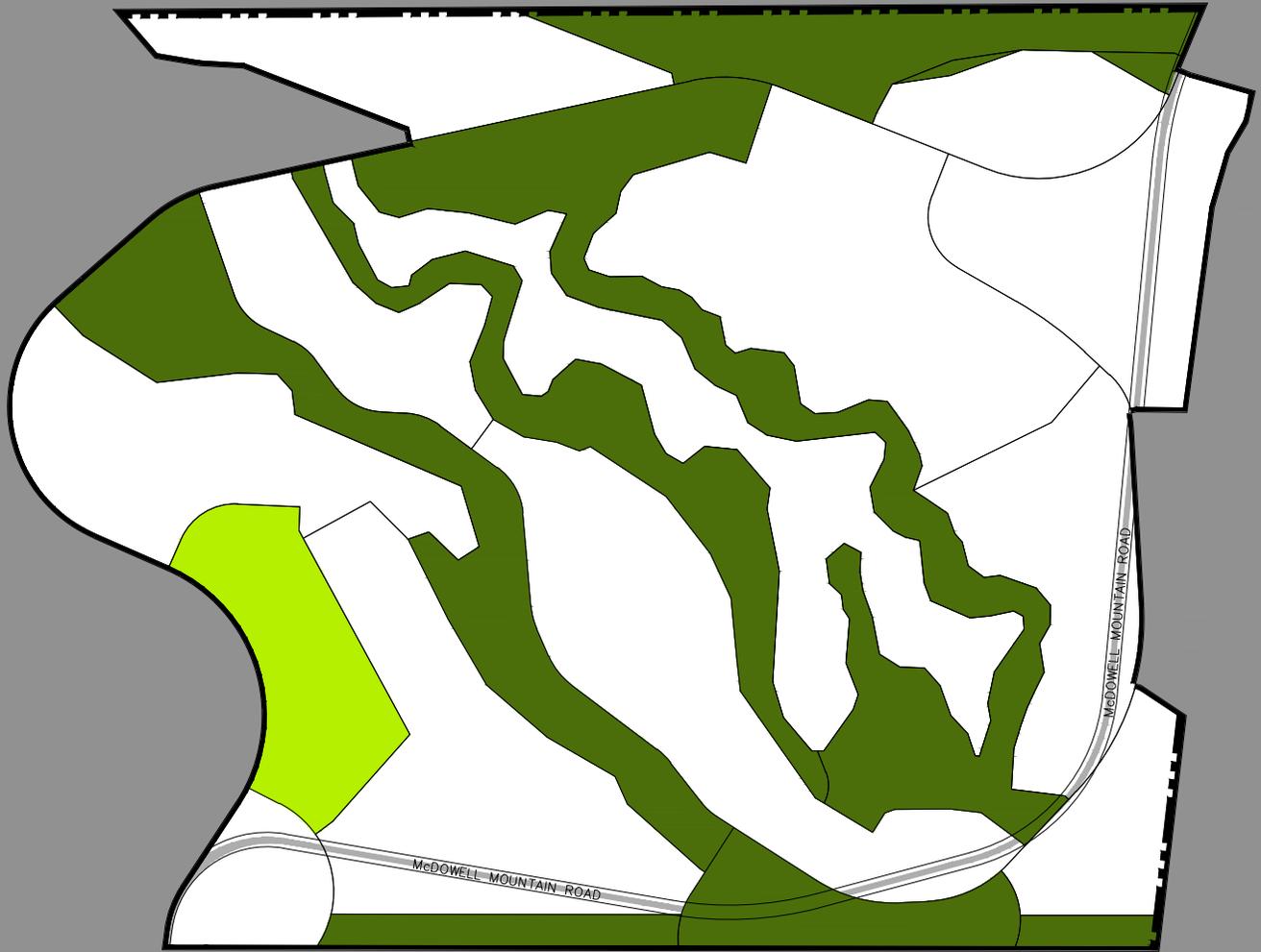
View from McDowell Mountain Rd



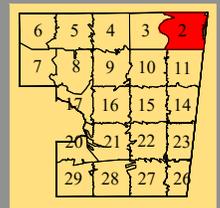


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L					
	Single Family – M					
	Multi-Family – L					
	Multi-Family – M					
	Multi-Family – H					
	Multi-Family/Condo – L					
	Multi-Family/Condo – 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

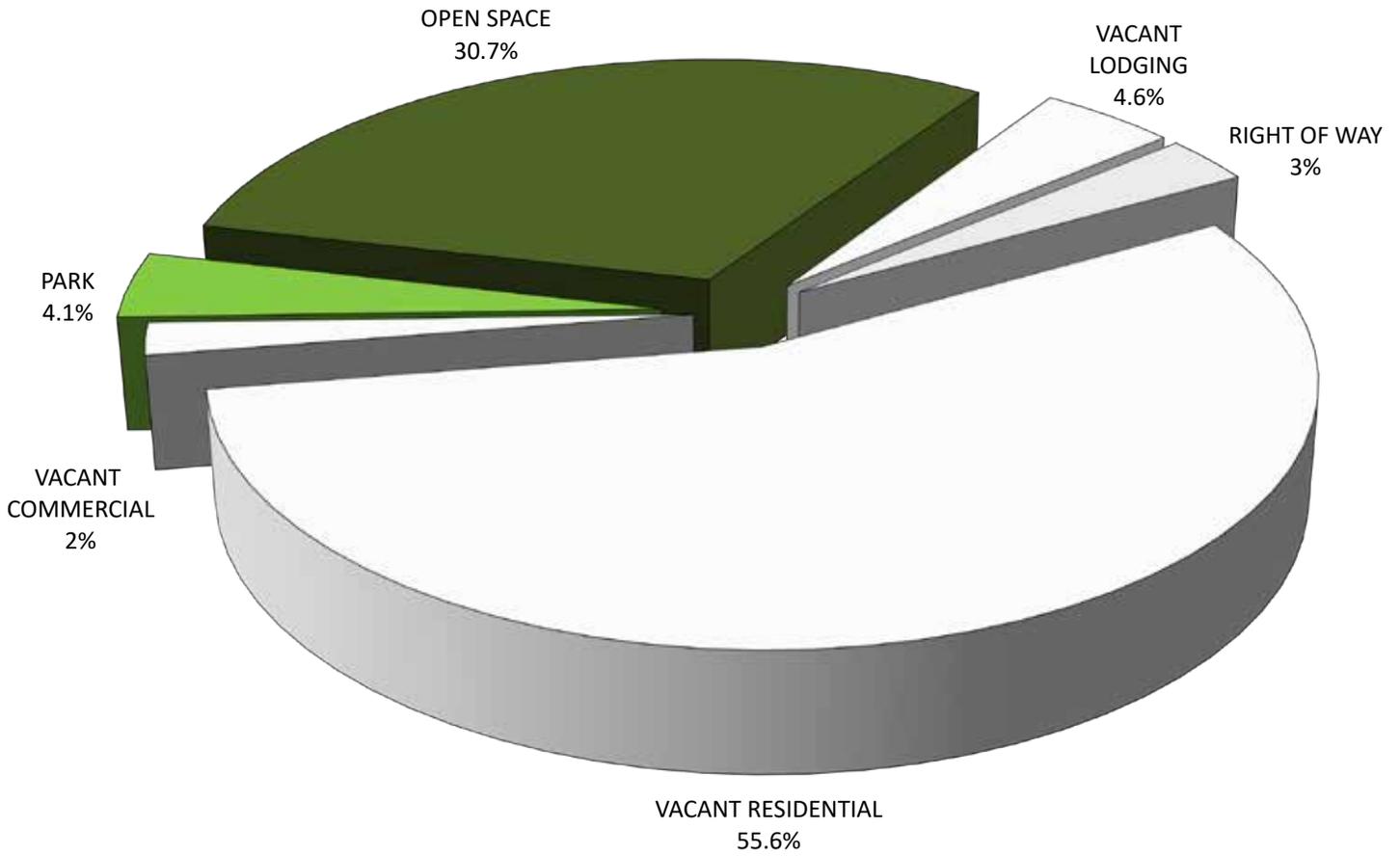
section 2



View from McDowell Mountain Rd

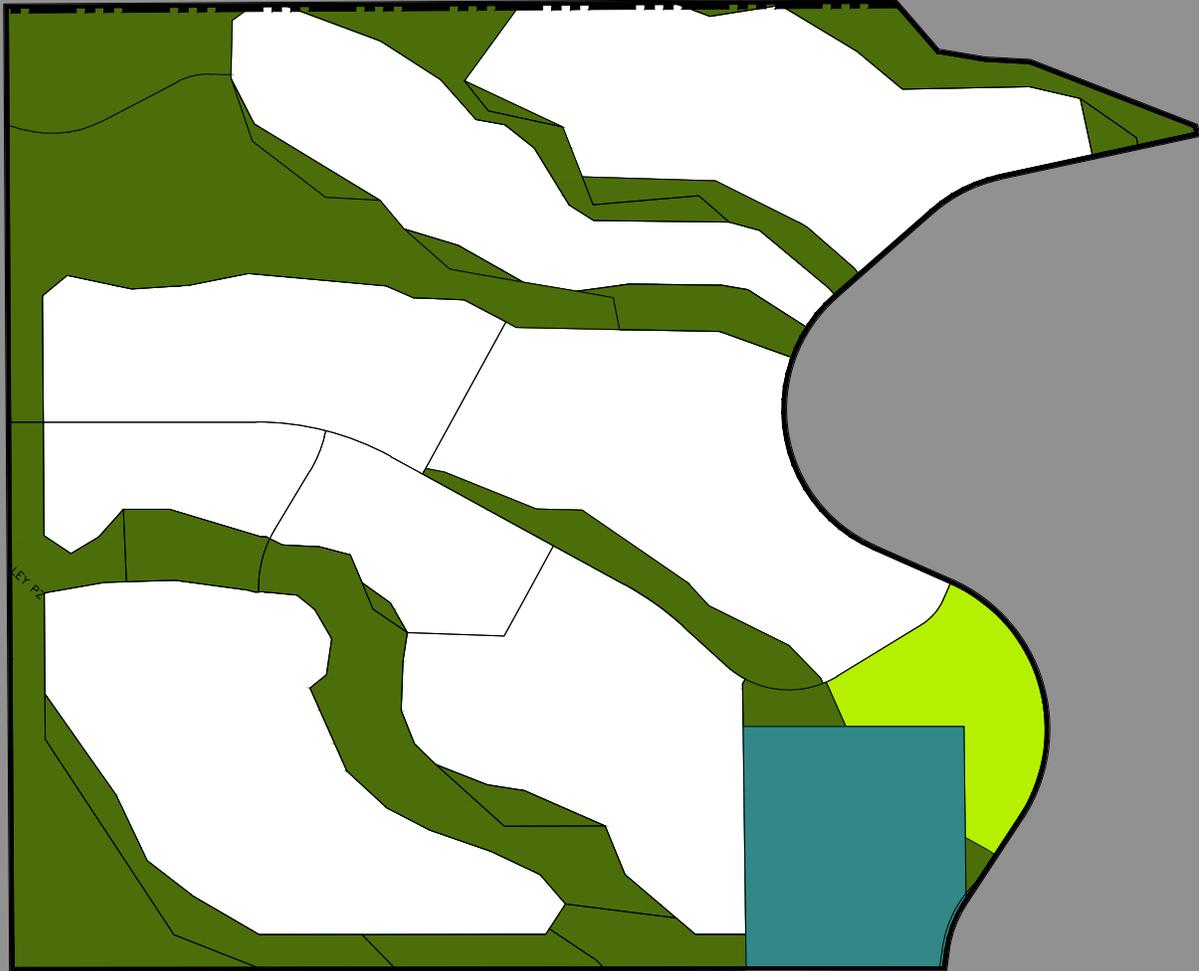


Undeveloped land shown in white



	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					378
	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

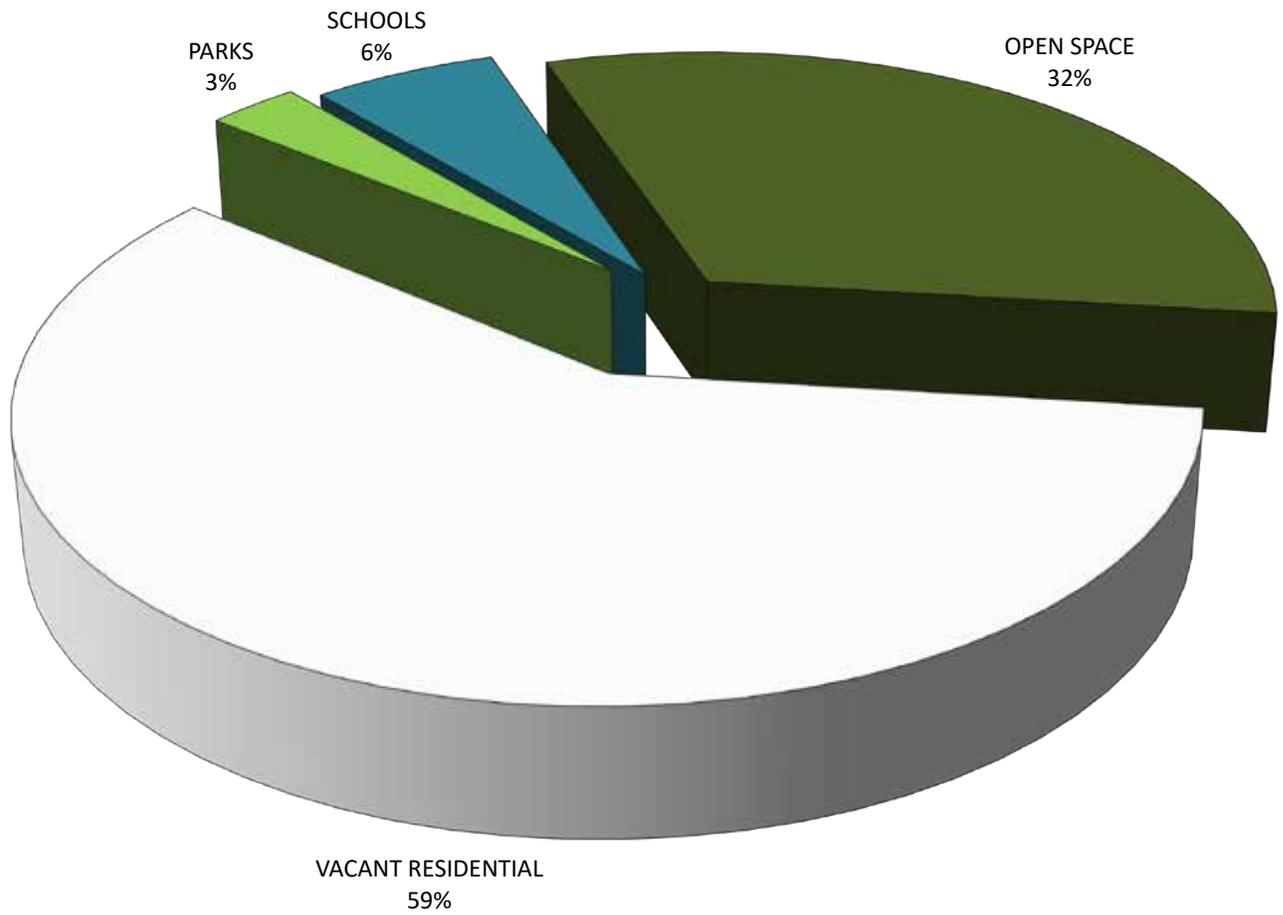
section 3



Fountain Hills Middle School

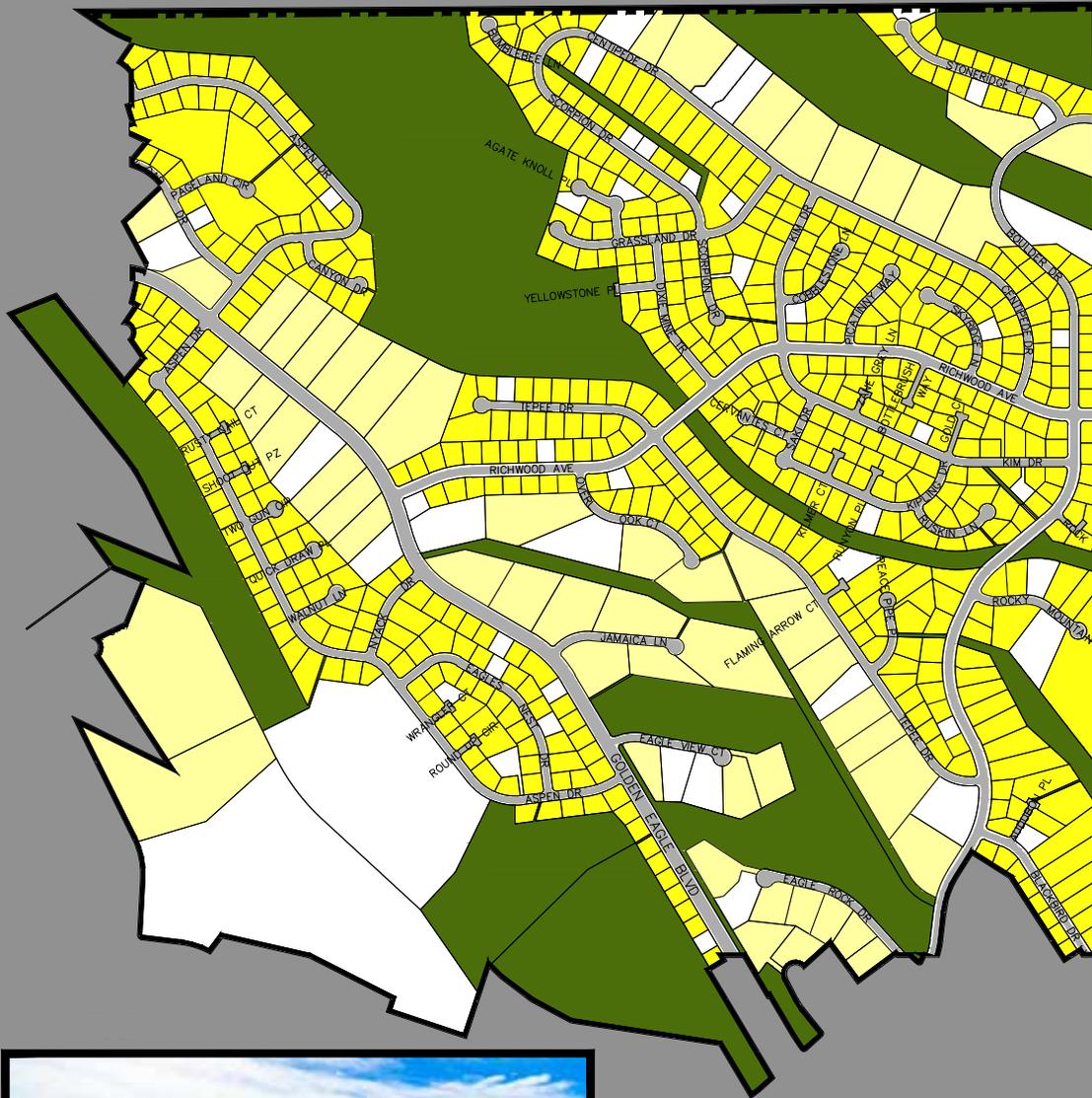


Undeveloped land shown in white

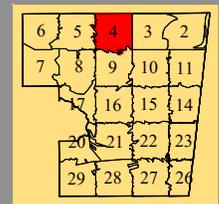


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family - L			67		
	Single Family - M			292		
	Multi-Family - L					
	Multi-Family - M					
	Multi-Family - H					
	Multi-Family/Condo - L					
	Multi-Family/Condo - 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

