



REDEVELOPMENT PLAN for the

Governmental Mall

City of Phoenix

Produced by the City of Phoenix

Terry Goddard, Mayor

Council Members

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Principal Planner

March 11, 1987

RESOLUTION NO. 16993

A RESOLUTION OF THE CITY OF PHOENIX, ARIZONA, APPROVING THE REDEVELOPMENT PLAN FOR THE GOVERNMENTAL MALL AND FINDING THAT SUCH PLAN IS FEASIBLE AND IN CONFORMITY WITH THE GENERAL PLAN FOR DEVELOPMENT OF THE CITY OF PHOENIX; AND DECLARING AN EMERGENCY.

WHEREAS, the Council of the City of Phoenix, by Resolution No. 16709 adopted on the 23rd day of October, 1985, found that a slum area exists within the corporate limits of the City of Phoenix described as Governmental Mall 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 said 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 Governmental Mall dated March 11, 1987, consisting of 43 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 Governmental Mall 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 Governmental Mall.

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 Governmental Mall dated March 11, 1987, 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 Governmental Mall dated March 11, 1987, attached hereto as Exhibit A, is hereby approved and adopted.

SECTION 3. WHEREAS, the immediate operation of the provisions of this resolution is necessary for the preservation of the public peace, health and safety, an EMERGENCY is hereby declared to exist, and this resolution shall be in full force and effect from and after its passage by the Council as required by the City Charter, and is hereby exempted from the referendum clause of said Charter.

PASSED BY the Council of the City of Phoenix this 8 day of APRIL, 1987.




MAYOR

ATTEST:




Acting
City Clerk

APPROVED AS TO FORM:



Acting
City Attorney

REVIEWED BY:



Acting
City Manager

**GOVERNMENTAL MALL REDEVELOPMENT AREA
REDEVELOPMENT PLAN
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I. INTRODUCTION

The Governmental Mall Redevelopment Area provides an opportunity to revitalize and redevelop one of Phoenix's unique urban areas. Adjacent to Downtown, this area contains a diverse mixture of uses. It is the location of the State Capitol and the legislative and administrative functions of state government. The redevelopment area also contains two residential neighborhoods, an elementary school, and historically significant structures and sites - many of which have been or are planned to be restored or rehabilitated.

The Carnegie Library Building and park is presently being remodeled, and will be the home of a public Museum. The old Capitol Building was recently restored to its original building condition, and the new Wesley Bolin Plaza is the site of the Vietnam Veteran's Memorial and the U.S.S. Arizona Memorial. Other areas such as the Pioneer Cemetery have yet to be rehabilitated, and much is yet to be done to rehabilitate deteriorating buildings and eliminate blighting influences that still exist throughout the area.

Drawn to meet the requirements of Arizona Revised Statutes 36-1471, this plan will provide the basic framework necessary to address these problems, and was developed as a cooperative effort among the State, County, City, residents, and private developers. All of the Redevelopment Area, except a portion north of Polk Street, is also under the jurisdiction of the Governmental Mall Commission, which is charged with preparing a Master Plan and reviewing all building permits for the area. This plan is consistent with the Commission's work. In addition, this area is adjacent to Downtown, for which an updated Downtown Plan is being prepared concurrently to address issues affecting both areas. This is a first and important step in the improvement and revitalization process, leading to substantial environmental improvements and producing an attractive, vital area which will be of major benefit to Phoenix.

II. DESCRIPTION OF URBAN REDEVELOPMENT AREA

A. Redevelopment Area Boundaries

The redevelopment area boundaries are generally described as Fillmore Street on the north, Harrison Street on the south, 19th Avenue to the west, and the western boundary of the Downtown Redevelopment Area to the east. Figure 1, Redevelopment Area Boundary Map, indicates the project boundaries. The legal description is provided as Exhibit 1.

B. Existing Land Use

Land use in the project area is shown in Figures 2, 3, 4, and 5, Existing Land Use Map.

The major land use in the project area is governmental facilities. Residential uses comprise a significant proportion (25 percent), and are considered to be vital to the success of the redevelopment area. Of these residential uses, roughly 78 percent consist of single-family or duplex dwellings.

The remaining area consists of the proposed sports complex and mixed use site in the southeast corner of the redevelopment area, and private retail and office uses.

C. Existing Building Conditions

A building condition survey was originally conducted in October of 1985. In October of 1986, the Planning Department and the Urban Development and Housing Department conducted a second survey to reflect recent changes such as the removal, restoration, or construction of structures. (See Figures 6, 7, 8 and 9.) This building condition survey checked for the conditions of electrical services, plumbing, natural light and ventilation, structural appearance, and yards. These conditions were aggregated into an overall numerical rating for each building.

The following table shows the exterior conditions of the 709 structures in the Governmental Mall Redevelopment Area.

STRUCTURAL CONDITIONS GOVERNMENTAL SURVEY

Good	9.0%
Minor Repair	7.7%
Major Repair or May Not Be Economically Feasible to Rehabilitate	<u>83.3%</u>
	100.0%

It should be noted that the term "May Not Be Economically Feasible to Rehabilitate" indicates that the cost to rehabilitate could be more than half the value of the building. This term has no relationship to future land uses.

D. Utility Inventory

Figures 10 through 18 detail underground utilities within the Governmental Mall Redevelopment Area. Major water, sewer, storm drains, gas, and telephone facilities exist along several of the streets and alleys within the redevelopment area. Any plans for future development must take into account the location and capacity of the existing infrastructure serving the redevelopment area and surrounding neighborhood.

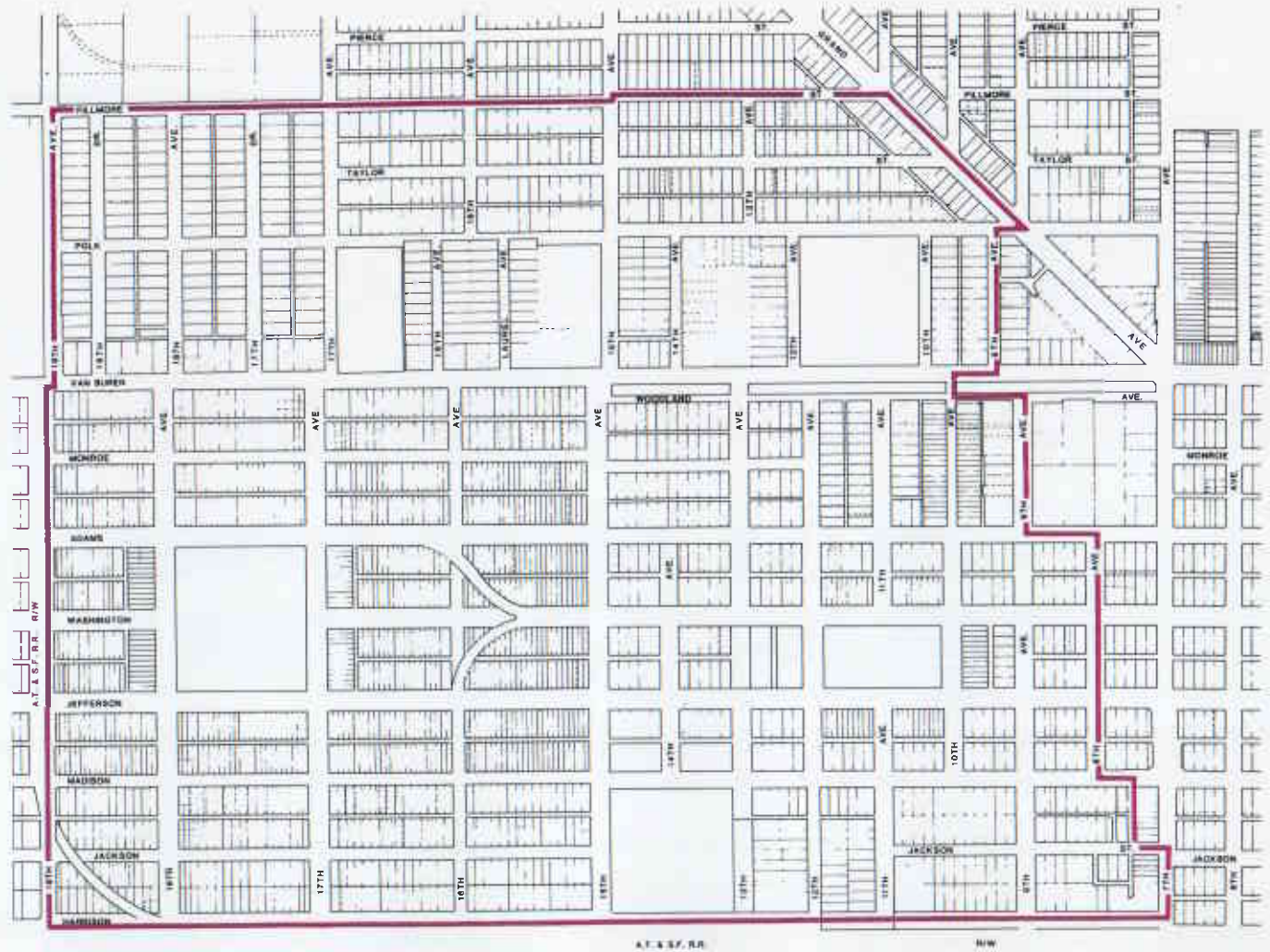


FIGURE 1
GOVERNMENTAL MALL REDEVELOPMENT AREA BOUNDARIES

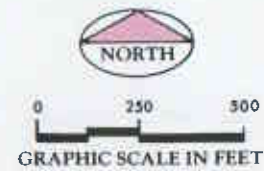










FIGURE 2
GOVERNMENTAL MALL EXISTING LAND USE
 AUGUST, 1985

LEGEND

- | | | |
|--|--|--|
|  1 OR 2 FAMILY RESIDENCES |  VACANT |  PARKING |
|  APARTMENTS |  COMMERCIAL |  GOVERNMENT BUILDINGS, OFFICES, AND PUBLIC USES |
|  CHURCH |  INDUSTRIAL | |

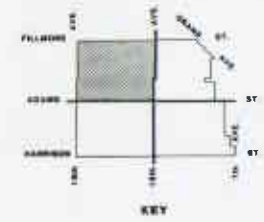







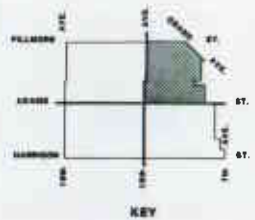




FIGURE 3
GOVERNMENTAL MALL EXISTING LAND USE
AUGUST, 1985

LEGEND

- | | | | | | |
|---|--------------------------|---|------------|---|--|
|  | 1 OR 2 FAMILY RESIDENCES |  | VACANT |  | PARKING |
|  | APARTMENTS |  | COMMERCIAL |  | GOVERNMENT BUILDINGS, OFFICES, AND PUBLIC USES |
|  | CHURCH |  | INDUSTRIAL | | |



