

EASTLAKE PARK NEIGHBORHOOD PLAN



(A REDEVELOPMENT PLAN)

CITY OF PHOENIX PLANNING DEPARTMENT
Adopted by the City Council on March 14, 1990

EASTLAKE PARK NEIGHBORHOOD PLAN

(A Redevelopment Plan)

Prepared by the City of Phoenix, Arizona
Adopted by the City Council on March 14, 1990
Revised Printing 2004

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RESOLUTION NO. 17653

A RESOLUTION OF THE CITY OF PHOENIX, ARIZONA,
APPROVING THE REDEVELOPMENT PLAN FOR THE EASTLAKE
PARK REDEVELOPMENT AREA AND FINDING THAT SUCH PLAN
IS FEASIBLE AND IN CONFORMITY WITH THE GENERAL PLAN
FOR DEVELOPMENT OF THE CITY OF PHOENIX.

WHEREAS, the Council of the City of Phoenix, by Resolution No. 17326 adopted on the 6th day of July, 1988, found that a slum area exists within the corporate limits of the City of Phoenix described as the Eastlake Park Redevelopment Area within the boundaries delineated therein and further found that the redevelopment of such area is necessary in the interest of the public health, safety, morals and welfare of the residents of the City, and

WHEREAS, a general plan for the development of the City of Phoenix has previously been prepared and approved by the Council of the City of Phoenix, and

WHEREAS, a Redevelopment Plan for the Eastlake Park Redevelopment Area dated February 21, 1990, consisting of 65 pages, has been prepared and referred to the Council of the City of Phoenix for review and approval, and

WHEREAS, the City Planning Commission of the City of Phoenix has previously reviewed such Redevelopment Plan for the Eastlake Park Redevelopment Area and has submitted its written recommendations respecting the proposed Plan to the Council of the City of Phoenix, and

WHEREAS, after proper and timely publication of public notice, the Council of the City of Phoenix has held a public hearing affording all interested parties at such hearing a reasonable opportunity to express their views respecting the Redevelopment Plan for the Eastlake Park Redevelopment Area.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1. It is hereby found and determined that the Redevelopment Plan for the Eastlake Park Redevelopment Area dated February 21, 1990 is feasible and in conformity with the general plan for the development of the City of Phoenix as a whole.

SECTION 2. The Redevelopment Plan for the Eastlake Park Redevelopment Area dated February 21, 1990, attached hereto as Exhibit A, is hereby approved and adopted.


PASSED by the Council of the City of Phoenix this 14 day of March, 1990.


VICE M A Y O R

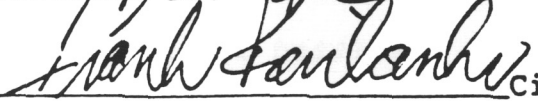
ATTEST:



City Clerk

APPROVED AS TO FORM:


ACTING
City Attorney

REVIEWED BY:


ASSISTANT
City Manager


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Res. No. 17653

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I. EXECUTIVE SUMMARY

This document represents the work of the Eastlake Park Task Force (see Appendix F for list of members) and City staff from the departments of Planning, Community and Economic Development, Neighborhood Improvement and Housing, Parks and Human Resources. The Task Force conducted meetings on a monthly basis between July of 1988 and December of 1989.

Following the adoption of this Plan by the City Council, a Citizens Advisory Committee will be formed and will meet on a quarterly basis, or as necessary, to review specific development proposals and City programs being used to accomplish the goals and objectives of the Neighborhood Plan. The time, place and agenda will be the responsibility of the Chair of the Eastlake Park Citizens Advisory Committee. The Chair position is subject to review with relinquishment of responsibilities during any of the quarterly meetings.

This document is organized into sections which describe the characteristics and problems/issues of the area (DESCRIPTION OF EASTLAKE AREA); the goals and objectives of the community as developed by the Task Force (NEIGHBORHOOD PLAN GOALS AND OBJECTIVES); the potential of the area and problem solving characteristics (PLAN ELEMENT); an action plan to focus efforts (ACTION ELEMENT); the technical and legal requirements necessary to meet State Law regarding redevelopment activities (REDEVELOPMENT PLAN ELEMENT); and a list of exhibits (EXHIBITS). The Goals and Objectives, listed in Section VI, provide the framework from which this plan is based and on which future actions and decisions are to be made. The strategies provided in this plan address many of the problems the area is currently experiencing. The proposed actions relate directly to the strategies suggested and attempt to address the goals and objectives of the community.

This plan is to be the primary guide for future activity within the boundaries of the Eastlake Park area. The current limited resources are tied into a five-year time frame (short-term budget) as represented by the actions provided in Section VI. Actions following this five year time frame are considered as long-term budget items for which funding sources have not been identified. The Citizens Advisory Committee is to continue to work with staff to determine possible additional sources of funding.

Unless otherwise extended by City Council action, the Eastlake Park Neighborhood Plan shall terminate fifteen (15) years from the City Council formal approval date.

II. INTRODUCTION

The redevelopment planning process is a method designed to encourage reinvestment in an area experiencing blight, deterioration and obsolescence. This process allows the City of Phoenix an opportunity to identify these areas and devise mechanisms, through coordination of public/private action, to reverse the negative impacts of slum and blight. The redevelopment component of this plan has been designed to promote sound design and land use in conformity with the City's General Plan and to prevent the reoccurrence of conditions of slum and blight.

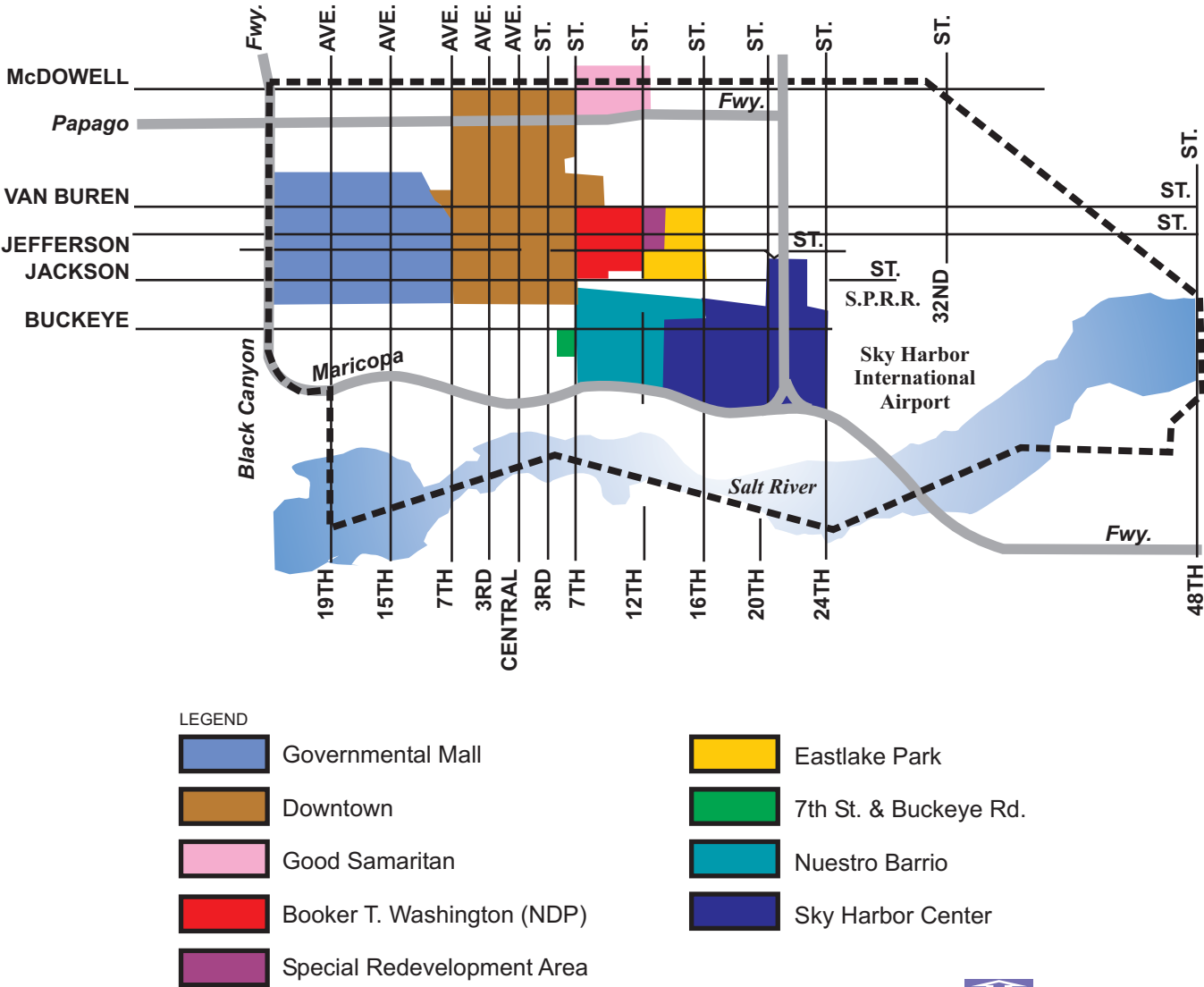
The Eastlake Park area of Phoenix is an area which has witnessed the conditions associated with slum and blight. The area is on the fringe of Downtown Phoenix. This location has received minimal amounts of reinvestment over time due to the explosive, sprawling development pattern which Phoenix has experienced. Small lots, multiple ownership and incompatible land uses contributed to the problem. The need for improvement and reinvestment in the area has led to the creation of the Eastlake Park Redevelopment Area and adoption of this area Plan. This Plan, prepared by the Eastlake Park Citizens Task Force, and the Departments of Planning, and Community and Economic Development, acts as a guide for the rehabilitation and redevelopment activities in the area. It is a first and important step in the improvement and revitalization process. Implementation of the plan will further the goals and policies of the Rehabilitation and Redevelopment Elements of the Phoenix General Plan: 1985-2000. It is also prepared to meet the requirements of Arizona Revised Statutes 36-1471 as a Redevelopment Plan.

This Plan is particularly important because it proposes redevelopment efforts to be accomplished by public actions, private investment and self-help efforts by residents. The success of the redevelopment area largely hinges on reinvestment into the area by the private sector. Such reinvestment will likely occur only with a significant improvement in confidence and cooperation among landowners, residents and businessmen. This plan will seek to guide the creation of an attractive climate for private investment by providing mechanisms to encourage private initiative over the long term.

The Eastlake Park Redevelopment Area will enhance and expand upon the initiatives of other redevelopment areas located in the Central City Village. The Eastlake Park Plan is an extension of the Downtown Redevelopment Area, the Booker T. Washington Redevelopment Area, and the Special Redevelopment Area. **Figure 1** identifies the Redevelopment Area in relation to the other redevelopment planning efforts in the area.

EASTLAKE PARK NEIGHBORHOOD PLAN
Central City Village Redevelopment Areas

Figure 1



III. HISTORY OF THE AREA

History is an important component of the context of an area. Four long-time residents of the Eastlake Park neighborhood have provided a brief history of the area. This history is offered as precursor to redevelopment efforts.

During the early 1900s, the territorial Governor lived in a mansion at 13th Street and Jefferson Boulevard. (At that time Jefferson Street was referred to as Jefferson Boulevard.) There was a lagoon in the Park, the only recreational park in the city. On Sundays, the elite went boating on this lake. The first hospital for county use was located in a two-story brick building on the southwest corner of 12th Street and Van Buren Street. In 1912 there was a flood that covered the whole east side. Soon after, many people sold their homes and moved northward.

In 1921 the Booker T. Washington Memorial Hospital was one of the first privately owned hospitals in the area. Located at 1341 E. Jefferson Boulevard, it was owned by Dr. Winston Churchill Hackett and his wife, Ayra Hackett. The hospital was converted to The Winston Inn in 1943. It housed World War II draftees, and many celebrities stayed there, such as Lionel Hampton and Ella Fitzgerald. Ayra Hackett was editor and publisher of the first Afro-American weekly newspaper serving the community and the state between 1929 through 1932.

In the early 1920s, Eastlake Park School, one of the first schools in the area, was located at 1502 E. Jefferson Boulevard, the site where Councilman Calvin C. Goode and his family presently reside. The school consisted of two cottages, and the three primary grades were taught there. Miss Lena Wells was the teacher. Eastlake Park across the street was the student's playground.

In 1928 the Booker T. Washington School was established at 12th Street and Jefferson Boulevard. The first principal was P.L. Landry. The school closed in 1980. The New Times Newspaper subsequently purchased the property and remodeled the building. Historical information on the area has been compiled and may be viewed in a designated room in the building.

In the early 1930s there were some beautiful homes located on Jefferson Boulevard. One of these, built by Cordelia Montgomery, was a large attractive stucco home at 1431 E. Jefferson Boulevard. Many winter visitors and friends from out of state enjoyed her spacious accommodations. She took pride in her beautiful well-manicured lawn, highlighted with a lovely rose garden.

There were several doctors who had established practices in the Eastlake Park area during the earlier days. Among those were Dr. Lowell Wormerly, Dr. Thomas Crump and Dr. Robert Phillips.

Councilman Calvin C. Goode and his wife, Georgie, presently reside in the area. Their children were born and attended school in the neighborhood. The Councilman represents District 8 for the City of Phoenix. He moved to Phoenix in 1945. He was elected to the City Council in 1973, and is still serving the Community.

Some of the original businesses located in the area beginning in the early 1920s are as follows:

Previously Operated

Gardner Costume Shop (1920s)	King Hat Shop (1920s)
Tamale King (restaurant)	Collins Cleaning and Pressing Shop (1930s)
Reed Florist (1940s)	Christine Jackson (beauty shop)
Madge Copeland (beauty shop, community service, political) (1949)	Pearlman Corner Auto (1920s)
Bearman Second Hand Store (1930s)	Mary's Grocery Store (1930s)
Lee Jew Grocery Store (1920s)	Phyllis Wheatley Community Center (1920s)

Currently Operating

Don's Builders Supply (1912)	Stop and Swap (1939)
Central Supply & Metal Company	Earl Mann's Barber Shop (1949)
Berry Realty (1950)	McCarty Realty (1925)

Source - Winston Aldridge, Beth McNair, Georgia Goode, and Kathy Britto

IV. NEIGHBORHOOD PLAN GOALS AND OBJECTIVES

The following excerpt from the General Plan for Phoenix 1985 - 2000 describes the general attitude of the Eastlake Park residents. "Great cities satisfy a wide range of aesthetic, economic and social needs. They give residents a sense of identity. They provide a mix of jobs, a range of housing types and prices. They protect and preserve the natural environment; they offer recreational, cultural, and educational opportunities. They allow citizens a chance to participate in shaping the future of the city."

The goals and objectives for the Redevelopment Area have been established to guide redevelopment activities and further the revitalization of the Area. These goals and objectives are based on work by the Eastlake Park Task Force. The Task Force also assessed current conditions, problems and assets or opportunities within the area. The success of redevelopment objectives can also help address other major citizen concerns identified by the Task Force which include reduction of the area's drug, crime and unemployment problems. The redevelopment goals and objectives are as follows:

A. Neighborhood Plan Goals

1. Enhance the Eastlake Park neighborhood identity by developing it as a focal point for the inner city area; strengthening the sense of community pride by creating a secure and decent environment, day and night.
2. Encourage a physical, social and economic environment that will provide the Eastlake Park neighborhood with the opportunity to develop and increase educational and employment opportunities, health services and cultural/recreational facilities.
3. Encourage and support efficient and safe circulation within the Eastlake Park neighborhood, while accommodating the special needs of the residents.
4. Encourage the preservation and enrichment of the physical and cultural traditions within the Eastlake Park neighborhood by stabilizing and retaining existing businesses and organizations.
5. Encourage and support a compatible environment that is functional for Eastlake Park as well as contiguous areas.

B. Redevelopment Plan Objectives

1. Land Use
 - a. Promote compatible land uses within and around the Redevelopment Area.
 - b. Eliminate and discourage future land uses that will degrade or contribute to the further decline of the Area.
 - c. Encourage continuity of land uses established by efforts in the Downtown, Booker T. Washington (NDP) and Special Redevelopment Areas to maximize the redevelopment benefits in the Area.
 - d. Encourage the redevelopment of underutilized, vacant and cleared properties.
2. Housing
 - a. Promote the development and retention of decent, safe and affordable housing in the area.
 - b. Preserve the existing housing and character where feasible, and encourage relocation and infill of homes where appropriate.
3. Economic Development
 - a. Encourage a variety of services and retail establishments to locate within the Redevelopment Area.
 - b. Increase and improve the quality and accessibility of job opportunities for the residents of the Eastlake Park area.
 - c. Promote opportunities for skills training and job placement.
 - d. Encourage appropriate commercial uses along the major thorough-fares to take advantage of the Redevelopment Area's proximity to Downtown, freeways and the airport.

4. Transportation
 - a. Provide a safe and efficient circulation systems for vehicles, bicycles and pedestrians.
5. Environment
 - a. Encourage development which will prevent the reoccurrence of blighted conditions within the Redevelopment Area.
 - b. Maximize opportunities to create a safe and pleasing environment for those who live in, work in, or visit the redevelopment area.
 - c. Encourage and promote an upgraded visual image of the area that will benefit the residents and visitors.
6. Public Safety
 - a. Vacant homes and other abandoned buildings must be kept secured or demolished to eliminate their use for unlawful purposes.