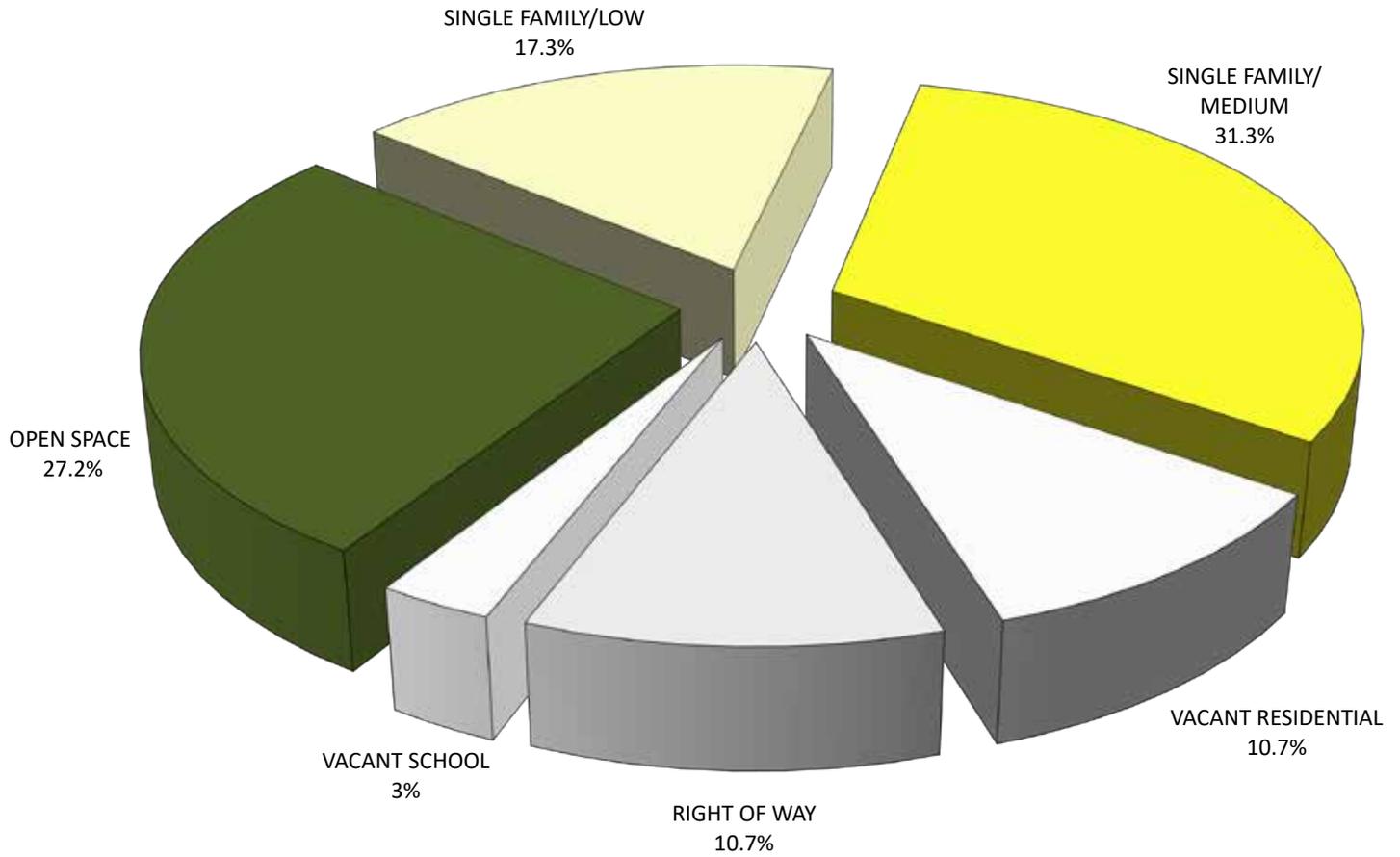
section 4



Beautiful Home on Scorpion Dr - Aerial View

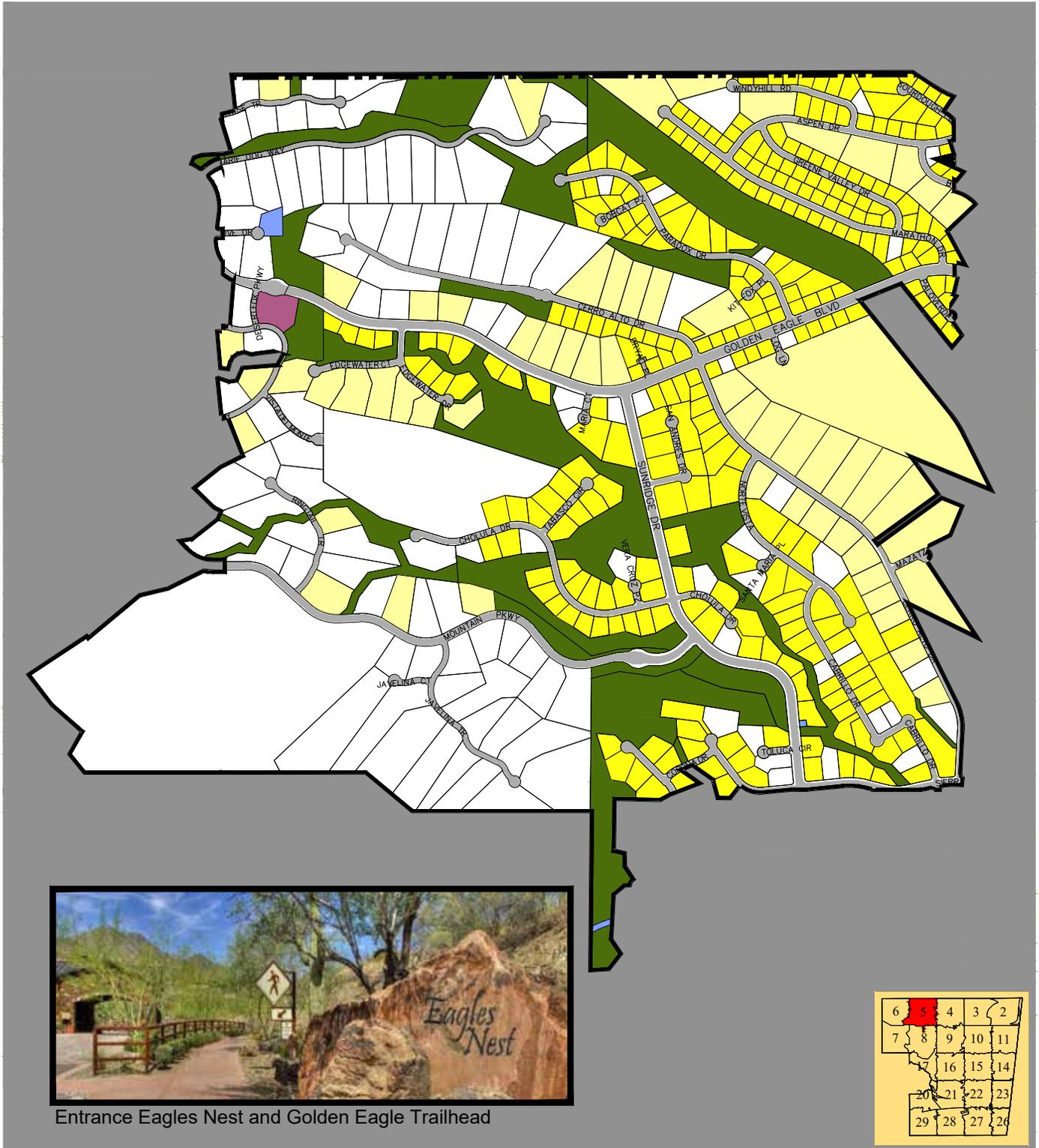


Undeveloped land shown in white

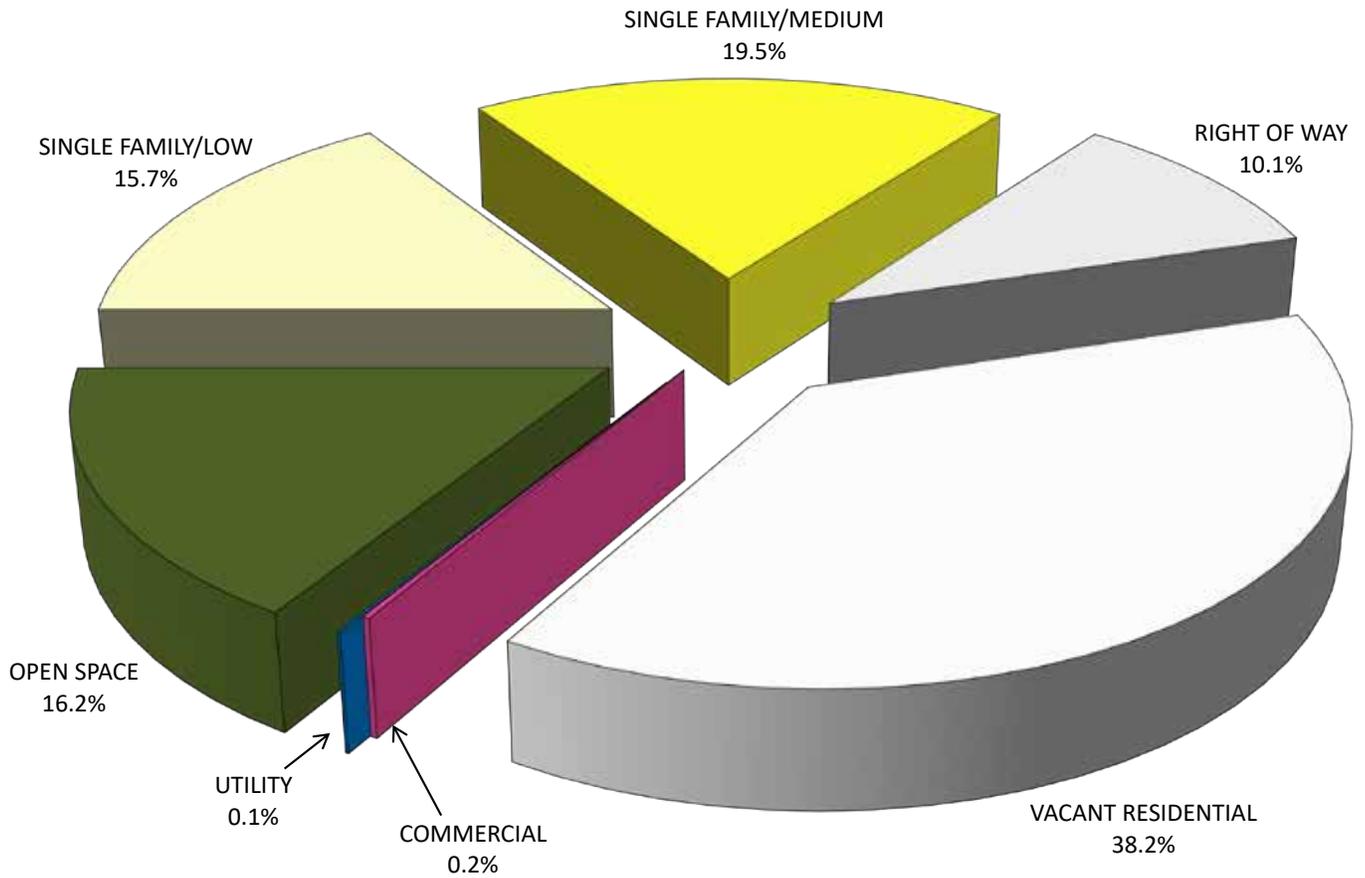


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family - L	53	112.5	49.6		
	Single Family - M	618	203.8	18.5		
	Multi-Family - L					
	Multi-Family - M					
	Multi-Family - H					
	Multi-Family/Condo - L					
	Multi-Family/Condo - M					
	Multi-Family/Condo - H					
	Commercial/Retail					
	Mixed Use					
	Lodging					
	Institutional					
	Industrial					
	Utility					
	Government/Town Owned					
	Schools			19.3		19.3
	Parks					
	Golf Course					
	Open Space				177	177
	Scottsdale Owned Land					
	Right of Way/Streets		69.7			69.7
	Total	671	386	87.4	177	650.4

section 5

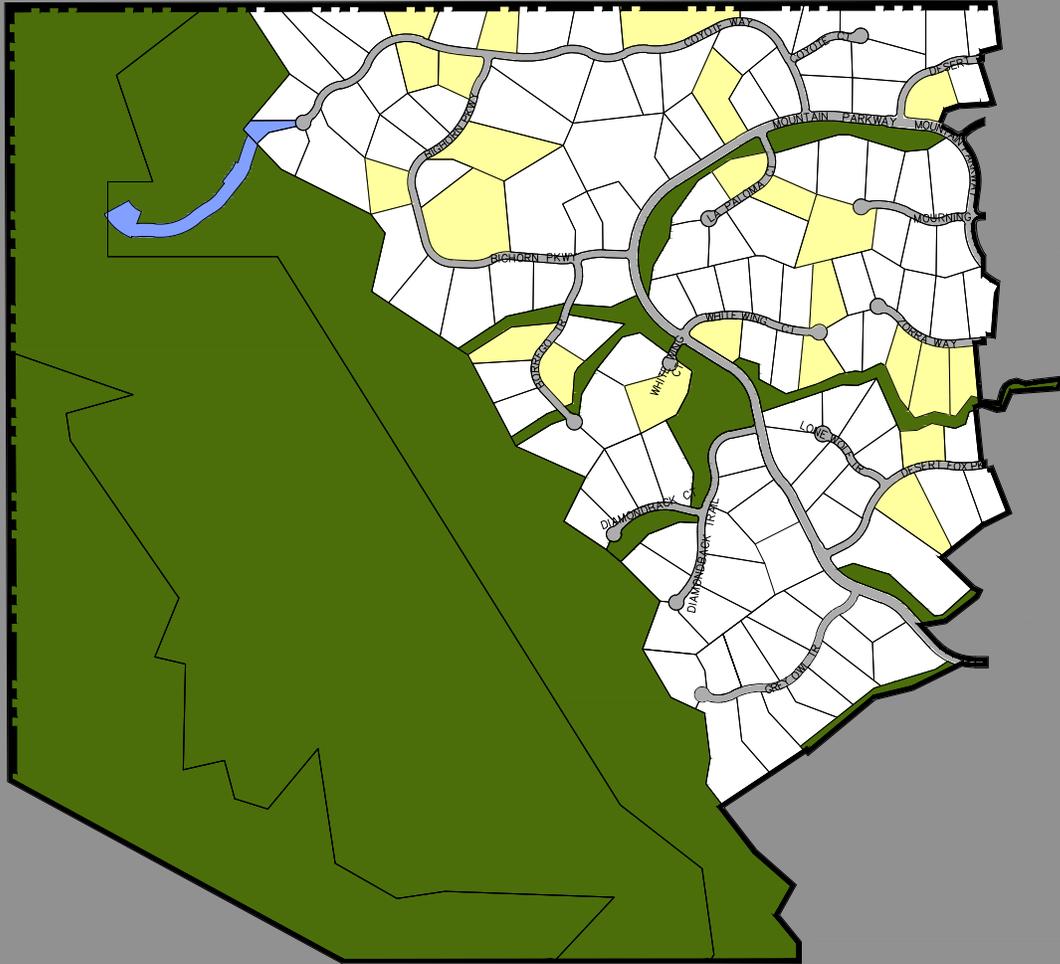


Undeveloped land shown in white

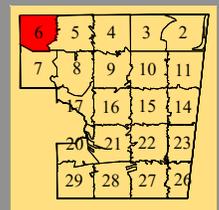


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	57	105.1	235.1		
	Single Family – M	301	128.6	16.2		
	Multi-Family – L					
	Multi-Family – M					
	Multi-Family – H					
	Multi-Family/Condo – L					
	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
	Total	358	302.7	251.3	106.8	660.8

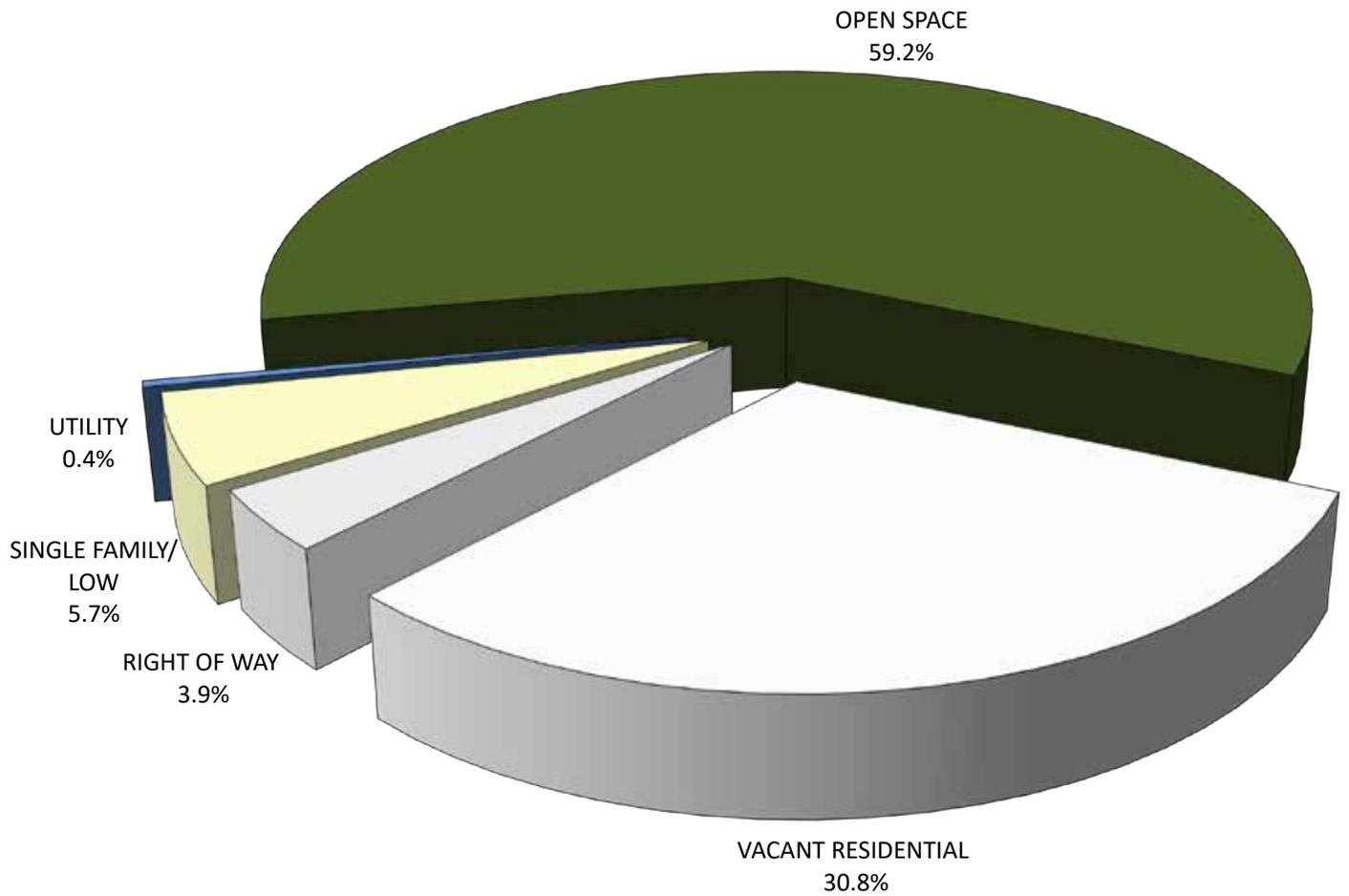
section 6



FH Sonoran Trail Hiking & Biking

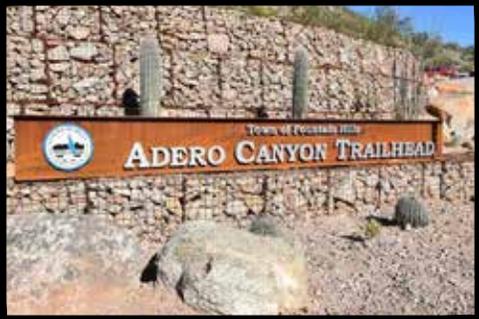
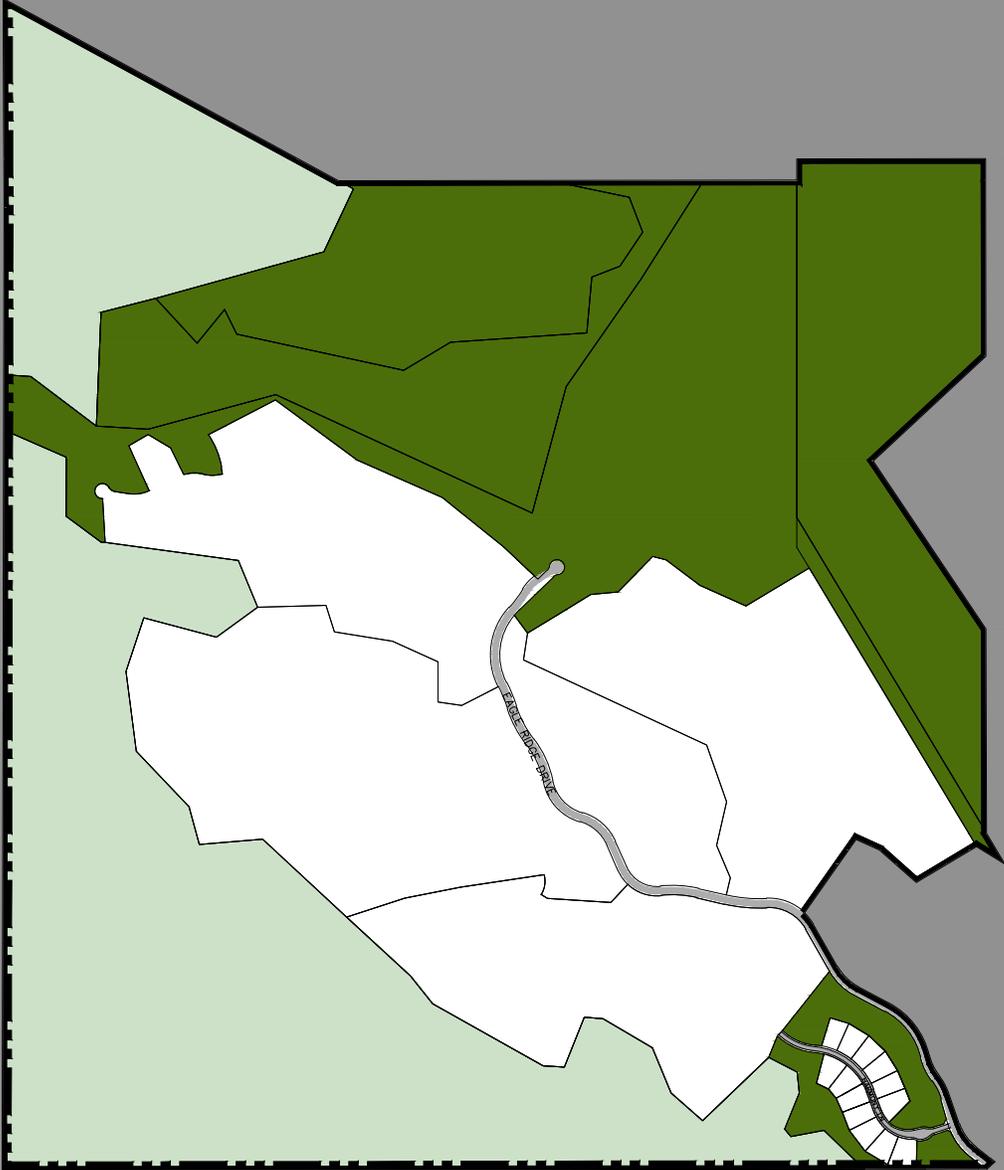