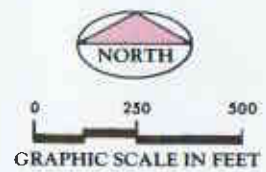
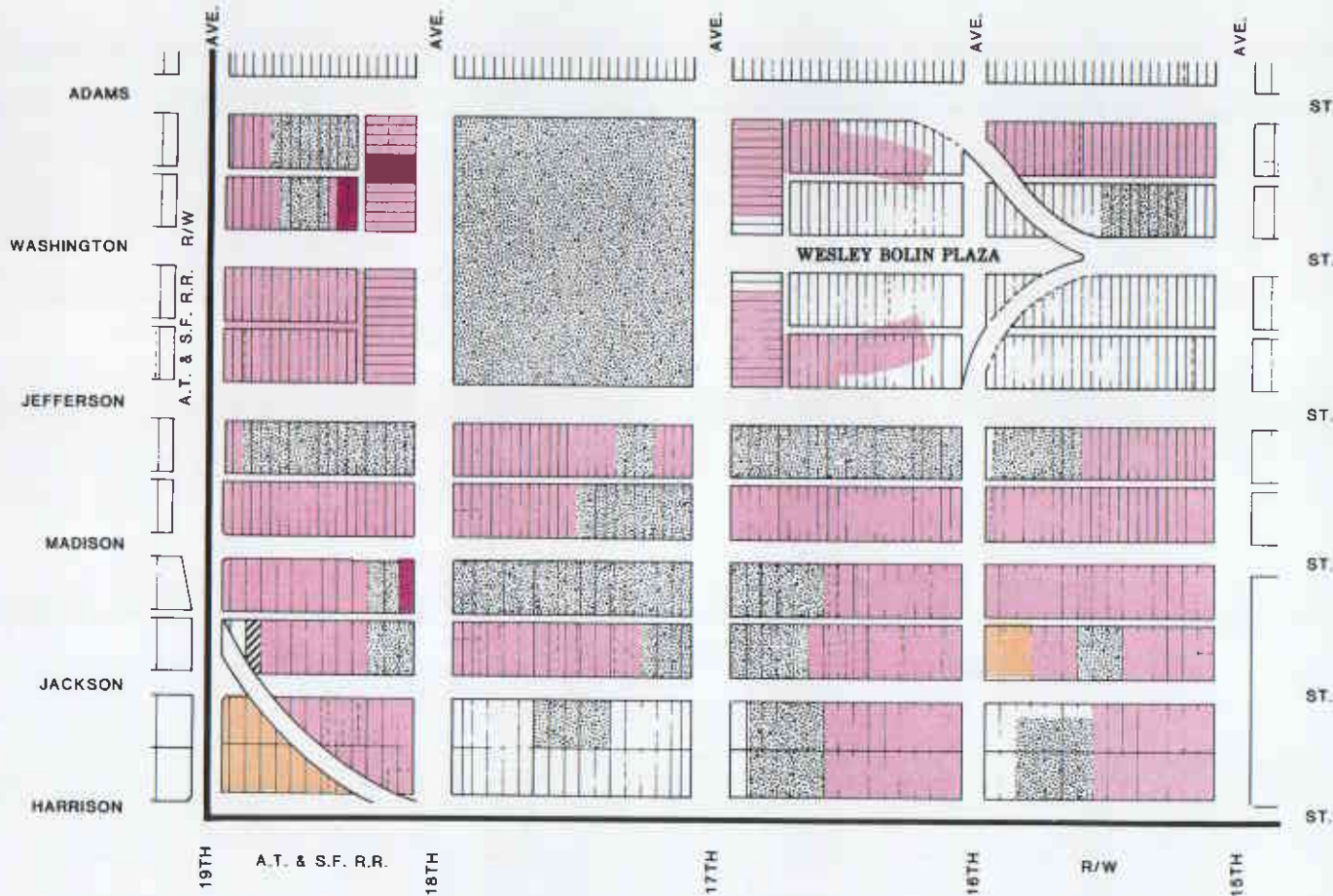








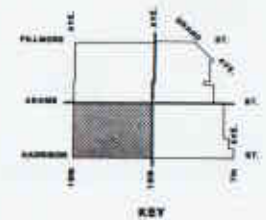


FIGURE 4
GOVERNMENTAL MALL EXISTING LAND USE
 AUGUST, 1985

LEGEND

- | | | |
|--|--|--|
|  1 OR 2 FAMILY RESIDENCES |  VACANT |  PARKING |
|  APARTMENTS |  COMMERCIAL |  GOVERNMENT BUILDINGS, OFFICES, AND PUBLIC USES |
|  CHURCH |  INDUSTRIAL | |



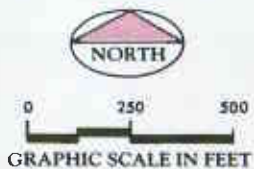





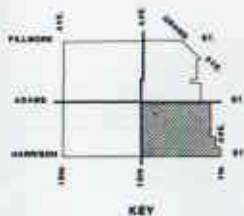
FIGURE 5
GOVERNMENTAL MALL EXISTING LAND USE
 AUGUST, 1985

LEGEND

-  1 OR 2 FAMILY RESIDENCES
-  APARTMENTS
-  CHURCH

-  VACANT
-  COMMERCIAL
-  INDUSTRIAL

-  PARKING
-  GOVERNMENT BUILDINGS, OFFICES, AND PUBLIC USES



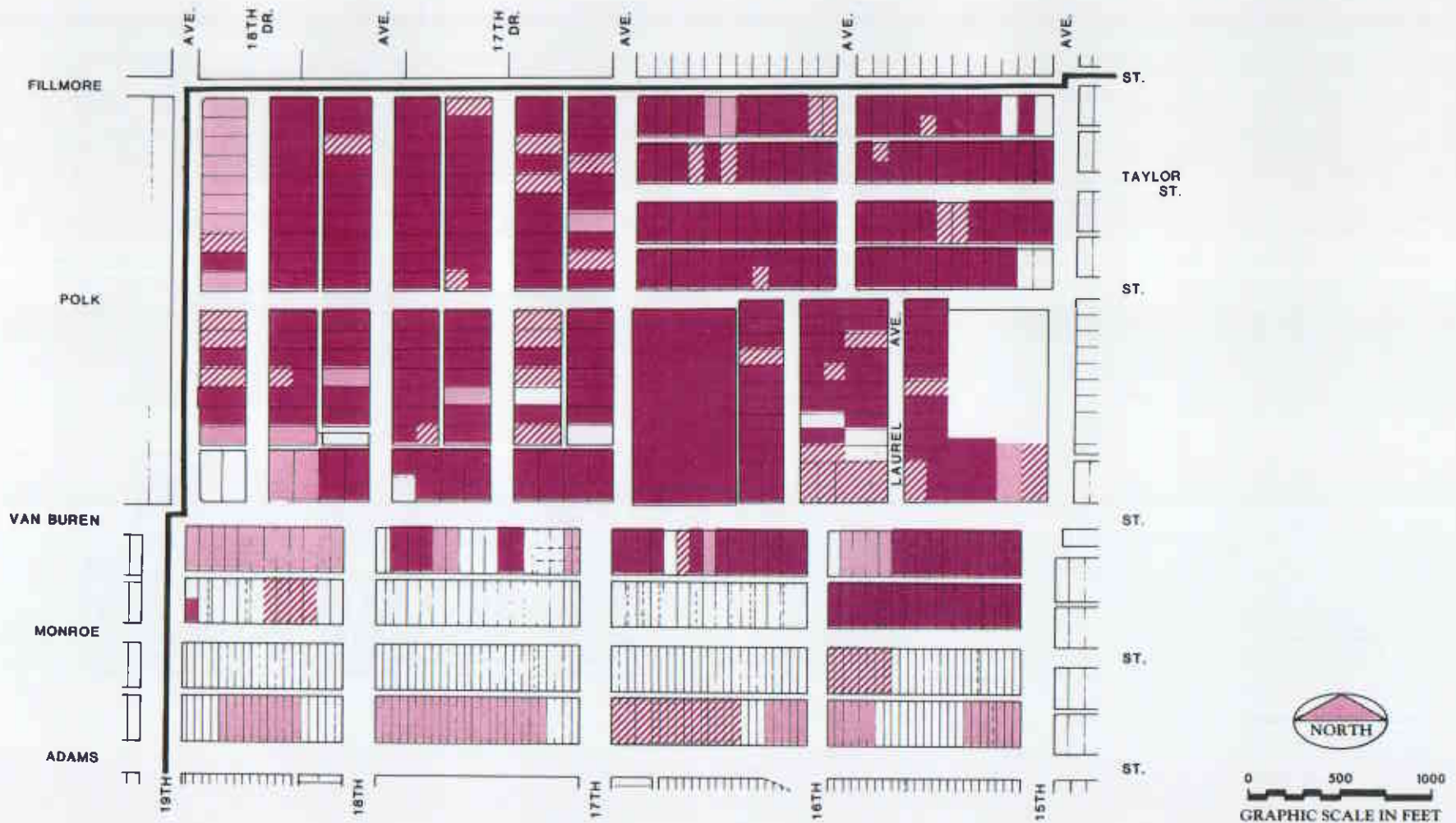
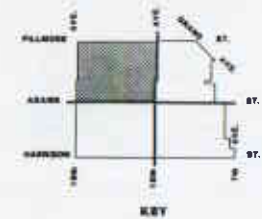


FIGURE 6
GOVERNMENTAL MALL BUILDING CONDITION
 OCTOBER, 1985

LEGEND

- GOOD
- MINOR REPAIRS NEEDED
- MAJOR REPAIRS NEEDED OR MAY NOT BE ECONOMICALLY FEASIBLE TO REHABILITATE*

* This designation does not in any way condemn any property or imply redevelopment of the site. It indicates rather that the cost to rehabilitate could be more than half the value of the building.



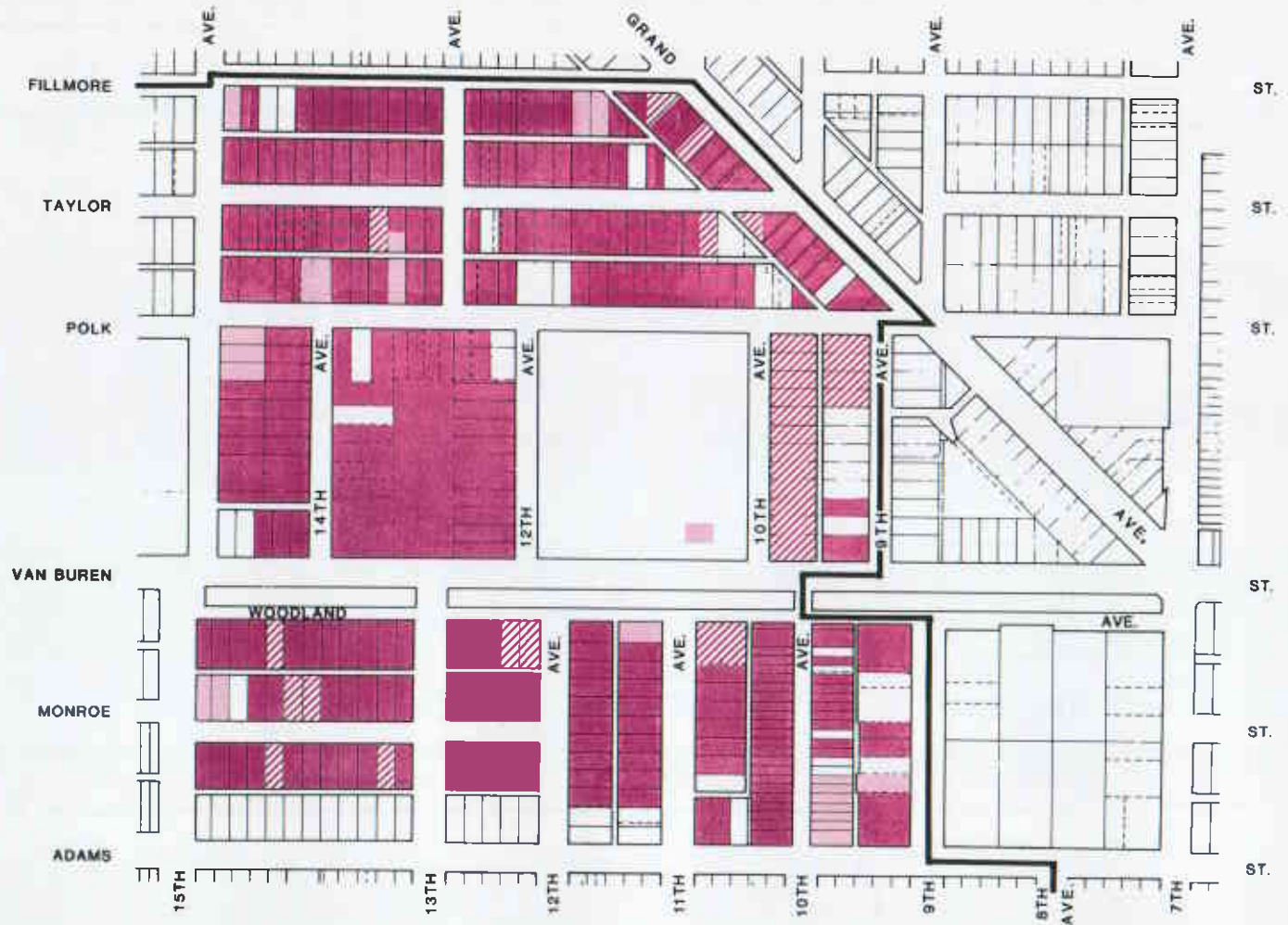


FIGURE 7
GOVERNMENTAL MALL BUILDING CONDITION
 OCTOBER, 1985

LEGEND

- GOOD
- MINOR REPAIRS NEEDED
- MAJOR REPAIRS NEEDED OR MAY NOT BE ECONOMICALLY FEASIBLE TO REHABILITATE*

* This designation does not in any way condemn any property or imply redevelopment of the site. It indicates rather that the cost to rehabilitate could be more than half the value of the building.

