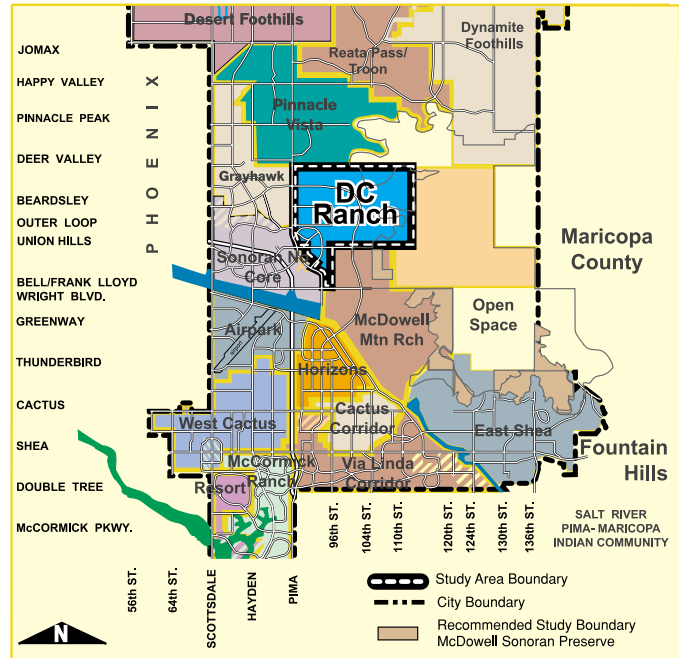


# DC RANCH CHARACTER AREA

## General Description of the Area:

The area is located west of the main part of the McDowell Mountain range. The general boundaries are Deer Valley Road alignment on the north, Pima Road on the west, roughly Bell Road on the south and the mountains to the east. Most of the area is within the DC Ranch planned development, however other properties such as the Pima Acres Subdivision and Ironwood Village development occur in the area.



## Overview of the Area:

Most of the area occupies gently sloping alluvial fan plains rising to the north and east. For several decades the area was actively ranched, although few physical traces remain from this period. For twenty years this area was at the northern edge of the city. Development did not begin until the late 1980's, and began to emerge on a large scale in the mid 1990's.



### Character Features and Elements:

The visual setting of the area is dominated by the highest peaks of the McDowell Mountains. Occasionally, at elevations around 4000 feet above sea level, the peaks are snow-capped in the winter. A few large, well defined washes cross the area along with numerous ill defined and criss-crossing wash courses. The area has relatively lush and diverse desert vegetation. Within the DC Ranch development the design character emphasizes organic site forms blending with the terrain, native desert plantings and architecture which evokes the historic ranching images of Arizona's storied past. Earthly colors and materials, structures which take advantage of shade and breezes, and creative interpretations of traditional designs are emphasized. Elsewhere the built setting is fairly common, generic architecture of stucco and tile. Future key landmarks within the area include the DC Ranch Town Center and the Reata/Beardsley Wash Greenbelt System.



### How This Area Fits into Community:

The area will serve as both a transition and destination within the city. It is surrounded by the older, low density custom homes of the Pinnacle Peak area to the north, the large natural mountain masses to the east and future employment and transportation corridors to the southwest. The area's diverse uses and plan create transitional opportunities which relate to the varied, adjacent conditions. The "Town Center" and related uses will create a highly desirable destination, drawing visitors and residents to the area and to the base of the mountains.