Undeveloped land shown in white



	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	21	32.2	172.4		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	21	56.5	172.4	331.8	560.7

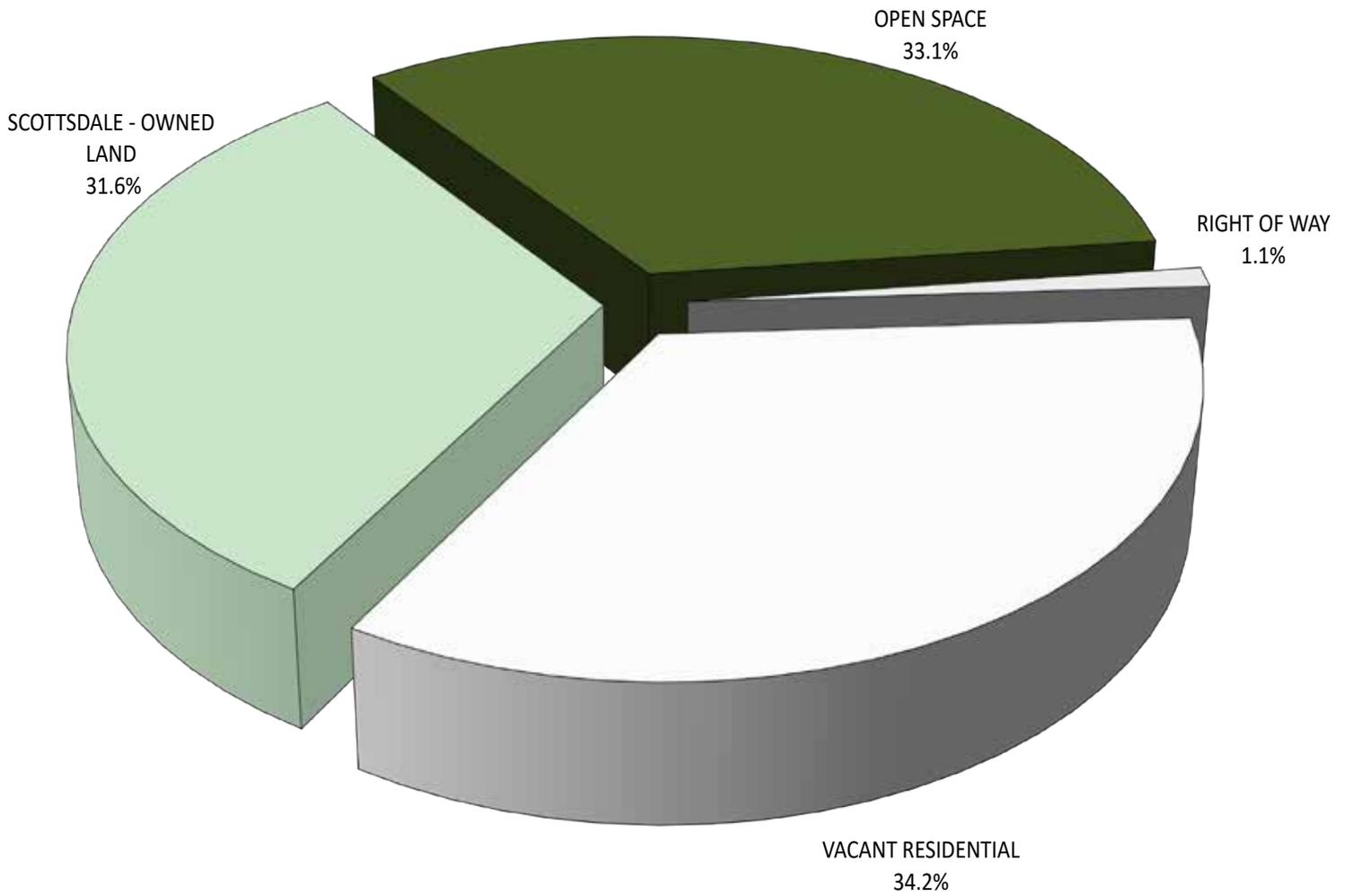
section 7



Adero Canyon Trailhead

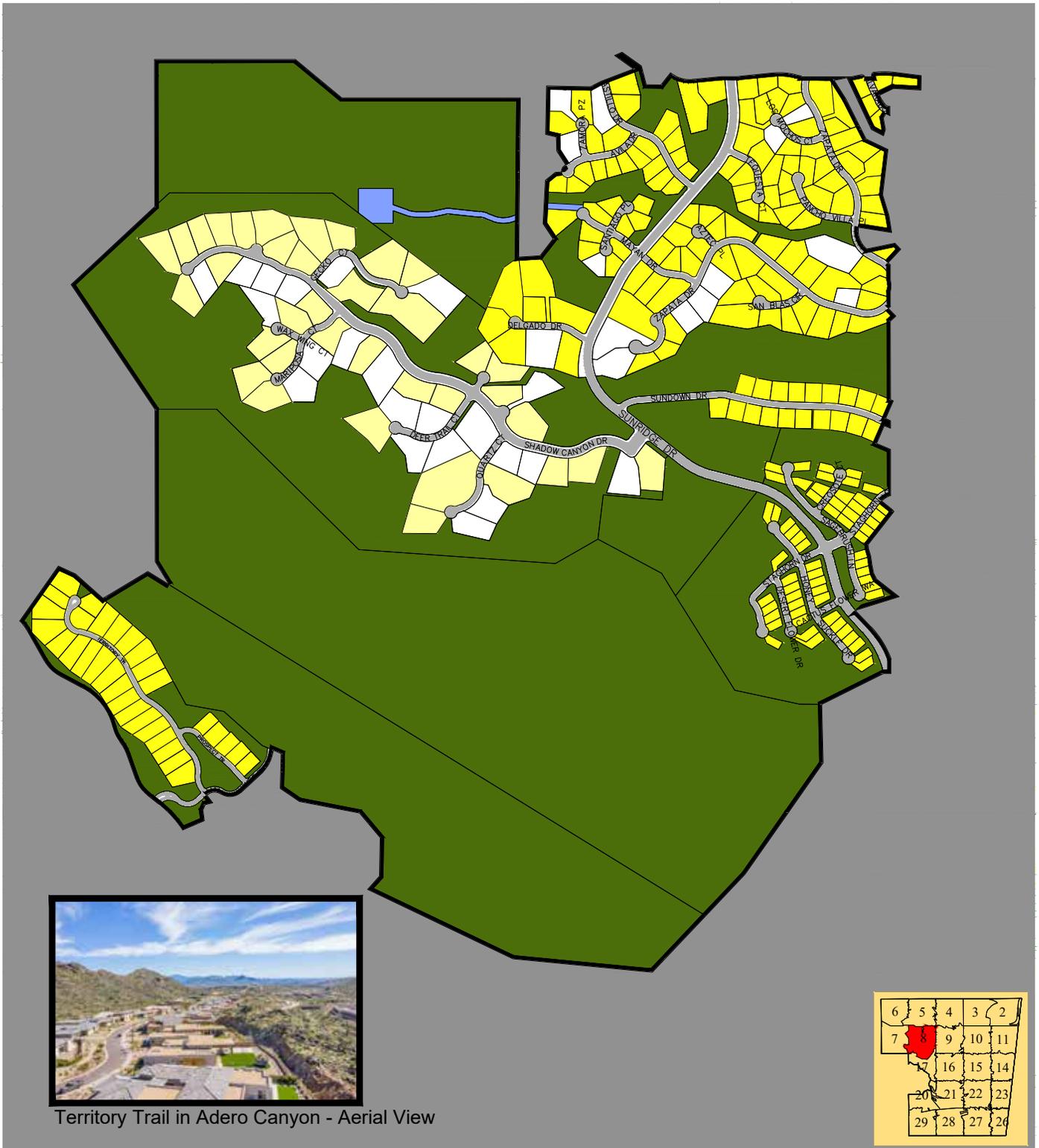


Undeveloped land shown in white



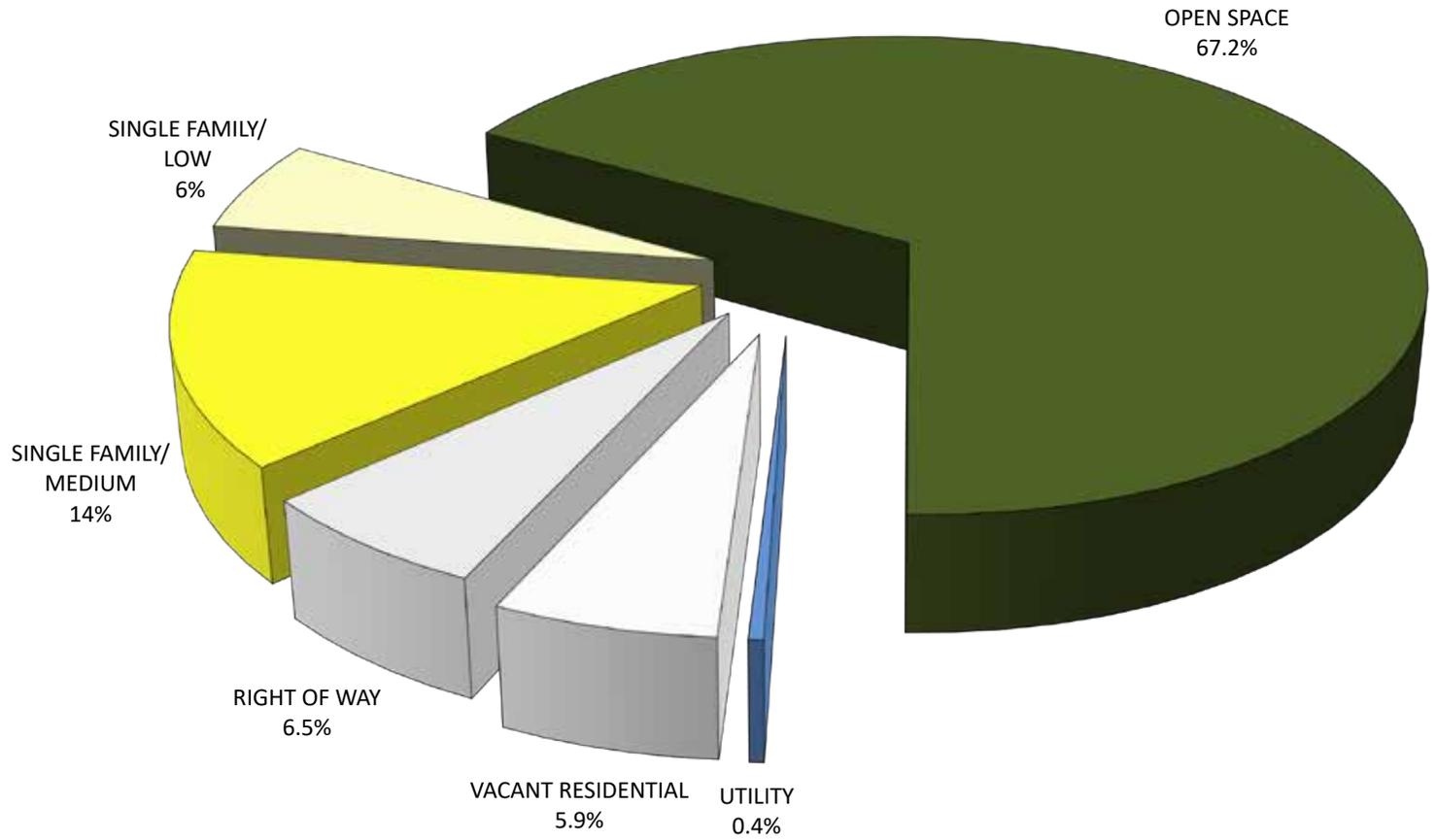
	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family - L			0		
	Single Family - M			212.4		
	Multi-Family - L					
	Multi-Family - M					
	Multi-Family - H					
	Multi-Family/Condo - L			3.6		
	Multi-Family/Condo - M					
	Multi-Family/Condo - H					
	Commercial/Retail					
	Mixed Use					
	Lodging					
	Institutional					
	Industrial					
	Utility					
	Government/Town Owned					
	Schools					
	Parks					
	Golf Course					
	Open Space				209.3	209.3
	Scottsdale Owned Land				199.9	199.9
	Right of Way/Streets		6.7			6.7
	Total	0	6.7	216	409.2	631.9

section 8



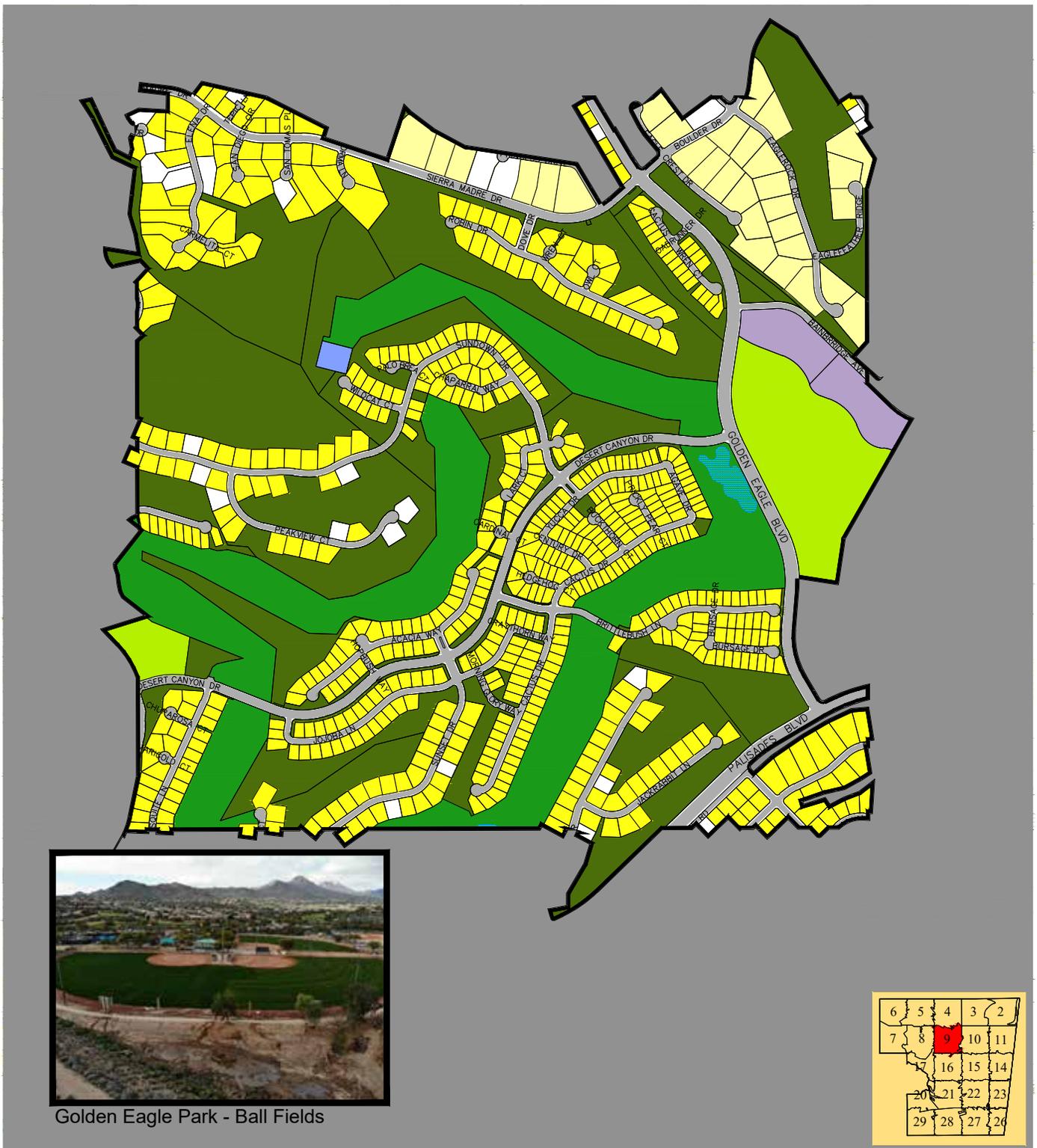
Territory Trail in Adero Canyon - Aerial View

Undeveloped land shown in white



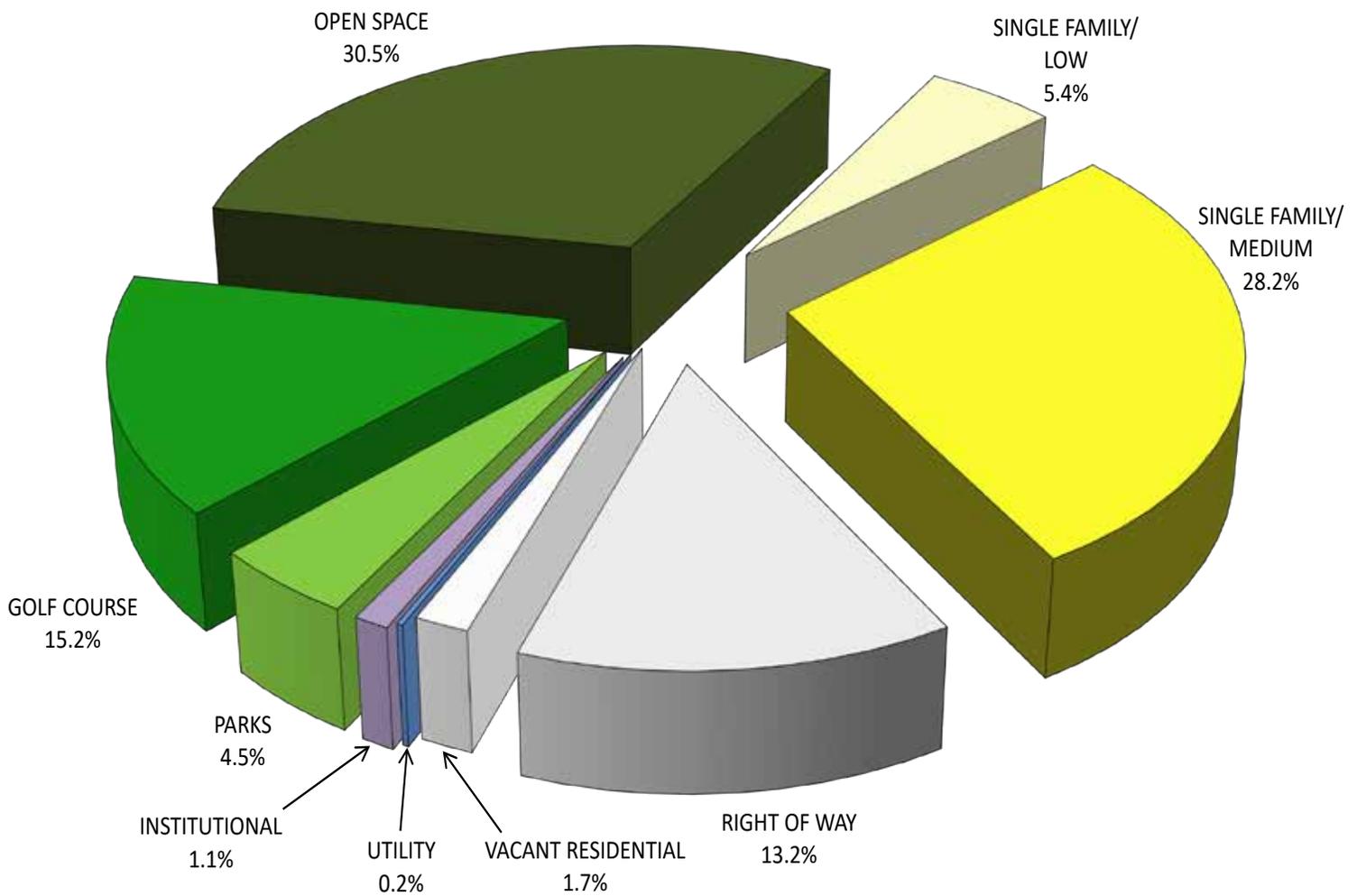
	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	37	42.1	21.0		
	Single Family – M	230	97.6	20.6		
	Multi-Family – L					
	Multi-Family – M					
	Multi-Family – H					
	Multi-Family/Condo – L					
	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				470.6	470.6
	Scottsdale Owned Land					
	Right of Way/Streets		45.7			45.7
	Total	267	187.9	41.6	470.6	700.1

section 9



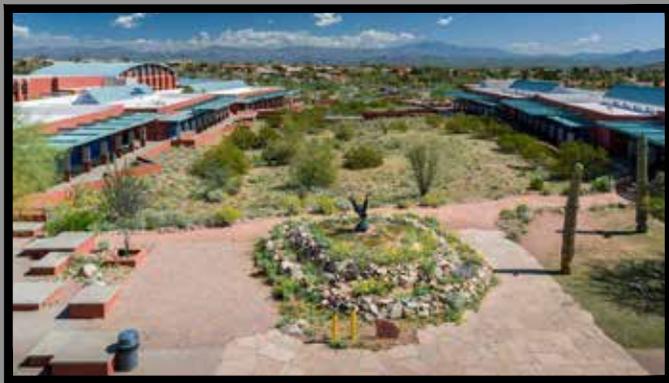
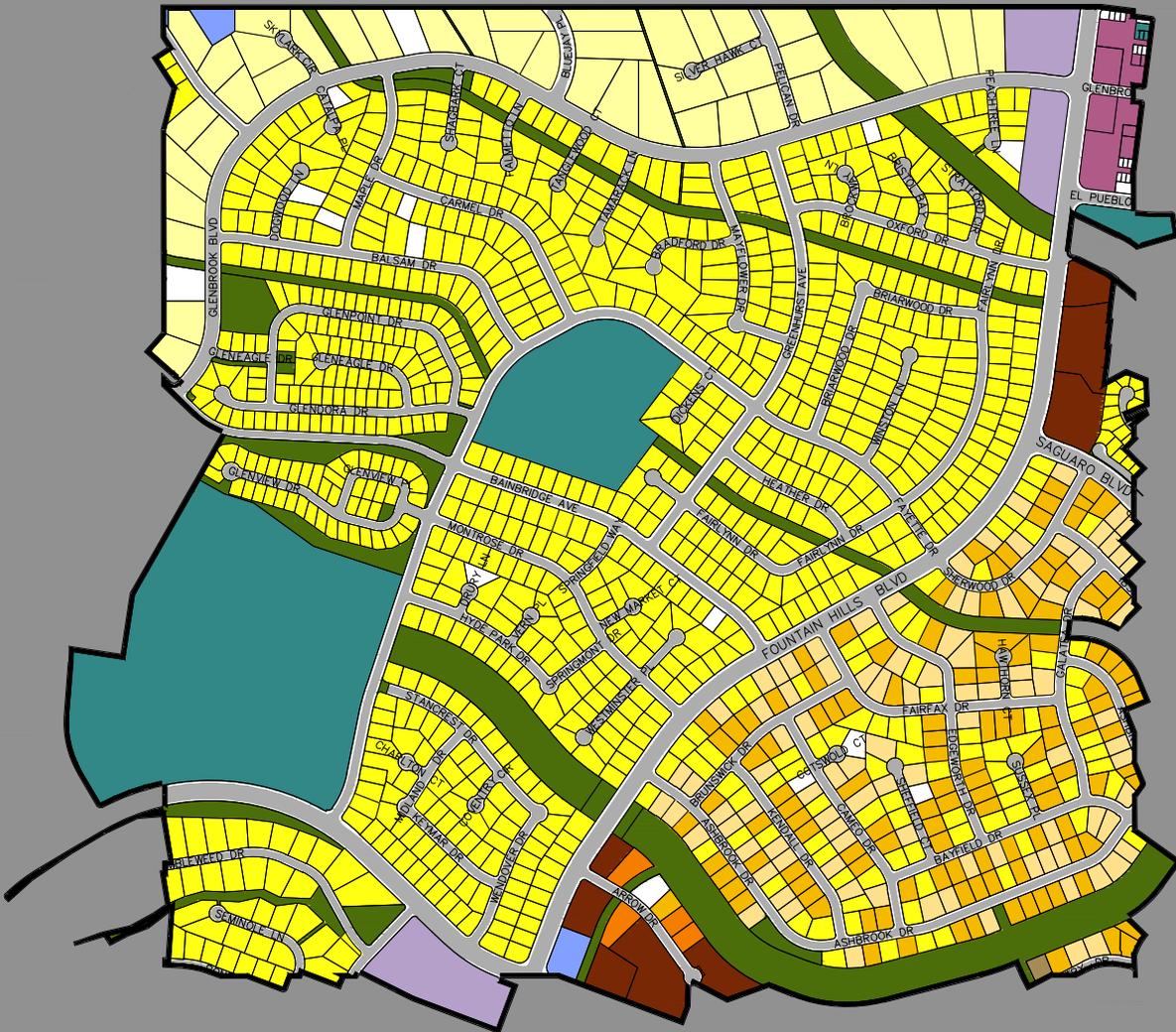
Golden Eagle Park - Ball Fields