V. DESCRIPTION OF EASTLAKE PARK AREA

A. Eastlake Park Area Boundaries

The Eastlake Park Redevelopment Area consists of a sixteen block area located approximately one half mile east of the City's Central Business District. The area extends two and one half (2 1/2) blocks north of Washington Street and one and one half (1 1/2) blocks south of Jefferson Street. Washington and Jefferson Streets transverse the center of the redevelopment area as they extend from 12th Street to 16th Street. **Figure 2** shows the redevelopment area boundary. The legal description is provided in Exhibit A.

B. Existing Land Use and Zoning

1. Land Use

The Eastlake Park Area covers approximately one hundred nine (109) acres and has an estimated population of one thousand forty (1040) people. The existing land use in the Redevelopment Area, as determined in a survey conducted during the spring of 1988, is shown on **Figure 3** and the existing zoning on **Figure 4**. Approximately fifty-six (56) percent of the land area has been developed with buildings, outdoor storage and uses, and public facilities (Shaw School and Eastlake Park). The land uses within the boundaries of the Redevelopment Area are mixed. Generally the Washington and 16th Street frontages are lined with commercial uses, while residential uses exist along Jefferson, Monroe, Adams and Madison Streets. Improved right-of-ways within the Redevelopment Area amount to approximately thirty-two (32) percent of the area, while the remaining twelve (12) percent is vacant land. Many lots however, contain structures which are vacant or used as storage facilities.

Most of the residential land uses consists of single family detached homes built in the 1930s and 1940s. A Federal housing project, several small apartment complexes and small accessory structures are also present. Many of the residential structures are bounded by either a vacant lot (overgrown with weeds and littered with debris) or a vacant unit which is left unmaintained.

Nonresidential uses constitute approximately forty-five (45) percent of the overall land use pattern. Many of the original structures have been demolished due to dilapidation. Land use patterns (commercial office development) established by the Booker T. Washington Redevelopment Area and the Special Redevelopment Area have spread into the Eastlake Park area along the Washington Street frontage.

Existing commercial uses within the area consist of various offices, a laundromat, automotive uses and a few small scale neighborhood businesses. An office development has been developed at the southeast corner of Washington Street and 13th Street and two other development projects are planned. A retail/office project is in the leasing stage at the northeast corner of Jefferson Street and 12th Street (Presidents Place).


EASTLAKE PARK NEIGHBORHOOD PLAN

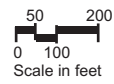
Redevelopment Area Boundaries

Figure 2



LEGEND

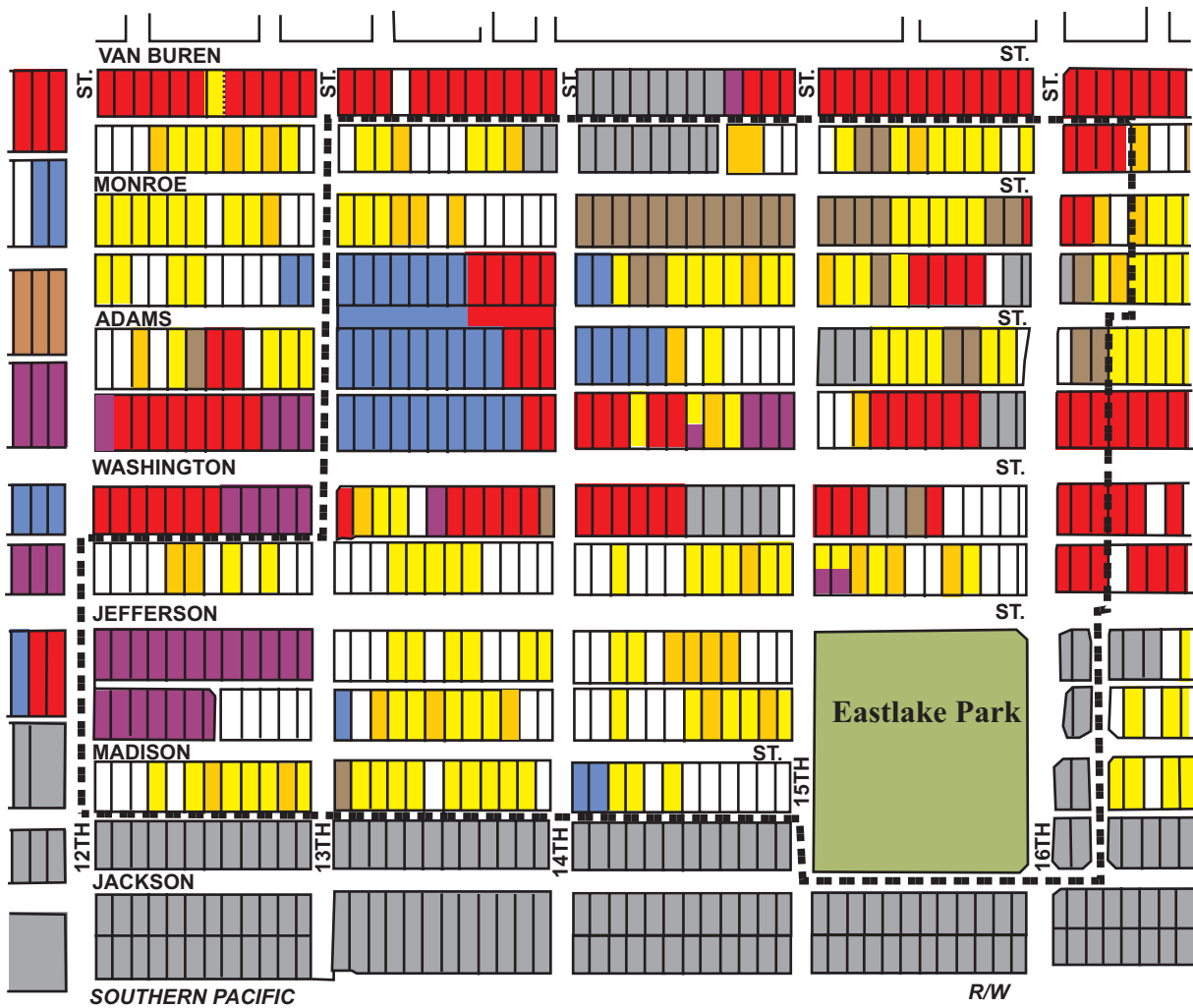
 Redevelopment Area Boundary



EASTLAKE PARK NEIGHBORHOOD PLAN











Existing Land Use

Figure 3



Source: Neighborhood and Housing Department and Planning Department Field Reconnaissance (Spring 1988)

LEGEND

- | | | |
|---|--|--|
|  Redevelopment Area Boundary |  Office |  Residential (5+ units per acre) |
|  Industrial |  Residential (single family) |  Public/Quasi Public |
|  Commercial |  Residential (2-4 units per acre) |  Parks/Open Space |
| |  Vacant | |

0 50 100 200
Scale in feet



At the southwest corner of Adams Street and 15th Street, an expansion of the office development fronting Washington Street is scheduled to break ground. Industrial uses line the Eastlake Park area boundaries to the south and on the north, with the Arnold's Pickles establishment at the southeast corner of Van Buren Street and 14th Street.

Eastlake Park and Shaw Elementary School constitute approximately twelve (12) percent of the total redevelopment land area or fourteen (14) acres. The park and school uses are important to the social welfare of the Eastlake Park residents. There are four (4) churches located within the Redevelopment Plan boundaries.

2. Zoning

The existing zoning within the Redevelopment Plan boundaries (shown on **Figure 4**) consists of A-1, C-3, C-2, C-O, R-5, P-1 and an RI overlay district. Each of the zoning districts are defined as follows:

A-1 (Light Industrial District) The A-1, Light Industrial District, is a district of industrial uses designed to serve the needs of the community for industrial activity not offensive to nearby commercial and residential uses.

C-3 (General Commercial District) The C-3, General Commercial District, is a district designed to provide for the intensive commercial uses necessary to the proper development of the community. This district permits the most intensive commercial uses including outdoor storage.

C-2 (Intermediate Commercial District) The C-2, Intermediate Commercial District, is a district of commercial uses of medium intensity designed to be compatible with each other and to provide for a wide range of types of commercial activity within the district.

C-O (Commercial Office District) The C-O, Commercial Office, Restricted Commercial District, is intended to provide office use as an appropriate transition between intense commercial activities and nearby residential uses. Due to the variety, scale and intensity of office development, this district has been established with a general office and major office option. Specific performance standards to mitigate negative impacts of office development, including standards for screening of mechanical equipment, parking lot screening, parking lot lighting, vehicular access and landscaping will be required at the time of site plan approval.

R-5 (Multifamily Residence District) Residence districts are established in recognition of a need to provide areas of the City devoted to living functions. In order to preserve these areas from the distractions and adverse impacts which can result from immediate association with non-residential uses, these districts are restricted to residential and appropriate accessory uses. These regulations are designed to promote the creation and maintenance of areas in which individuals or families may pursue residence activities with reasonable access to private open areas, streets or roads, and in a setting which is not obstructed by adjacent uses. The R-5 district allows residential development at a density up to 43.5 dwelling units per acre as well as professional office uses.

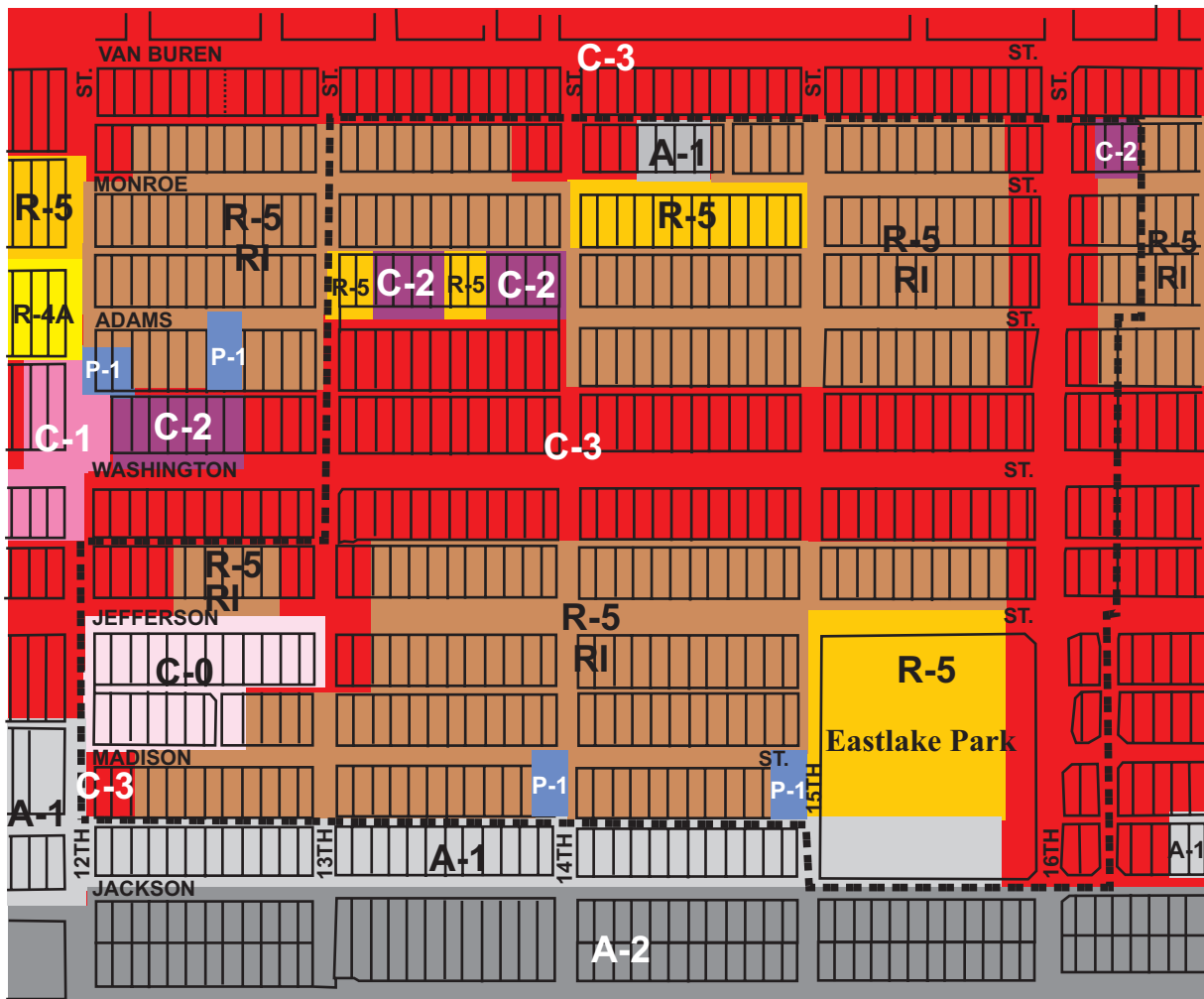
RI (Residential Infill District) The Residential Infill District is intended to encourage new multifamily development within the central portion of Phoenix. The overlay district would permit greater densities and other features not permitted by the underlying district. Such residential development would increase the opportunity for people to live and work downtown. Greater use could also be made of existing under-utilized public facilities and services. This district offers a density bonus to multifamily properties with the RI overlay zoning district.

The existing zoning creates substantial instability problems for area landowners and investors. The existing density is significantly less than the development potential permitted by the existing zoning. Most of the nonresidential uses are zoned C-3, the most intense commercial zone. Current development trends lean towards office development, a use which is permitted in the R-5, R-O (Residential Office), and C-O (Commercial Office) zoning districts. The current development density of the ninety (90) single-family homes is approximately five (5) dwelling units to the acre. This is far less density than the forty-three (43) dwelling units to the acre permitted by the existing R-5 (RI overlay) zoning.

EASTLAKE PARK NEIGHBORHOOD PLAN

Existing Zoning











Figure 4

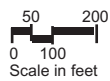


SOUTHERN PACIFIC
Source: City of Phoenix Zoning Map (May 1989)

R/W

LEGEND

- | | | | |
|---|-----------------------------|---|--|
|  | Redevelopment Area Boundary |  | C-1 Neighborhood Commercial |
|  | A-2 Heavy Industrial |  | C-0 Commercial/Office |
|  | A-1 Light Industrial |  | P-1 Surface Parking |
|  | C-3 General Commercial |  | R-4A Multifamily Residential |
|  | C-2 Intermediate Commercial |  | R-5 Multifamily Residential/Office |
| | |  | R-5 Multifamily Residential/Office w/ Residential Infill Overlay |



C. Existing Building and Yard Conditions

A building condition survey of all structures in the Redevelopment Area was completed by City of Phoenix housing inspectors and planners in the spring of 1988. The housing inspectors rated buildings on the condition of their electrical service, plumbing, structural appearance, and natural light and ventilation, for conformity with residential safety provisions of the Phoenix Building Code. Based on the cumulative numerical rating of the exterior conditions, all buildings were aggregated into one of the four categories shown below:

Condition	# of Structures	Percentage of Total
Standard	24	8%
Minor Repair Required	74	27%
Major Repair Required	61	22%
Extensive Repairs Required	119	43%
Total	278	100%

These four categories reflect the level of existing building quality by evaluating the amount of repairs needed to bring the structures into conformance with the City's building codes for existing development. Sixty-five (65) percent of the 278 structures surveyed in the redevelopment area are classified under the major and extensive repair required categories. Since the cost to rehabilitate these structures could be more than half their value, these structures are considered to be substandard. This predominance of deteriorating buildings is a clear indication of the need for redevelopment efforts in this area. The condition of structures in the redevelopment area is shown on [Figure 5](#), Existing Building Conditions Map and a Building Code Violation Checklist (used to rate all structures) is provided in Appendix B.

In addition to the building condition survey, home and yard conditions were also rated. The condition of the yards in the redevelopment area is shown on [Figure 6](#). The results of this survey are as follows:

Condition	# of Properties	Percentage of Total
Good Maintenance	44	25%
Minor Neglect	55	30%
Major Neglect	82	45%
Total	181	100%

Lots with junked cars or equipment in the yard, driveway or street and discarded household appliances or furniture on the porch or in the yard are included in the major neglect category. These yards exhibit major disorder and greatly contribute to the blight of the area. Yards rated as minor neglect generally have the following characteristics: overgrown weeds, trampled bushes, no grass, seeding or landscaping, unkempt yards, poor condition of auxiliary structures and/or peeling paint. Yards exhibiting good maintenance characteristics show pride of ownership and a willingness to improve the neighborhood. A Building Code Violation Checklist (used to rate yard conditions) is provided in Appendix C.

The building condition and home and yard condition surveys show that, even though a large portion of the neighborhood is severely blighted and in need of major improvement, about 35% of the structures and about 25% of the yards are in good condition and have been maintained properly. These properties, which are residential and commercial uses, should act as examples for redevelopment efforts.

