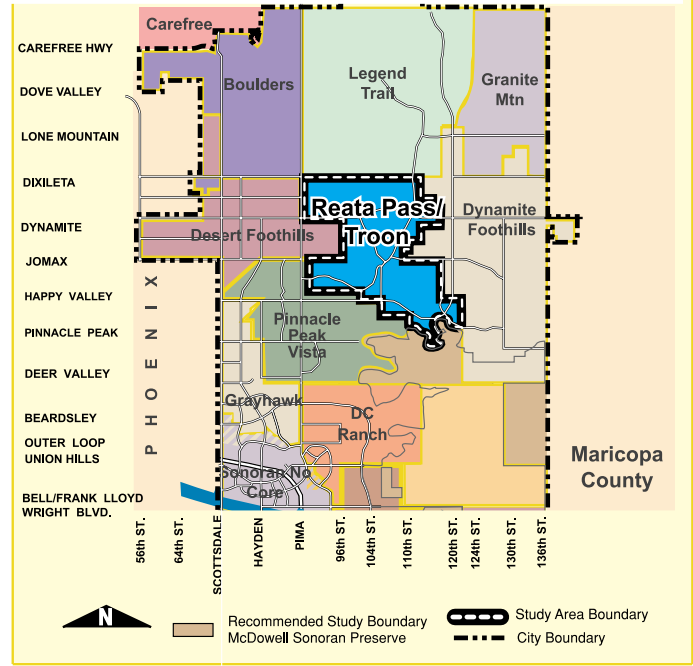


REATA PASS/TROON CHARACTER AREA

General Description of the Area:

This hourglass shaped area is bounded on the north by the Dixileta section line, on the east by the 112th/116th/120th Street alignments, on the south by the McDowell Mountains and Happy Valley Road, and on the west by a line ranging from one quarter to one mile east of Pima Road. The north half is in the Cave Creek School District, while the south half is not in a school district.



Overview of the Area:

The area includes a couple of the oldest structures in the general area (Pinnacle Peak Patio and the Reata Pass Steak House Restaurant) although most of it has been developed from the mid-1980's to the late 1990's, in five large master planned developments (Desert Highlands, Troon, Troon North, Troon Ridge, and Estancia). The area is high desert roughly 1500 feet higher than the valley floor with scattered granite mountains, hills, ridges, and knobs. Rainfall is about twice that of the valley floor creating a thick, lush, and diverse landscape.



Character Features and Elements:

The natural terrain is very dominant with respect to the visual character of the area. Numerous boulders, ever-changing backdrops and vistas, and abundant vegetation give the desert a special mystique. Natural landmarks occur at scales ranging from local to area-wide. The character of the area’s buildings is strongly southwestern, with the non-residential buildings often having a southwest “ranch” character. The “Santa Fe/Pueblo” design character is as much or more common than the “Mission” character in the residential buildings. In the custom homes of the area, there are a significant number of southwest contemporary designs which reflect the natural desert forms, colors, and materials. Building colors tend to be deep earthtones and stonework is a significant addition to the typical stucco and tile.



How This Area Fits into Community:

The area serves as a destination for visitors to the city, provides a diverse mix of upscale housing for both full and part-time residents, and offers a western desert character which is a significant component of Scottsdale’s image. The functional core for the area will ultimately occur along the Alma School Road Corridor from Jomax to Dynamite Boulevard, although local focal points at the four major golf clubhouses will continue to be important assets of the area.