Undeveloped land shown in white

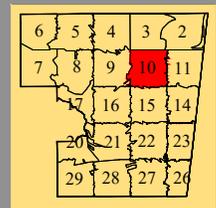


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	30	33.7	3.1		
	Single Family – M	640	177	7.1		
	Multi-Family – L					
	Multi-Family – M					
	Multi-Family – H					
	Multi-Family/Condo – L					
	Multi-Family/Condo – 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
	Total	670	425.5	10.2	191.4	627.1

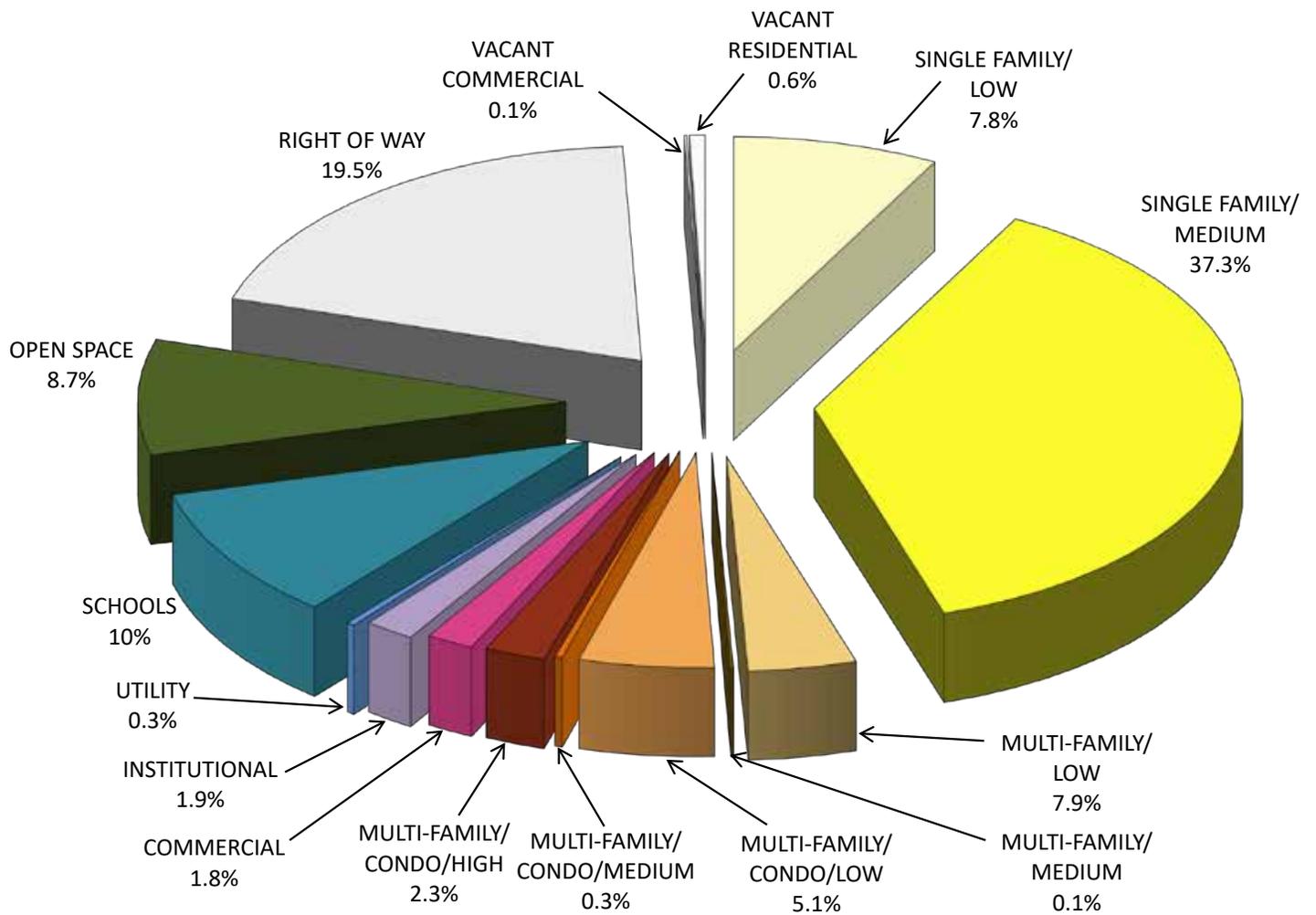
section 10



Fountain Hills High School

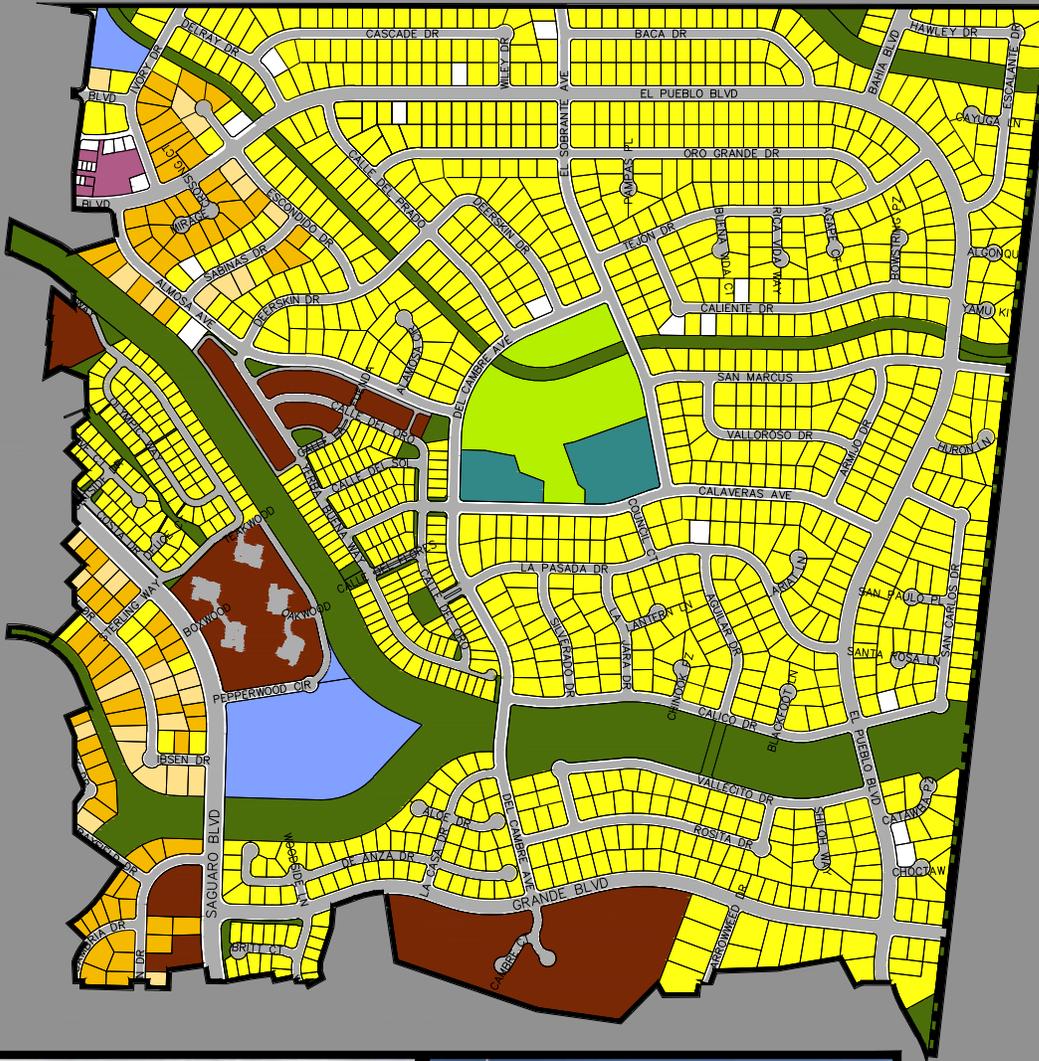


Undeveloped land shown in white

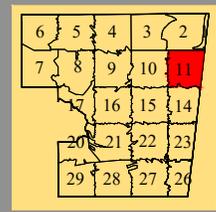


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	42	51.5	2		
	Single Family – M	960	245.1	1.4		
	Multi-Family – L	196	26.7			
	Multi-Family – M	5	0.3			
	Multi-Family – H			1.3		378.7
	Multi-Family/Condo – L	252	33.3			
	Multi-Family/Condo – M	24	1.9			
	Multi-Family/Condo – H	225	15.2			
	Commercial/Retail		11.6	0.7		12.3
	Mixed Use					
	Lodging					
	Institutional		12.2			12.2
	Industrial					
	Utility		2.1			2.1
	Government/Town Owned					
	Schools		65.8			65.8
	Parks					
	Golf Course					
	Open Space				57.1	57.1
	Scottsdale Owned Land					
	Right of Way/Streets		128.6			128.6
	Total	1,704	594.3	5.4	57.1	656.8

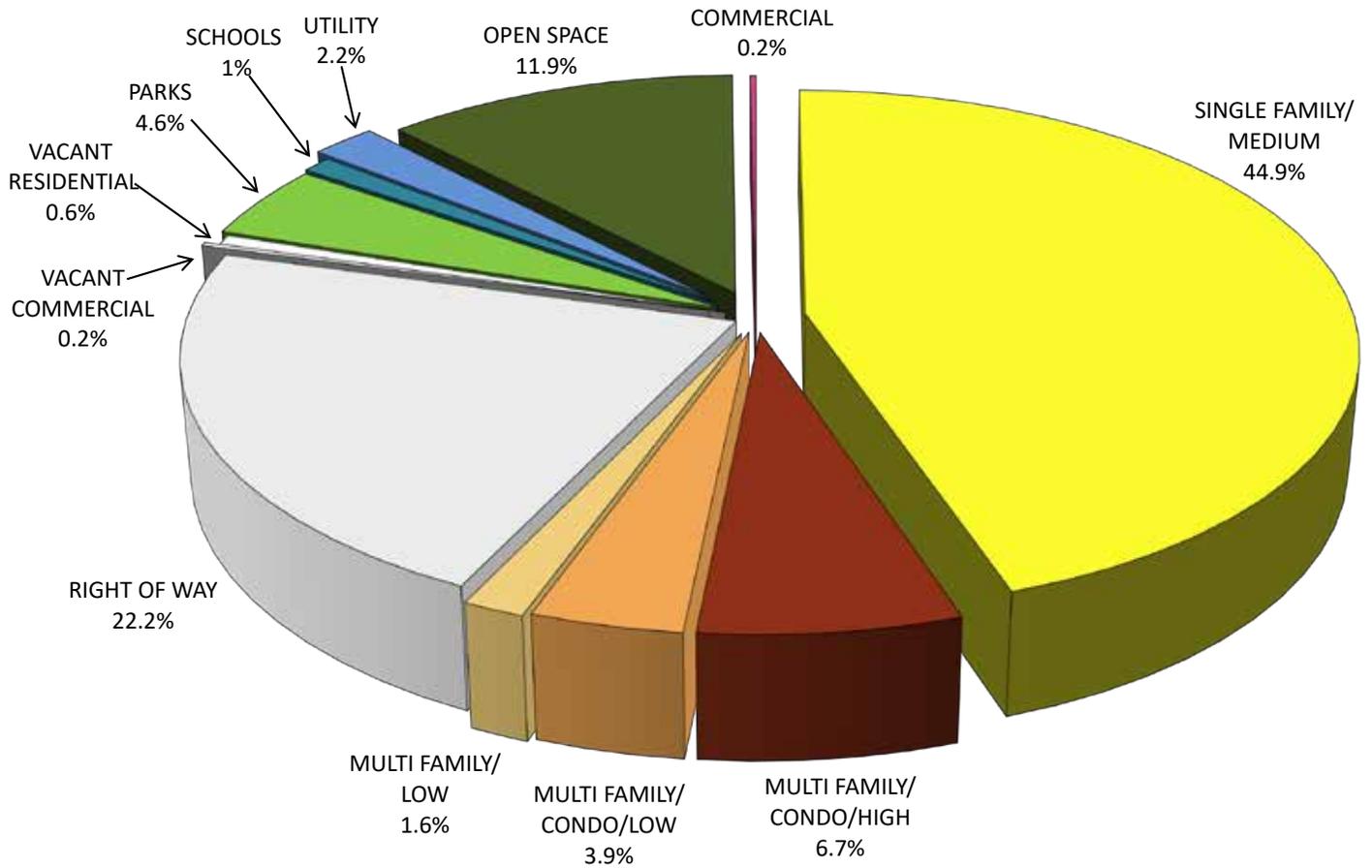
section 11



Four Peaks Park - New Playground

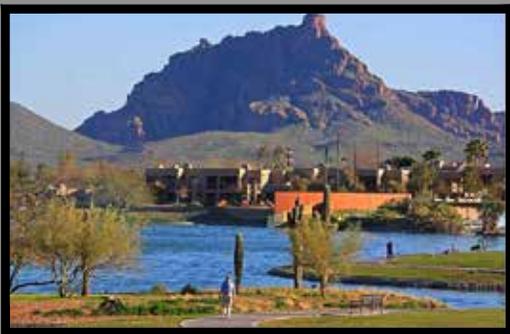
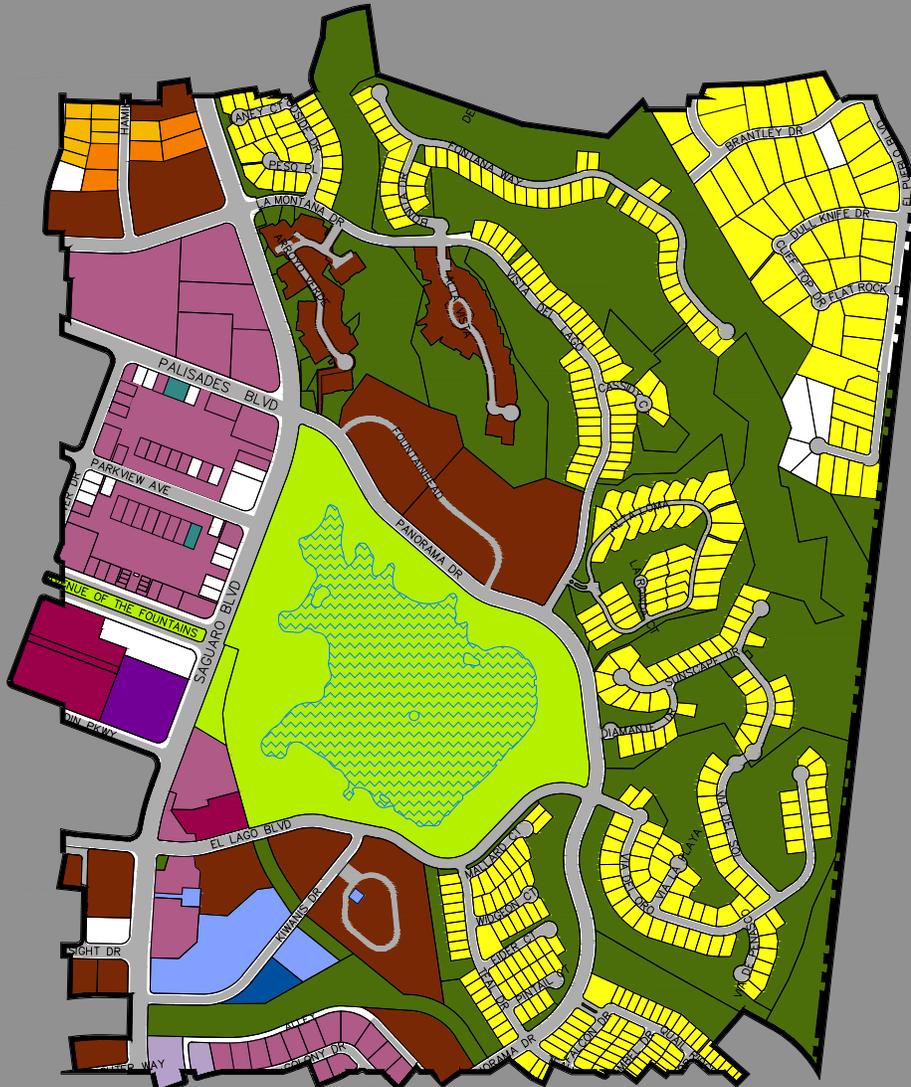


Undeveloped land shown in white

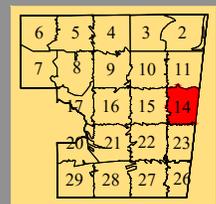


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family - L					
	Single Family - M	1,180	272.0	2.9		
	Multi-Family - L	56	9.4			
	Multi-Family - M					
	Multi-Family - H					
	Multi-Family/Condo - L	163	23.4	0.9		349.1
	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				71.8	71.8
	Scottsdale Owned Land					
	Right of Way/Streets		134.5			134.5
	Total	1,725	528.2	4.8	71.8	604.8