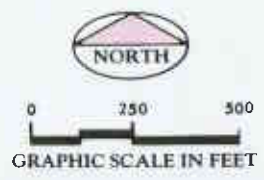
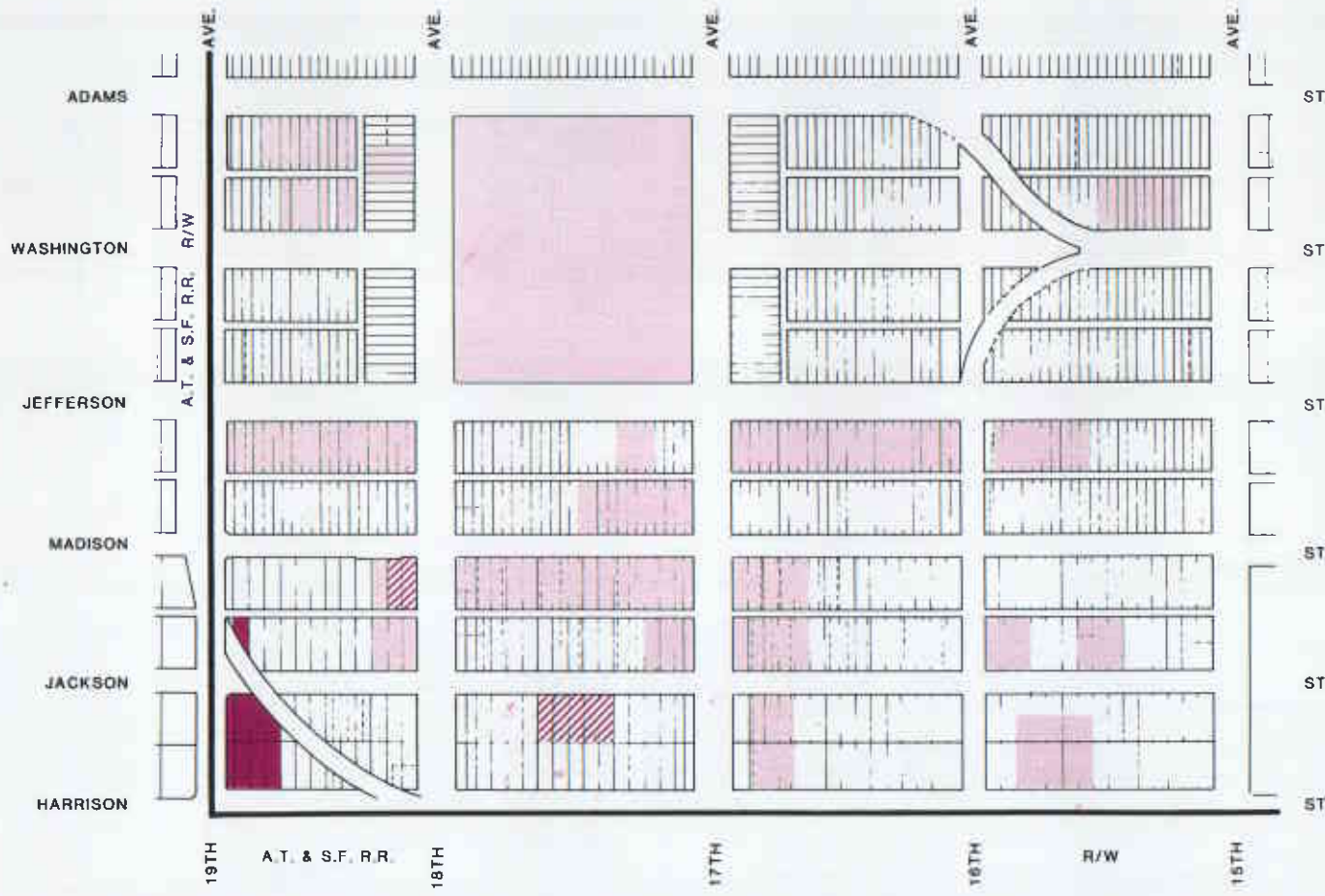
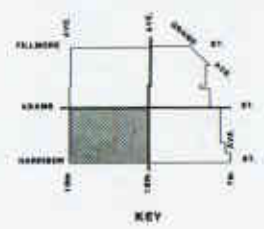


FIGURE 8
GOVERNMENTAL MALL BUILDING CONDITION
OCTOBER, 1985

LEGEND

- GOOD
- MINOR REPAIRS NEEDED
- MAJOR REPAIRS NEEDED OR MAY NOT BE ECONOMICALLY FEASIBLE TO REHABILITATE*

* This designation does not in any way condemn any property or imply redevelopment of the site. It indicates rather that the cost to rehabilitate could be more than half the value of the building.



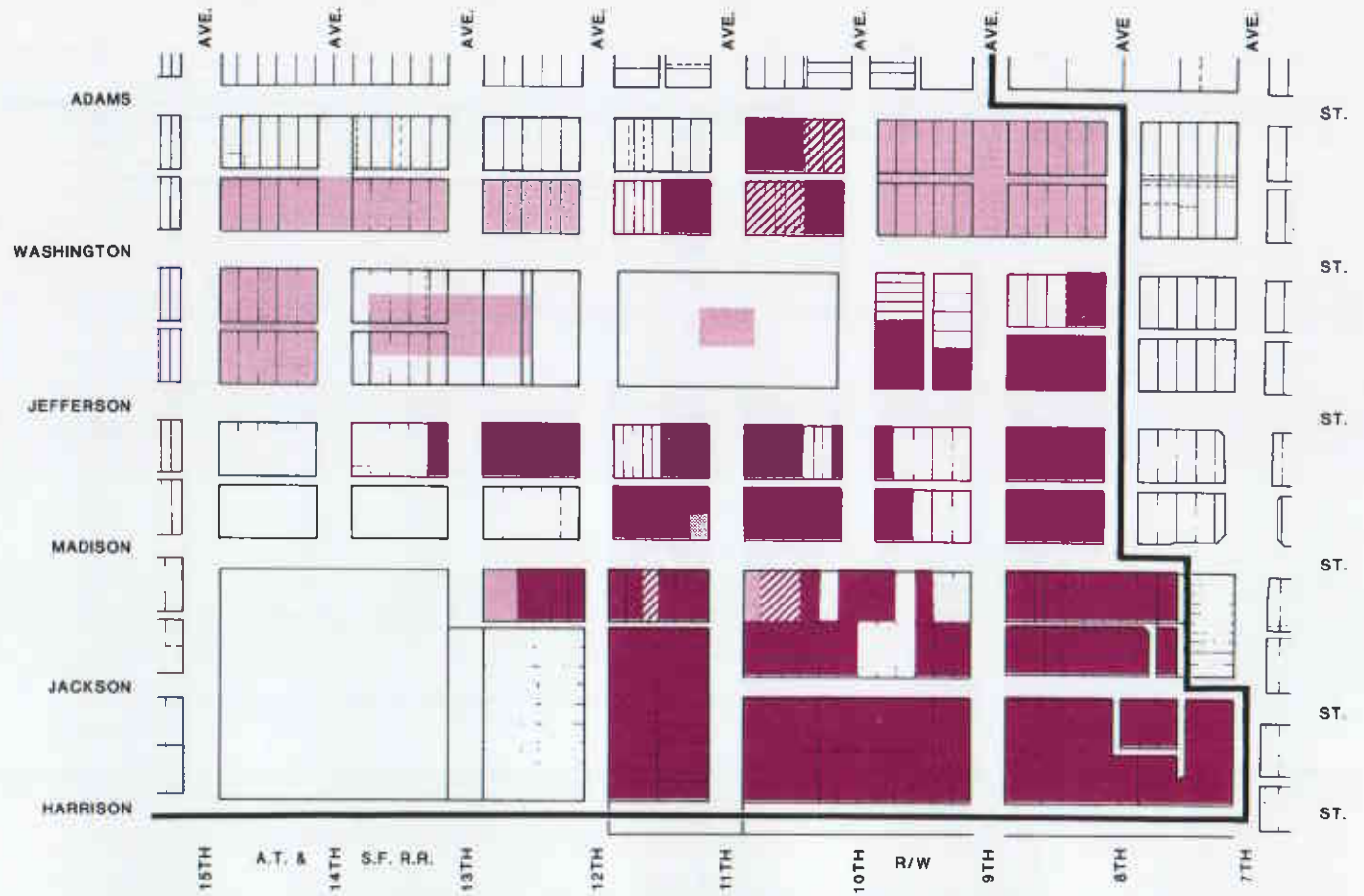





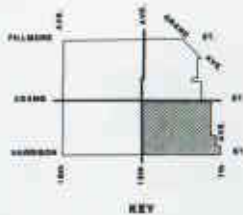
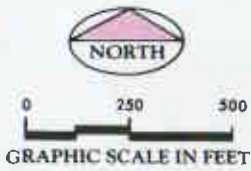
FIGURE 9
GOVERNMENTAL MALL BUILDING CONDITION

OCTOBER, 1985

LEGEND

-  GOOD
-  MINOR REPAIRS NEEDED
-  MAJOR REPAIRS NEEDED OR MAY NOT BE ECONOMICALLY FEASIBLE TO REHABILITATE*

* This designation does not in any way condemn any property or imply redevelopment of the site. It indicates rather that the cost to rehabilitate could be more than half the value of the building.