D. Street Improvements

In conjunction with the 1988 building condition survey, the City of Phoenix Planning Department staff surveyed the existing street improvements in the Eastlake Park Area. The results of the street improvement survey are as follows:

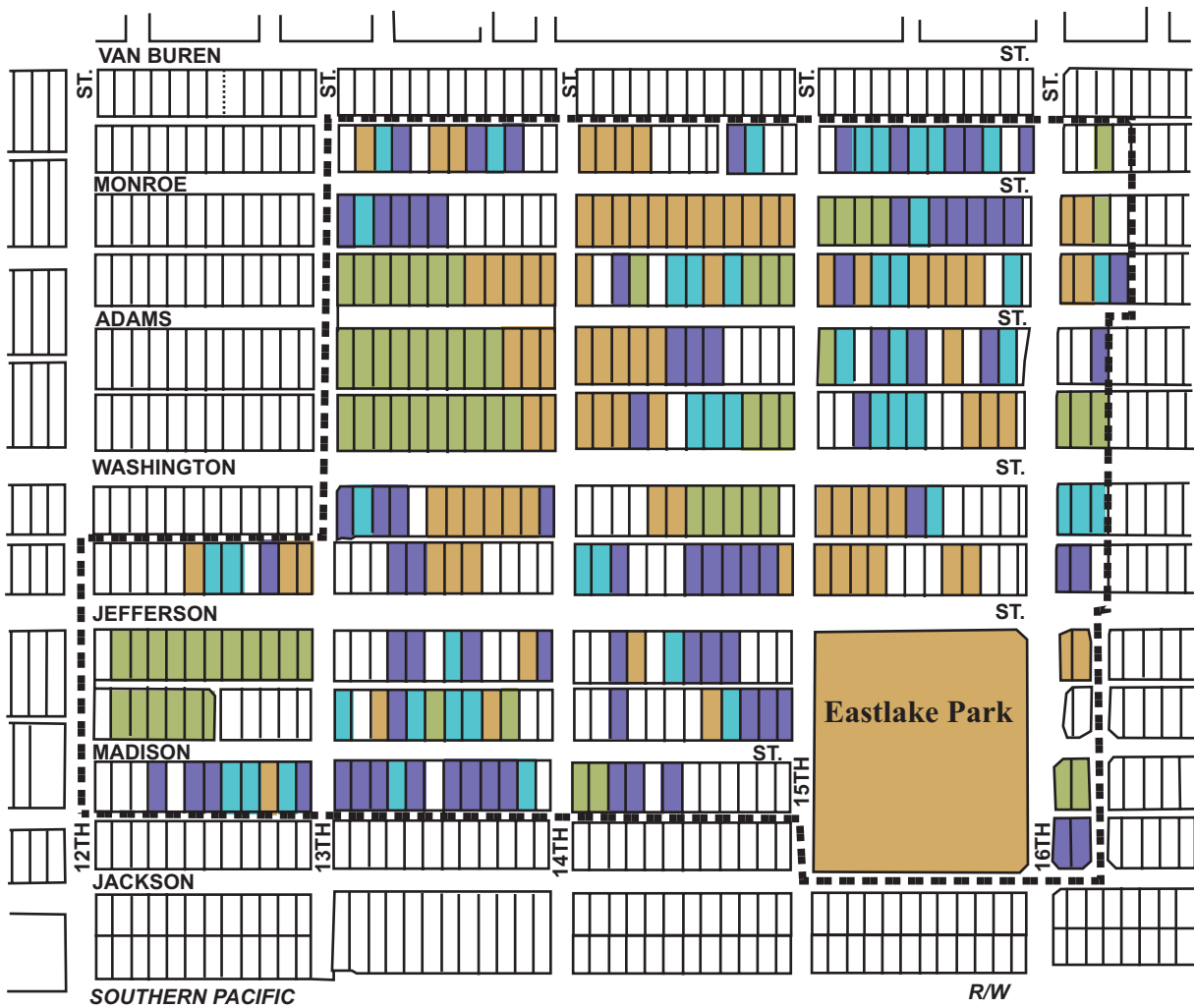
Fully Improved	99.9%
Paved with curb and gutter but no sidewalk	00.1%

The majority of streets in the Redevelopment Area are paved and are improved with curb, gutter and sidewalk. Approximately six thousand (6000) linear feet of sidewalk however are not in place (see [Figure 13](#)).





EASTLAKE PARK NEIGHBORHOOD PLAN

Existing Building Conditions

Figure 5



LEGEND

-  Redevelopment Area Boundary
-  Standard (9%)
-  Minor Repair (26%)
-  Major Repair (22%)
-  Major Rehabilitation (43%)

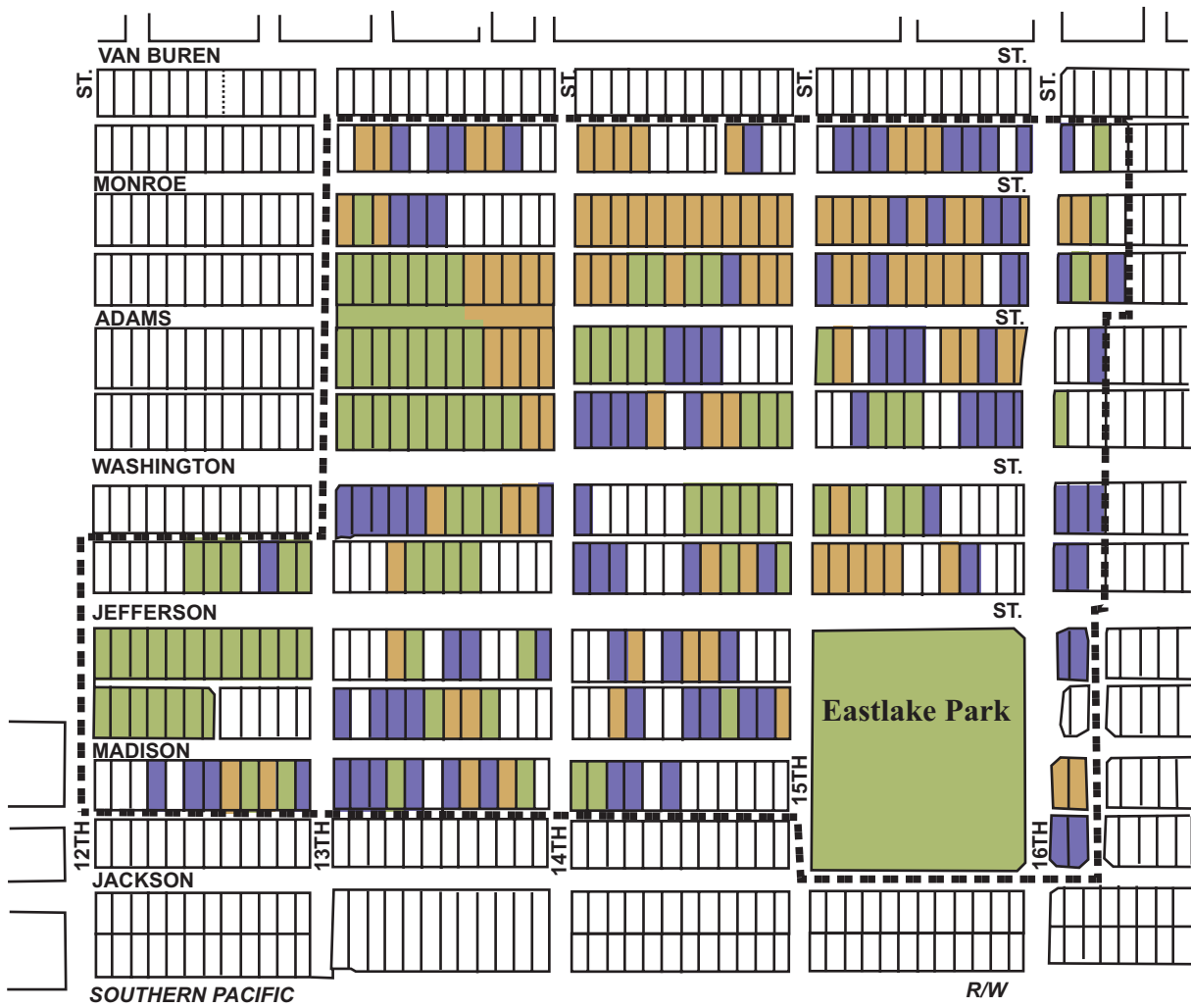
50 200
0 100
Scale in feet



EASTLAKE PARK NEIGHBORHOOD PLAN

Existing Home and Yard Conditions

Figure 6



LEGEND



Redevelopment Area Boundary



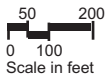
Good Maintenance



Minor Neglect



Major Neglect



E. Utility Inventory

Figures 7 and 8 show the location of utilities within the Redevelopment Area. Major water, sewer, gas, electric and telephone facilities exist along several of the streets and alleys within the area. Plans for future development must take into consideration the location of existing infrastructure serving the Redevelopment Area and surrounding neighborhood.

F. Historic Structures

Within the Eastlake Park area boundaries, three (3) structures have been determined as having historic and/or architectural merit (see **Figure 9**). The Historic Phoenix Commercial Properties Survey And Nomination to The National Register of Historic Places, prepared by Janus Associates for the Junior League of Phoenix, Incorporated, was completed in August of 1984. The survey identifies all historic "commercial" structures within the central Phoenix area bounded by McDowell Road, Buckeye Road, 19th Avenue and 16th Street. One (1) of the identified historic buildings, the High Class Food Company (1934), is a relatively rare example of Adobe Revival commercial architecture. It was listed upon the National Register of Historic Places in September 1985. Consequently, the impacts of any development actions will need to be evaluated according to its effect upon this historic building. Any adverse effects upon the National Register property will need to be mitigated.

Two (2) additional historic structures, Arnold's Pickles (1920) and Piggly Wiggly Grocery Store (1929), also are located within the Redevelopment Plan boundaries. These buildings should be considered as part of the planning for the Redevelopment Area but there are no formal requirements for their preservation.

G. Environmental Conditions

People within the Eastlake Park Neighborhood are subjected to noise from several sources, most of which are transportation related. Noise sources include: overhead air traffic, the passing trains on the railroad to the south and automobiles traveling to and from Downtown along the Washington/Jefferson Streets one-way pair. Other noise sources come from the various land users in the area. In general, residential land uses are the most sensitive to the noise impacts. **Figure 10** illustrates noise conditions within the Eastlake Park area. The Noise Conditions map provides an estimated combination of ambient noise (general noise level within the immediate area; traffic, railroad, land use activities, etc.) and aircraft noise emitted from Sky Harbor Airport. The use of federal funds for redevelopment efforts in areas which experience high levels of noise are limited.

In response to the major noise impact caused by the air traffic on the Eastlake Park Neighborhood and other areas surrounding the airport, a noise study was initiated in January 1987. This study, the Federal Aviation Regulation Part 150 Airport Noise Compatibility Study, has been developed in accordance with federal requirements to create recommendations for reducing the air traffic noise impacts. On March 7, 1989, the Phoenix City Council approved the study and its recommendations addressing the various noise problems. The implementation of these noise abatement and land use management recommendations, will take place over a series of five-year time frames. The overall impact of these recommendations will be to reduce the noise levels around the airport. In the Eastlake Park Neighborhood the proposed recommendations should reduce the noise levels throughout the area. The entire Eastlake Park area will be below the Federal noise standard of 75 LDN (Day-Night Average). This condition will not restrict the use of federal funds within the Redevelopment Area. **Figure 10** shows noise zones requiring sound proofing measures prior to utilizing federal funds.

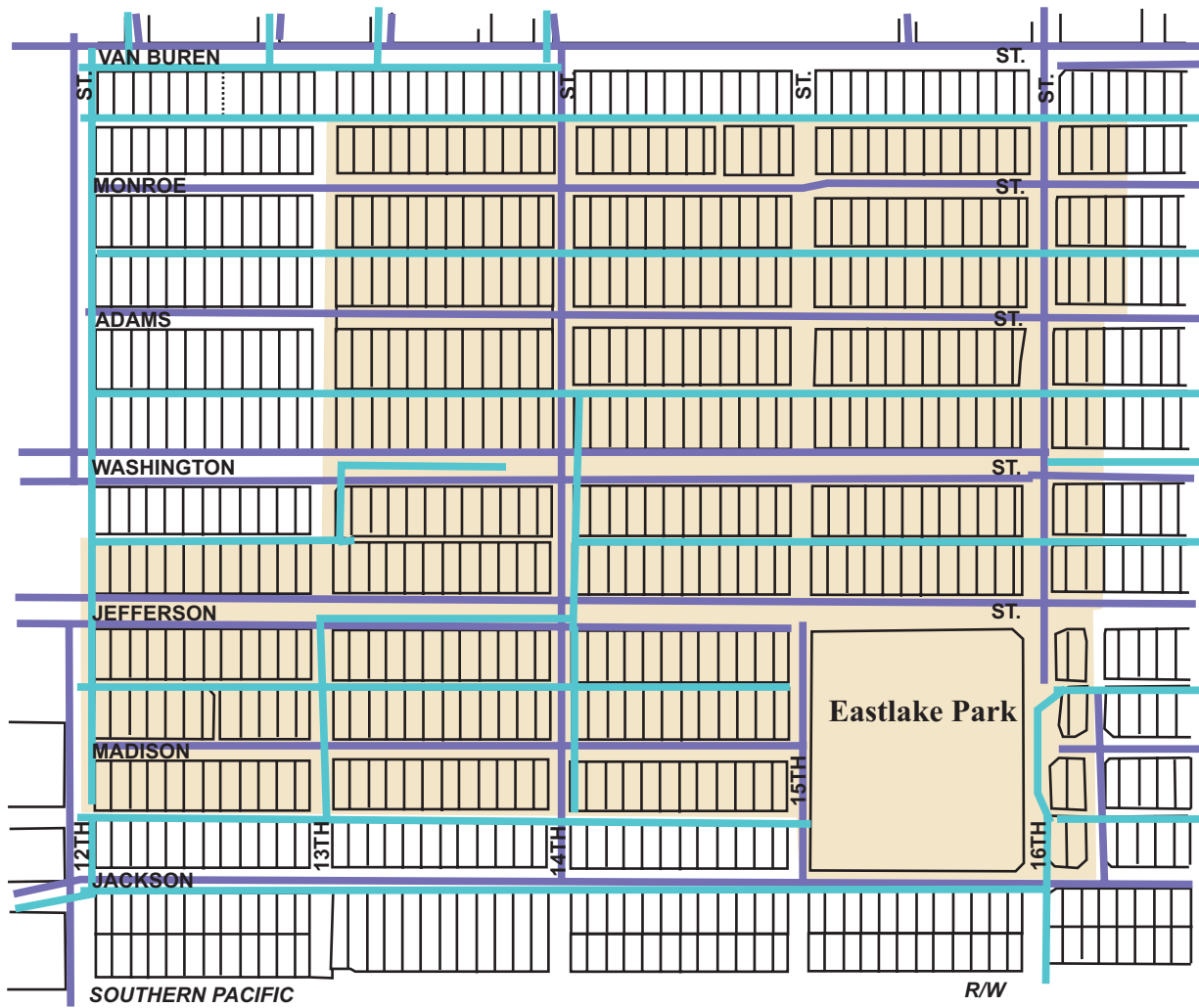
One of the land use management measures included in this study is the implementation of the overlay zoning districts for airport noise (see **Figure 11**). The intent of this land use control mechanism is to coordinate and regulate compatible land uses for adjacent areas which experience high noise levels around the City's airports. The zoning overlay district will be incorporated into the City's zoning ordinance during the ordinance revision process currently being undertaken. The boundaries of the overlay zoning districts for airport noise as proposed in the FAR Part 150 noise study are shown on **Figure 11**.