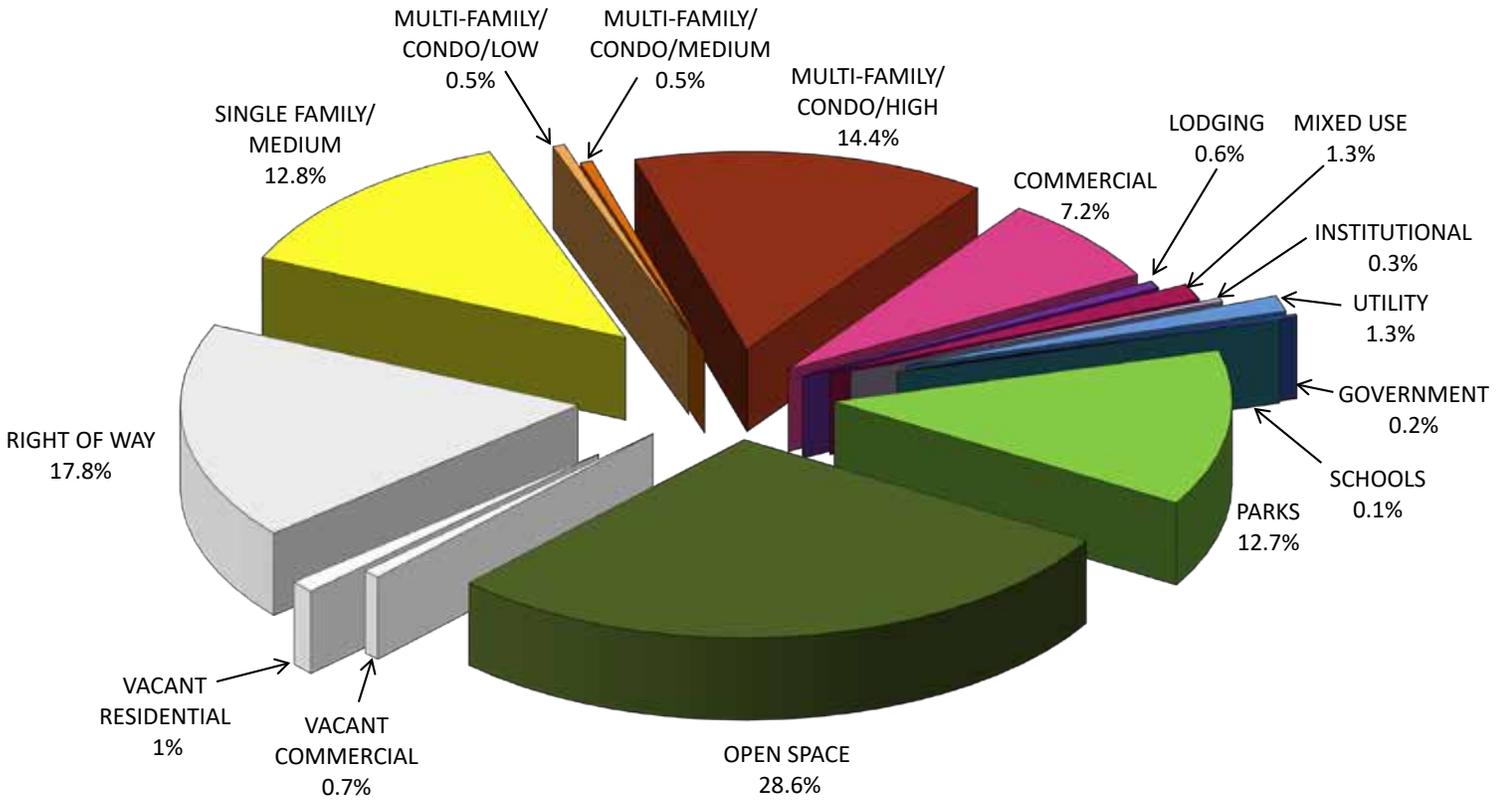
section 14



Fountain Park - View From Lake

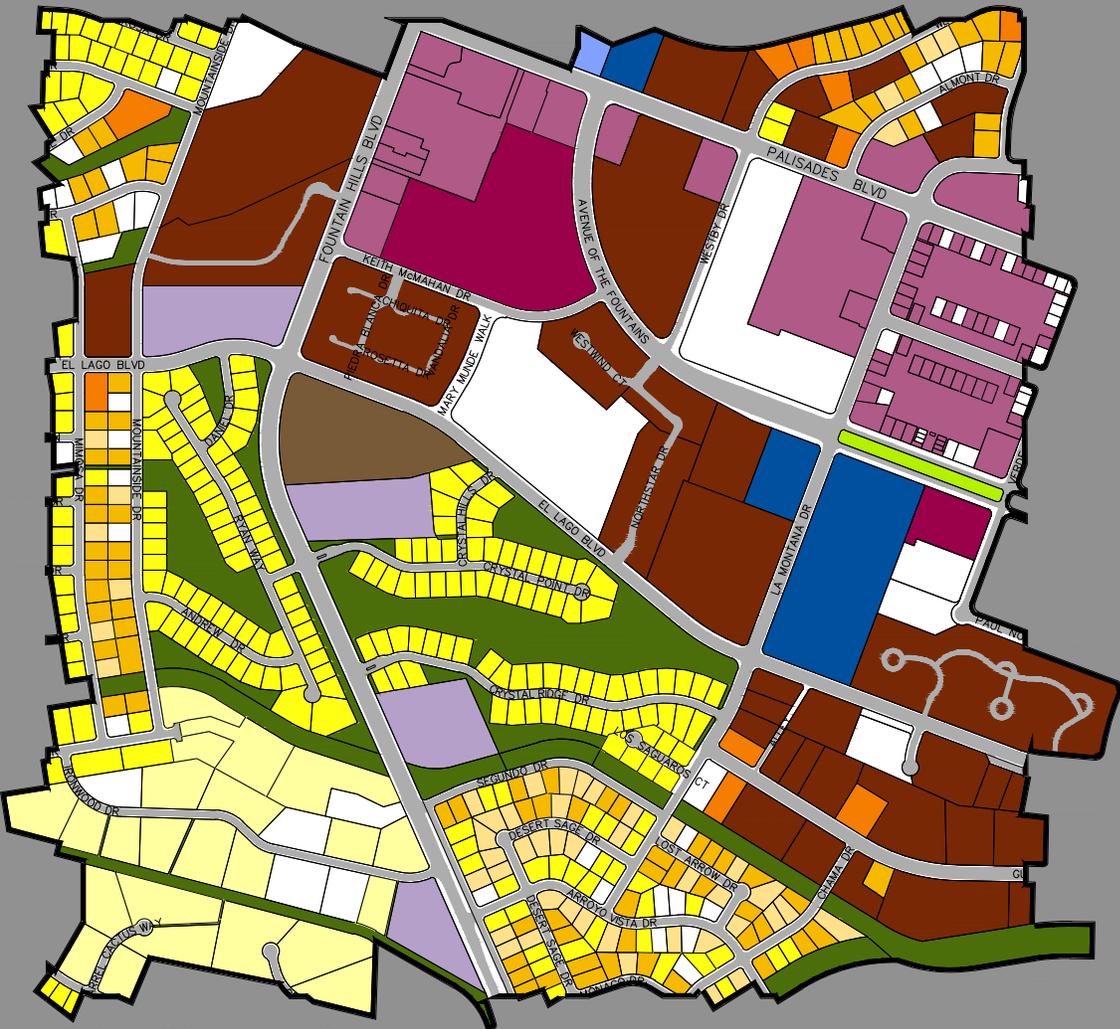


Undeveloped land shown in white

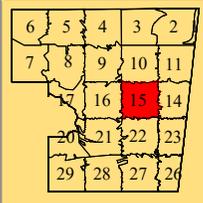


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L					
Single Family - M	440	66.7	3.2		
Multi-Family - L					
Multi-Family - M					
Multi-Family - H					
Multi-Family/Condo - L	20	2.4	2.4		152.4
Multi-Family/Condo - M	33	2.5			
Multi-Family/Condo - H	450	75.2			
Commercial/Retail		37.7	3.5		41.2
Mixed Use	217	6.8			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
Total	1160	364.0	9.1	149.3	522.4

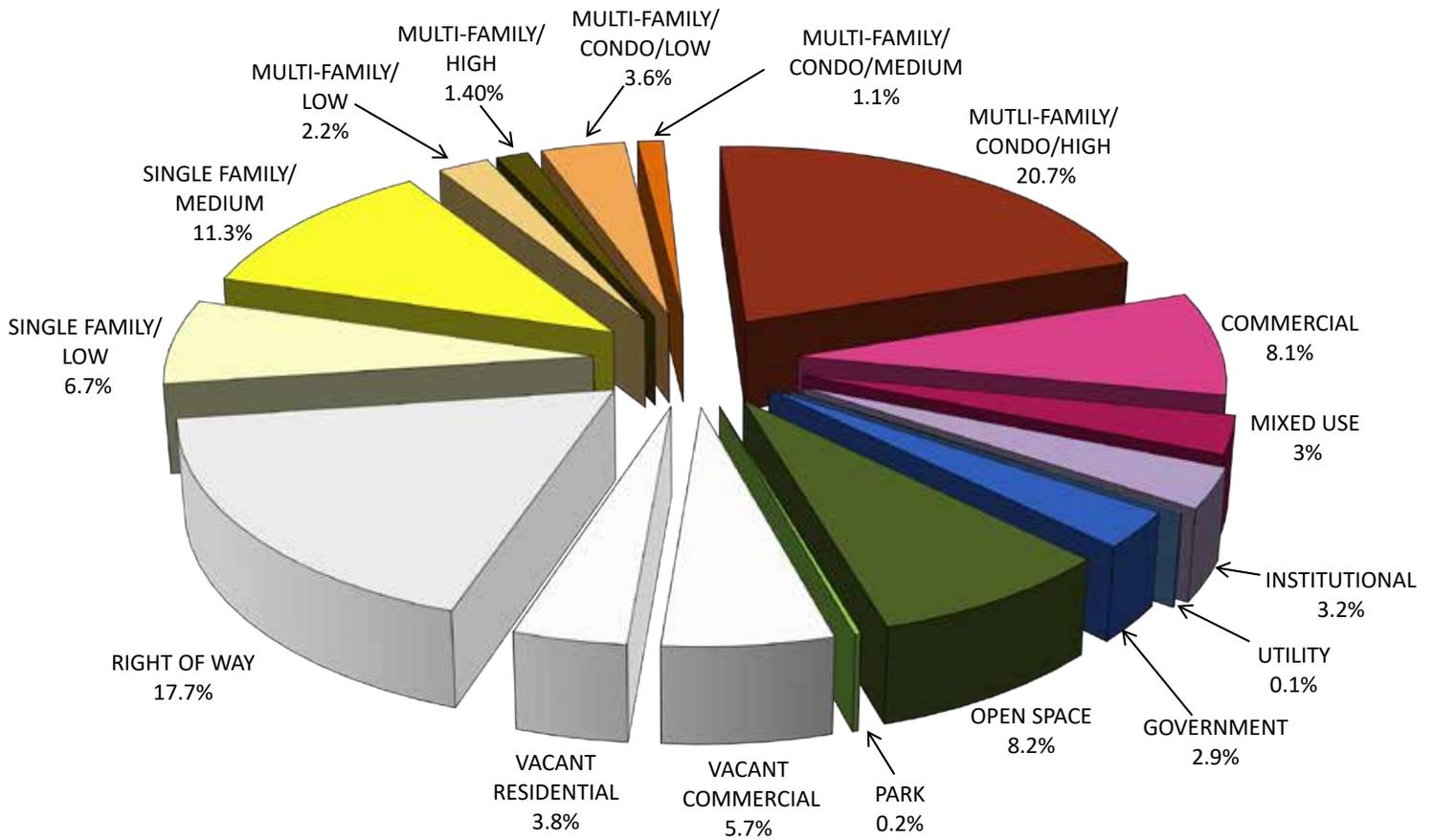
section 15



Town Hall & Community Center

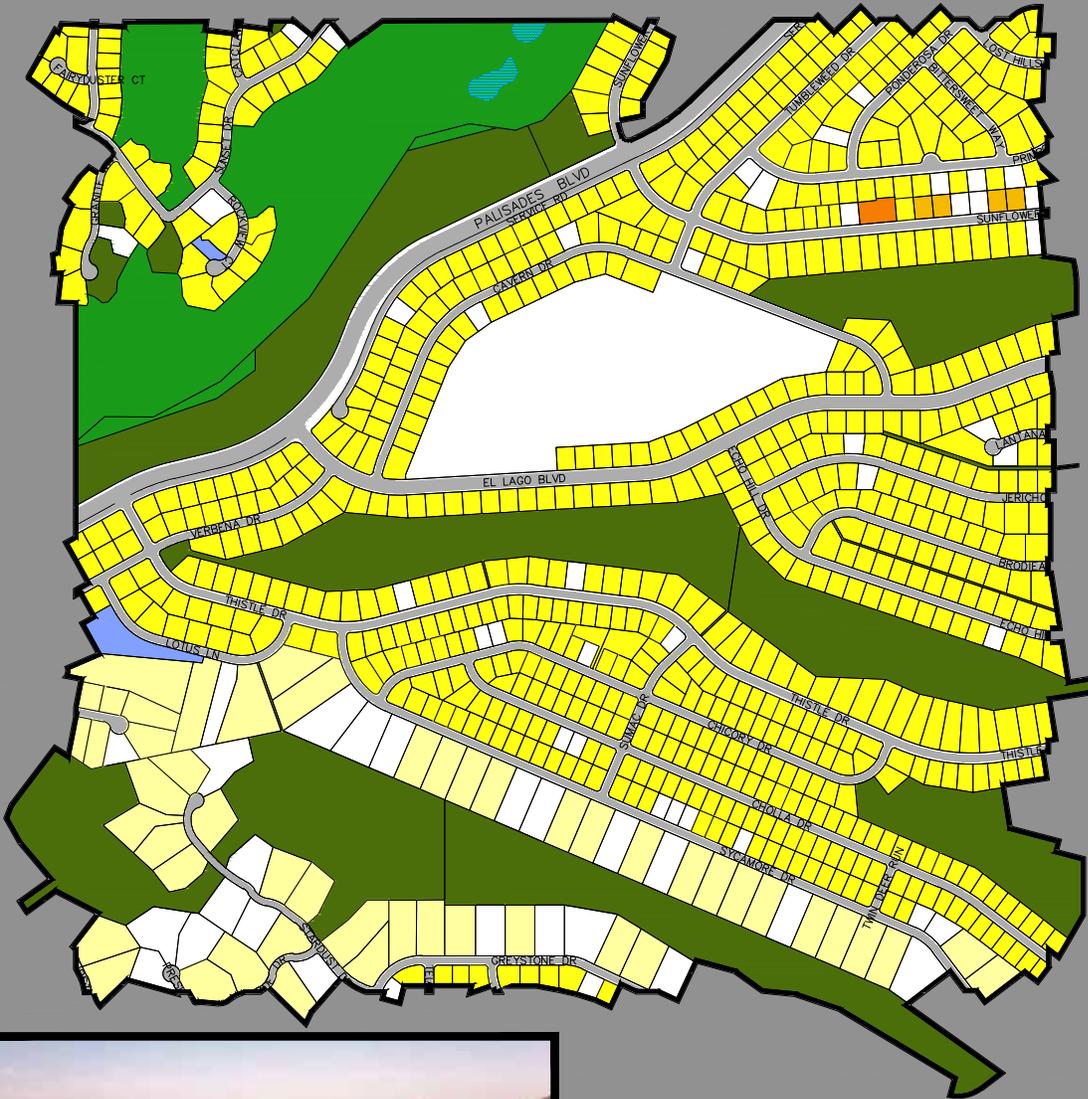


Undeveloped land shown in white

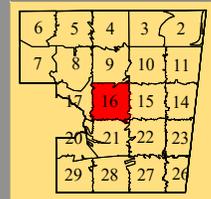


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L	23	41.9	7.2		
Single Family - M	233	70.4	0.7		
Multi-Family - L	123	14.1			
Multi-Family - M					
Multi-Family - H	150	9.1			
Multi-Family/Condo - L	176	22.5	16.0		318.7
Multi-Family/Condo - M	77	7.2			
Multi-Family/Condo - H	1,190	129.6			
Commercial/Retail		51.6	36.0		87.6
Mixed Use	363	18.6			18.6
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
Total	2,335	516.2	59.9	51.5	627.6

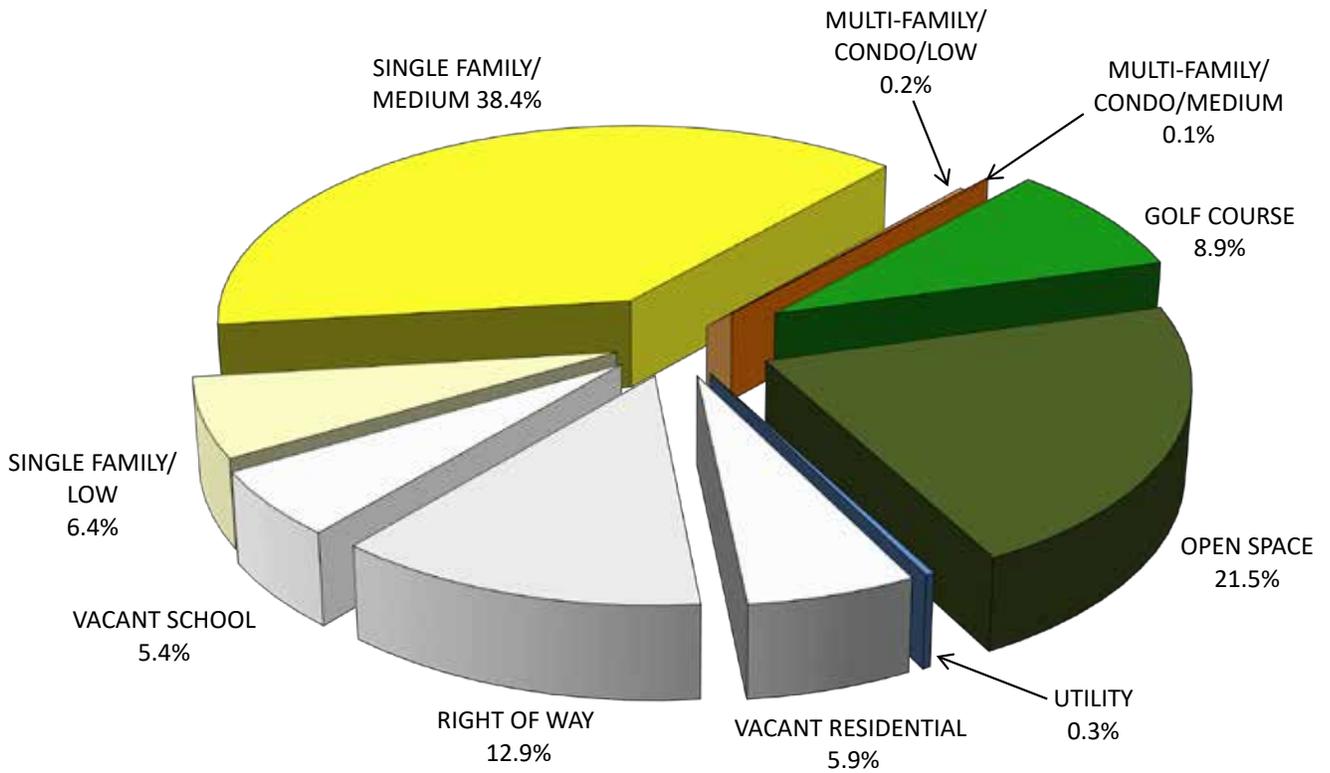
section 16



Sunridge Canyon Golf Club - Aerial View

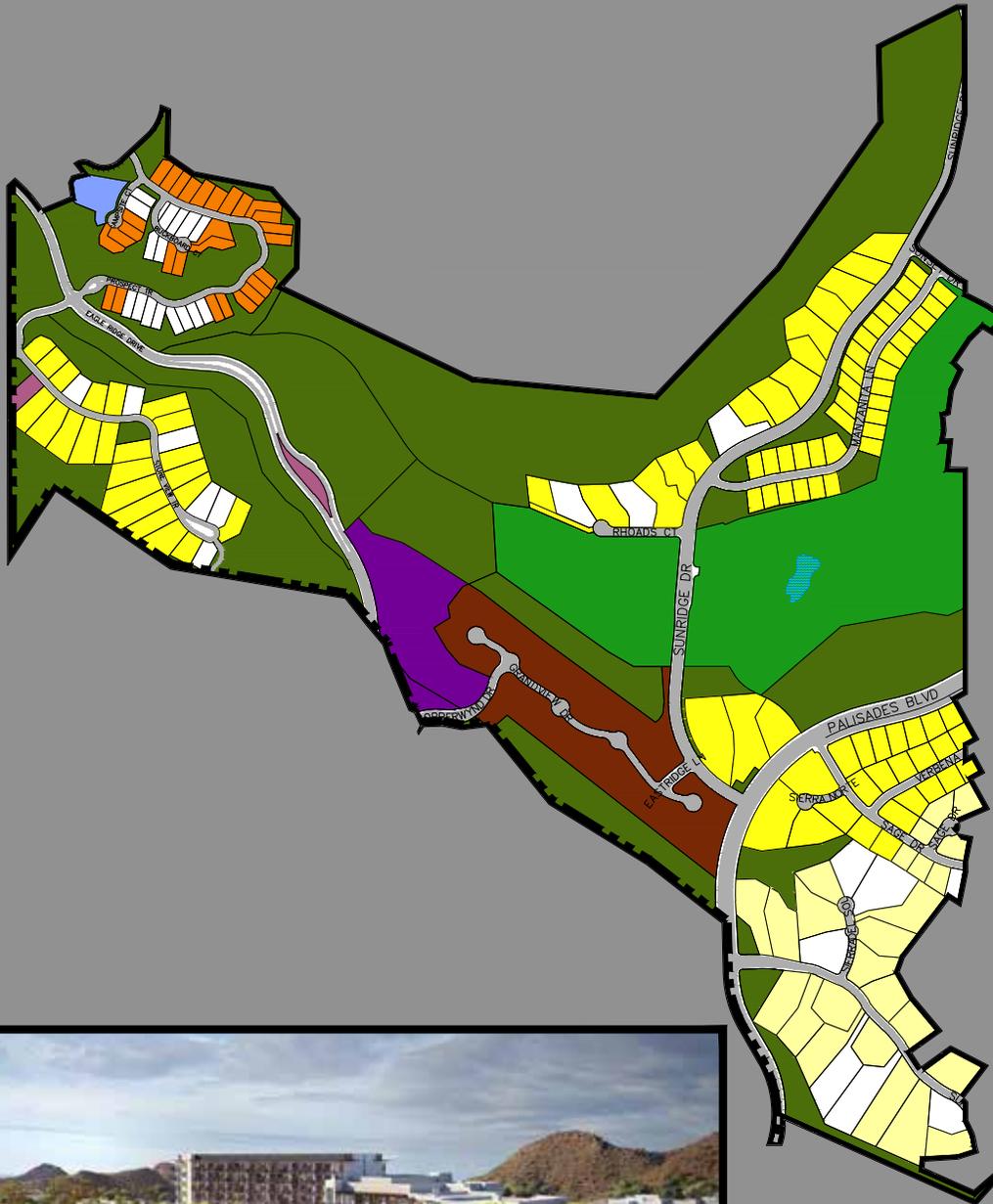


Undeveloped land shown in white

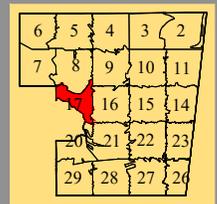


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L	50	41.8	25.7		
Single Family - M	735	248.9	11.7		
Multi-Family - L					
Multi-Family - M					
Multi-Family - H					
Multi-Family/Condo - L	12	1.2	1.1		331.0
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			35.1		35.1
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	803	435.4	73.6	139.2	648.2