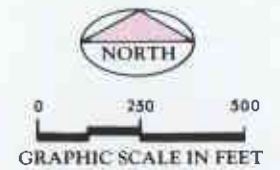
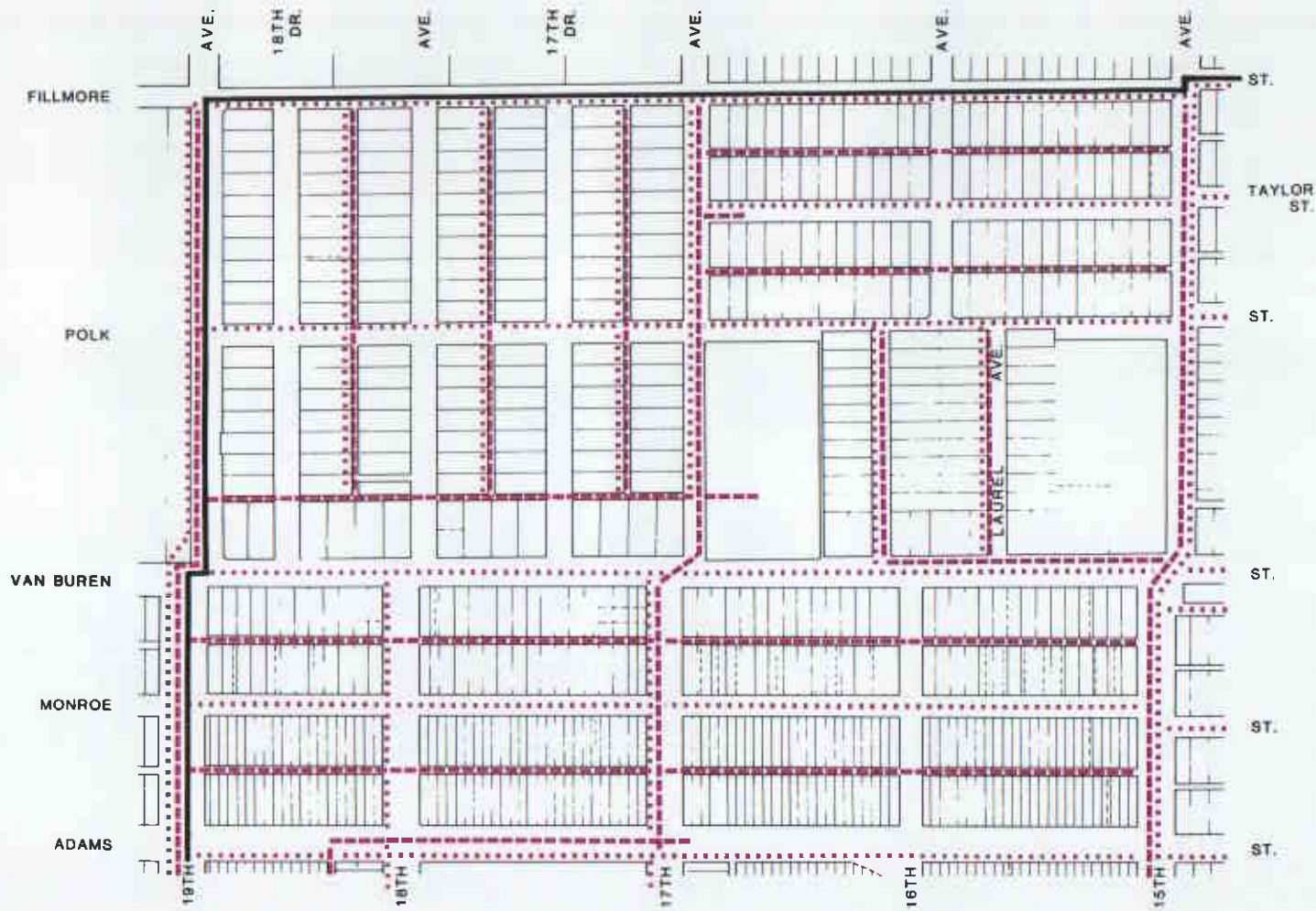
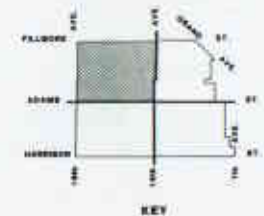


FIGURE 10
MAJOR UNDERGROUND UTILITIES
 AUGUST, 1986

LEGEND

- WATER
- WASTEWATER



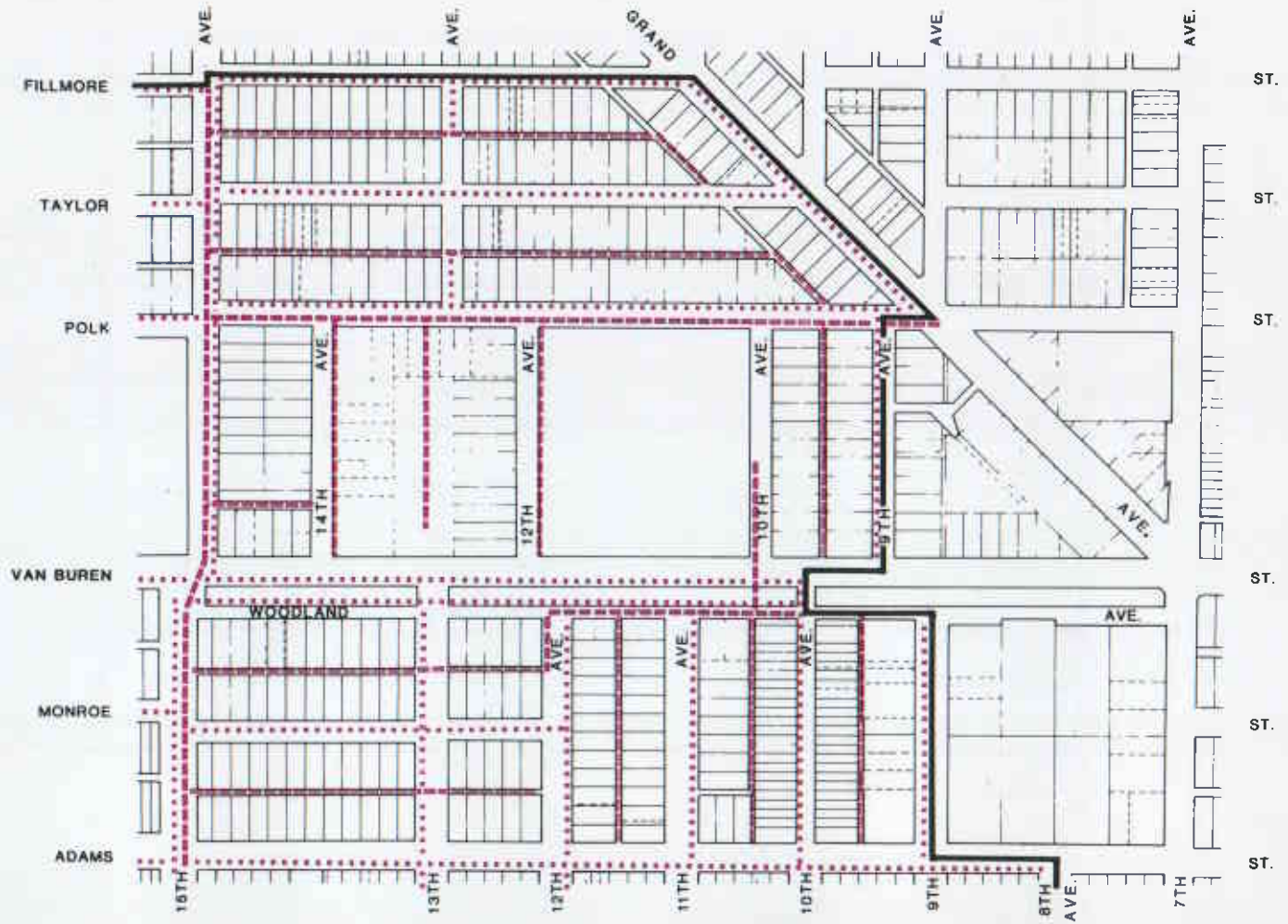
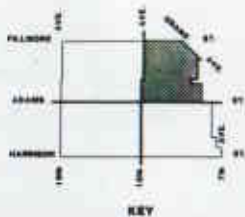
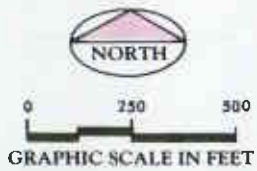


FIGURE 11
MAJOR UNDERGROUND UTILITIES

AUGUST, 1986

LEGEND

- WATER
- WASTEWATER



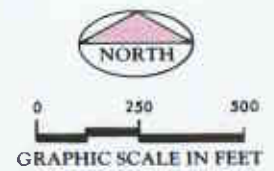
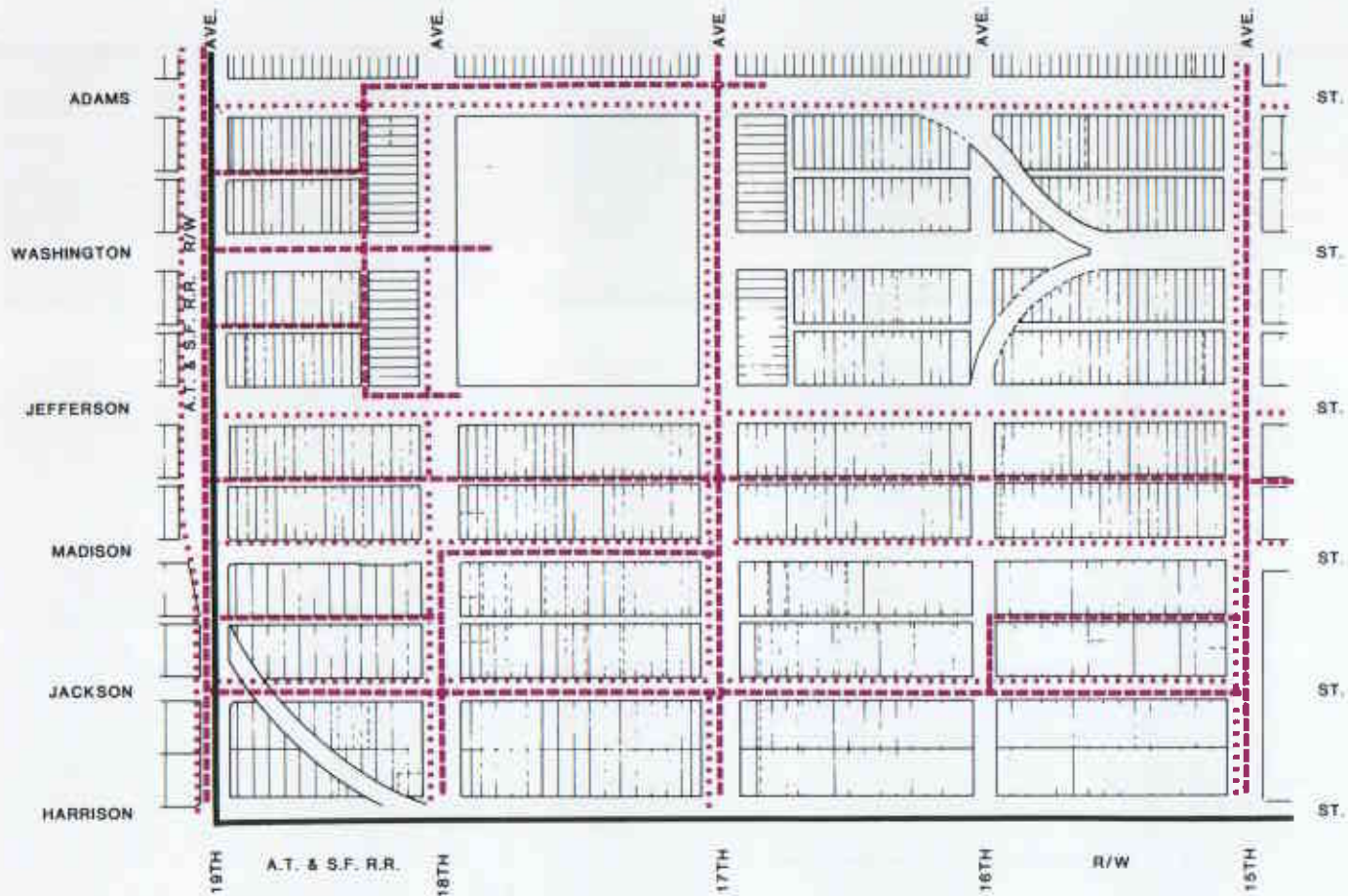
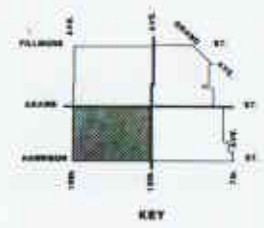


