

SCENIC CORRIDOR DESIGN GUIDELINES

what is it?

Scenic Corridors are major thoroughfares designated by the General Plan to have scenic desert landscape setbacks, providing a sense of openness for the community. The Design Guidelines provide an outline of the city's design expectations for all designated Scenic Corridors.

where does it apply?

Carefree Highway (W from Scottsdale Rd - City's W Boundary: 2 mi.)
 Cave Creek Rd (NE of Pima Rd - City's NE boundary: 3.5 mi.)
 Dynamite Blvd (E from 56th St - City's E boundary: 10.5 mi.)
 Pima Rd (N of 101-Loop - Cave Creek RD: 11 mi.)
 Scottsdale Rd (N from Frank Lloyd Wright - Carefree Highway: 11 mi.)
 Shea Blvd (Pima Freeway E - City's E boundary: 9 mi.)

who needs to use it?

All participants in the development process: citizens, policy makers, design professionals, and developers.

why was it developed?

To preserve or restore the natural desert setting along the roadway
 To buffer the landowners from adverse affects of adjacent roadway traffic

To provide travelers with views of nearby mountains, washes and other natural features

For connectivity of pedestrian, equestrian and bicycle ways buffered from traffic by a desert setting

To support our economic tourism industry's image by providing passages displaying our lush Sonoran Desert.

key points:

- 1 Scenic Desert Landscape Setback-- Minimum 100' from back of Right of Way. Exceptions may apply to single family residential.
- 2 Scenic Desert Landscape Setback secured by easement through development process. Easement to include non-vehicular access for trial/path/walk.
- 3 No development improvements in Scenic Desert Landscape Setback
- 4 Any required improvements (civil/safety/etc.) designed to blend into and mitigate impact on natural desert (consistent with Concepts of the Great Sonoran & Sensitive Design Principles).
- 5 Utilities preferred underground. Above grade street hardware/related components follow designated material/color palate.
- 6 Scenic Desert Landscape Setback may be counted as required open space and in most cases as N.A.O.S.
- 7 Multi-use paths/walks/trails are to run through Scenic Desert Landscape Setback buffered a minimum of 10' from roadway and should return to road at all intersections, drives and transit stops.
- 8 Two allowed landscape characters a) Preserved Natural or Revegetated to natural state 2) Structured use of natural desert plant pallet for commercial- high activity areas.
- 9 No detention basins in scenic easement. Drainage facilities limited to regional flows.
- 10 Development edge (walls and buildings) should be low rolling horizontally and vertically with the topography. Materials and colors of deep tones and textures to blend into desert.

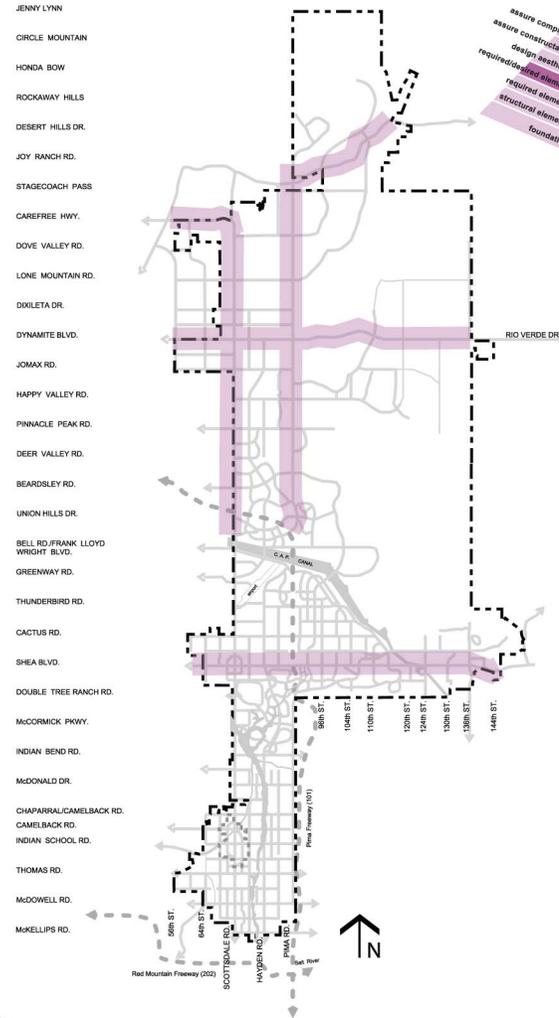
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Development Review Board approval - February 2003

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where is the full policy?

Planning and Design Library - Community Design Studio
 One Stop Shop/Records

references and related documents:

- City of Scottsdale General Plan (2001)
- Scenic Corridor Design Guidelines Executive Summary (2003)
- Scenic Corridor Design Guidelines Appendices (2003)