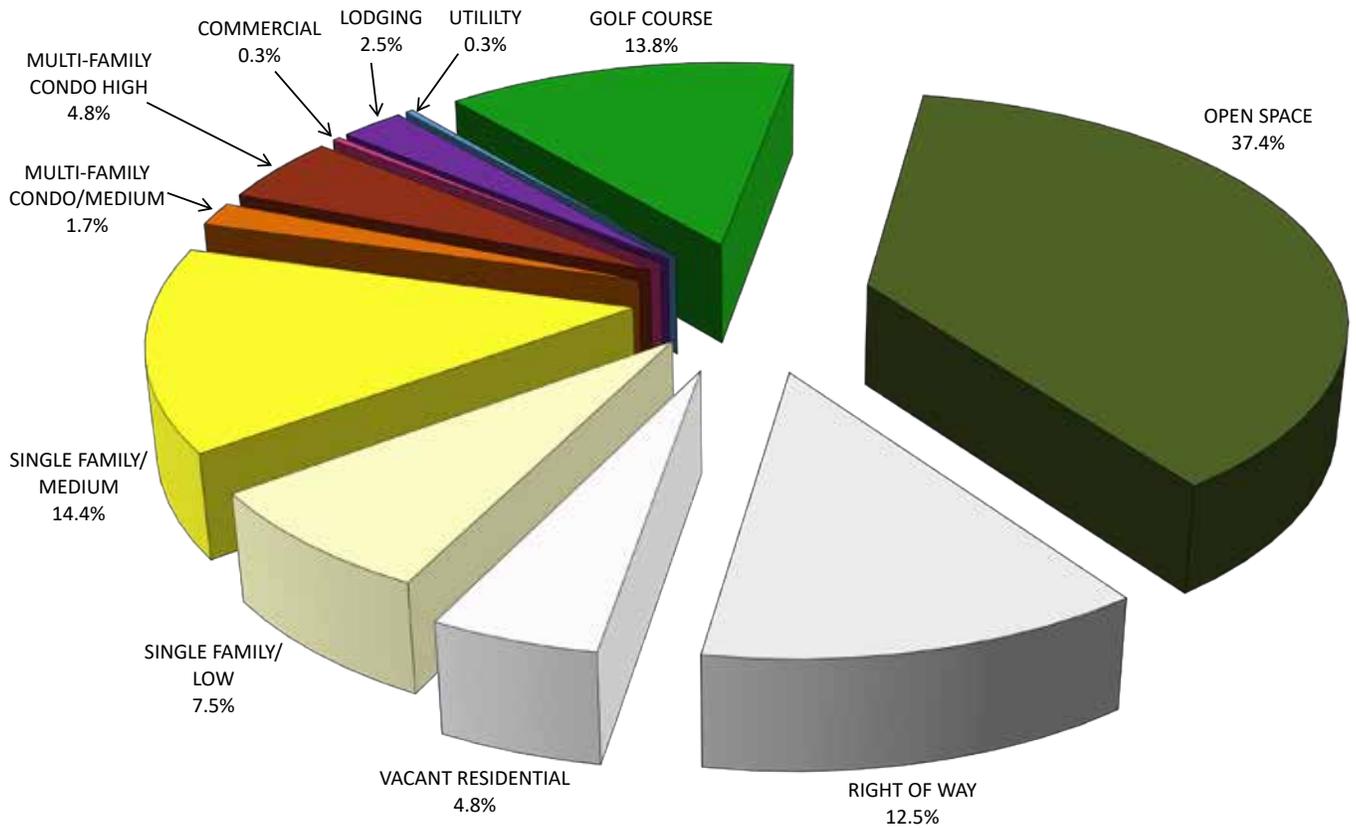
section 17



Copperwynd Resort - Expansion

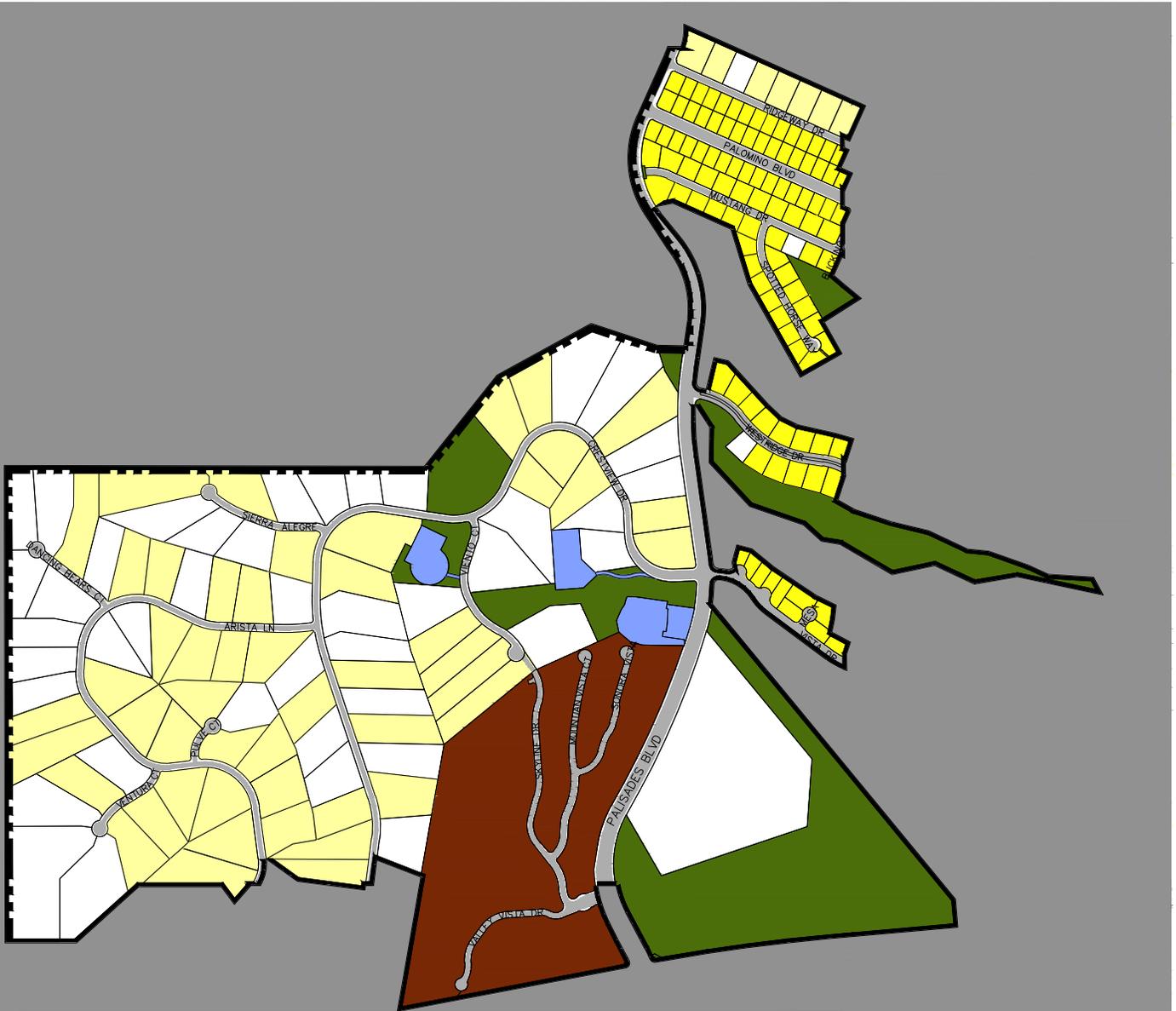


Undeveloped land shown in white

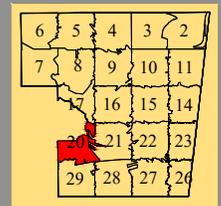


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family - L	25	26.5	6.5		
	Single Family - M	96	50.7	7.4		
	Multi-Family - L					
	Multi-Family - M					
	Multi-Family - H					
	Multi-Family/Condo - L					
	Multi-Family/Condo - M	28	6.2			
	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				132.6	132.6
	Scottsdale Owned Land					
	Right of Way/Streets		44.3			44.3
	Total	257	204.7	17	132.6	354.3

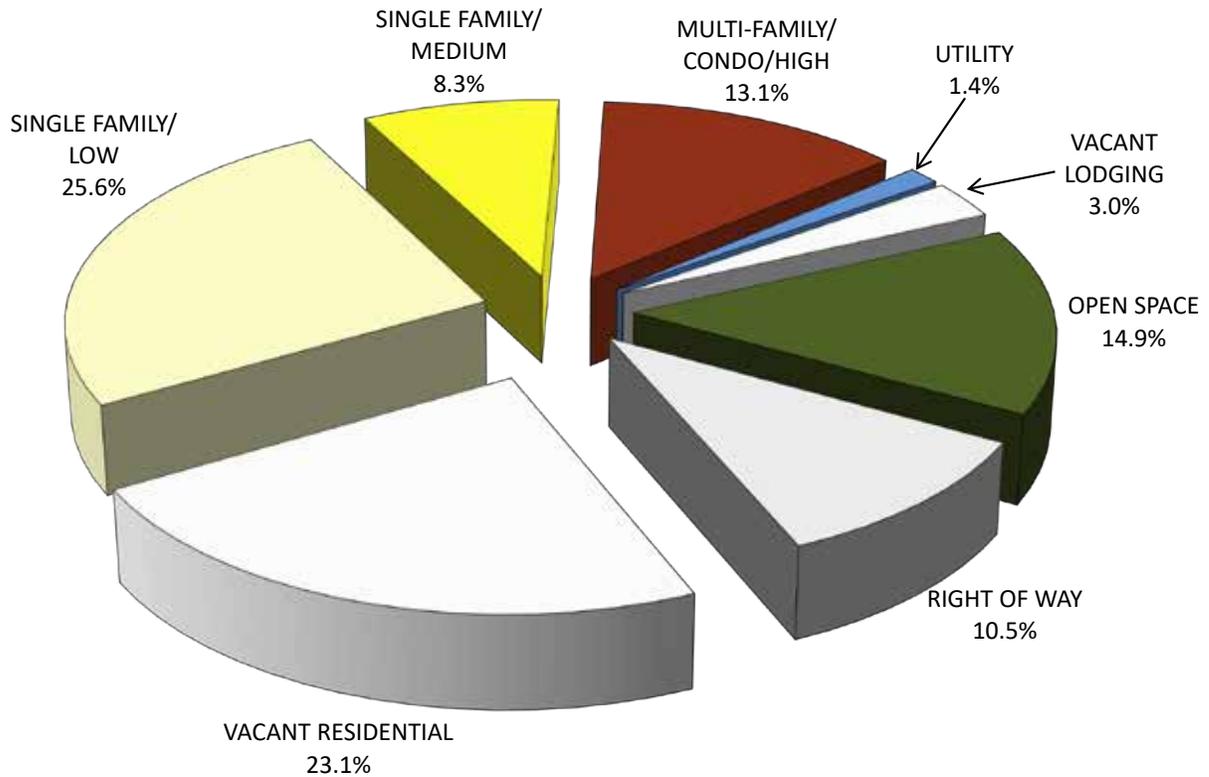
section 20



Crestview at Fountain Hills

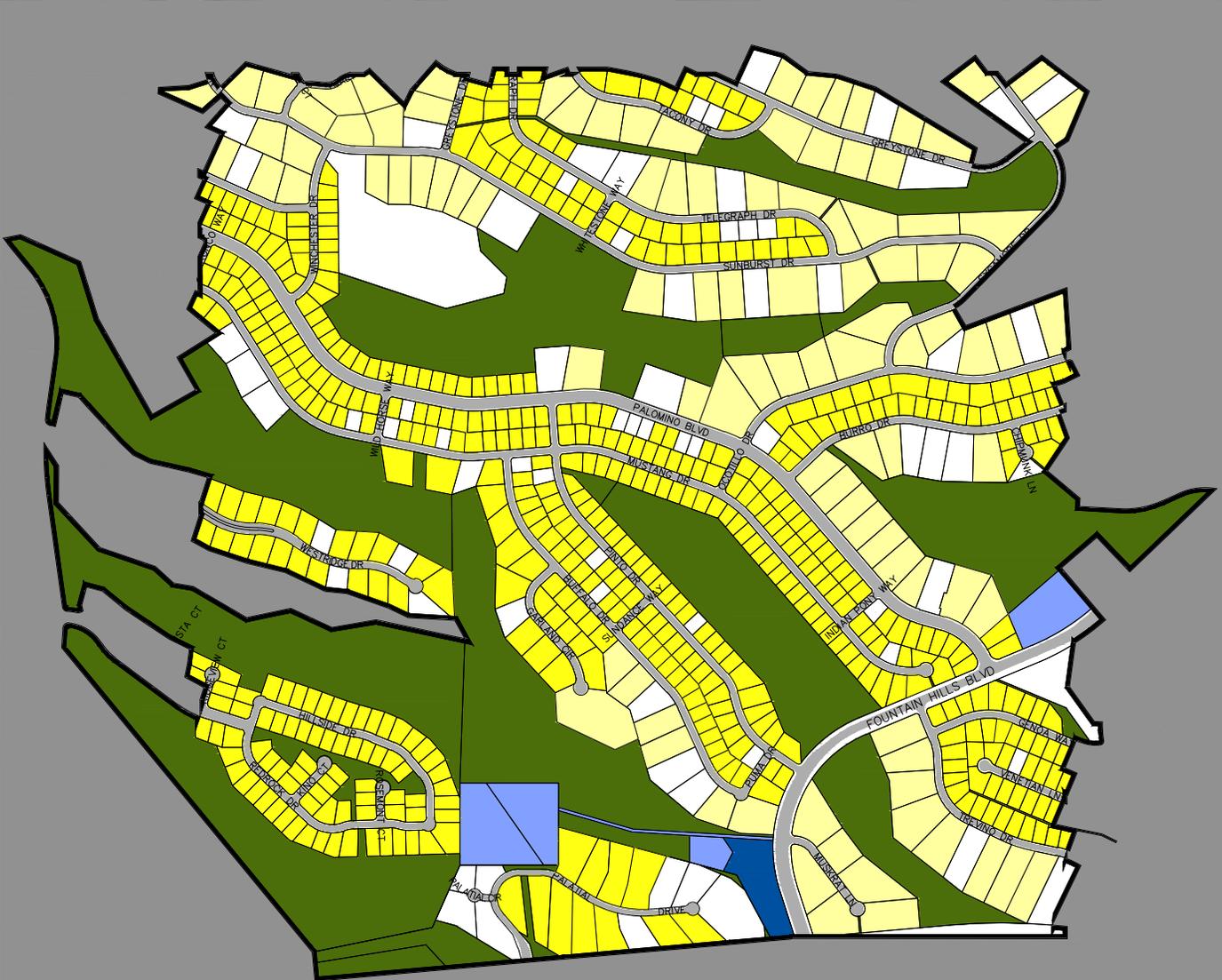


Undeveloped land shown in white

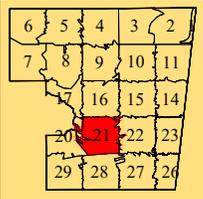


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	57	110.5	99.6		
	Single Family – M	105	36.3	0.9		
	Multi-Family – L					
	Multi-Family – M					
	Multi-Family – H					
	Multi-Family/Condo – L					
	Multi-Family/Condo – M					
	Multi-Family/Condo – H	41	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	203	255.1	113.7	64.5	433.3