FIGURE 12
MAJOR UNDERGROUND UTILITIES
AUGUST, 1986

- LEGEND**
- WATER
 - WASTEWATER



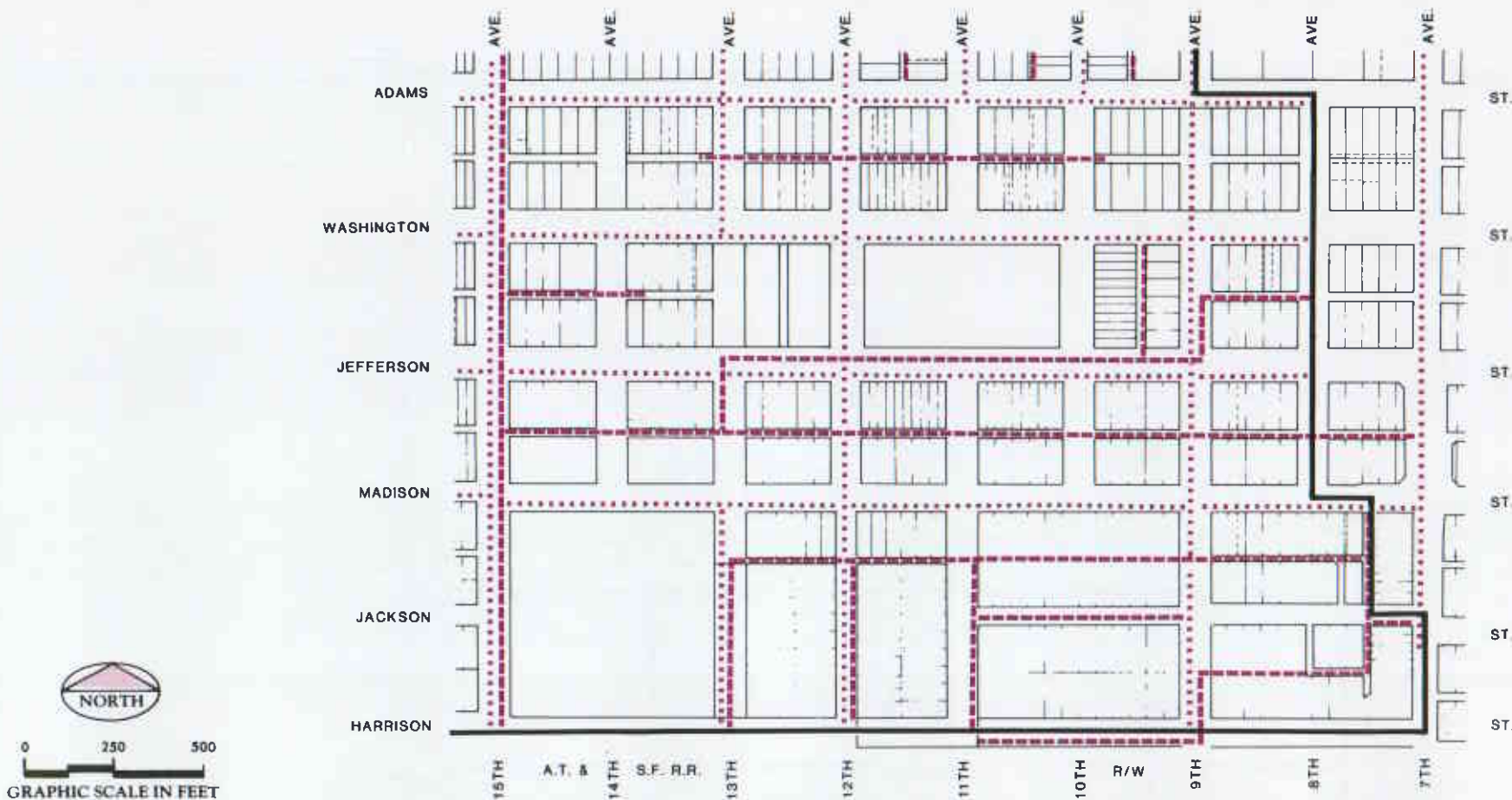
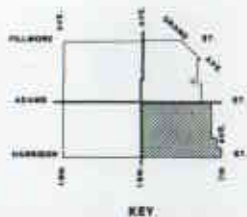


FIGURE 13
MAJOR UNDERGROUND UTILITIES

AUGUST, 1986

LEGEND

- WATER
- WASTEWATER



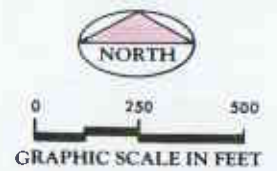
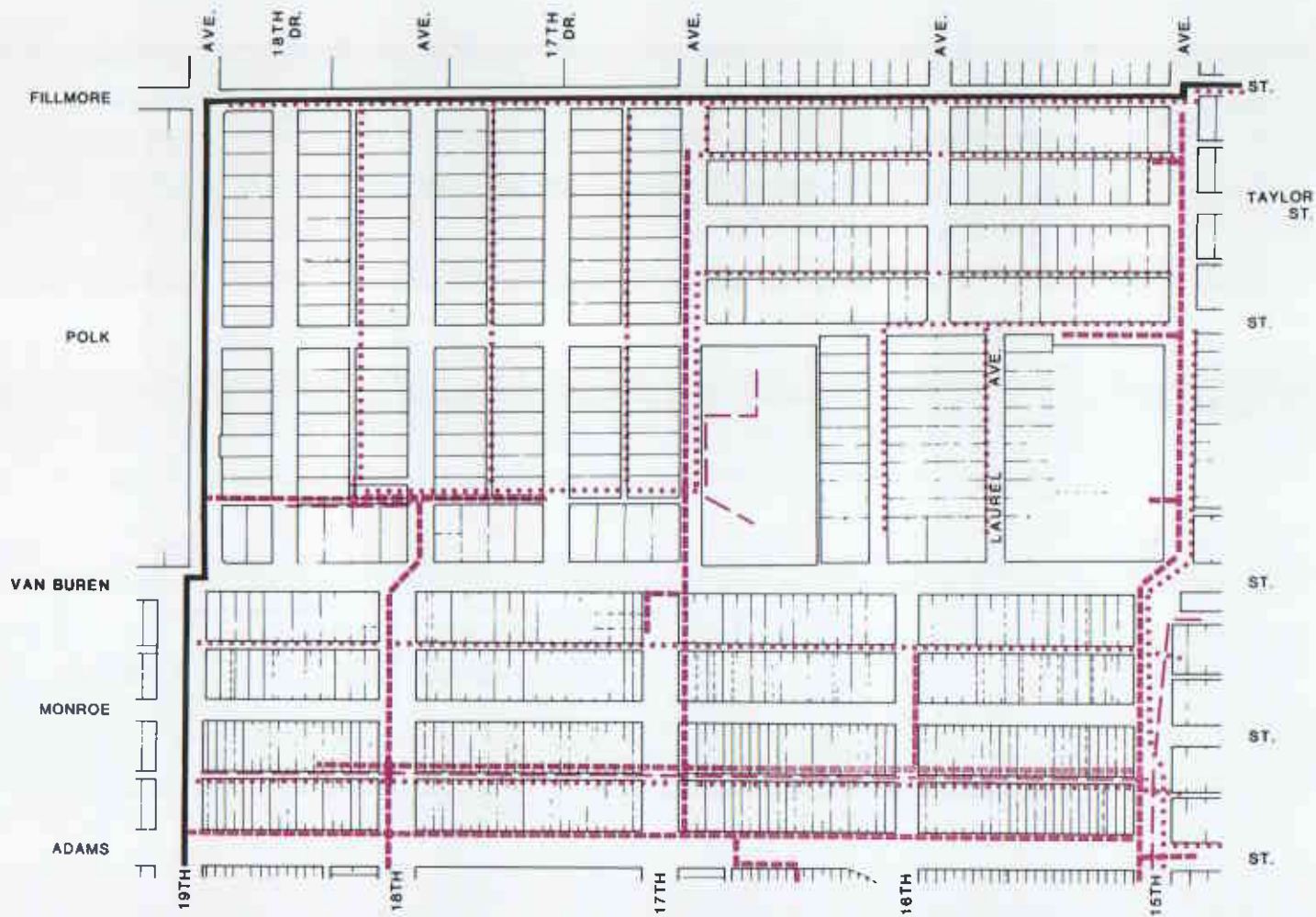
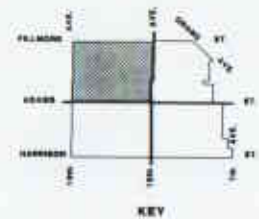


FIGURE 14
MAJOR UNDERGROUND UTILITIES
 AUGUST, 1986

LEGEND

- — — — — ELECTRICITY
- GAS
- · - · - TELEPHONE



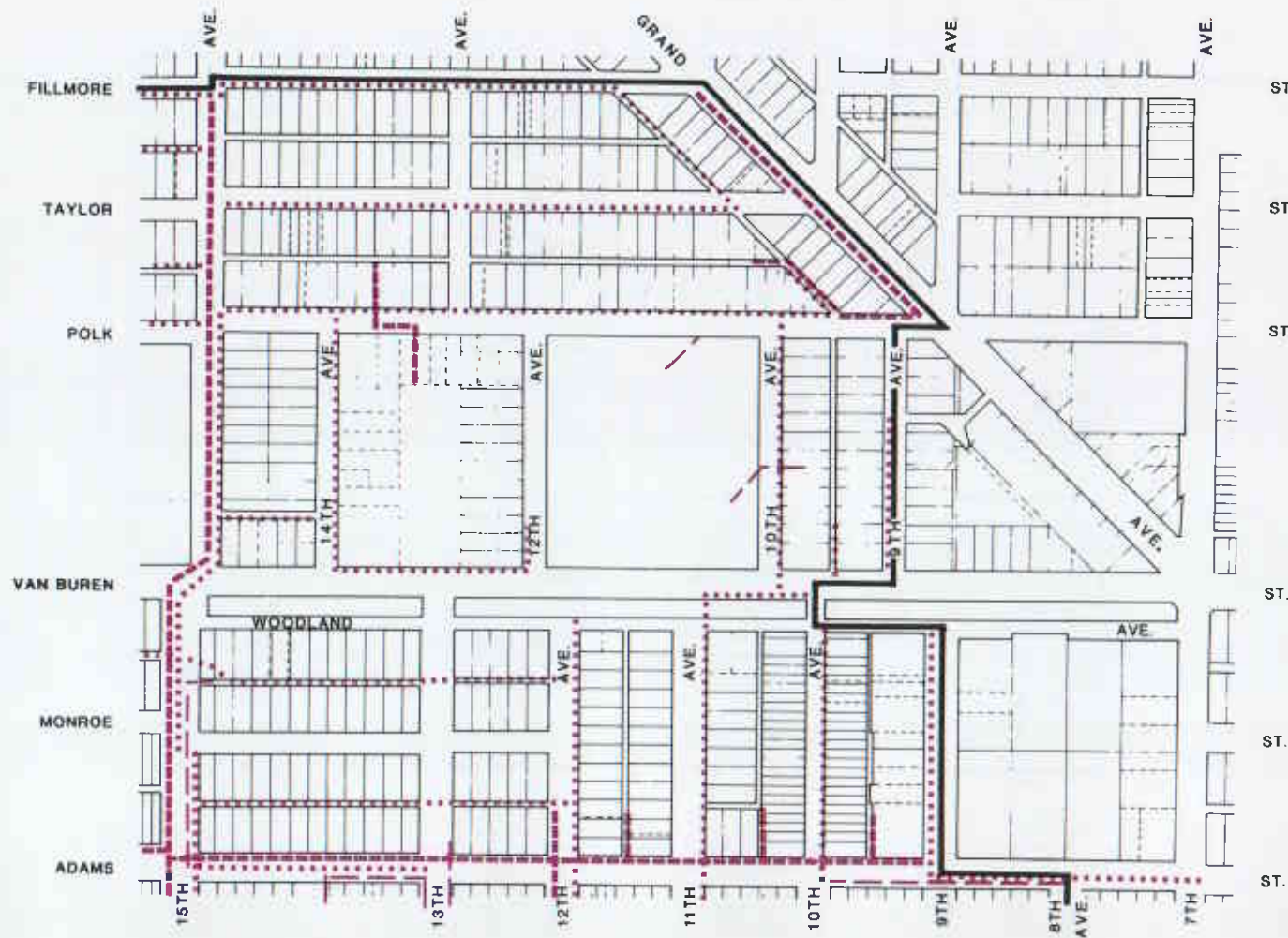
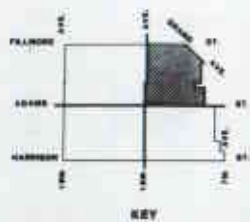