The variety of intense industrial uses over the past several decades, within and around the Eastlake Park area, raises numerous environmental issues. The Arizona Department of Environmental Quality (ADEQ) is currently studying the environmental impacts over a large portion of the south half of the greater Phoenix metropolitan area. The Eastlake Park Redevelopment Area is located within the larger East Washington State Superfund Area which is bordered by Thomas Road on the north, 48th Street on

EASTLAKE PARK NEIGHBORHOOD PLAN

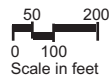
Water and Wastewater Lines

Figure 7



LEGEND

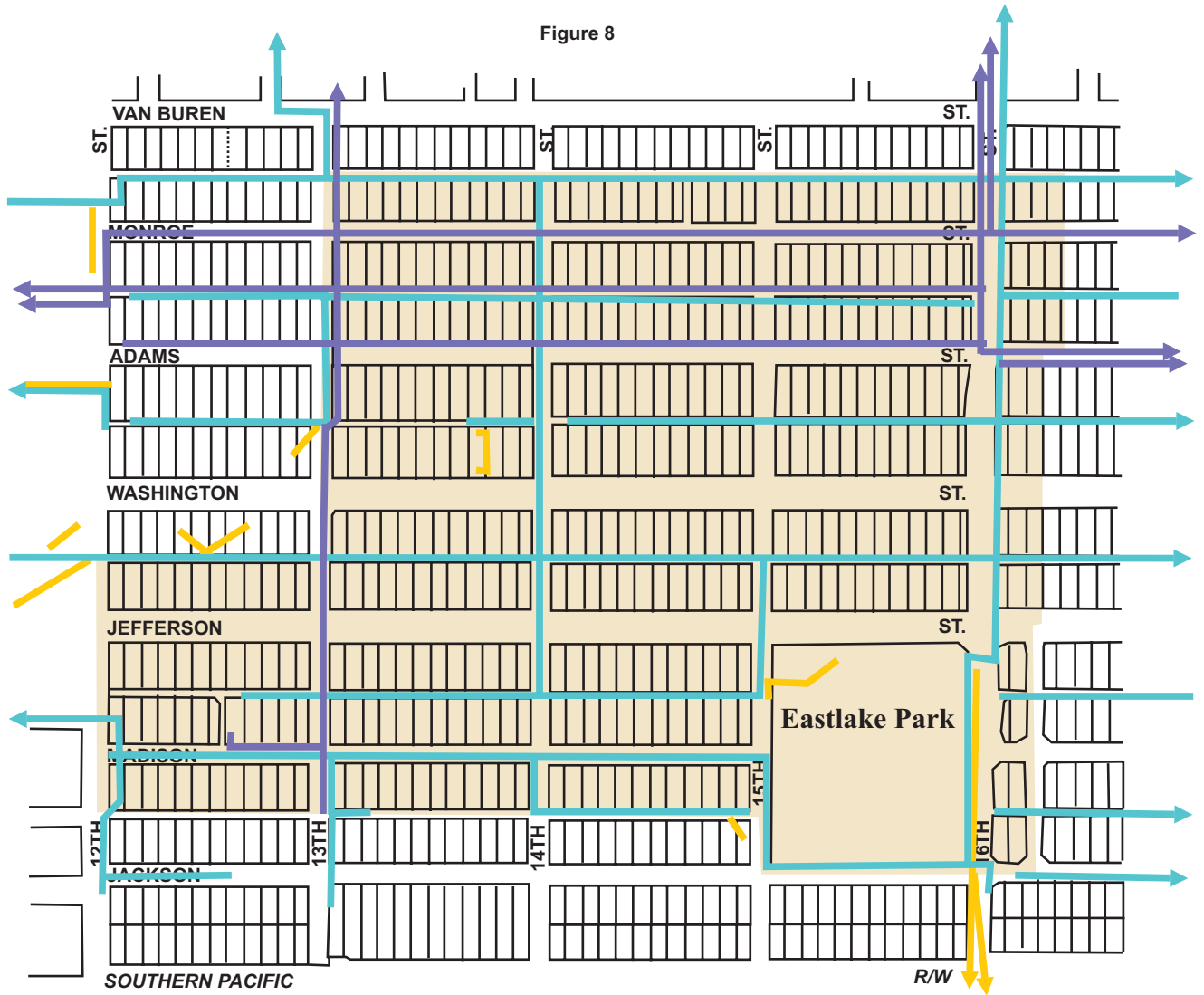
-  Redevelopment Area
-  Water Line
-  Wastewater Line



EASTLAKE PARK NEIGHBORHOOD PLAN

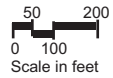
Utilities

Figure 8



LEGEND

- Redevelopment Area
- Telephone
- Gas
- Electric



the east, Lower Buckeye Road on the south, and 7th Avenue on the west. The report will begin to identify the existing environmental conditions in the vicinity. Additional environmental assessments for specific parcels may be needed prior to redevelopment of sites.

H. Issues and Problems

A variety of issues and problems impact the Eastlake Park area. This section identifies these conditions. This plan will serve as a guide in the City effort to address many of the conditions listed below. Some of the problems however, will require efforts of the Eastlake Park Community. While there may be a wide array of potential strategies to address these conditions, this plan offers a list designed to be used in cooperation with the limited resources allocated to the Eastlake Park Area (see Section V). Additional resources will be required to address all of the issues/problems which follow:

- Industrial or heavy commercial uses which are incompatible with residential areas
- Area bisected by two major streets
- Drug problem
- Dilapidated housing stock
- Aesthetics of outdoor storage
- Lack of property maintenance
- Lack of retail and services (bank, grocery store, etc.)
- Inadequate frequency of bus service, late night, weekend and holiday
- Low economic base
- Poor condition of vacant lots and alleys
- Abandoned vehicles
- Illegal parking
- Lack of some sidewalks
- Mix of zoning districts
- Area is over zoned for demand
- Lack of street lighting
- Abandoned homes
- Lot owner occupancy
- Transient problem
- Airport noise
- Access to public facilities
- Rising property taxes
- Lack of senior citizen space
- Unemployment

VI. PLAN ELEMENT

A. Proposed Land Use Map

The Land Use Plan, shown on **Figure 12**, illustrates the location and extent of the proposed land uses in the redevelopment area. The plan is a graphic representation of the goals and ideals of the community as realized in the use of the land. It is based upon a combination of existing patterns of development, land use trends, and proposals for the most desirable pattern of future development. The categories of land uses described in the plan are as follows:

- Residential
- Commercial
- Residential/Office
- Industrial
- Parks
- Public

B. Desired Uses in the Neighborhood

In addition to the applicable local codes and ordinances that are currently in effect or that may be imposed by action of the City, the City assisted development or redevelopment of land in the Eastlake Park area shall be subject to the following guidelines. Where any conflict may arise, the more restrictive shall apply.

Private development and redevelopment efforts should refer to this section as a guide. Land use compatibility, through conformance with this plan, will promote the future of the Eastlake Park area.

1. Residential

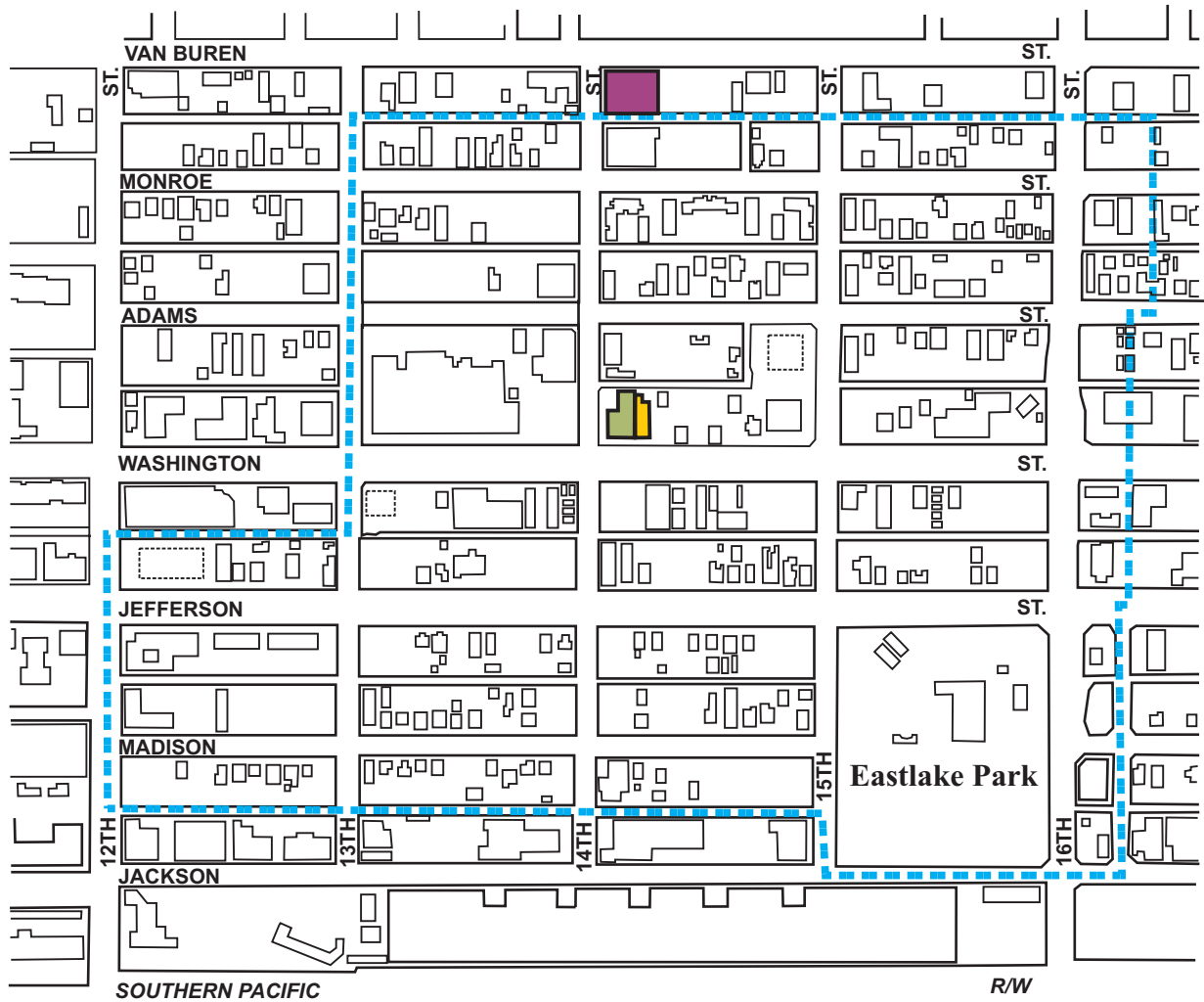
The Land Use Plan acknowledges a distinct, largely single-family residential district between the alley north of Washington Street and the alley north of Monroe Street. Residential land uses are an essential component of the land use configuration. Residences are needed to support the area's public facilities (Shaw Elementary School, the proposed Verde Junior High School and Eastlake Park).

Existing residential development is predominantly single-family in character with an underlying zoning of R-5 RI. The residential areas however, have the potential to develop to the extent afforded by the R-5 zoning (a density of over forty (40) dwelling units to the acre). The residential land use areas would permit the development of residences (encouraging infill) while prohibiting the encroachment of non-residential uses.

EASTLAKE PARK NEIGHBORHOOD PLAN

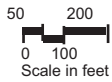
Historic Structures

Figure 9



LEGEND

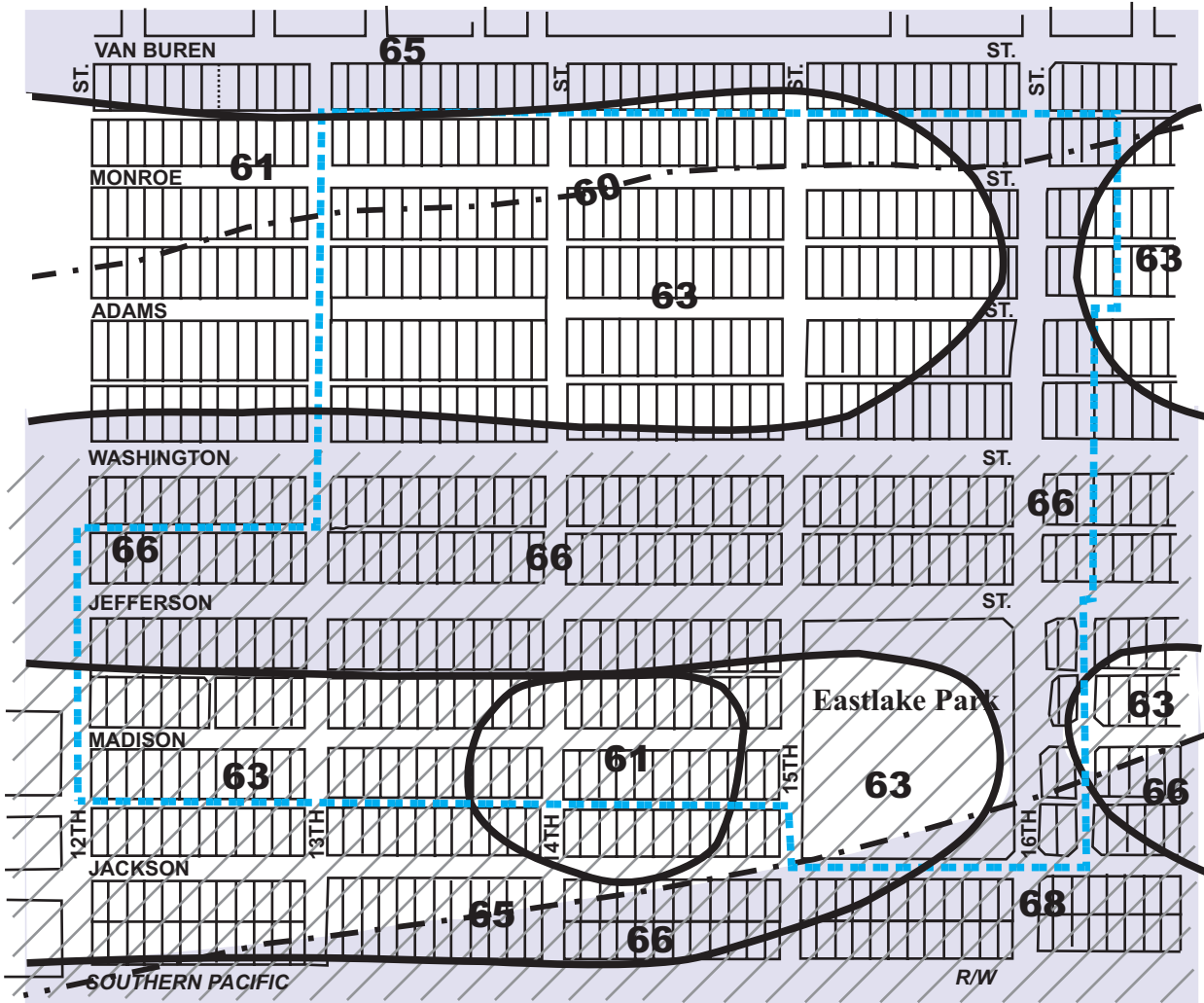
-  Redevelopment Area Boundary
-  Arnold's Pickles and Olives (1920)
-  Piggly Wiggly Grocery Store (1929)
-  High Class Food Company (1934)



EASTLAKE PARK NEIGHBORHOOD PLAN

Noise Conditions

Figure 10

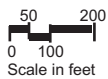


Source: City of Phoenix Planning Department and Sky Harbor International Airport F.A.R. Part 150 Noise Compatibility Study

LEGEND

-  Redevelopment Area Boundary
-  Ambient Noise Contour (LDN)
-  Aircraft Noise Contour (LDN)
-  Area Requiring Noise Abatement Construction (>65 LDN)
-  Area Eligible for Federal Soundproofing Monies (65 LDN and up)

Numbers indicate LDN (Average Day Night Noise in Decibels)





EASTLAKE PARK NEIGHBORHOOD PLAN

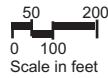
Proposed Noise Overlay Zoning Boundaries

Figure 11



LEGEND

-  Redevelopment Area Boundary
-  Proposed N-1 Zoning District (65-7- LDN)*
* Loudness Day and Night



New single-family and low density multifamily uses (5-15 dwelling units per acre) are encouraged to locate within the residential area (north of the alley north of Washington Street, south of the alley south of Van Buren Street, west of

13th Street, excluding the Shaw School property and east of a line approximately 175 feet east of 16th Street). City assisted redevelopment projects should include the rezoning process to establish zoning consistent with the 5-15 dwelling unit per acre land use category. Appropriate zoning districts, consistent with the 5-15 dwelling unit per acre category, would be the R1-6, R-2 and R-3 zoning districts.

The Land Use Plan makes reference to areas which require attention for purposes of reducing land use conflicts. The areas targeted for conflict mitigation are located at the southwest corner of 15th Street and Adams Street, the northeast and northwest corners of 14th Street and Monroe Street, and on the west side of 14th Street at Adams Street. The City staff will work with these businesses, whenever possible, to determine possible strategies for reducing land use conflicts.

The residents of the Eastlake Park Neighborhood are encouraged to work with the City of Phoenix Neighborhood Improvement and Housing Department regarding housing matters. Success of this plan relies heavily on infill of the neighborhood with owner occupied homes. The residential area could be strengthened by one or more of the following: a) rehabilitation of structurally sound homes, b) new construction of affordable homes through sweat equity, mortgage assistance, subsidies and other programs, c) the relocation of homes from other areas of the City into the neighborhood, d) conversion of apartments into owner occupied units, and e) by utilizing housing code and property maintenance enforcement. Appendix D provides a list of all Neighborhood Improvement and Housing (NIH) programs. Residents of the Eastlake neighborhood are encouraged to find out more about these programs by contacting the City of Phoenix, Neighborhood Improvement and Housing Department. Housing programs are subject to availability of funds. These programs often have waiting lists and eligibility is based on the applicant's income level.