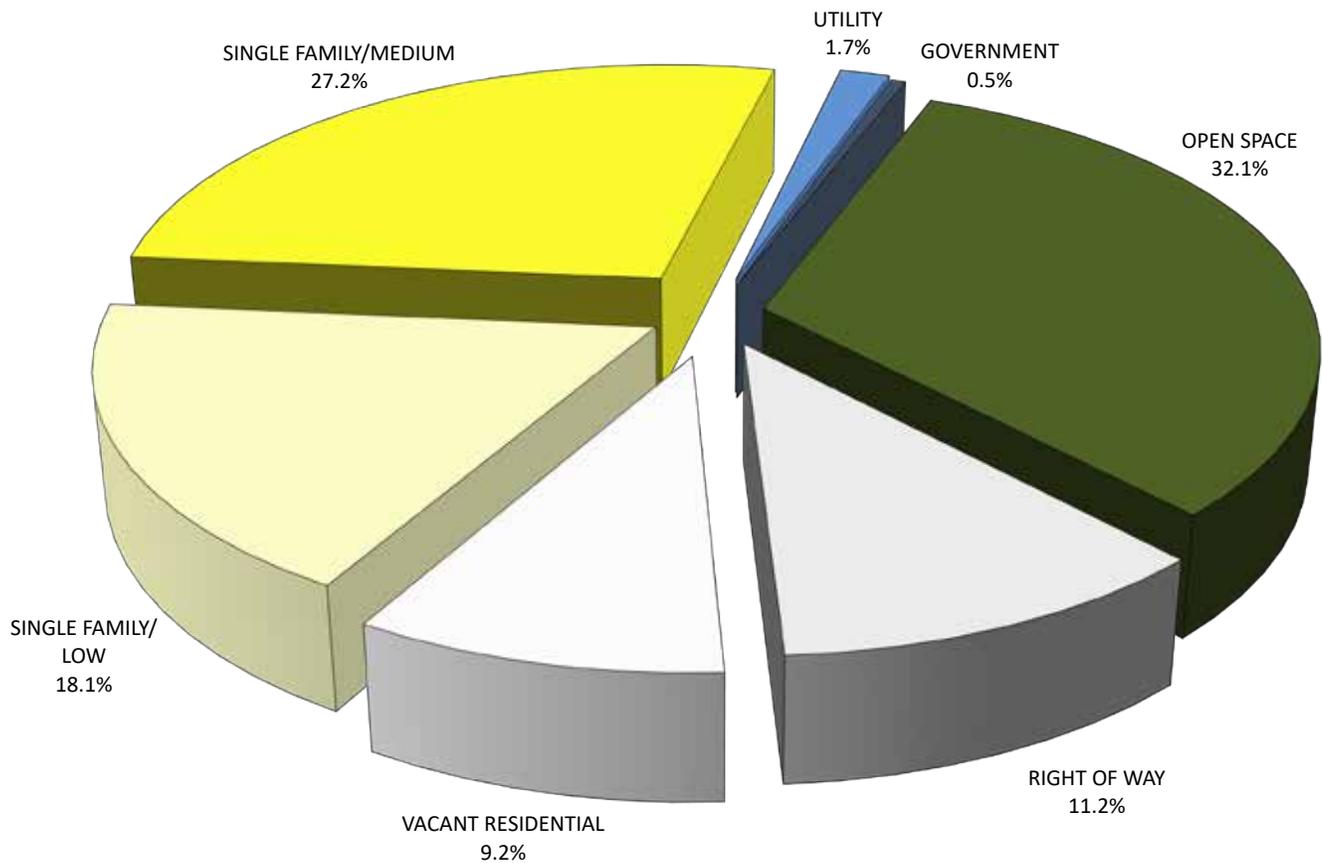
section 21



New Fire Station No. 2

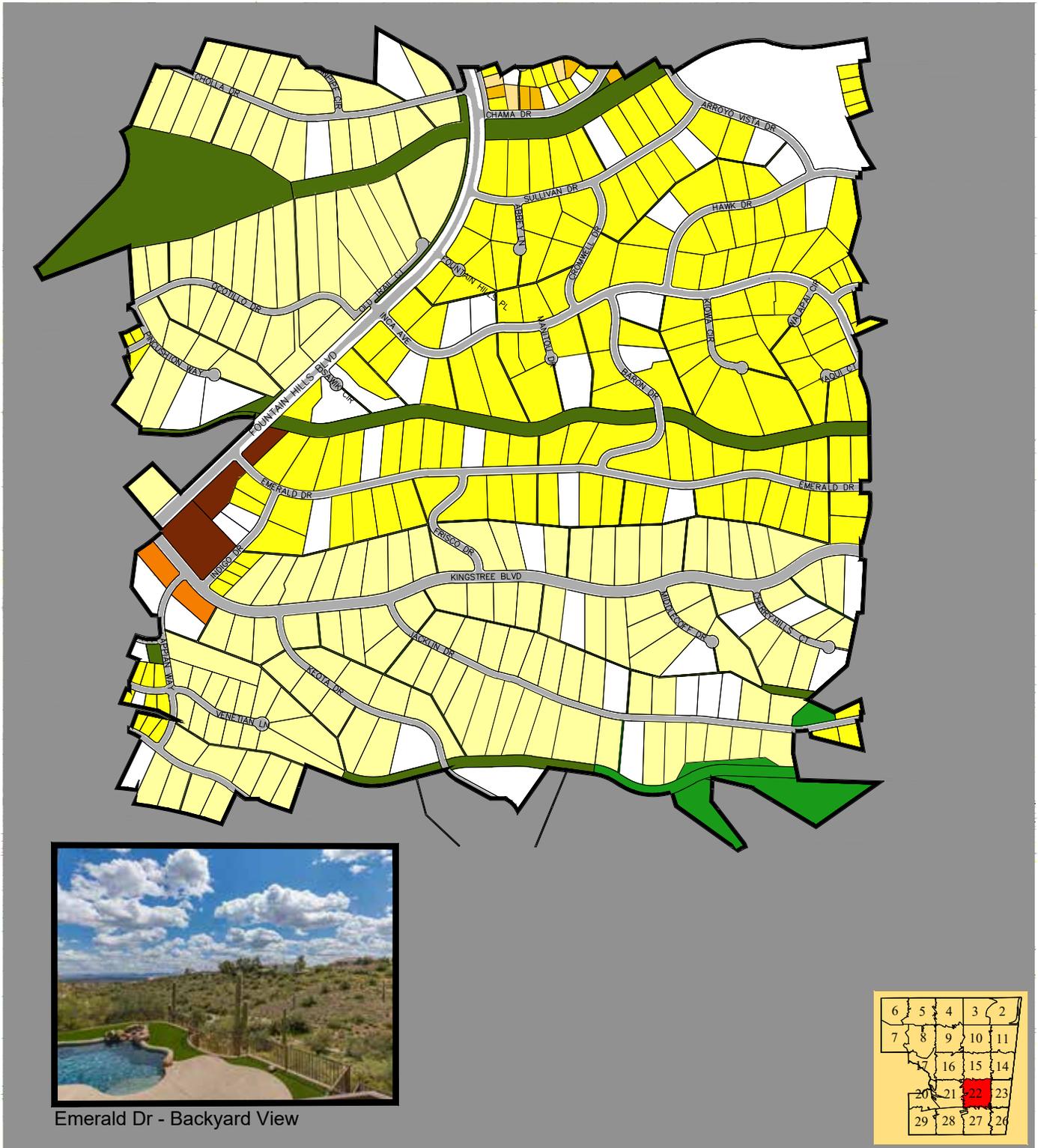


Undeveloped land shown in white



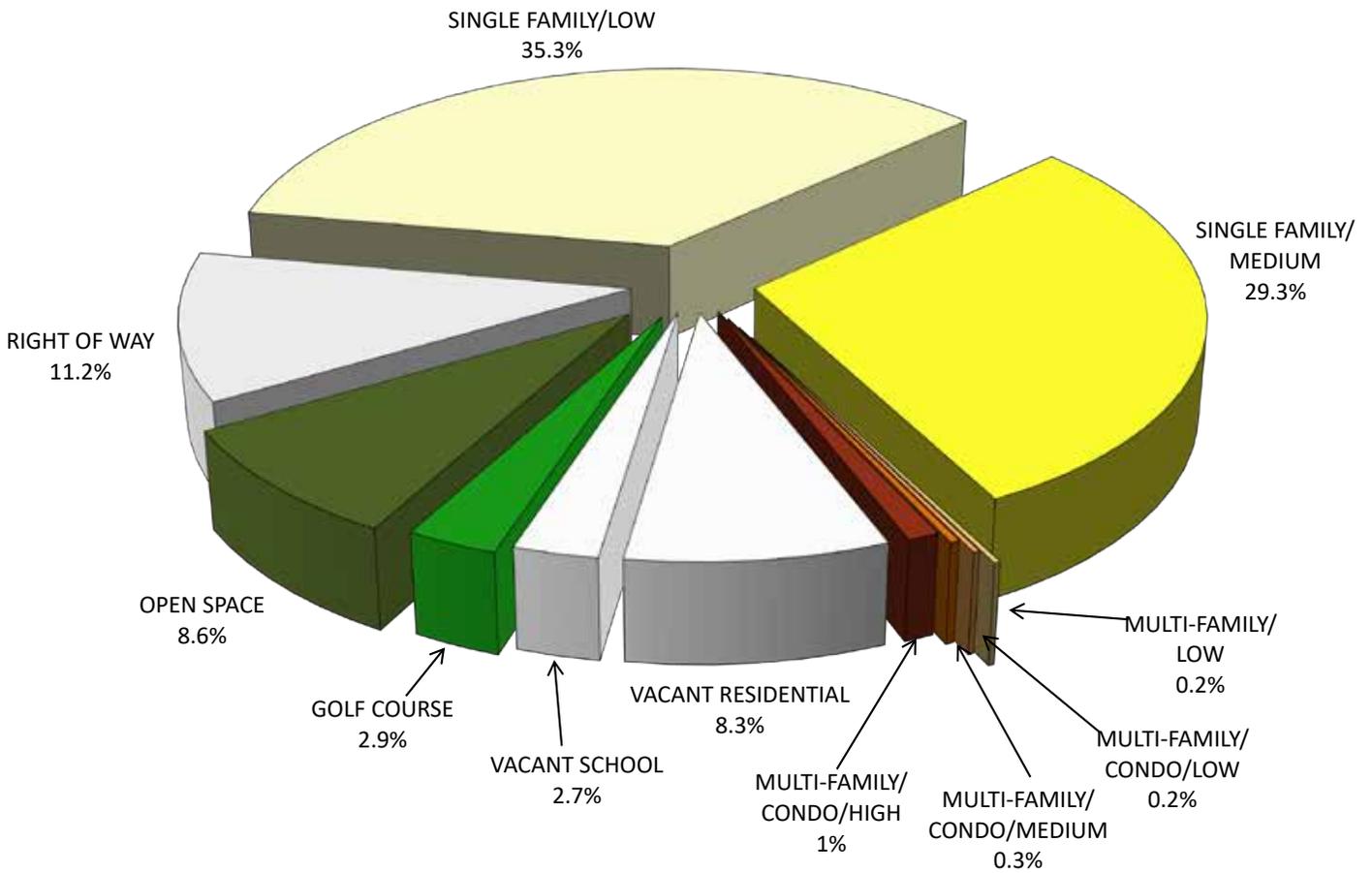
	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	102	120.5	35.2		
	Single Family – M	549	180.5	26.1		
	Multi-Family – L					
	Multi-Family – M					
	Multi-Family – H					
	Multi-Family/Condo – L					
	Multi-Family/Condo – M					
	Multi-Family/Condo – H					
	Commercial/Retail					
	Mixed Use					
	Lodging					
	Institutional					
	Industrial					
	Utility		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
	Total	651	389.7	61.3	213.4	664.4

section 22



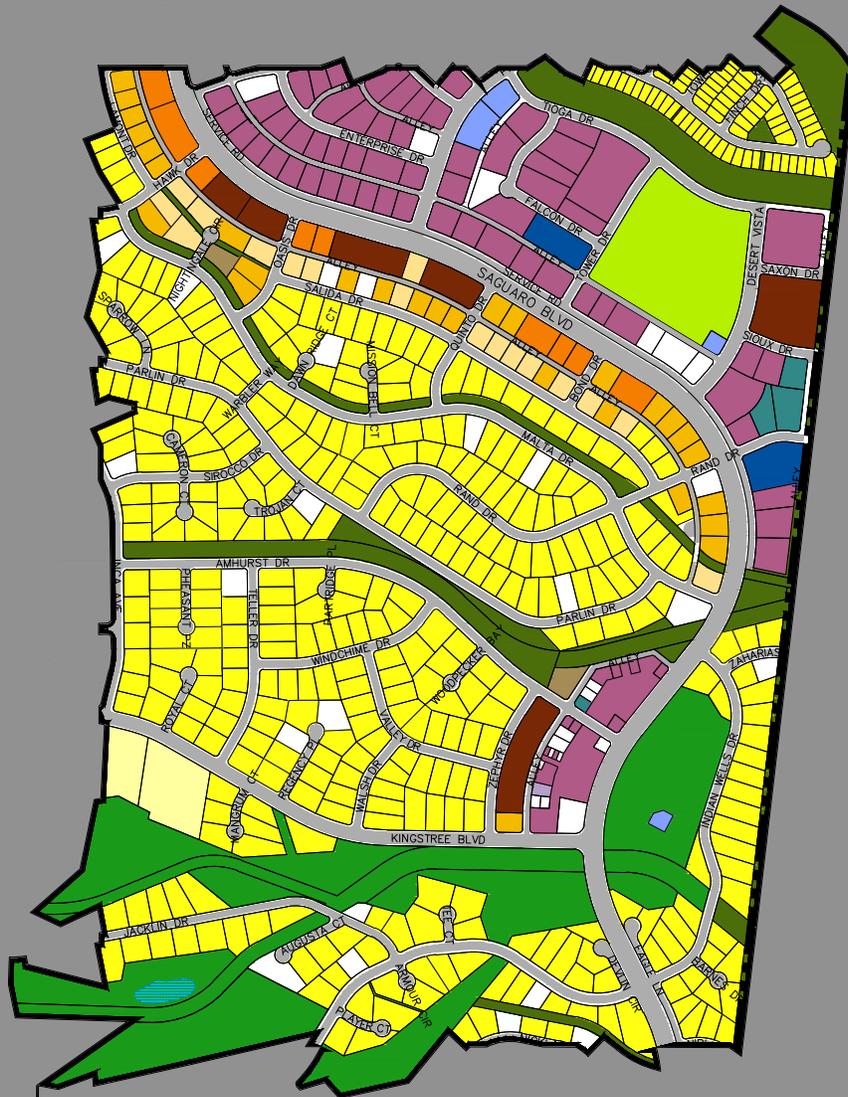
Emerald Dr - Backyard View

Undeveloped land shown in white

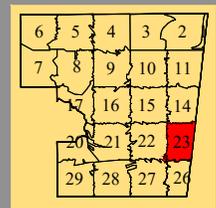


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family – L	166	225.5	27.2		476.8
Single Family – M	169	187.4	23.8		
Multi-Family – L	6	1			
Multi-Family – M					
Multi-Family – H			2.2		
Multi-Family/Condo – L	10	1.5			
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			17.5		17.5
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	438	513.6	70.7	54.8	639.1

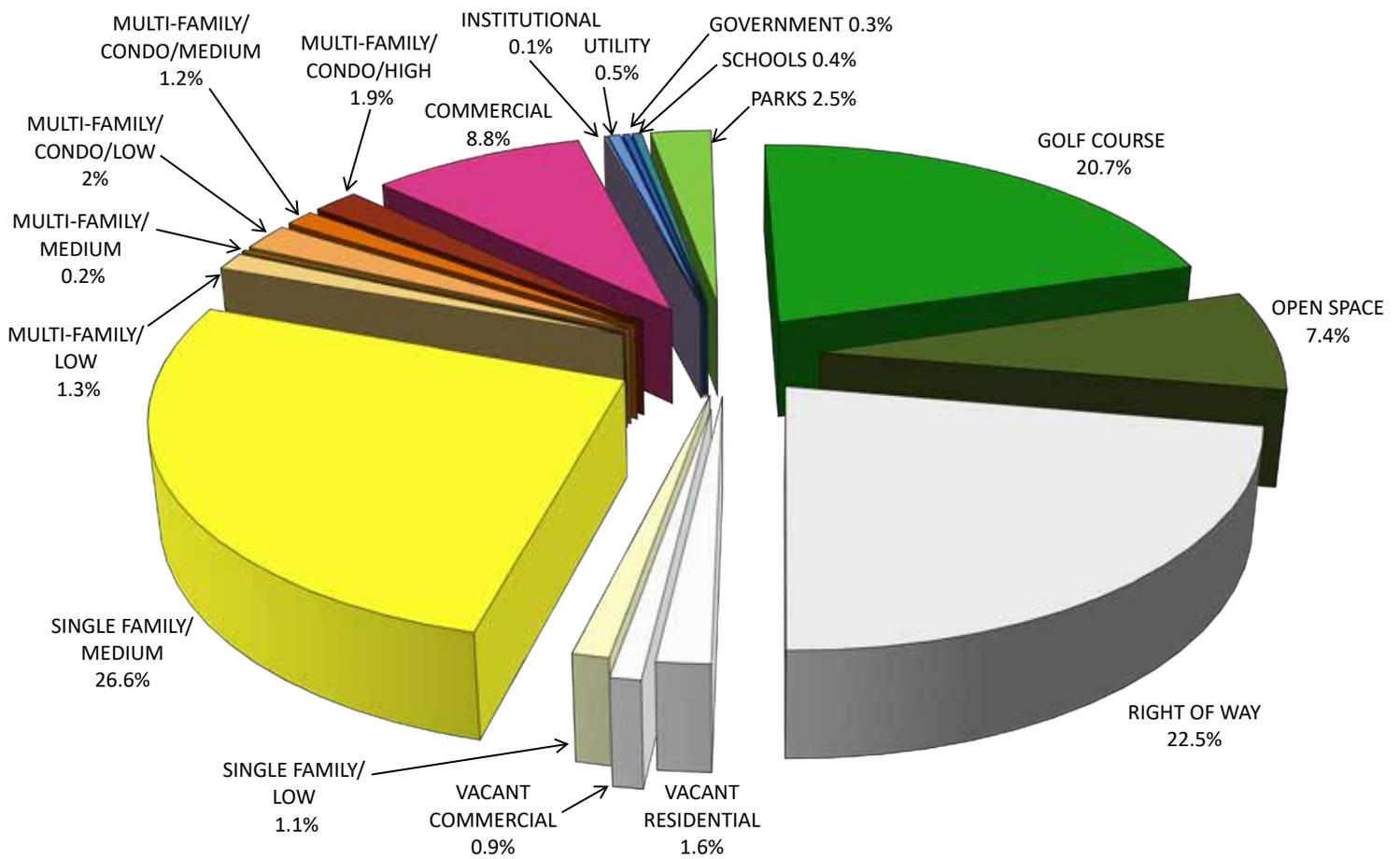
section 23



Desert Vista Park - Skate Park - Dog Park

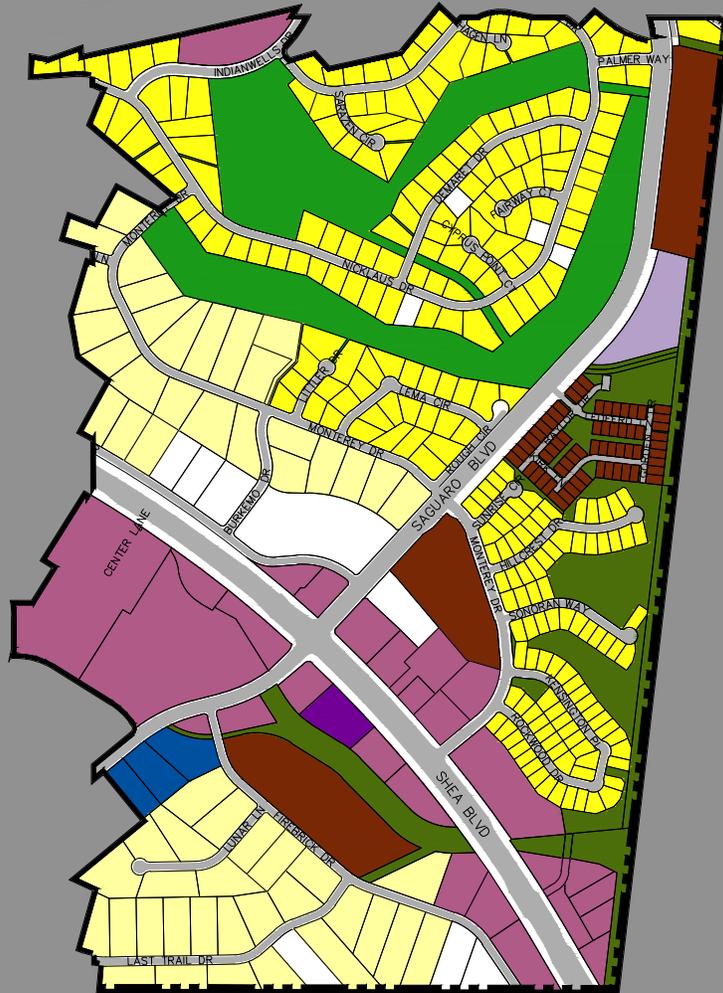


Undeveloped land shown in white

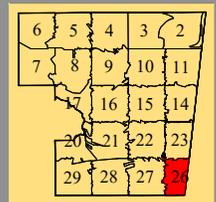


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential					
Single Family - L	2	5.1	0		
Single Family - M	432	124.3	7		
Multi-Family - L	50	6.3			
Multi-Family - M	25	0.9			
Multi-Family - H					168.2
Multi-Family/Condo - L	67	9.5	0.6		
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
Total	722	421.7	11.9	34.4	468.0

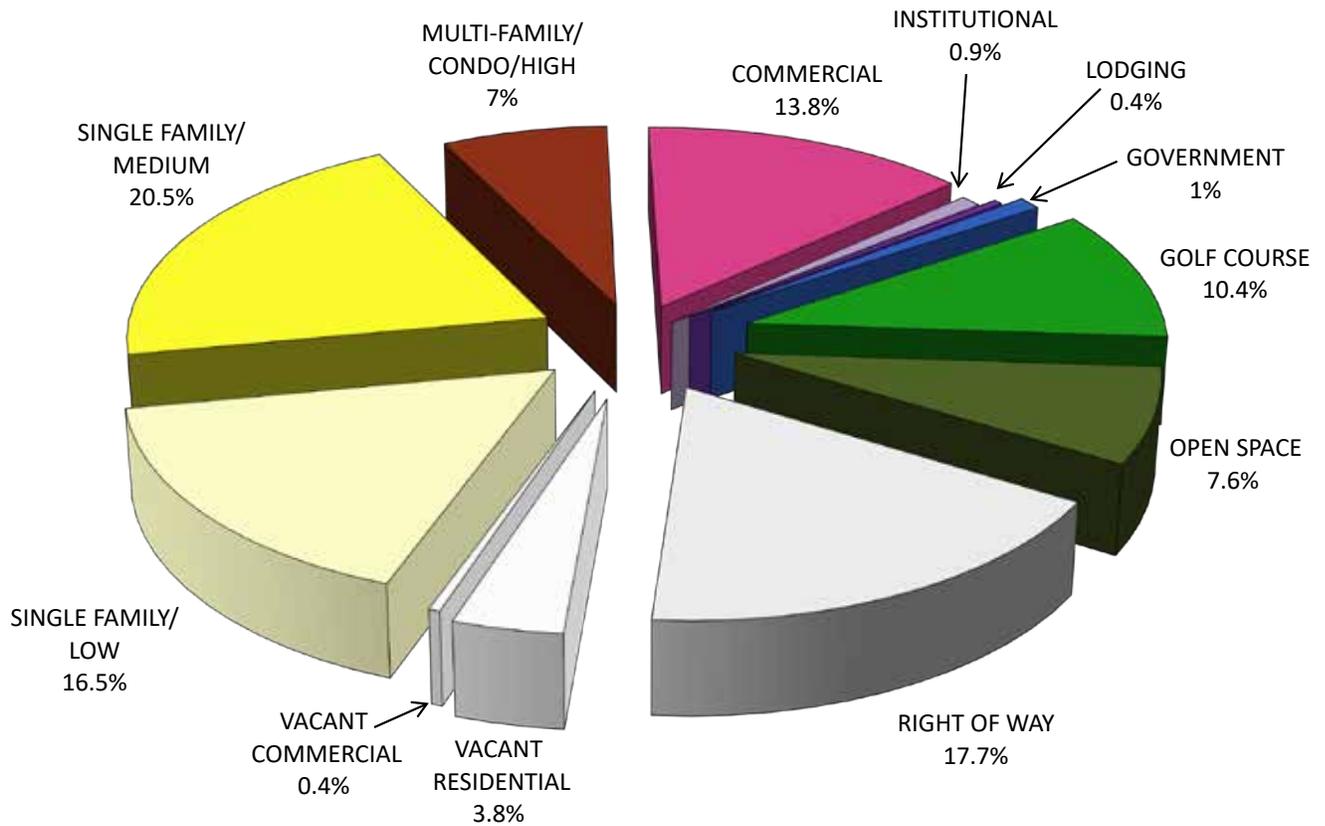
section 26



FH Medical Center - On Time To Open Late 2020

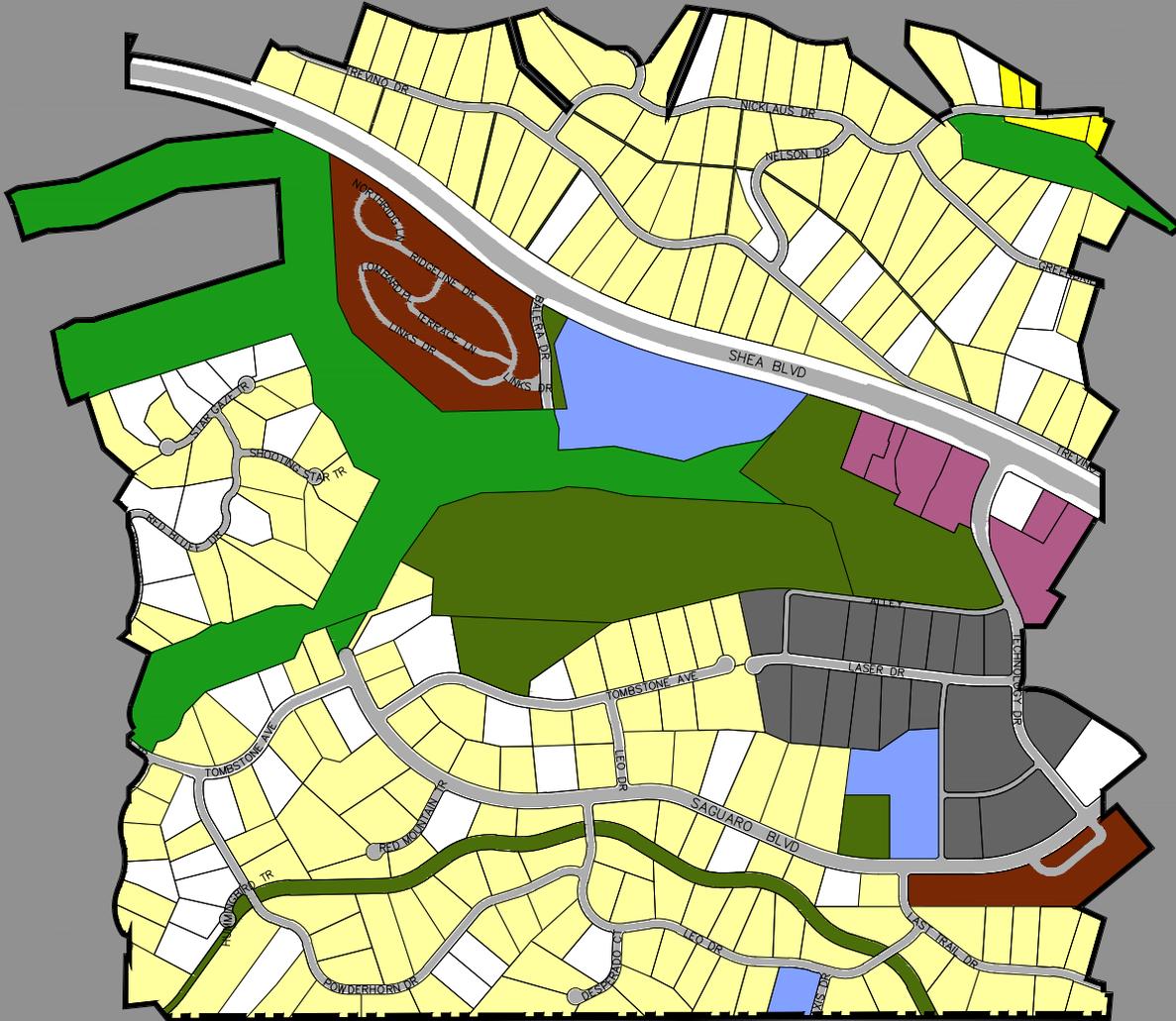


Undeveloped land shown in white

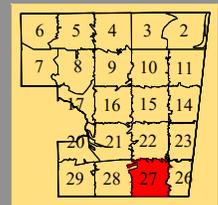


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	54	62.6	7.3		
	Single Family – M	251	77.9	1.4		
	Multi-Family – L					
	Multi-Family – M					
	Multi-Family – H					181.5
	Multi-Family/Condo – L			5.8		
	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
	Total	614	334.5	16.1	29	379.6