FIGURE 15
MAJOR UNDERGROUND UTILITIES
 AUGUST, 1986

LEGEND

-  ELECTRICITY
-  GAS
-  TELEPHONE



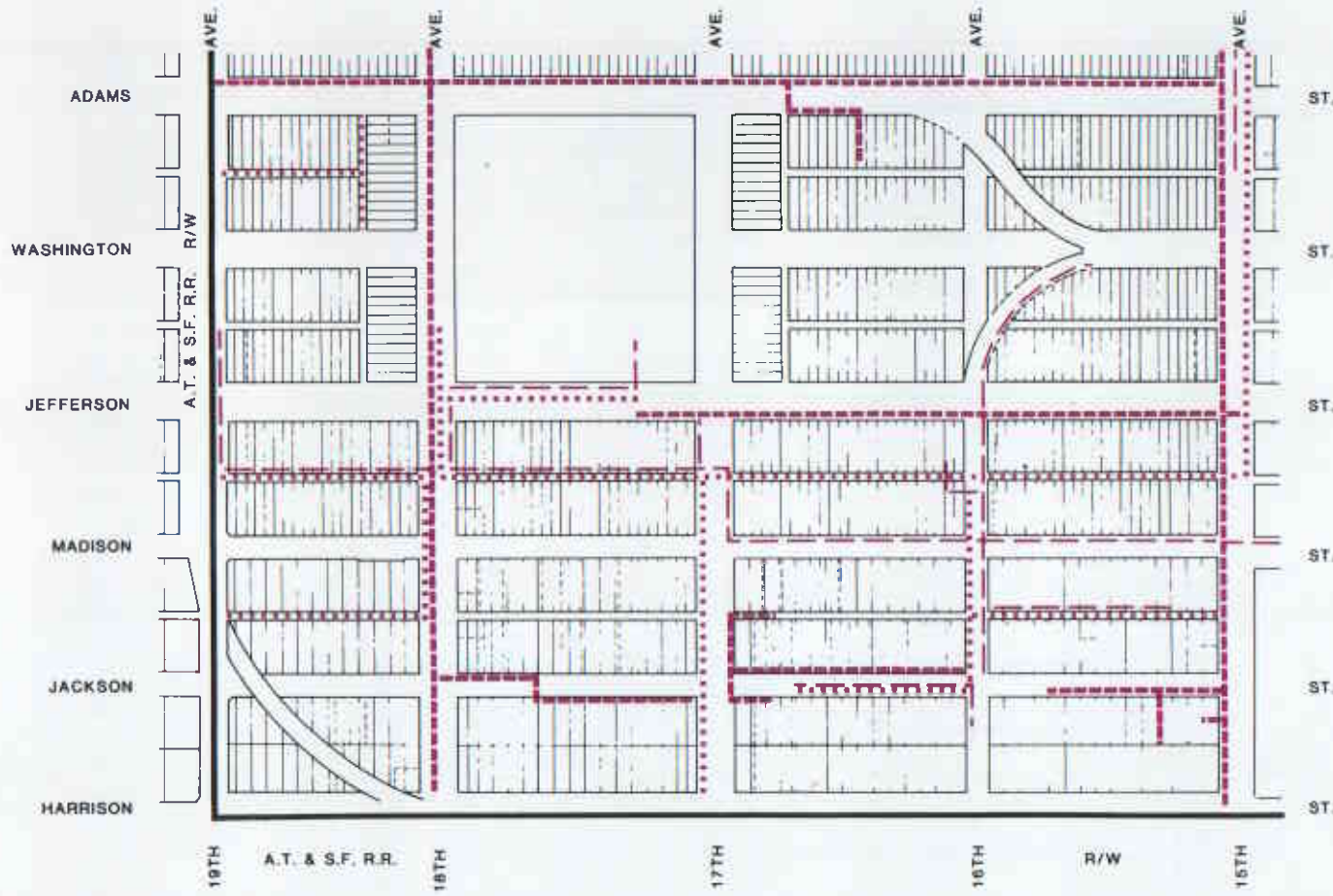
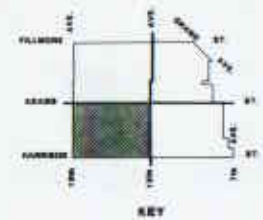