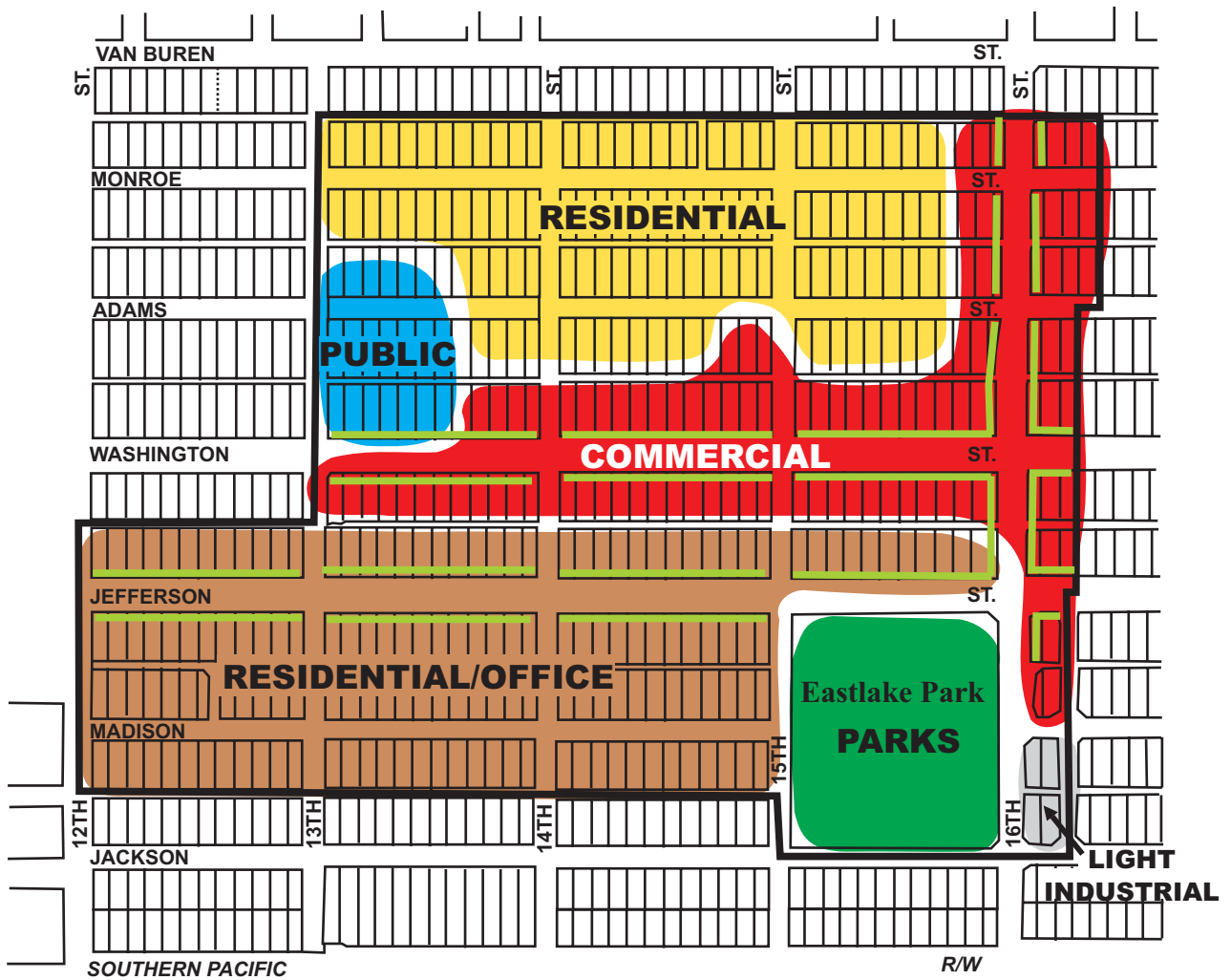
A variety of strategies will be encouraged through public and private redevelopment activities to increase neighborhood cohesiveness.

- a. Landscaping improvements: A streetscape could be developed to provide street trees which line the streets of the residential area indicated on the Land Use Plan. (See Neighborhood Objectives 2b, 5a, 5b, 5c)
- b. Gateways to residences: Identification gates could be provided at the edges of the residential area. The gates could be for aesthetic identification only, and would not impede traffic flow into the area. The locations for the identification features could be at Monroe Street and west of 16th Street; at Adams Street and west of 16th Street; and at Monroe Street and east of 13th Street. (See Neighborhood Objectives 2b, 5a, 5b, 5c)
- c. Emergency home repairs: Provide emergency home repairs to those residents with inadequate facilities such as plumbing, electrical, cooling/heating, etc., throughout the Eastlake Park area. (See Neighborhood Objective 2a)
- d. Voluntary demolition of substandard structures: Promote opportunities to demolish unsafe or substandard structures. Financial assistance could be provided in hardship cases (below 50% of the median city income) to property owners who lack the resources required to accomplish the task. (See Neighborhood Objective 6a)
- e. Property maintenance code education: A survey of code violations could be conducted. The survey could be distributed to property owners for review to encourage correction of the property maintenance problems. (See Neighborhood Objective 5b)
- f. Investigate the potential for the relocation of non-conforming or non-compatible uses: City staff could determine the feasibility of relocating inappropriate uses away from the residential area. (See Neighborhood Objectives 1a, 1b)
- g. Soundproofing Program: Insulate eligible homes within the 65 Ldn area (Figure 10; also see Neighborhood objectives 2b, 5a, 5b)



EASTLAKE PARK NEIGHBORHOOD PLAN

Land Use Plan

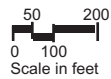
Figure 12



LEGEND

-  Redevelopment Area Boundary
-  Landscaped Buffer

Residential: non-residential uses in the area may require special strategies to address conflicting uses.



2. Commercial

The location of the Redevelopment Area in proximity to the airport, freeways, industrial areas and Downtown Phoenix promotes a potential for a variety of commercial uses. The land use plan indicates commercial development should occur along the Washington Street frontage and portions of the 16th Street frontage. The plan also encourages existing commercial uses to remain in the Area. The intent of the commercially designated areas is to provide needed retail goods and services to serve the Redevelopment Area and nearby neighborhoods and to create the opportunity to increase employment for area residents. Commercial development should include both neighborhood commercial and community commercial uses. All new commercial development should be subject to the Development Coordination Office site plan review and approval process, per Section 511 of the City of Phoenix Zoning Ordinance.

The community commercial category would allow the sale of both goods and services to the surrounding neighborhoods and to the surrounding community. As identified in the General Plan for Phoenix: 1985-2000, community commercial uses serve a larger geographic area than do the neighborhood commercial uses. Community commercial uses are correlated with accessibility and typically are located along major streets. These uses are encouraged to locate along Washington Street between 13th and 16th Streets. The types of uses permitted in this category include but are not limited to: department stores, offices, supermarkets, banks, restaurants, home improvements and other general retail establishments.

The neighborhood commercial category would allow uses which are oriented to the needs of the immediate neighborhood. The intent of the district is to reserve an area where retail and service establishments may be located. Generally such businesses require a service population of five thousand (5000) people for support. Future neighborhood commercial development will be dependent upon the outcome of housing infill efforts within the Redevelopment Area and general proximity. Neighborhood commercial uses are encouraged to locate along both sides of 16th Street generally between Monroe and Madison Streets. In general, the types of uses permitted in the neighborhood commercial areas include, but are not limited to local grocery stores, delicatessens, drug stores, barber and beauty shops, coin operated laundries and branch banks.

The following list of strategies is designed to promote development of commercial uses in appropriate locations while being sensitive to Eastlake residences.

- a. Rezoning of parcels along both sides of 16th Street to allow the development of neighborhood commercial activity: The Land Use Plan indicates commercial development as being appropriate along both sides of 16th Street. The area between the alley south of Van Buren Street and the alley north of Washington Street indicates commercial development four (4) lots deep. Development at a four lot depth would require rezoning of properties from residential (R-5 RI) zoning, to commercial (C-1) zoning. During the rezoning process, the development proposal should be monitored for sensitivity and buffering towards the residential area and the Washington preschool on Adams Street. The community is encouraged to be involved in the review of commercial development proposals in this area. (See Neighborhood Objectives 1a, 1b, 1d, 3a, 3d)
- b. Cleaning and screening of outdoor uses: An effort should be made to address the unsightly nature of outdoor storage uses within the Eastlake area. Property owners of these types of uses could be contacted to determine a method of addressing the problem. Properties could be cleaned and screened with six foot screen walls and/or mature landscaping. In extreme cases, the properties could be considered for purchase and redevelopment. (See Neighborhood Objectives 1a, 1b, 5a, 5b, 5c)
- c. City-wide streetscape program: A city-wide streetscape program is currently being considered for all major streets. Should this program become reality, development proposals along Washington, Jefferson and 16th Streets, should include the characteristics included within the streetscape plan. (See Neighborhood Objectives 5b, 5c)
- d. Encourage redevelopment in conformance with the Eastlake Plan: City staff could work with potential developers to encourage development on vacant and underutilized properties. (See Neighborhood Objectives 1b, 1d, 3a, 3b, 3d)

3. Residential / Office

The residential/office land use designation is located along both Jefferson and Madison Streets between 12th and 16th Streets excluding the Eastlake Park property. Properties in this area are encouraged to remain residential (existing single-family), redevelop as residential (15+ dwelling units per acre) or as offices.

Land assemblages for both office and multifamily developments are encouraged. Review of proposed multifamily or office redevelopment should be considered on a case-by-case basis and are to be reviewed and recommended by the Eastlake Park Task Force. Development proposals should coordinate to minimize the number of curb cuts which would serve the residential and office tenants. One (1) and two (2) story office buildings should develop within the Residential/Office district, with an emphasis on compatibility with residential uses. Rezoning of land should occur prior to redevelopment, to obtain either Residential Office (R-O) or Commercial Office (C-O) zoning for office development and to the appropriate residential zoning district (R-3, R-3A, R-4, R-4A) to accomplish residential development. Redevelopment of office within the R-5 zoning district should be subject to the Development Coordination Office site plan review and approval process, per Section 511, of the City of Phoenix Zoning Ordinance.

The following list of strategies are designed to address redevelopment of office and multifamily uses while being sensitive to residences.

- a. Rezoning of properties, to the appropriate zoning district, should occur prior to development of both office or multifamily uses. Development proposals should be sensitive to the surrounding residential uses. These proposals should be considered on a case-by-case basis to determine the appropriateness of the proposal. The Eastlake community is encouraged to participate in the review process of development proposals. (See Neighborhood Objectives 1a, 1b, 1d, 3a, 3d)
- b. City-wide streetscape program: A city-wide streetscape program is currently being considered for all major streets. Should this program become reality, development proposals along Washington, Jefferson and 16th Streets should include the characteristics included within the streetscape plan. (See Neighborhood Objectives 5b, 5c)
- c. Encourage redevelopment in conformance with the Eastlake Plan: City staff could work with potential developers to encourage development on vacant and underutilized properties. (See Neighborhood Objectives 1b, 1d, 3a, 3b, 3d)

4. Industrial

The industrial land use designation is located south of Madison Street, north of Jackson Street, between 16th Street and 16th Place. This area should be developed with light industrial uses which are compatible with the residential area to the east of 16th Place. The use of the industrial parcel should be carefully monitored to properly screen outdoor uses. Redevelopment of this area should include screening standards as contained within the Phoenix Zoning Ordinance. Redevelopment of this site should include site plan review and approval, as per Section 511 of the City of Phoenix Zoning Ordinance.

The following strategy is provided to encourage sufficient screening of outdoor uses.

- a. Cleaning and screening of outdoor uses: An effort should be made to address the unsightly nature of outdoor storage uses within the Eastlake area. Property owners of these types of uses could be contacted to determine a method of addressing the problem. Properties could be cleaned and screened with six foot screen walls and/or mature landscaping. In extreme cases, the properties could be considered for purchase and redevelopment. (See Neighborhood Objectives 1a, 1b, 5a, 5b, 5c)

5. Parks

The Eastlake Park should be maintained and improved as an incentive to redevelopment and infill of housing. The park provides a common meeting and recreation area for neighborhood residents. An effort should be made to provide additional parking, within the immediate area of the park, to accommodate annual special events at the park.

The following strategy is provided to address the drug problem currently present within the Eastlake Park.

- a. Police patrol effort: The Police Department should continue to patrol the Eastlake Park area to control and possibly eliminate the current drug activity. (See Neighborhood Objectives 2a, 5b, 6a)

6. Public

The Shaw Elementary School should be maintained and should be supported with the stabilization and infill of housing. The school should maintain the present enrollment of approximately five hundred (500) students and if necessary should expand to accommodate additional students which may locate within the Eastlake Park Neighborhood as a result of the Redevelopment Plan.

The following strategy is provided to address the incompatible nature of the Industrial Uniform Service.

- a. Investigate the potential for the relocation of non-conforming or non-compatible uses: City staff could determine the feasibility of relocating inappropriate uses away from the Shaw School and the residential area. (See Neighborhood Objectives 1a, 1b)
7. Other uses not listed on the land use plan

Parking will be provided in each land use classification in accordance with applicable zoning requirements. Rezoning to parking within the residential land use area north of Washington Street should not occur. Parking within this area would discourage attempts to revitalize the residential component of this Plan. Well landscaped parking lots should be provided along the perimeter of Eastlake Park to provide additional parking for special events. Further, all parking associated with redevelopment projects must be appropriately integrated within the suggested land use plan. The encroachment of parking must not occur within residentially designated land use areas.

C. Community Facilities

The Eastlake Park Redevelopment Area has two (2) community facilities which serve the area's residents. The Eastlake Park is the primary social and recreational facility within the neighborhood. The Shaw Elementary School provides both educational and recreational facilities to the area's residents.

The park should remain as the focus of the community. Eastlake Park is one of the most heavily used parks within the City limits. It is the oldest park within the City of Phoenix. The seventy-five (75) year anniversary of the park's opening (1914) will be celebrated following scheduled improvements to the park's facilities. The popularity of the park warrants improvements to the facilities. Park improvements have been scheduled to occur during the Fall of 1989.

The Shaw Elementary School opened in September of 1981 with an enrollment of approximately 550 students. Eight years later, the Fall of 1989, the school's enrollment numbers have remained constant with the opening year. School officials support the efforts of the Eastlake Park Neighborhood Plan by encouraging infill of housing and safe pedestrian movements between residences and the school.

This plan encourages homes/families associated with public or private redevelopment efforts in other parts of the City to be relocated to the Eastlake Park area. These homes could be accommodated by infill of single-family homes within the area between Washington Street and Van Buren Street or through the development of new multifamily housing south of Jefferson Street.

D. Circulation and Transit

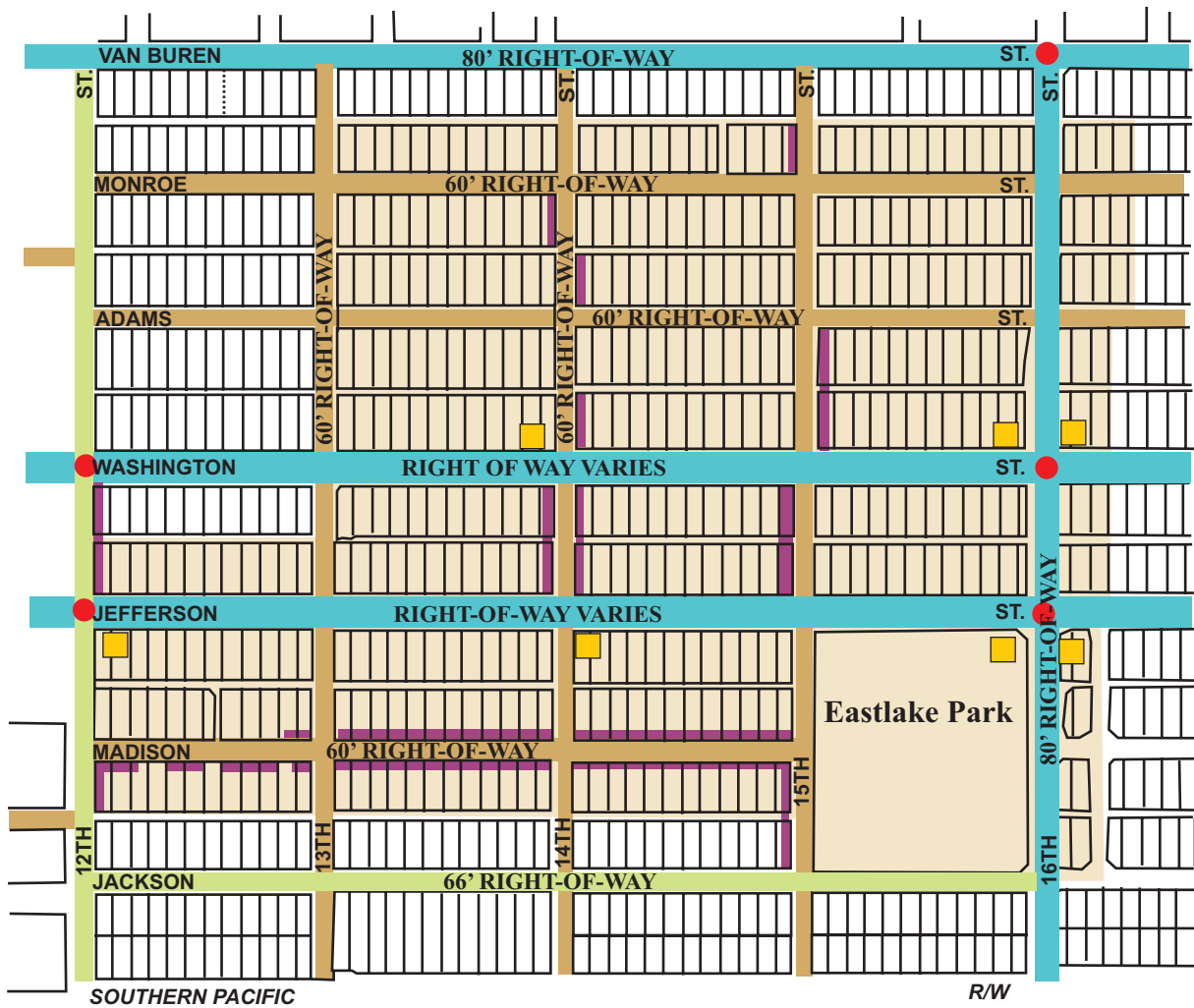
Figure 13, the Circulation/Transit map, identifies the area street classifications, street right-of-way, area bus stops, traffic signals and undeveloped sections of sidewalk. The major streets provide primary movement through and within the Redevelopment Area and serve the more intensive commercial uses within the area. Collector streets provide access to local streets which serve the residential areas.