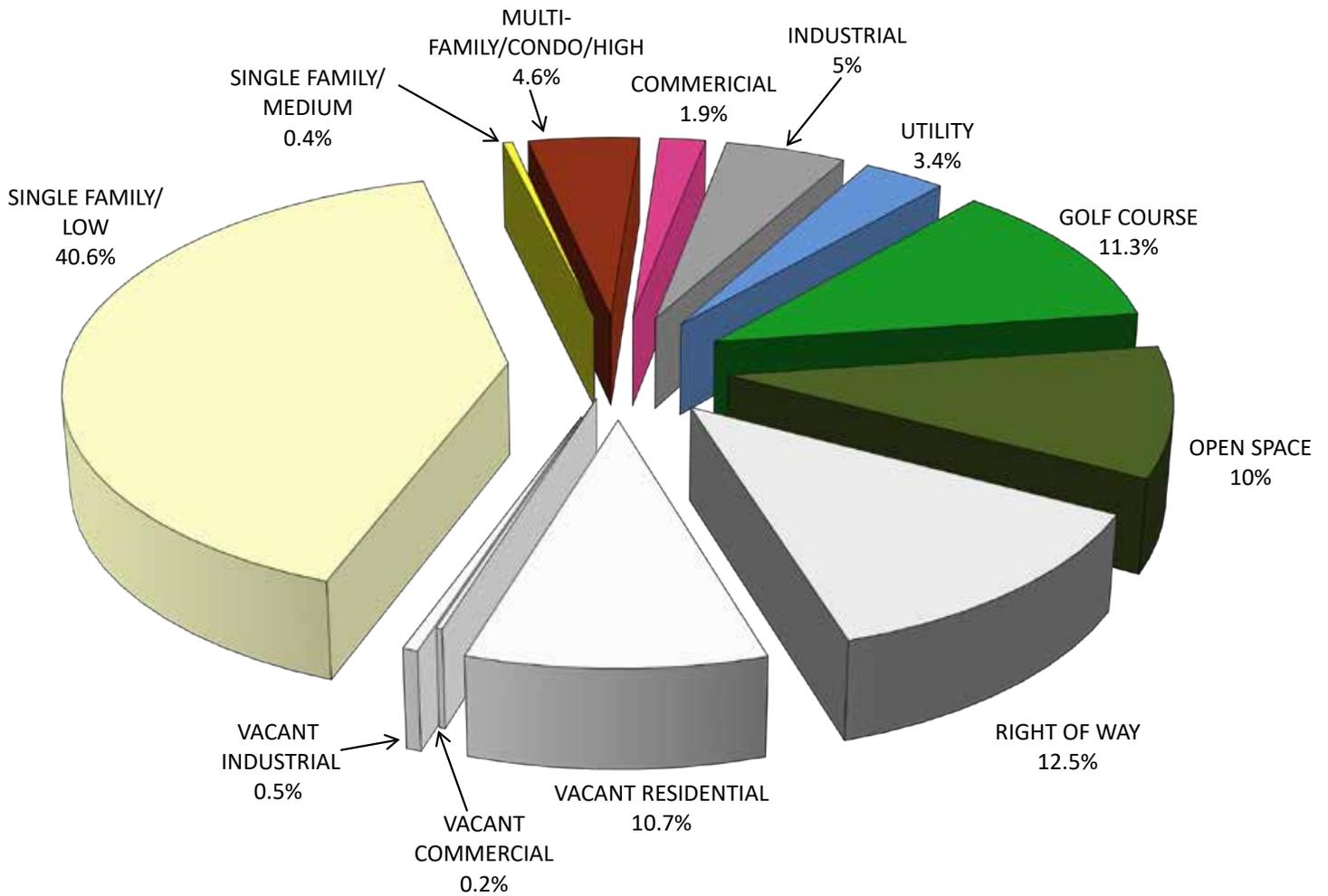
section 27



Scenic View From Trevino Dr

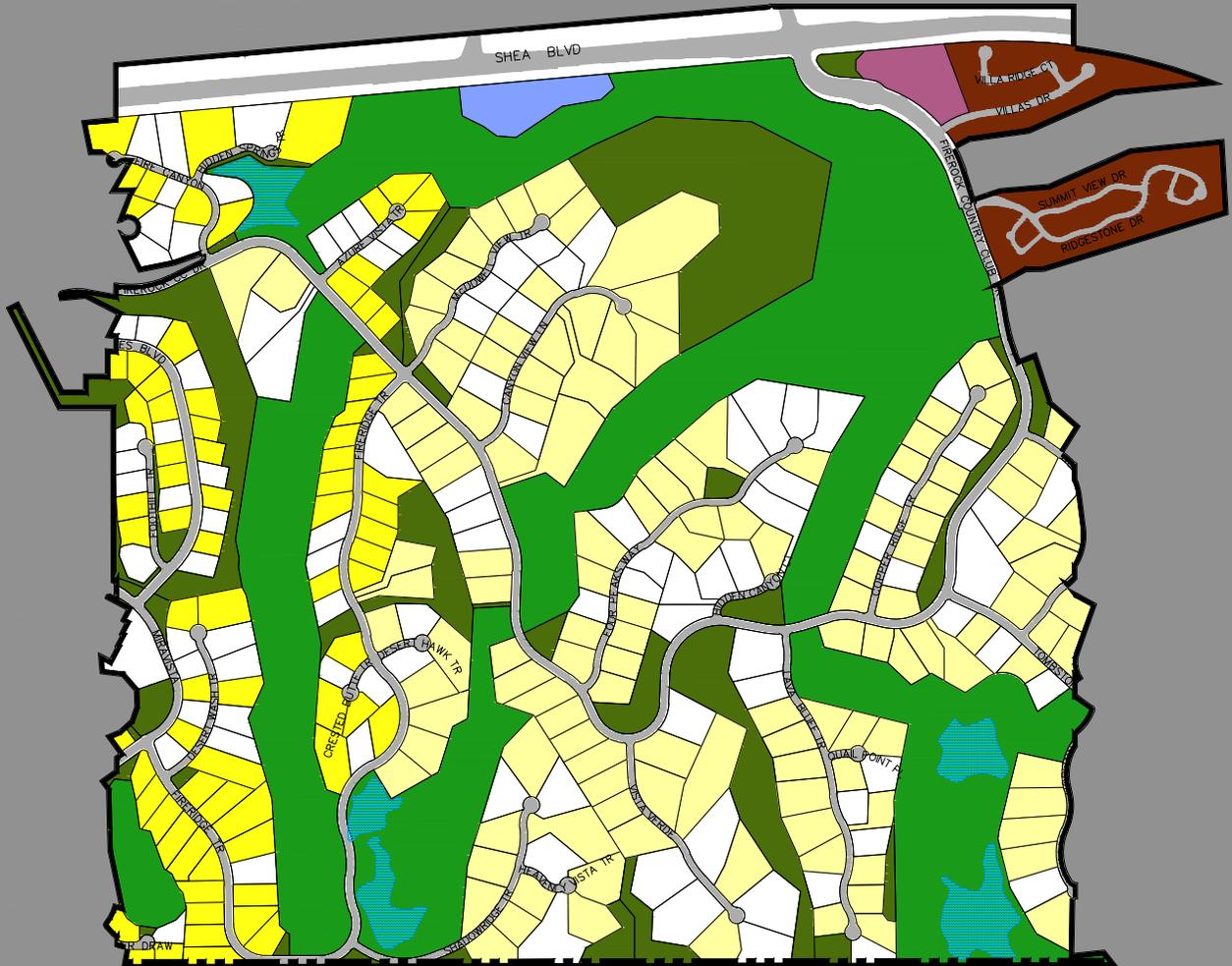


Undeveloped land shown in white

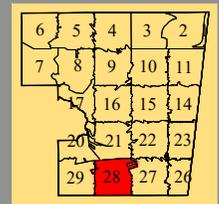


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family – L	195	256.4	60.8		348.5
	Single Family – M	4	2.3			
	Multi-Family – L					
	Multi-Family – M					
	Multi-Family – H					
	Multi-Family/Condo – L					
	Multi-Family/Condo – M					
	Multi-Family/Condo – H	141	29			
	Commercial/Retail		12	1.3		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
	Total	340	503.5	65.1	62.9	631.5

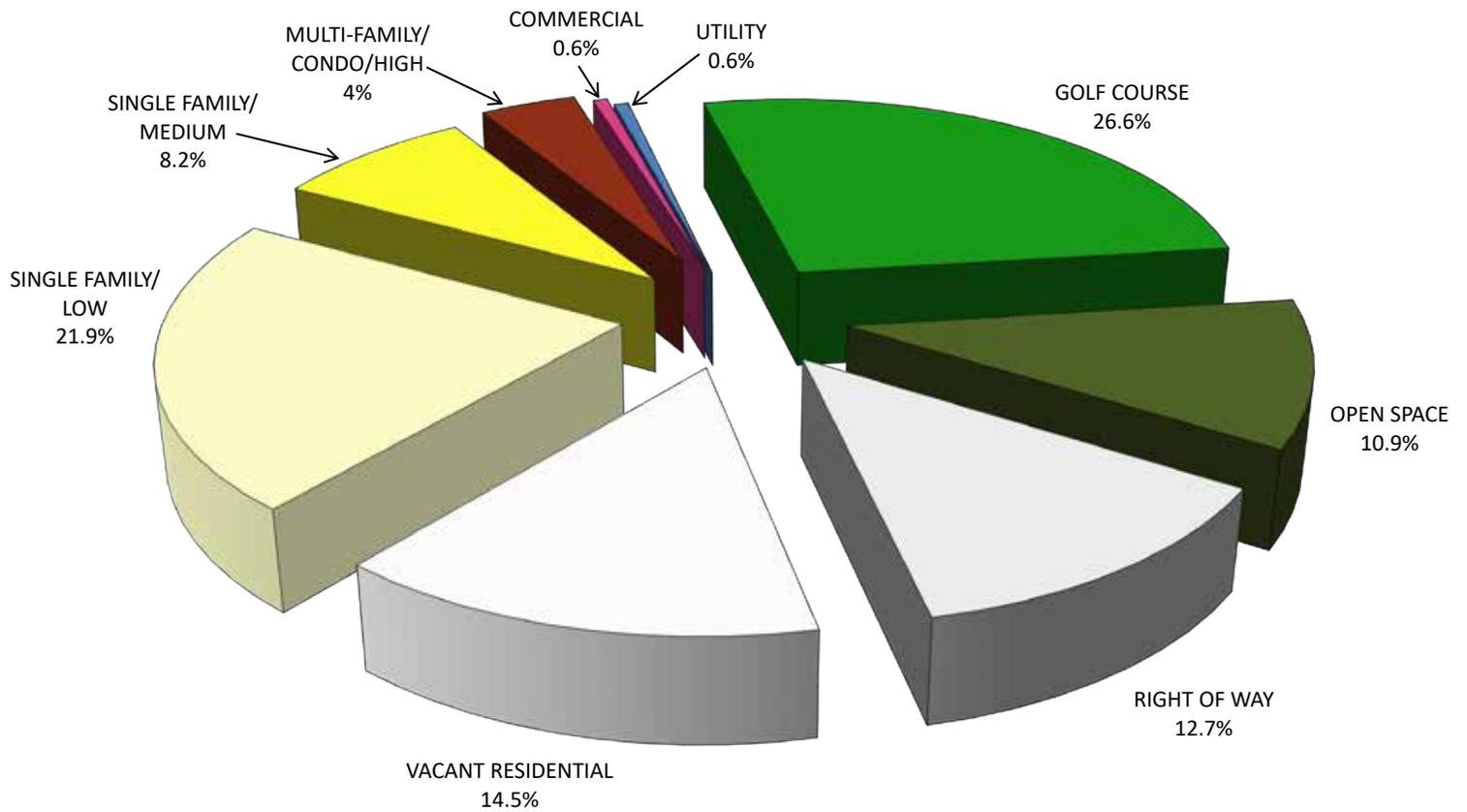
section 28



Firerock Country Club Golf Course - Scenic View

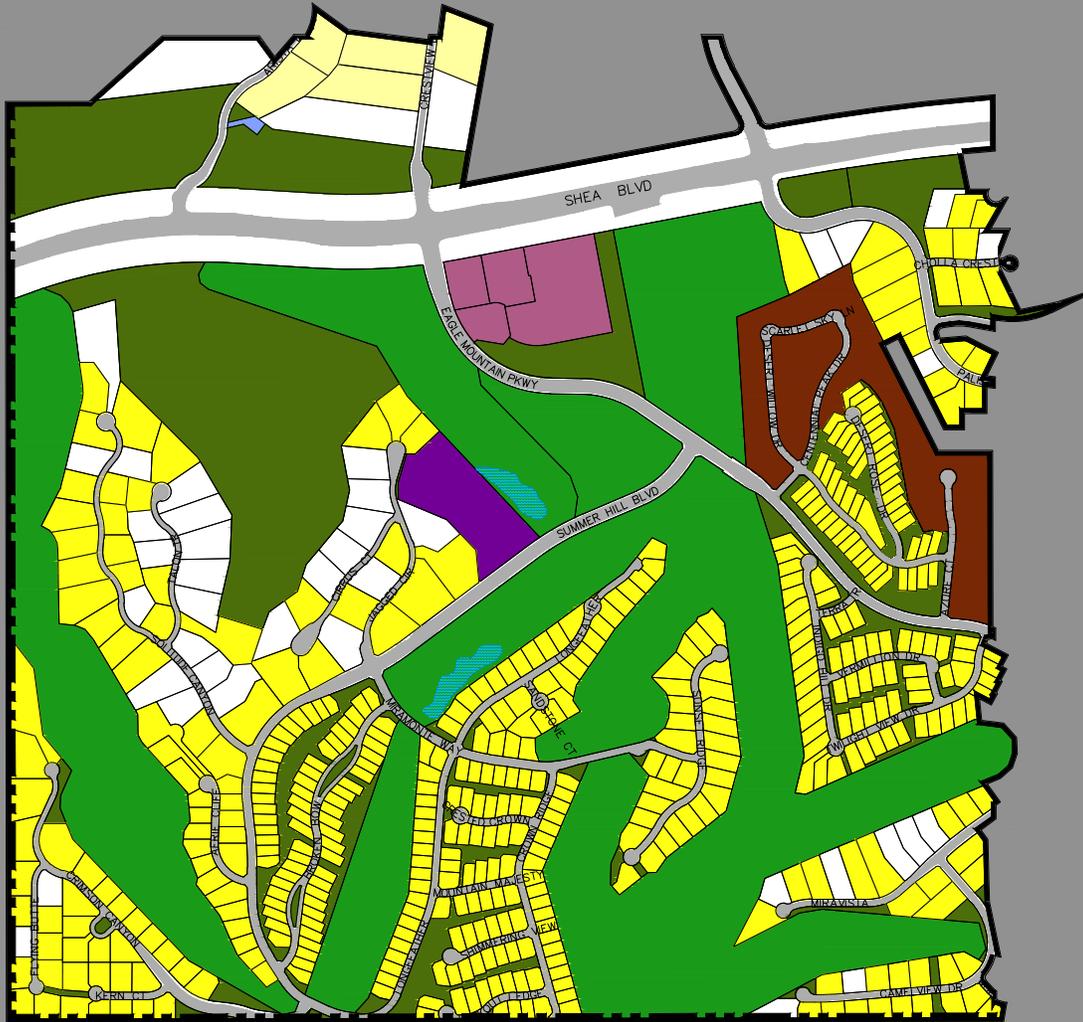


Undeveloped land shown in white

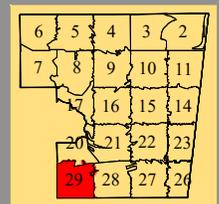


	Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
	Residential					
	Single Family - L	133	138.4	62.3		
	Single Family - M	77	51.6	29.2		
	Multi-Family - L					
	Multi-Family - M					
	Multi-Family - H					
	Multi-Family/Condo - L					
	Multi-Family/Condo - M					
	Multi-Family/Condo - H	44	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
	Total	254	470.3	91.5	68.8	630.6

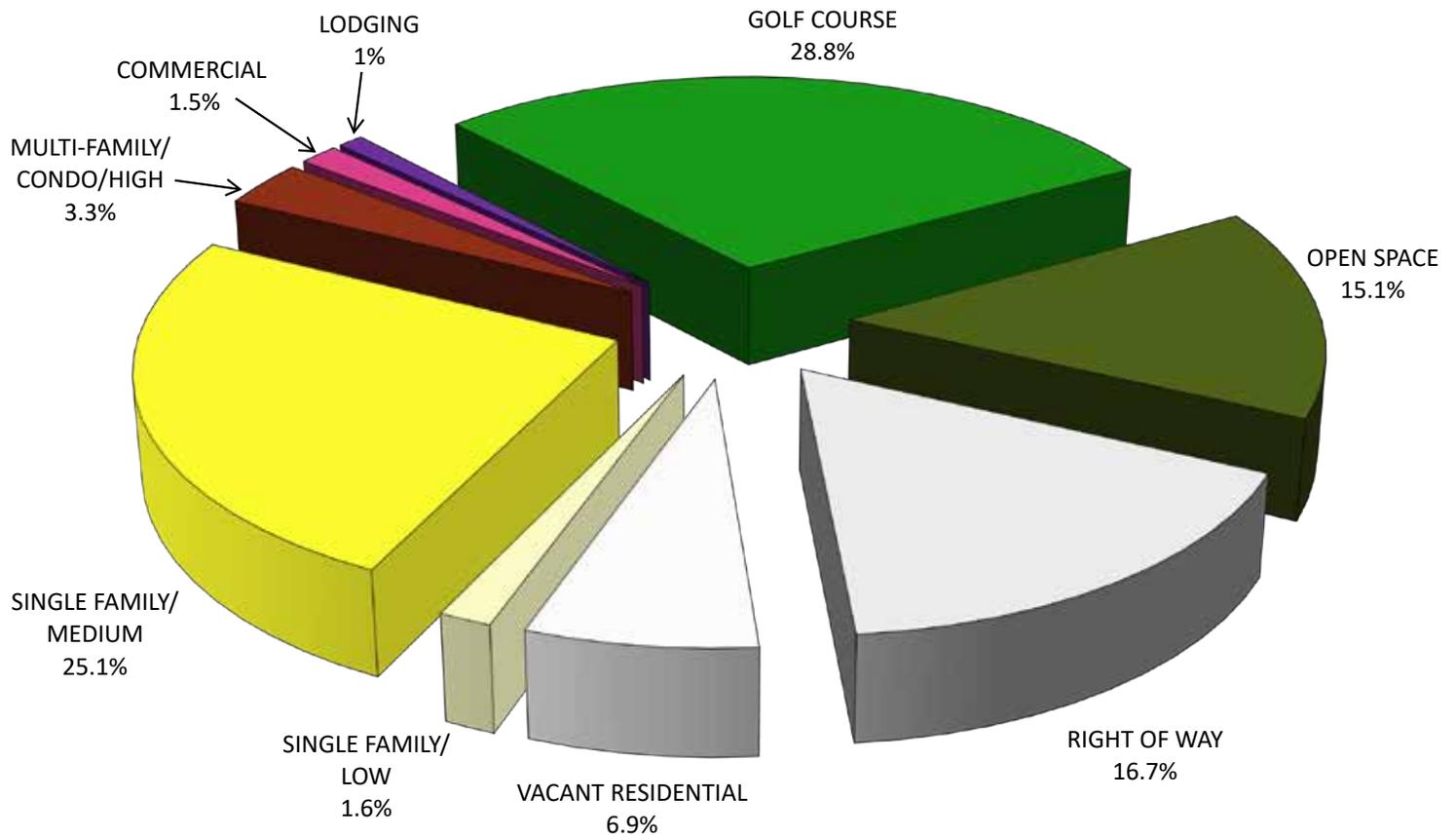
section 29



Eagle Mountain Golf Club



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	477	151.5	30.7		
	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		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
	Total	556	471.1	41.1	91	603.2

Layout and Design Credits

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