FIGURE 16
MAJOR UNDERGROUND UTILITIES
 AUGUST, 1986

LEGEND

- ELECTRICITY
- GAS
- - - TELEPHONE



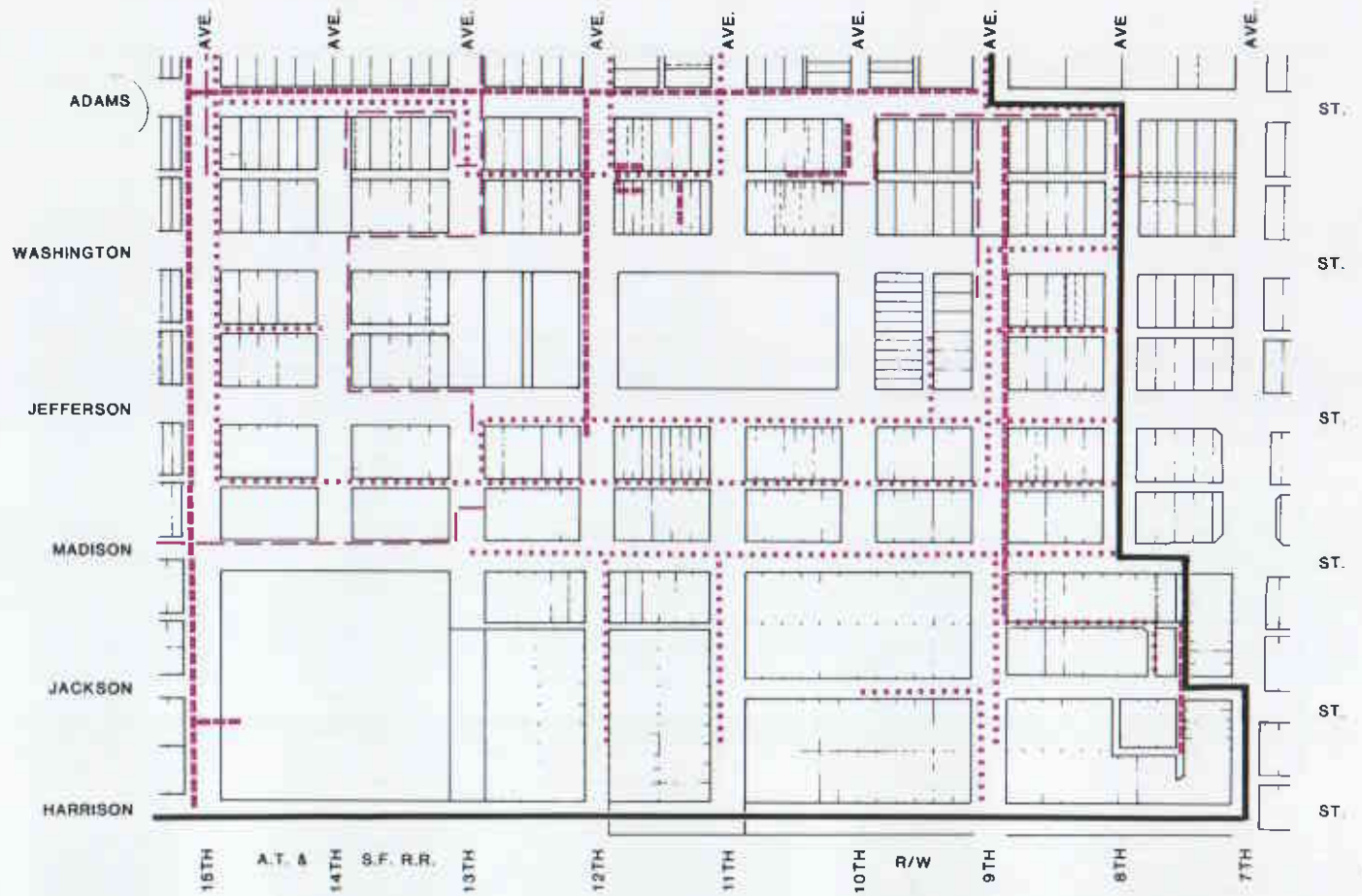


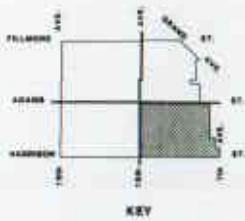
FIGURE 17

MAJOR UNDERGROUND UTILITIES

AUGUST, 1986

LEGEND

- ELECTRICITY
- GAS
- TELEPHONE



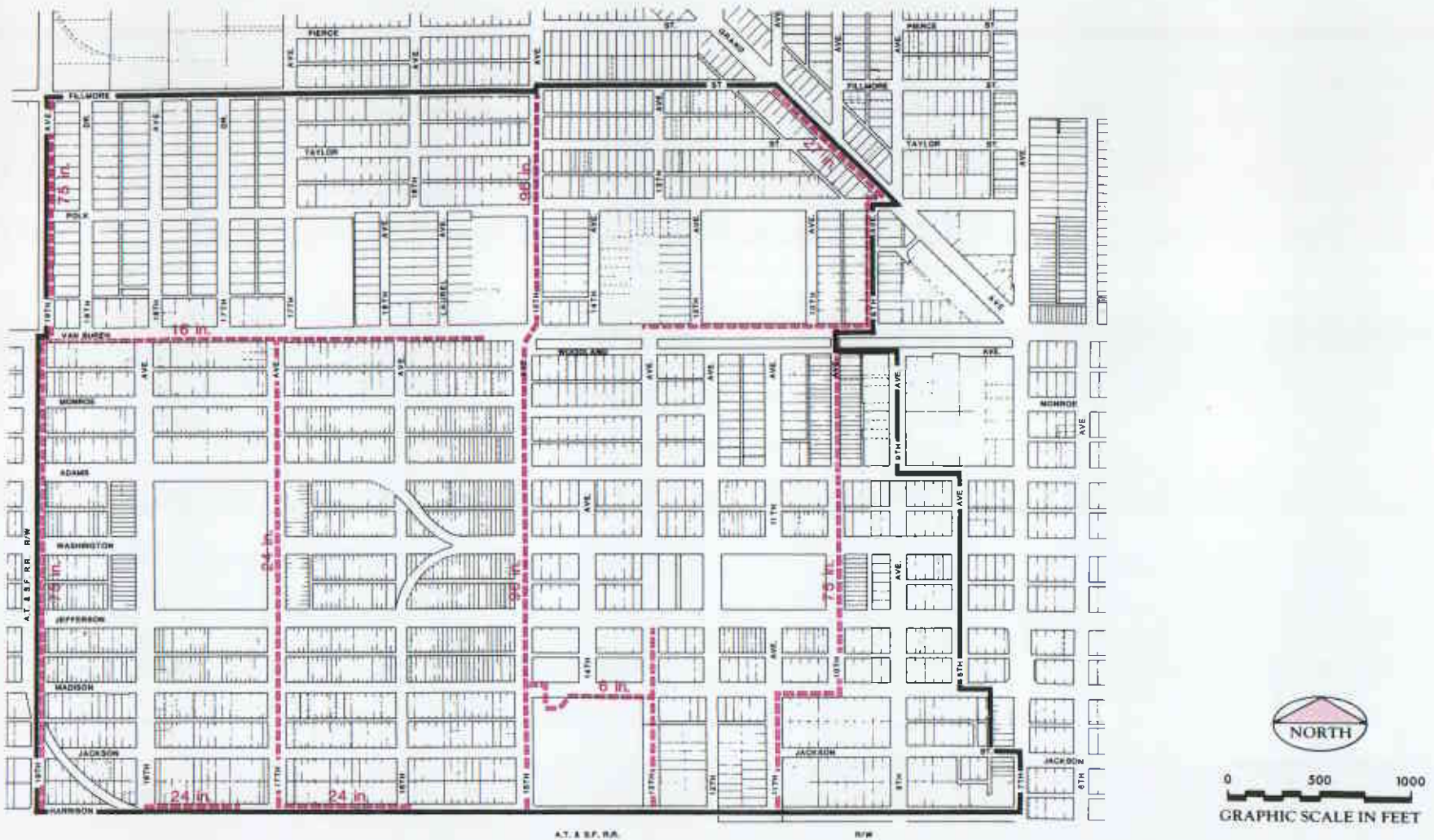


FIGURE 18
MAJOR UNDERGROUND UTILITIES

----- STORM DRAINS

III. REDEVELOPMENT PLAN GOALS AND OBJECTIVES

The objectives for the project area are based upon a realistic assessment of current conditions, problems, and opportunities within the area. They are established to guide redevelopment activities, and to guide further revitalization of the project area and its surroundings. The redevelopment objectives are as follows:

A. Goals

1. Adequate space for all centralized administrative functions of government should be provided.
2. Adequate space for necessary or desirable related support activities should be provided (housing, restaurants, shops, offices, and services).
3. Cultural activities within the Mall should be encouraged.
4. Usable open space areas, which include the State Capitol as a central focus, should be provided and maintained.
5. Circulation patterns and parking facilities allowing for ease of access for pedestrians and vehicles should be provided.
6. A full complement of mixed density, mixed income housing should be provided.
7. Commercial development, including the sports complex, should be developed to the maximum extent possible with private sources of funding.
8. The preservation, restoration, and/or integration of existing historic or significant structures within or adjacent to the redevelopment area should be encouraged.
9. The conservation of existing residential neighborhoods north of Van Buren Street should be promoted and supported to the maximum extent possible.

B. Objectives

1. Update space needs projections for State, County, and City government, in five-year increments, to the year 2010, and relate them to a development program in the Mall.
2. Determine the future role of the federal government in the Governmental Mall area.
3. Continually update existing circulation system, and develop a short and long term circulation plan.
4. Determine areas for location of all levels of government.
5. Develop overall urban design concepts:
 - a. State Capitol - central focus.
 - b. Pedestrian plan and environment.
 - c. Common landscape themes/street furniture.
 - d. Integration of transit facilities.
 - e. Building massing and materials plan.
 - f. Integration of historical buildings and character.
6. Address space needs and impact of the proposed sports complex.
7. Develop implementation and funding programs.
8. Develop a relocation plan for inappropriate uses.
9. Conduct a historic survey to identify sensitive sites or structures, and adopt a program for integrating them into future developments.

IV. LAND USE PLAN

A. Proposed Land Use Map

The Land Use Map, Figure 19, illustrates the location and extent of the proposed land uses. The map is a graphic representation of the proposed land use pattern for the project area. The general categories of land uses described in the following sections are:

- a. Public/Quasi-public.
- b. Residential.
- c. Mixed Use (Residential/Office).
- d. Retail/Support Services.
- e. Private Office.
- f. Industrial.

These proposed land uses are in conformance with the General Plan for Phoenix: 1985-2000.

B. Uses Permitted in the Redevelopment Area

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 development or redevelopment of land in the redevelopment area shall be subject to the guidelines set forth herein. Where any conflict may arise, the more restrictive shall apply. These guidelines may be translated into more definitive criteria, including specific standards governing signs; site design; building bulk, mass, height, and appearance; parking requirements; landscaping requirements; and other criteria to ensure that the objectives of creating an attractive and economically viable area are realized. As shown in Figure 19, the Proposed Land-Use Map, the following predominant land-uses, together with customary accessory uses and utility and public safety facilities as required, shall be permitted in the area.

1. Public/Quasi-public

Public uses or facilities, namely State offices, exist within the redevelopment area. The City may permit the establishment of additional public uses that would benefit the area and meet the needs of the State, County, and City. Other uses, such as the proposed sports complex, could be developed in this area.

2. Residential (Single-Family and Multi-Family)

In order to assure the stability of the area, most of that part of the Governmental Mall currently occupied by single family and multi-family residences will remain so under the redevelopment plan. The retention of existing residences and the conservation of neighborhoods, particularly north of Van Buren Street, will be promoted through the redevelopment plan and the continuing planning and implementation process. Although the underlying zoning of the residential areas is R-5, R-1, the predominant land use is single-family residences, followed by duplex or two-family units. The actual density ranges from 2 to 10 units per acre, instead of 43 per acre as the zoning would imply. Higher density multi-family redevelopment would be appropriate along the abutting major streets, but it is not anticipated that any large assemblages of property for higher density residential redevelopment will soon occur. Most redevelopment will take place on a small number of lots in the form of new private construction of multi-family units.

3. Mixed Use (Residential/Office)

The area designated as mixed use will allow for carefully controlled commercial office activities which are compatible with the existing residential uses. It is anticipated that in this area some existing residential structures could be converted to office uses while maintaining the residential character of the area.

4. Retail/Support Services

Commercial activities vary widely and have different locational requirements, depending upon the type of goods or services offered. That part of the redevelopment area fronting on Van Buren has been proposed for retail/support services. The general intent of this district is to support the public and residential uses, while limiting the negative impact of traffic such establishments might generate on local residential



FIGURE 19
PROPOSED LAND USE

LEGEND

- | | | | |
|-------|---|-------|----------------|
| — | GOVERNMENTAL MALL REDEVELOPMENT AREA | P. O. | PRIVATE OFFICE |
| - - - | SPORTS COMPLEX SITE WITHIN REDEVELOPMENT AREA | R/S | RETAIL SUPPORT |

streets. Other uses that could be accommodated would be suite motels or residential inns.

5. Private Office

Although a substantial amount of the area is developed as governmental offices, private office development is encouraged which could benefit by its proximity to Governmental uses.

6. Industrial

Industrial uses occupy a minor part of the Mall adjacent to the railroad tracks. Future development of industrial uses should be sensitive to the office and residential character of the area.

C. Planning Criteria and Standards

The criteria and development standards included within the existing City codes and ordinances and the Phoenix General Plan will apply in the redevelopment area unless modified by this plan or other standards emanating 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 any 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 plan objectives, and especially to accomplish the following:

1. To avoid overcrowding and the creation of congestion on public streets.
2. To maintain sufficient open space to provide for landscaping and other amenities, and for pedestrian movement and activity.

3. To maintain a balance between demands on and capabilities of public utilities, facilities, and services.
4. To ameliorate extreme climatic conditions, and encourage energy conservation.
5. To ameliorate negative environmental conditions.

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

1. The location, amounts, and types of parking to be provided.
2. The provision, landscape development, and improvement of open space areas, setbacks, streets, right-of-ways, and other open or public areas.
3. Appropriate building height and setbacks.
4. Adequate vehicle loading and service area.
5. Appropriate vehicular circulation patterns.
6. Facilities and/or designs to reflect climatic and environmental conditions and the need for energy conservation.
7. Control of signs and other features of site and structure designs.
8. Location and design standards for all major streets and streetscape improvements.
9. Location and nature of facilities required to meet public transportation needs.
10. Specific land uses.
11. Specific building intensities and land coverage.
12. Compliance with City of Phoenix Light Pollution Ordinance.

13. Compliance with City of Phoenix, Water Conservation Goals and Policies.

D. Circulation and Transit

The Governmental Mall is served by four major streets. Washington/Adams and Jefferson Streets are one-way pairs eastbound and westbound, and 7th and 19th Avenues are two-way north/south streets.

Several proposed circulation alternatives will be investigated by private consultants under the direction of the Governmental Mall Commission, the State and City and the County to provide an optimum means of travel in and out of the redevelopment area. The master plan for the City's new Municipal Center will also address circulation for the Downtown Redevelopment Area to the east. Some of those proposals are as follows: (See Figure 20).

1. A direct access way from Grand Avenue to the proposed sports complex site and Downtown is proposed to minimize peak traffic loads north and south bound.
2. Termination of Grand Avenue Expressway at approximately 10th Avenue and Fillmore Street could allow for a more efficient dispersal of traffic to the Governmental Mall and the Downtown area. The remaining portion of Grand Avenue could be used as a local street.
3. Other proposed circulation alternatives include the development of a new one-way or two-way street or transportation corridor along the Jackson Street alignment to provide additional east-west access. The closure of 17th Avenue between Adams Street and Jefferson Street would allow for the enlargement of the open space areas adjacent to the Capitol Building or for additional parking.

Studies should be conducted periodically to determine the need and appropriateness for other local street closures, additional or re-routed one-way streets, or new two-way street/transportation corridors.

Currently, several transit routes pass through the Governmental Mall. The Capitol Shuttle (Route 00) provides the most frequent service, especially during peak hours. It travels down Central Avenue beginning at Indian School Road, collecting riders from the north, east, and west, and from the downtown terminal, then distributing them along Washington and Jefferson. (See Figure 21.)