The residents and businesses within the Eastlake Park Neighborhood are adequately served by public transit. City buses run along Washington Street, Jefferson Street and 16th Street at thirty (30) minute intervals and along Van Buren Street at fifteen (15) minute intervals. This area is served as well or better than many other areas of the City. Current transit conditions (limited funding) limit the possibility

EASTLAKE PARK NEIGHBORHOOD PLAN

Circulation and Transit

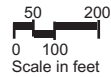
Figure 13



Source: Phoenix General Plan: 1985-2000, Street Classification and Minimum Right-of-way Standards Map

LEGEND

-  Redevelopment Area
-  Major Street
-  Collector Street
-  Local Street
-  Bus Stop
-  Traffic Signal
-  Sidewalks Required



of increased service during evening hours and on weekends. This area should however be considered as appropriate for increased service should city-wide efforts to increase transit services become a reality.

Figure 13, indicates bus stops and traffic signals within the Redevelopment Area boundaries. All bus stops will include shelter/accessory pads and right-of-way per City of Phoenix Standard Detail P-1258. Driveways should be placed a minimum of fifty (50) feet from the bus stop locations to avoid sight distance constraints.

The following strategy is provided to improve pedestrian accessibility between residences and the community facilities within the Eastlake area. The two major streets (Washington and Jefferson Streets) which transverse the area create a significant barrier and should be addressed.

1. Pedestrian linkages

An effort should be made to provide pedestrian linkages for ease of access and increased safety. Distinct crosswalks with traffic signals could be provided at 14th Street and Washington Street and at 14th Street and Jefferson Street. This would increase accessibility and safety to pedestrians using the public facilities. (See Neighborhood Objective 4a.)

VII. Action Element

Implementation of this plan will require coordination among various groups. Decisions will be made by the City Council with input from the community at large. The neighborhood citizens' committee will provide its recommendation through City staff to the Phoenix City Council. In addition to providing recommendations, its purpose shall be to provide its membership with the background, skills and opportunity to work cooperatively in pursuit of civic innovations and solutions to neighborhood problems (see Exhibit F).

The course of action the community has recommended is outlined below. This list of possible actions is provided to assist in decision making. Appropriate allocation of resources is critical to the success of this plan.

A. Funding Sources

Two current sources of funding have been identified. Additional sources may be identified during the implementation stage of this neighborhood plan. The sources are:

1. Bond funds in the amount of \$1.3 million over a five year period. These bond funds are allocated to the Eastlake Park Redevelopment Area as well as the Special Redevelopment Area (See Figure 1) These funds are limited to the elimination of slum and/or blighted conditions and are subject to an annual appropriation process by the City Council.
2. 1989-90 Community Development Block Grant (CDBG) funds; \$50 thousand during the 1989/90 fiscal year.

B. Possible Actions

Below is a list of possible actions which could be undertaken to accomplish neighborhood goals and address citizens' concerns and issues.

1. Voluntary demolition of substandard structures or enforcement of building safety codes. Critically dilapidated structures should be identified by the citizens committee. The owners of these structures are to be contacted by City staff who would determine whether the property owners desire to demolish or improve the structure. Financial assistance will be provided, if available, to those property owners in need of resources to accomplish the demolition.
2. Address cleaning and screening of outdoor storage. This task could be accomplished using one or more of the following methods:
 - a. Low interest loan to the property owner for landscaping or screening walls (commercial properties). A possible source of funds for this action would be the CDBG program, using the allocated 1989-90 funds or seeking funds in future years.
 - b. The purchase of blighted property.

3. Provide home repairs to owner-occupied housing within the area boundaries. Home repair funds could be provided in the form of loans (Major Home Repair Program) or grants (Direct Service Program) under existing programs of the Neighborhood Improvement and Housing Department. These programs often have waiting lists and eligibility is based on the applicant's income level. The programs are described under Exhibit D.
4. The Eastlake citizens committee could organize and initiate a clean up program. The program could include one or more of the following items:
 - a. Action towards property maintenance and zoning violations. A response to this condition should occur in the following order:
 - (1.) Survey of existing violations by Planning and Neighborhood Improvement and Housing staff.
 - (2.) Public education of violations within the Eastlake area. City staff could present findings of the "violations survey" to the Eastlake citizens committee. The committee may wish to notify property owners regarding the violation conditions.
 - (3.) The citizens committee would submit the violations to the Neighborhood Improvement and Housing (Zoning Enforcement Division). This activity could be done on a one time basis or at regular intervals.
 - b. An annual clean-up effort could be organized to provide assistance to property owners who wish to utilize this effort. The Eastlake citizens committee would be responsible for organizing this effort while assistance could be provided by City staff.
 - c. Create an "image improvement" planting program to increase landscaping within the Redevelopment Area. The citizens committee could determine the amount to be spent on the purchase of plant materials (trees, flowers, ground cover, community vegetable garden, etc.). The planting could be accomplished during the biannual clean-up effort (a possible source of funds for this action would be the CDBG program by using the allocated 1989-90 funds or seeking funds in future years).
5. Encourage redevelopment in conformance with the Eastlake Park Neighborhood Plan. Bond funds could be put into action, through the efforts of the Community and Economic Development Department, to eliminate blighting influences and to achieve the goals of the community.

C. Long Term Budget

A long term budget would need to be addressed at a later date to determine possible sources of funding for years six through fifteen of this Neighborhood Plan. Should additional sources of funding be determined, the resources should be accompanied by a reconsideration of suggested strategies to mitigate the problems and issues of the community.

VIII. REDEVELOPMENT PLAN ELEMENT

A. Proposed Redevelopment Efforts

Any redevelopment activity which requires public action will be subject to the review and approval of the Eastlake Park Task Force. Upon such approvals, the City will take the necessary actions to achieve the objectives of this Redevelopment Plan. Such redevelopment actions shall include but will not be limited to the following:

- A continued examination of existing needs and desires of the Eastlake Park community.
- Residents and businesses displaced as a result of City actions will be provided with the opportunity to relocate in a more appropriate site within the Eastlake Park Redevelopment Area.
- Public improvements shall be removed and/or installed as required to achieve the Plan objectives.

The City may take a wide array of actions to achieve the goals and objectives of this plan. The redevelopment actions available to the City include, but are not limited to, the following:

1. Continued Planning

The City's ongoing involvement with redevelopment planning can help assure that the area develops in conformance with the guidelines in this Redevelopment Area Plan. The City will continue to assess and respond to changing market conditions and needs, as well as the desires of residents/property owners/institutions within the Eastlake Park Redevelopment Area. This activity may also involve planning efforts in conjunction with other public or private interests to accomplish plan objectives. City staff will review and take action upon development proposals for projects within the area, in a manner consistent with City Council direction regarding the extent of municipal involvement in the area. By assisting with coordination of planning and implementation for public and/or private projects within the redevelopment area, the City can help to ensure that these projects conform with redevelopment plan standards, zoning and other City regulations.

2. Technical Assistance and Counseling

The City may provide technical assistance and counseling to property owners, occupants and institutions within the project area regarding the methods and impacts of planned implementation. The City may assist with the preparation of development proposals, coordinate development proposals with other agencies on a formal and informal basis, council property owners and tenants on available assistance and prepare educational/informational documents which aid in the achievement of redevelopment objectives.

3. Provision of Public Services

The City will provide a level of public service within the Redevelopment Area that is consistent with that provided elsewhere in the City. These services may include police, fire, health, social services and other types of services which support the objective of this plan.

4. Preparation of Land for Redevelopment

The City shall undertake a variety of actions within Eastlake Park Redevelopment Area to prepare land for redevelopment. These may include:

a. Environmental Assessment

The Eastlake Park Redevelopment Area is located within an area of environmental concern designated as the East Washington State Superfund Area. Acquisition of a property which contains hazardous waste or previously had a release of a hazardous material to the environment exposes the current owner to potential liability for the cleanup of any resulting contamination.

Similar liability may be imposed under Federal law upon an owner of a property that contains hazardous substances or produced hazardous materials that were disposed of at another location in which contamination has occurred. In addition, the new owner may have to obtain certain permits under state groundwater protection laws, a costly and time-consuming process.

Because of these concerns, an environmental assessment shall be required prior to acquisition by the City of any property in the Redevelopment Area. The assessment shall determine whether regulated hazardous substances are present at the site or were previously produced on-site and disposed at another location. The assessment shall be performed by an environmental consulting firm which the City determines is qualified. The assessment shall include a review of historic processes and practices at the site, past and present site usage, review of appropriate records, a detailed site reconnaissance, and environmental sampling if appropriate.

The report shall be evaluated prior to the City concluding any purchase agreement for sites within the Redevelopment Area. A more detailed assessment, including extensive soil and groundwater sampling, may be required to determine the extent of contamination. The assessment report shall be used to determine the fair market value of the property, taking environmental costs into account, and to determine whether or not the land should be acquired.

- b. Acquisition - Purchase, lease, obtain options upon, acquire by gift, grant, bequest, devise, eminent domain or otherwise, any real or personal property or any interest therein, together with any improvements therein, necessary or incidental to the achievement of plan objectives.
- c. Clearance and Land Preparation - Hold, improve, clear or prepare for development or redevelopment any such property.
- d. Disposition - Sell, lease, exchange, transfer, assign, subdivide, retain for its own use, mortgage, pledge or otherwise encumber or dispose of any real or personal property or any interest therein.
- e. Enter into contracts with redevelopers of property containing covenants, conditions, and restrictions regarding the use of such property for residential, commercial, industrial or other purposes as outlined in this plan to achieve the plan objectives.
- f. Covenants - Make any of the covenants, conditions, and restriction of the foregoing contracts, covenants running with the land and provide appropriate remedies for any breach of any such covenants or conditions, including the right in a municipality to terminate such contracts, any interest in the property created pursuant thereto.
- g. Subdivision - The City may subdivide, vacate, resubdivide, or otherwise change the recorded arrangement of property under its control in order to accomplish the objectives of this Plan.

5. Rehabilitation of Structures

The City may participate in and support efforts to preserve and rehabilitate structures to achieve their long-term sound condition. Determination of structures for rehabilitation may be based on the condition of the structures, the condition of surrounding structures, lot size, layout, accessibility, usefulness, and the historic, architectural, or cultural merit of the structures.

6. Relocation

Families and businesses displaced as a result of property acquisition by the City in the Redevelopment Area shall be relocated in accordance with the City Ordinance S18697 and, when Federal funds are used, the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended.

7. Removal or Installation of Public Improvements and Facilities

The City may arrange or contract for public or private persons or agencies to furnish or repair services, privileges, works, streets, roads, landscaping, streetscape improvements, public utilities or other facilities required to achieve plan objectives. These arrangements may include contractual responsibilities of redevelopers to provide public improvements as a condition of redevelopment agreements with the City.

B. Planning Criteria and Standards

The development standards included within the existing ordinances of the City and in the City's General Plan will apply in the Redevelopment Area unless modified by this plan or other standards coming from this Plan. They shall provide the detailed guidance required with respect to densities, site coverage, setbacks, building height, landscaping, parking and other aspects of development. At the same time, efforts may be made to update or supplement the City's code and plans as necessary to facilitate and provide a sound regulatory framework for new, innovative development in accordance with this plan.

Additional controls and limitations may be applied to any property acquired and/or disposed of by the City or for which public assistance in development and/or rehabilitation is provided. Standards for building intensities, land coverage, and other features of development shall be such as to help in the achievement of the plan objectives and especially to accomplish the following:

- To avoid overcrowding of structures and the creation of traffic congestion on public streets.
- To maintain sufficient open space to provide for landscaping and other amenities and for pedestrian movement and activity.
- To provide appropriate screening between residences and commercial uses.
- To maintain a balance between demands on and capacities of public utilities, facilities and services.

- To ameliorate extreme climatic conditions and encourage energy conservation.
- To ameliorate negative environmental conditions.

To further guide development in the area and to provide a basis for the review of project proposals, the City's plans, codes and specific projects or disposition plans shall include standards for proposals for the following:

- The location, amounts and types of parking to be provided.
- The provision for landscaped development and improvement of open space areas, setbacks, streets, rights-of-way, and other open or public areas.
- Appropriate building height and setbacks.
- Adequate vehicle loading and service.
- Appropriate vehicular circulation patterns.
- Facilities and/or designs to reflect climatic and environmental conditions and the need for energy conservation.
- Control of signs and other features of site and structure design.
- Location of design standards for all major streets and streetscape improvements.
- Location and nature of facilities required to meet public transportation uses and needs.
- Specific land uses.
- Specific building intensities and land coverage.
- Compliance with the City of Phoenix Dark Sky Ordinance.
- Compliance with the City of Phoenix Water Conservation Goals and Policies.

C. Management and Implementation of this Plan

The City shall take the lead in the management and implementation of this Redevelopment Plan through the involvement of staff from the Community and Economic Development Department, Planning Department and Neighborhood Improvement and Housing Department. Other City departments may also participate in specific aspects of management and implementation as needed. This section describes a procedure by which the redevelopment actions previously described may be implemented to achieve plan objectives.

The City's involvement in management and implementation is critical to insure that redevelopment actions are coordinated over time and directed toward the results that are consistent with the Redevelopment Plan. Through these activities, the City will seek to stimulate private sector interest and participation in additional redevelopment activities.

To insure a sustained level of coordinated management and implementation actions, strong organizational and management resources must be provided. The plan for development and use of these resources are as follows:

1. Activities Which the City May Undertake
 - a. Conduct studies, analyses and preparation of plans, project proposals, budgets, contracts, recommendations for codes and legislation, applications, and other documents or materials required to advance the implementation of plan objectives.
 - b. Prepare and disseminate informational, educational, training and marketing materials. Participate in planning, marketing, negotiating and other meetings and activities for the purpose of advancing plan objectives.
 - c. Implement any plan, project or operational activity directed and approved by the City Council for which adequate resources are available. These may include the promulgation and administration of leases, regulations, fees, insurance, programs, subsidies, cost sharing and other measures required to achieve plan objectives.

- d. Develop and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties subject to the limitation of its powers and resources.
 - e. Collect, accept and disburse funds, properties, services and other thing of value from donation, grants, fees, rents, use charges, tax levies and other sources subject to overall budgetary and program approval by the City Council for the purpose of achieving plan objectives.
 - f. Carry out other actions which are legally permitted and are required to implement the plan.
2. Redevelopment Area Improvement Budget and Program
- The City shall prepare an annual action plan for public activities and public improvements in the Redevelopment Area, as part of the annual work plan. The City will prepare a program budget to accomplish these public actions deemed necessary by the City Council to assist specific developments that are recommended by staff and approved by the City Council. The budget will identify project and program expenditure categories, as specifically as possible, as well as sources of funding. No expenditures or binding commitments for expenditures may be made which are not part of a budget approved by the City Council.
3. Project and Action Proposal Review
- Any project or activity to be undertaken in the Redevelopment Area by a private or public agency which requires public action or approval will be subject to review by the City or public agency designated by the Council. The City will assure adequate coordination of advice and review by different departments of City government and other affected governmental entities. The City may develop and publish criteria and procedures, such as the City of Phoenix Redevelopment Policy, to govern this review process. These procedures will be based upon the following general guidelines:
- a. Any project or activity proposal should be presented to and discussed with the department or division administering the development on behalf of the City. That division may provide advice on technical planning or similar assistance related to such proposals on an informal basis.
 - b. For all proposals requiring City Council action, a report shall be prepared which, a) describes estimated costs and impact of the proposal in relation to plan objectives; b) delineates the nature and scope of public actions and commitments required, including both those to be taken directly by the City and by other units of government; c) describes the methods by which required public actions and commitments will be met, including funding, organizational, procedural, legal and other steps and assignments of responsibility; and d) presents budgets, approvals, agreements, studies, opinions and/or other evidence indicating the feasibility of required actions.
4. Financing
- In addition to financing, which may be required by any agreements to which the City is party in connection with a specific project or action proposals, funding sources will be investigated to provide for ongoing plan administration and the provision of technical or other assistance required to achieve plan objectives.
5. A Statement of the Proposed Method of Financing the Redevelopment Project
- The Redevelopment Project will be financed primarily, if not entirely, by private investments. With the concentration of allied development opportunities within the Redevelopment Area, the City will seek to attract private investment to the area. Any public financing will result from the Redevelopment Area improvement program described above. Possible sources of public financing may include, but are not limited to, federal, state, city and private grants or loans, improvement district financing and contributions.
- Prior to the execution of an agreement to perform redevelopment activities or the acquisition of real property, relating to a redevelopment project within this Redevelopment Area, the City shall, by ordinance or resolution, declare: (i) the proposed method and estimated cost of the acquisition and preparation for redevelopment of that portion of the Redevelopment Area in which the redevelopment project is located; (ii) an estimate of the proceeds or revenues to be received from

the disposal of such real property to redevelopers; and (iii) the method of financing the redevelopment activities relating thereto. Such provisions in the ordinance or resolution shall be deemed to be an addendum to this Redevelopment Plan.

