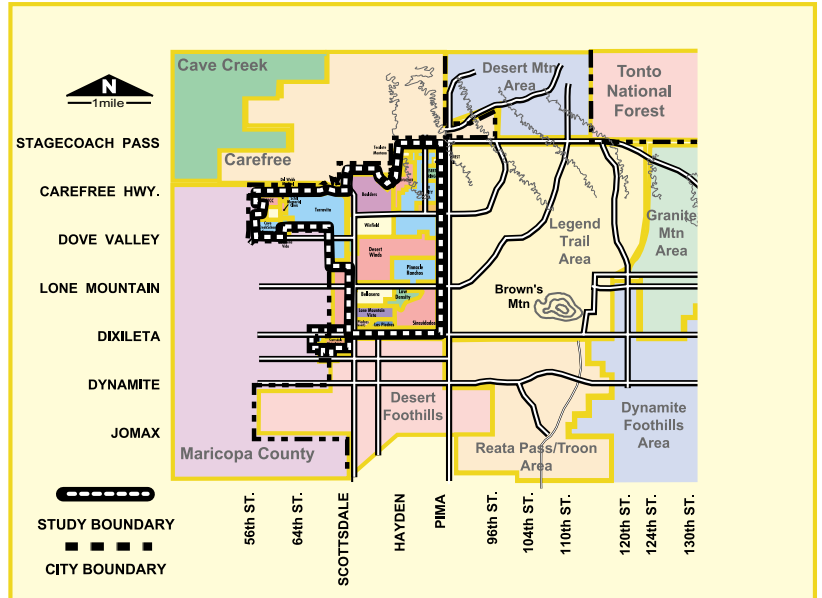


# BOULDERS CHARACTER AREA

## General Description of the Area:

The area is roughly bounded by Carefree Highway and Stagecoach Pass on the north, Pima Road on the east, Dixileta Road on the south (with two subdivisions being the exception), and Scottsdale Road or the city limits creating the west boundary. Additionally, this area is next to the Town of Carefree to the north and the Town of Cave Creek and the City of Phoenix to the west. The unincorporated County areas create a southwestern boundary.



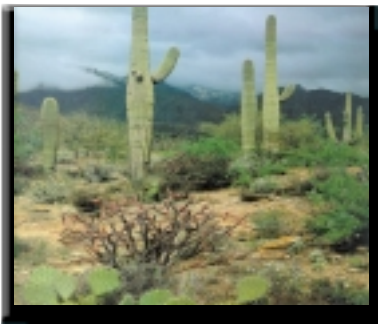
## Overview of the Area:

This is an upper desert area where much of the land is relatively flat to gently rolling. It is punctuated by a series of small mountains, hills, and knobs that run north and south through the middle of the area. The Boulders development is part of one of the oldest master planned developments in the city. Other master planned communities of the area, most of which occur west of the Hayden Road section line, include Terravita, Winfield, Belasera, Lone Mountain Vistas, Carriage Trails, Scottsdale Vista Estates, Sincuidados, and Sandflower.



**Character Features and Elements:**

The area is visually dominated by large mountains to the north with a variety of local terrain features within them. Over two-thirds of the area’s development pattern has been dominated by master planned communities, most of which have golf courses, private community centers, private and gated streets, perimeter walls, and strict deed restrictions. The “Pueblo/Santa Fe” design style and variations of this are the most dominant visual theme of buildings across the area. Retail, service, and educational centers create a string of local focal points, primarily along Scottsdale Road and Carefree Highway. Landscaping in the area is predominantly composed of natural desert materials. Generous setbacks are common along most of the major streets.



**How This Area Fits into Community:**

The area is a tourism center and destination, home to both full and part-time residents, and a service center for other areas within and outside of the city. It has a broad diversity of housing types, most of which are upscale. Typically it is comprised of larger neighborhoods which are internally oriented. The area’s street system serves both as a major gateway to the city as well as a regional crossroads for the area.