6. A Statement of Redevelopment Plan Completion

Unless otherwise extended by City Council action, the Eastlake Park Redevelopment Plan shall terminate fifteen years from the City Council formal approval date.

D. Other Provisions Necessary to Meet State and Local Requirements

1. Boundaries, Existing Use and Conditions, General Land-Use Plan, and Information Showing Standards of Land Coverages and Building Intensities in the Area after Redevelopment

Information on boundaries, existing land uses and existing building conditions has been previously discussed. The boundaries of the Redevelopment Project are described in Section II.

The general land use plan and information showing standards of land coverages and building intensities in the area after redevelopment are discussed in Section IV.

2. A Statement of the Proposed Changes, if any, in Zoning Ordinances or Maps, Streets Layouts, Street Levels or Grades, Building Codes, and Ordinances

Implementation of this plan shall be incremental, and changes to the above shall be made as necessary during the administration and implementation of this plan. Section IV generally indicates the anticipated nature and incidence of most such changes.

3. A Statement as to the Kind and Number of Site Improvements and Additional Public Utilities which will be Required to Support the New Land Uses in the Area After Redevelopment

The number and kind of site improvements and public utilities is dependent on the number of projects to be built in the Redevelopment Area. The site improvements will be determined through the project area improvement budget and program and the project and action proposal review processes. All improvements shall conform to the objectives of this Plan.

4. A Statement of the Proposed Method and Estimated Cost of the Acquisition and Preparation for Redevelopment of the Redevelopment Project Area and the Estimated Proceeds or Revenues from its Disposal to Developers

Property acquisition by the City involving the use of Federal funds shall be in accordance with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. (Public Law 91-646). When property is acquired by the City using non-Federal funds, relocation shall be in accordance with the City of Phoenix Relocation Policy. All properties to be so acquired by the City will be appraised by a qualified independent fee appraiser using accepted appraisal techniques.

The property owner will be offered a purchase price of fair market value based upon the appraisal. If, after a reasonable period of time, the offer is not accepted, eminent domain proceedings may be instituted to acquire the subject property.

Properties acquired by private means without using Federal or City funds are not subject to the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 or the City's Relocation Policy.

The scope and timing of the Redevelopment Project precludes a precise and comprehensive determination of costs and revenues for the acquisition and preparation of land at this time. Instead, the City would specify costs and revenues as part of the Redevelopment Area improvement budget and program process.

5. A Statement of a Feasible Method Proposed for the Relocation of Families to be Displaced from the Redevelopment Project

Families and businesses displaced as a result of property acquisition by the City in the Redevelopment Area shall be relocated in accordance with the Arizona Revised Statutes, and, when Federal funds are used, the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

E. Procedures for Amending or Supplementing this Plan

From time to time, the Redevelopment Plan may be amended by the City Council, providing that adequate notice has been given and public hearings have been conducted as required by law. Council consideration will include review of recommendations from public hearings and City staff.

If substantial changes are proposed for the Redevelopment Plan after the lease of sale of property in the project area, the modification shall not be applicable to redevelopers who have already executed a Disposition Development Agreement and/or Lease Agreements with the City within the Redevelopment Area, unless consented to in writing.

As appropriate, disposition, rehabilitation, land acquisition and clearance, and other specific activity amendments, may be added to this plan.

IX. Exhibits

EXHIBIT A
Legal Description of the
Eastlake Park Redevelopment Area

That part of COLLINS ADDITION, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 1 of Maps, at page 11, being a part of the Northeast quarter of Section 9 and of the Northwest quarter of Section 10, all of which is a portion of Township 1 North, Range 3 East, G&SRB&M, and is described as follows:

BEGINNING at the Northeast corner of Lot 16 in Block 29 in said COLLINS ADDITION;

thence South, along the East line of said Lot 16 and along the Southerly prolongation thereof, to the centerline of Adams Street as said Adams Street is shown on said plat of COLLINS ADDITION;

thence West, along said centerline, to the Northerly prolongation of the East line of Lot 10 in Block 37 in said COLLINS ADDITION;

thence South, along said Northerly prolongation, along the East line of said Lot 10 and along the Southerly prolongation thereof, to the centerline of Jefferson Street as said Jefferson Street is shown on said plat of COLLINS ADDITION;

thence West, along last said centerline, to the Northerly prolongation of the East line of the West half of Lot 10 in Block 45 in said COLLINS ADDITION;

thence South, along last said Northerly prolongation, along last said East line and along the Southerly prolongation thereof, to the centerline of Jackson Street as said Jackson Street is shown on said plat of COLLINS ADDITION;

thence West, along last said centerline, to the centerline of 15th Street;

thence North, along last said centerline, to the Easterly prolongation of the centerline of the East-West alley in Block 23 in said COLLINS ADDITION;

thence West, along last said prolongation, along last said centerline and along the Westerly prolongation thereof, to the centerline of 12th Street;

thence North, along last said centerline, to the Westerly prolongation of the centerline of the East-West alley in Block 13 in said COLLINS ADDITION;

thence East, along last said prolongation, along last said centerline and along the Easterly prolongation thereof, to the centerline of 13th Street;

thence North, along last said centerline, to the Westerly prolongation of the centerline of the East-West alley in Block 3 in said COLLINS ADDITION;

thence East, along last said prolongation, along last said centerline and along the Easterly prolongation thereof, to the Northerly prolongation of said East line of Lot 16;

thence South, along last said prolongation, to said Northeast corner of Lot 16 and the POINT OF BEGINNING.

Prepared June 22, 1989 in
Technical Writer Section,
Real Estate Division
by HAROLD A. EGY,
Real Estate Technical Writer II

Harold A. Egy

Checked M.J. Malina Date 6-23-89

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EXHIBIT B
City of Phoenix
General Relocation Policy

Relocation activities for the Eastlake Park Neighborhood Plan will be carried out by the Relocation Division, Neighborhood Improvement and Housing Department of the City of Phoenix. The City of Phoenix will assume responsibility for assurance that relocation assistance and payments are made in accordance with State Law ARS 11-961 to 11-974 and City Ordinance No. S18697, and appropriate regulations thereof. Essential services to be provided by the Relocation Division are:

- 1) Develop a preliminary relocation plan to determine the number and types of displacements prior to approval.
- 2) Properly identify all ownership interests, including tenant interests, prior to ordering appraisals.
- 3) Notify persons to be displaced, as soon as possible, of the availability of the relocation program and payments, location where information may be obtained, and dates governing eligibility.
- 4) Provide relocation advisory assistance program.
- 5) Make available decent, safe and sanitary replacement housing at least 90 days prior to displacement.
- 6) Provide fair, timely and reasonable relocation payments and assistance.

The Relocation Assistance Program is further defined as such measures, facilities or services as may be necessary in order to:

- Determine the need, if any, for relocation assistance.
- Properly discuss and explain the available services, relocation payments and eligibility requirements, and assist in completing applications, claims and other required forms.
- Provide current information, on a continuing basis, regarding the availability, prices and rentals of "Fair Housing" (replacement housing) and commercial space.
- Assure the availability of decent, safe and sanitary replacement housing in an amount equal to the needs of the persons to be displaced.
- Assist displaced persons in obtaining and becoming established in suitable replacement locations.
- Supply information about social, housing and other programs offering assistance to displaced persons.
- Provide a grievance mechanism to insure a fair hearing on complaints relating to eligibility or payments.
- Provide other advisory services, as necessary, to minimize hardships in adjusting to relocation.

The Relocation Division shall be staffed by an adequate number of personnel to appropriately serve the persons being displaced.

EXHIBIT C
Building Code Violation Checklist
for use in Scoring Dwelling Structures and Mechanical Conditions

Electrical Scores

1. Good, no repairs needed
2. Minor repairs needed (\$500 or less)
 - a. improperly grounded outlets suspected
 - b. outside plugs without proper caps
 - c. indoor lighting fixtures used outside
 - d. electrical problems associated with makeshift additions
3. Major repairs needed (\$500 to \$2000)
 - a. two-wire service
 - b. wiring not in conduit
 - c. inadequate service conductor clearance from roof or grade
4. Not feasible (\$2000 or more)
 - a. two or more conditions listed under "major repair" plus a score of 3 or 4 in plumbing or structural appearance

Plumbing Score

1. Good, no problems
2. Minor repairs needed (\$500 or less)
 - a. improper vent caps
 - b. improper pressure relief valve visible or suspected
 - c. improper discharge line
 - d. insufficient height or improper location of sewer vent
 - e. inadequate size vents
3. Major repairs needed (\$500 to \$2000)
 - a. missing sewer vent
 - b. deteriorated exterior plumbing
 - c. septic tanks in use
4. Not feasible (\$2000 or more)
 - a. outside plumbing used

Natural Light and Ventilation Scores

1. Good, no problems
2. Minor repairs needed (\$500 or less)
 - a. bars over windows prohibiting escape
3. Major repairs needed (\$500 or more)
 - a. lack of bedroom windows

Structural Appearance Scores

1. Good, no repairs needed
2. Minor repairs needed (\$2000 or less)
 - a. inadequate foundation for porch or patio
 - b. damaged carport or porch post
 - c. wood rot
 - d. uplifted or missing shingles
3. Major repairs needed (\$2000 to \$3000)
 - a. sagging roof
 - b. bowed walls
 - c. foundation settling
 - d. cracks in load-bearing walls
 - e. loose or missing masonry
 - g. new roof needed
 - h. loose masonry or connection at chimney
4. Not feasible (\$3000 or more)
 - a. lack of adequate foundation
 - b. three or more items from "Major repair"

Home and Yard Condition Scores

1. Good maintenance
2. Minor neglect
 - a. yard unkept
 - b. weeds overgrown
 - c. bushes trampled
 - d. no grass, seeding or landscaping
 - e. paint lacking or poor condition of auxiliary structure, such as garage
3. Major neglect
 - a. major disorder
 - b. junk cars or equipment in yard, driveway, or street
 - c. discarded household appliances or furniture on porch or in yard

EXHIBIT D
City of Phoenix
Neighborhood Improvement and Housing Programs and
Neighborhood Stabilization Programs

Note: Housing programs are subject to availability of funds. These programs often have waiting lists and eligibility is based on the applicant's income level.

A. FINANCIAL AID

PROGRAM OVERVIEW

1. MAJOR HOME REPAIR PROGRAM

- Coverage: City-wide
- Target Population:
Low and Moderate Income
- Fund Source: CDBG Funds
- Admin. Dept./Div.: NIH/
Housing Services
- Information Contact:
262-7210
- Address: 920 E. Madison,
Suite B

- No interest loans are available for occupant home owners who have an income equal to or less than 50% of the Phoenix median income.
- A one-time maximum allocation of \$5,000 in the form of permanent lien is provided to bring selected items up to housing standards (minimum code requirements). Participants with income equal or less than 50% of the Phoenix median income have the first \$2,000 allocated as a grant. Repair/replacements are limited to electrical, plumbing, mechanical and roofs.
- All qualified participants are required to complete the City's Home Maintenance Training Program which consists of five two-hour sessions.
- A code violation must be in evidence to qualify for assistance.
- During the first 4 months of each fiscal year, 75% of the allocated funds are earmarked for neighborhood improvement areas and 25% is available City-wide. If neighborhood improvement area funds are not utilized during the 4-month period, then the remaining funds are open for City-wide distribution.

2. OPERATION PAINT BRUSH

- Coverage: City-wide
- Target Population:
Low and Moderate Income
- Fund Source: CDBG Funds
- Adm. Dept./Div.: NIH/
Information Contact:
Housing Services
262-7210
- Address: 920 E. Madison,
Suite B

- A \$250 maximum one-time rebate is provided for the purchase of paint and supplies to restore the exterior of owner-occupied homes.
- Owners must submit original receipts as a proof of purchase of materials.
- Owners income must be equal to or less than 80% of the Phoenix median income.
- During the first 4 months of each fiscal year, 75% of the allocated funds are earmarked for neighborhood improvement areas and 25% is available city-wide.

3. OPERATION LANDSCAPE

- Coverage: City-wide
- Target Population: Low
and Moderate Income
- Fund Source: CDBG Funds
- Adm. Dept./Div.: NIH/
Housing Services
- Information Contact:
262-7210
- Address: 920 E. Madison,
Suite B

- A \$250 maximum one-time rebate is provided to pay for yard cleanup, removal of abandoned vehicles, and landscaping improvements.
- Eligible owner/occupants must satisfy the qualifying criteria of having equal to or less than 80% of Phoenix median income.
- During the first four months of each fiscal year, 75% of the allocated funds are earmarked for neighborhood improvement areas and 25% is available city-wide. If neighborhood improvement area funds are not utilized during the four-month period, then the remaining funds are open for City-wide distribution.

4. REHAB PROGRAM

- Coverage: City-wide
- Target Population: Low and Moderate Income
- Fund Source: CDBG Funds
- Adm. Dept./Div.: NIH/Housing Services
- Information Contact: 262-7210
- Address: 920 E. Madison, Suite B

- A low interest, one-time loan for owner/occupants up to \$10,000 is provided.
- A permanent lien is attached in the event the property is sold, transferred or vacated.
- An eligible owner/occupant must satisfy the qualifying criteria of having equal to or less than 50% of the Phoenix median to receive a loan. If the owner/occupant has income equal to or less than 50% of the Phoenix median income, the first \$2,000 is allocated as a grant and the remainder is a 0% loan.
- The residence must be brought completely into compliance with current housing safety standards.
- All qualified participants are required to complete the City's Home Maintenance Training Program which consists of five 2-hour sessions.
- A code violation must be in evidence to qualify for assistance.
- During the first four months of each fiscal year, 75% of the allocated funds are earmarked for neighborhood improvement areas and 25% is available City-wide. If neighborhood improvement area funds are not utilized during the four-month period, then the remaining funds are open for City-wide distribution.

5. SECTION 203K PROGRAM

- Coverage: City-wide
- Target Pop.: Moderate & Middle Income
- Fund Source: HUD/FHA Insured Local Lenders
- Adm. Dept./Div.: NIH/Housing Services
- Information Contact: 262-7210
- Address: 920 E. Madison, Suite B

- FHA mortgage loan program administered by the City for purchase and rehabilitation of one to four unit properties.
- Loans are to assist homeowners in making home repairs, remodeling, and refinancing existing mortgages.
- Loans are at the current VA interest rate at time of loan closing.
- City of Phoenix is an approved mortgagee to underwrite and process the loans.
- Local lenders are used to fund, close and service the loans.
- HUD approves the loans and the City maintains the rehab escrow account.

6. URBAN HOMESTEAD (Sec. 810) PROGRAM

- Coverage: City-wide
- Target Population: Low Income
- Fund Source: HUD Section 810 Allocation
- Adm. Dept./Div.: NIH/Housing Services
- Information Contact: 262-7210
- Address: 920 E. Madison, Suite B

- An eligible applicant having equal to or less than 80% of the Phoenix median income may purchase a home for \$1 and then must qualify for a loan to rehabilitate the structure up to property rehab standards.
- Section 312 loan funds are utilized for qualified borrowers as funds are available.
- This program has provided an average of 8-10 units annually.
- All qualified participants are required to complete the City's Home Maintenance Training Program which consists of five 2-hour sessions and to complete pre-purchase counseling through the Dept.'s Housing Counseling Program.
- A waiting list of potential homesteaders is established.

7. RENTAL REHAB PROGRAM

- Coverage: Rental Rehab Targeted Areas
- Target Population: Apartment Owners/Tenants
- Fund Source: HUD-Rental Rehab Allocation
- Adm. Dept./Div.: NIH/Housing Services
- Information Contact: 261-8674
- Address: 830 E. Jefferson

- Matching funds to allowable limit are made available to owners of single or multi-family units to upgrade them based on a HUD formula to satisfy Property Rehab Standards. In order to receive the loan, 70% of the units must be reserved for tenants having 80% of the Phoenix median income or less.
- Owner's matching funds must be deposited in escrow at time of closing.
- Property must be located in an area which meets the HUD eligibility approved criteria.
- A code violation must be in evidence to qualify for assistance.

8. SECTION 8 MODERATE REHAB PROGRAM

- Coverage: City-wide
- Target Population: Rental Property Owners/ Tenants
- Fund Source: HUD Allocation
- Adm. Dept./Div.: NIH/ Housing Development and Modernization
- Information Contact: 262-6602
- Address: 920 E. Madison, Suite D

- Owners must submit application for available HUD funds.
- Owners must be able to provide their own financing for the rehabilitation of the units.
- Work must be approved by the City and must have at least \$1,000 in eligible rehabilitation per targeted living unit.
- An agreement is entered into with the to reimburse for the rehabilitation costs, through a negotiated rent with payments allocated over a 15-year period.
- Units rehabilitated under the program are required to be rented to low income tenants. However, Section 8 subsidies are provided for each rehabilitated unit, guaranteeing market rate rents for 15 years.
- No HUD allocation has been awarded since 1984-85 to the City of Phoenix.

9. HARDSHIP ASSISTANCE PROGRAM

- Coverage: City-wide
- Target Population: Low Income
- Fund Source: CDBG
- Adm. Dept./Div.: NIH/NMZE
- Information Contact: 261-8748
- Address: 920 E. Madison, Suite E

- Assistance is provided to very low income home owner/occupied residences which have an income level equal to or less than 50% of the Phoenix median income and who have been cited under the Property Maintenance Ordinance.
- Minor violations of the exterior premises can receive up to \$500 in aid.
- Violations requiring major repair can receive up to \$2,000 in aid.
- This is a last resort funding program for those items which cannot be addressed/funded by other Departmental programs. Appropriate referrals will be made.

10. SINGLE FAMILY HOME PURCHASE MORTGAGE REVENUE BOND PROGRAM(S)

- Coverage: City-wide
- Target Population: Moderate Income
- Fund Source: IDA Mortgage Revenue Bonds
- Adm. Dept./Div.: NIH/Housing Development and Modernization
- Information Contact: 262-6602
- Address: 920 E. Madison, Suite D

- Provides a 30-year Home Purchase Mortgage oriented to first-time buyers and those not having owned a home in the last three years.
- Below market interest rates are provided, thus stimulating home ownership, which is a stabilizing influence in neighborhoods. Moderate income applicants not exceeding gross family earnings of \$38,065 and fulfilling underwriting and bond requirements will be eligible for low interest loans.
- Low income applicants having equal to or less than 80% of the Phoenix median income are eligible for closing cost loans up to \$2,000. Loans are secured with a mortgage non-interest bearing loan and due only on the sale of the property.
- Applicants with a gross family income up to \$42,240 will also be eligible for low-interest loans and not be required to comply with the three-year time ownership stipulation if they purchase homes within the Internal Revenue Service's designated areas.
- City will conduct a property evaluation to ensure that properties will comply with the City's Property Maintenance Ordinance.
- Program's life expectancy is based on availability of loan funds.

11. HOME IMPROVEMENT REVENUE BOND PROGRAM(S)

- Coverage: City-wide
- Target Population: Median & Moderate Income
- Fund Source: IDA Mortgage Revenue Bonds
- Adm. Dept./Div.: NIH/ Housing Services
- Information Contact: 262-7210
- Address: 920 E. Madison, Suite B

- Owner/occupants will be able to make major renovations to their property by taking advantage of an FHA Title I insured loan not exceed \$15,000 for a 15-year term.
- Moderate income applicants having equal to or less than 80% of the Phoenix median income of \$38,065 and fulfilling underwriting and bond requirements will be eligible for approximately an 8.5% loan.
- Low income applicants having equal to or less than 80% of the Phoenix median income and fulfilling underwriting and bond criteria will be eligible for a 5% loan.
- Applicants with a gross family income up to \$42,240 will be eligible for the 8.5% loan if the homes requiring improvement are located in the Internal Revenue Service's designated areas.
- City will conduct a property evaluation to ensure that properties will comply with the City's Property Maintenance Ordinance.
- Program's life expectancy is based on availability of loan funds.

1. HOUSING COUNSELING

- Coverage: City-wide
- Target Population: All City of Phoenix Residents
- Fund Source: CDBG/HUD/ Allocation
- Adm. Dept./Div.: NIH/ Housing Services
- Information Contact: 258-8011/261-8674
- Address: 1250 S. 7th Ave. & 830 E. Jefferson

- Citizens are provided help in qualifying for HUD, VA, and conventional loans; counseling is provided on removing credit barriers, reducing debt-income ratio, developing mortgage repayment plans, reinstating delinquent mortgages, explaining mortgage assignment program, explaining creative financing options for home purchase, counseling tenants on their rights, responsibility, and the factors governing security deposits.
- Training is provided on how to develop and manage a budget as well as actively working with creditors to eliminate and control credit problems.

2. HOME MAINTENANCE TRAINING PROGRAM

- Coverage: City-wide
- Target Population: City of Phoenix Residents
- Fund Source: CDBG
- Adm. Dept./Div.: NIH/ Housing Services
- Information Contact: 262-7210
- Address: 920 E. Madison, Suite D

- Four 2-hour sessions covering preventive maintenance activities such as heating and cooling system maintenance, plumbing, electrical, door and window maintenance, appliance maintenance, etc. are offered.
- This program is mandatory for participants involved in the City's Major Home Repair Program and Urban Homestead Program. As training space is available this program is open to other interested citizens of Phoenix who are seeking to gain a better understanding or preventive maintenance practices which will ensure a viable home.

3. DIRECT SERVICE

- Coverage: City-wide
- Target Population: Low Income Elderly and Handicapped
- Fund Source: CDBG
- Adm. Dept./Div.: NIH/ Housing Services
- Information Contact: 262-7210
- Address: 920 E. Madison, (Suite B)

- Direct assistance is provided to the elderly or handicapped for a maximum of \$500 per year to do minor repairs or replacements to heating, cooling, and plumbing system for those having an income level equal to or less than 50% of the Phoenix median income.

4. HOME SAFETY INSPECTIONS

- Coverage: City-wide
- Target Population: Citizens of Phoenix
- Fund Source: City's General Fund/Offset by Fee
- Adm. Dept./Div.: NIH/NMZE
- Information Contact: 262-7844
- Address: 920 E. Madison, Suite E

- Safety inspections (for a nominal fee) are done upon request of homeowners or prospective home buyers
- Inspections include electrical, mechanical, plumbing and structural.

5. COMMUNITY NEIGHBORHOOD

- Coverage: City-wide
- Target Population: Citizens of Phoenix
- Fund Source: City's General Fund
- Adm. Dept./Div.: NIH/NMZE
- Information Contact: 261-8748
- Address: 920 E. Madison, Suite E

- City staff will provide support in assisting neighborhoods to organize in order to respond to neighborhood issues which may have a destabilizing influence on their neighborhoods.
- Information is provided which explains the various programs of the Department and their impact in reducing deteriorating influences.

B. DIRECT CLIENT SERVICE, continued.

PROGRAM OVERVIEW

6. HOME BUYER'S FAIR

- Coverage: N/A
- Target Population: Citizens of Phoenix
- Fund Source: N/A
- Adm. Dept./Div.: NIH/Housing Development and Modernization
- Information Contact: 262-6602
- Address: 920 E. Madison, Suite D

- A periodic event is sponsored to provide an opportunity to distribute information to moderate income families on the opportunities for home ownership, which is a stabilizing force in neighborhoods. This is a joint venture between the private and public sector.

C. ENFORCEMENT PROGRAMS

PROGRAM OVERVIEW

1. ZONING ENFORCEMENT

- Coverage: City-wide
- Target Population: Citizens of Phoenix
- Fund Source: City's General Fund
- Adm. Dept./Div.: NIH/NMZE
- Information Contact: 262-7844
- Address: 920 E. Madison, Suite E

- Enforces City's Zoning Ordinance relating to permitted residential, commercial and industrial uses.

2. ENVIRONMENTAL SAFETY

- Coverage: City-wide
- Target Population: Citizens of Phoenix
- Fund Source: City's General Fund
- Adm. Dept./Div.: NIH/NMZE
- Information Contact: 262-7844
- Address: 920 E. Madison, Suite E

- Enforces ordinances regarding hazards on vacant land, vacant hazardous structures, structural nuisances, excavations, unsecured pools, open vacant buildings, and occupied property which may constitute a fire hazard from dry vegetation, debris, or piled flammable material.

3. PROPERTY MANAGEMENT ORDINANCE

- Coverage: City-wide
- Target Population: Citizens of Phoenix
- Fund Source: City's General Fund
- Adm. Dept./Div.: NIH/NMZE
- Information Contact: 262-7844
- Address: 920 E. Madison, Suite E

- Enforce minimum standards for the maintenance of all buildings and lands in the City of Phoenix as they relate to health, safety, blight, and deterioration.
- Response is based on a complaint basis only.

AFFORDABLE HOUSING PROGRAMS

A. FINANCIAL AID PROGRAM OVERVIEW

PROGRAM OVERVIEW

1. INDUSTRIAL DEVELOPMENT AUTHORITY MULTIFAMILY PROGRAM

- Coverage: City-wide
- Target Population: Low and Moderate Income
- Fund Source: IDA Bonds
- Adm. Dept./Div.: NIH/
Housing Development and Modernization
- Information Contact:
262-6793
- Address: 920 E. Madison, Suite D

- The City's Public Purpose Program (PPP) requires all multifamily projects which receive tax-exempt financing to set aside 20% (or 15% in target areas) of their occupied units for households 80% or less of median income.

B. DIRECT CLIENT SERVICE

PROGRAM OVERVIEW

1. CONVENTIONAL HOUSING PROGRAM

- Coverage: City-wide
- Target Population: Low and Moderate Income
- Fund Source: HUD
- Adm. Dept./Div.: NIH/
Information Contact:
262-7774
- Address:
830 E. Jefferson

Five Complexes: Foothills Village, Marcos Deniza, Matthew Henson, Sidney P. Osborn, and A.L. Krohn (Qualified applicants cannot choose placement site.)

- 1,776 Units: 556 one-bedroom units, 636 two-bedroom units, 454 three-bedroom units, Conventional Housing 118 four-bedroom units, and 12 five-bedroom units.
- Eligible applicants referred by Occupancy Section according to HUD and City policy.
- Rent based on 30% of adjusted annual income.
- Refrigerator, stove, and evaporative cooling provided.
- Utilities provided on an approved HUD based allowance: surcharged for excess usage.
- On-site maintenance program provided Monday through Friday 8-5. All other hours on an emergency basis only.
- Pet Policy, Senior/handicapped only Deposit required.
- Security: Police walking beat patrols area at regular intervals, 7 days per week.
- Ample parking space provided.
- Security upgrades provided; some in progress, i.e. exterior lighting and window grates.
- Tenant Council - acts as liaison to management.
- On-site recreational facility provided by City of Phoenix Parks, Recreation and Library Department.
- Aging Services provided Monday through Friday: noon meals, shopping, case worker, education classes, recreation, etc.
- Access to schools, transportation services and other amenities are available.

2. SENIOR HOUSING

- Coverage: City-wide
- Target Population: Low and Moderate Income, elderly (62 years or older), handicapped or disabled
- Fund Source: HUD
- Adm. Dept./Div.: NIH/
Senior Housing
- Information Contact:
262-6952
- Address:
830 E. Jefferson

Six Complexes: Maryvale Terrace, Washington Manor, Sunnyslope Manor, Fillmore Gardens, Pine Tower Apts., and McCarty Apts. (Qualified applicants cannot choose placement site.)

- Eligible applicants referred by Occupancy Section according to HUD and City policy.
- Rent based on 30% of adjusted annual income.
- Refrigerator and stove provided.
- Utilities provided on an approved HUD based allowance; surcharged for excess usage.
- Efficiency, one-bedroom, or wheel chair accessible units.
- Features: 24-hour resident manager, security entry systems, laundry facilities on all floors, convenient parking, community rooms, stoves and refrigerators, drapes, fully carpeted, air conditioners, and emergency light systems.
- Pets are allowed with restrictions on number and size.

3. SCATTERED SITE PROGRAM

- Coverage: City-wide
- Target Population: Low and Moderate Income Families
- Fund Source: HUD
- Adm. Dept./Div/: NIH/ Scattered Sites
- Information Contact: 262-6952
- Address: 830 E. Jefferson

- Single family detached houses - 2-5 bedrooms.
- Eligible applicants referred by Occupancy Section according to HUD and City policy.
- Rent based on 30% of adjusted annual income.
- Refrigerator and stove provided.
- Utilities provided on an approved HUD based allowance; surcharged for excess usage.
- Yard maintenance is the sole responsibility of the family.
- Housing staff will respond to maintenance service calls.

4., SECTION 8 HOUSING ASSISTANCE PROGRAM

- Coverage: City-wide
- Target Population: Low and Moderate Income
- Fund Source: HUD
- Adm. Dept./Div/: NIH/ Dispersed Housing
- Information Contact: 262-4710
- Address: 830 E. Jefferson

- Low-income families and elderly are assisted in renting apartments, townhouses, condominiums, or houses owned and managed by private landlords.
- Participants seek out dwelling units on the private market where a contract is entered into with the landlord
- Eligible applicants referred by Occupancy Section according to HUD and City policy.
- Rent based on 30% of adjusted annual income.
- Refrigerator and stove provided.
- Utilities provided on an approved HUD based allowance where applicable.
- Total rent amount will be negotiated between the owner and NIH and will not be greater than the Fair Market Rent established by HUD.
- Owners are responsible for structural maintenance of the property.
- Tenants, unless noted, are responsible for the care and general maintenance of the premises. Damages in excess of normal wear are chargeable to the tenants.
- If a rental household wishes to participate and utilize their current dwelling that is acceptable if the dwelling meets NIH standards and if the landlord agrees to participate.

KEY: NIH = Neighborhood Improvement and Housing Department
NMZE = Neighborhood Maintenance and Zoning Enforcement Division
HUD = U.S. Department of Housing & Urban Development
IDA = Industrial Development Authority
CDBG = Community Development Block Grant

NOTE: 80% and 50% of Phoenix median income defined by Attachment A.

**ATTACHMENT A
Income Limits**

FAMILY SIZE	80% OF PHOENIX MEDIAN	50% OF PHOENIX MEDIAN
1 PERSON	\$18,550	\$11,600
2 PERSONS	21,200	13,250
3 PERSONS	23,850	14,900
4 PERSONS	26,500	16,550
5 PERSONS	28,150	17,850
6 PERSONS	29,800	19,200
7 PERSONS	31,500	20,500
8 PERSONS	33,150	21,850

(Phoenix metro area median income from February 24, 1988 HUD memo was \$33,100)

**EXHIBIT E
Summary of Plan Policies**

The following policies apply to all development proposals which require rezoning or other forms of public review.

1. All new commercial and industrial development, including office uses, should be subject to the Development Coordination Office Site Plan Review and Approval process, as per Section 511 of the City of Phoenix Zoning Ordinance.
2. Rezoning to parking (P-1 or P-2 zoning districts) within the residential land use area north of Washington Street should not occur.

Note: New development, for the purposes of the site plan review process, is defined as structures (including additions) greater than 1000 square feet in gross area.

EXHIBIT F Evaluation

Purpose of Evaluation

Evaluation is a continuous process of inquiry based upon pertinent goals, objectives, aims and criteria cooperatively developed by citizens, City staff and City Council. This process leads to a warranted conclusion with respect to the progress of studying, identifying needs and improving both the physical development and socioeconomic status of the area.

Steps in Evaluation

The scope of evaluation can be described in 6 steps:

1. Cooperative development of goals (Extensive physical and social needs)
2. Cooperative development of objectives (Activities, when achieved, will serve as bench marks toward progress)
3. Selection of activities required for goal achievement
4. Collecting evidence of progress
5. Interpretation of collected evidence
6. Effecting change and improvement (Implementing plans)

The Evaluation Instrument

Any evaluation instrument is not an end in itself. It does not suggest that evaluation is a terminal process that occurs at the end of a community activity. It is an educational process concerned with helping citizens, City staff and the City Council set up and clarify goals and objectives related to planning future development. In addition, evaluation provides an opportunity for the citizen to be directly involved in selection and achievement of plan objectives. This functional relationship allows the citizen to understand that the suggested outcomes listed in the criteria are not isolated and achieved independently. The goals in this instrument indicate a direction for social and economic movements in a changing culture. Obviously, the present socio-economic and the cultural factors that caused them must be recognized if the future change is to be measured.

The role of the citizen is of paramount significance in the process of evaluation. He or she must understand the goals. He or she must have insight into the numerous mundane activities needed to achieve them. Above all, if evaluation is to be effective, it must be a cooperative effort - citizens, City staff and City Council establish the goals, determine the objectives, aims and criteria and implement a plan to meet the needs of the City and the neighborhood.

Development of a neighborhood is a continuous process that transcends generations.

EXHIBIT G

Eastlake Park Area Task Force Members

Winstona & Aubrey Aldridge	Whitfield Holder
Virginia R. Archie	Jimmy Lee Johnson Jr.
Leonard F. Baker	Ted Kort, Jerry Gross
Charlesetta Banks	Nellie & Carol Lechuga
Kathryn Britto	Earl Manns
John & Hattie Bell	Betty McCarty
Virgil & Judy Berry	Ira & Beth McNear
Arlee Bishop	Tom Moody
Mary C. Bishop	Louise Poe
Patrick Brown	Don Stoll
Emmalyn Collins	Nettie Warner
John & Bonnie Coulter	Ora Mae Williams
Georgie M. Goode	
Dave Hill	

City Staff

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Sally Heinrich, Planning Department (Graphics)
Kim Dorney, Community and Economic
Development Department
Maria Echeveste, Community and Economic
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John Parks, Development Services Department
Mel Carlson, Parks Department
Mark Lamm, Parks Department
Malik Abdullah, Human Resources Department