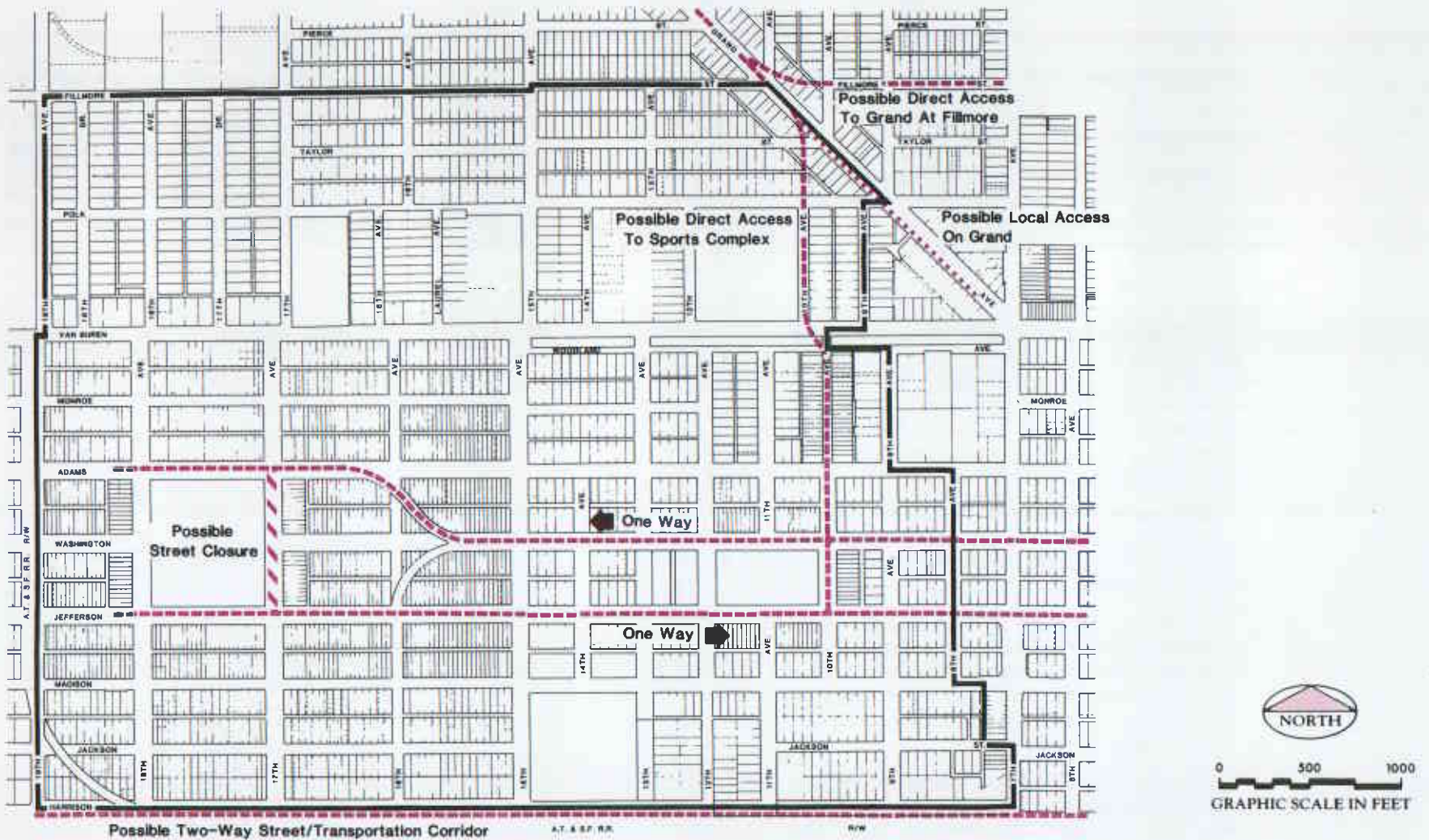


FIGURE 20
PROPOSED CIRCULATION ALTERNATIVES

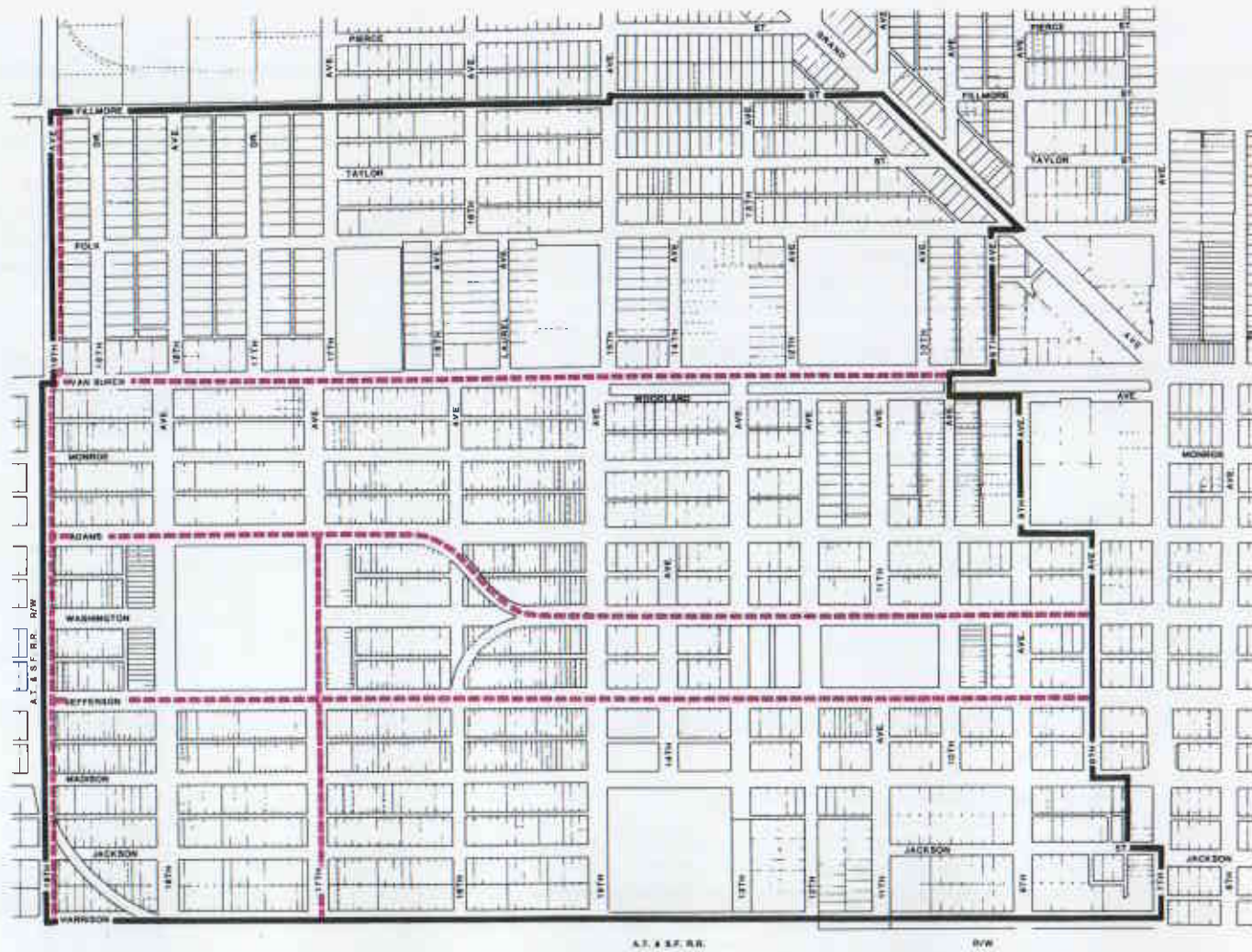
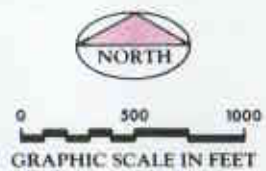


FIGURE 21
BUS ROUTES

V. PROPOSED REDEVELOPMENT ACTIONS

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

A. Continuing Planning

The City shall continue efforts to assess and respond to changing market conditions, needs and desires of residents, property owners, and institutions in the area within the guidelines of this Redevelopment Area Plan.

The City may also participate in planning efforts with other public and private interests to accomplish the objectives of this plan. Such items as the development of a Circulation Plan, an Urban Design Plan, a historic survey, and the impact of a sports complex will further the objectives of this plan. The City shall coordinate planning and implementation activities, and may bring zoning and other regulations and plans for private and public facilities into conformance with the Redevelopment Plan when new development occurs. In addition, the City and the Governmental Mall Commission shall review and take action on development proposals according to the City's disposition procedures, consistent with City Council direction regarding the extent of municipal involvement in the area.

B. Technical Assistance and Counseling

The City may provide technical assistance and counseling to property owners, occupants, and institutions within the area regarding the methods and impacts of the implementation of this plan. The City may aid in the preparation of development proposals, coordinate development proposals with other agencies, counsel property owners and tenants on available assistance, and prepare educational and informational documents which aid in the achievement of the objectives of this plan.

C. 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, insurance, counseling, and other types of services which support the objectives of this plan.

D. Funding and Economic Development

The City may engage in special economic development actions within the project area. It may package development proposals and coordinate and solicit such proposals. The City may provide special counseling and technical assistance to businesses willing to locate or relocate within the project area.

E. Preparation of Land for Redevelopment

The City shall undertake a variety of actions within the Governmental Mall to prepare land for redevelopment. These may include:

1. Acquisition

Purchase, lease, obtain options upon, acquire by gift, grants, bequest, devise, eminent domain, or otherwise, any real or personal property or any interest therein, together with any improvements thereon, necessary or incidental to achievement of plan objectives.

2. Clearance and Land Preparation

Hold, improve, clear or prepare for development or redevelopment any such property.

3. Disposition

Sell, lease, exchange, transfer, assign, subdivide, retain for its own use, mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real or personal property or any interest therein.

4. Contracts

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 objectives of this plan.

5. **Covenants**

Make any of the covenants, conditions, and restrictions 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 the municipality to terminate such contracts and interest in the property created pursuant thereto.

6. **Subdivision**

The City may subdivide, vacate, resubdivide, or otherwise change the recorded arrangement of property under its control in order to accomplish the objectives to this plan.

F. 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 historic, architectural, or cultural merit of the structures; condition of the structures; condition of surrounding structures; lot size; layout; accessibility; and usefulness.

G. Relocation

Families and businesses displaced as a result of property acquisition by the City in the redevelopment project 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.

H. Removal or Installation of Public Improvements and Facilities

The City may arrange or contract for the furnishing or repair, by persons or agencies, public or private, for services, privileges, works, streets, roads, landscaping, and 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.

VI. MANAGEMENT AND IMPLEMENTATION OF THE REDEVELOPMENT AREA

Sections III and IV describe the objectives and plan for the Redevelopment Area. Section V describes the types of actions which may be taken to improve the area. This section describes a procedure by which these actions may be implemented to achieve plan objectives.

This procedure will provide a means to stimulate, expedite, and coordinate these actions over time to develop and maintain momentum, and to assure meaningful results. To obtain a sustained level of coordinated actions, strong organizational and management resources must be provided. This plan for the development and use of these resources is as follows:

A. Activities Which the City May Undertake

By itself and/or in cooperation with other responsible departments of government and private agencies, the City shall coordinate:

1. The conduct of studies and analyses and preparation of plans, project proposals, budgets, contracts, recommendations for codes and legislation applications, and other documents and materials required to advance the implementation of plan objectives.
2. The preparation and dissemination of informational, educational, training, and marketing materials; convening and otherwise initiating and participating in planning, marketing, negotiating, and other meetings and activities for the purpose of advancing the objectives of the plan.
3. The implementation and carrying out of any plan, project, or operational activity directed and approved by the City Council, and 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.

4. The making and entry into contracts necessary or incidental to the exercise of its power and the performance of its duties, subject to the limitations of its other powers and resources.
5. The collection, acceptance, and disbursement of funds, property, services, and other things of value from donations, 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.
6. Other actions which are legally permitted and are required to implement the plan.

B. Redevelopment Area Improvement Budget and Program

The City shall prepare a work program for City-sponsored public activities and for public improvements in the redevelopment area. The City will prepare a program budget(s) to accomplish those public actions deemed necessary by the City Council, to assist specific developments recommended by staff and approved by the City Council. The budget(s) 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 Council.

The State and County may wish to participate in the work program and/or budget for any public activities and improvements that they may require or share a joint interest in.

C. Project and Action Proposal Review

Any project or activity to be undertaken in the redevelopment area, whether by a private or by a public agency, which requires public action or approval, will be subject to review by the City or appropriate agency designated by the Council, in addition to that provided by the Governmental Mall Commission. The City will assure adequate coordination by different departments of City government and of other affected governmental entities. The City may develop and publish criteria and

procedures to govern this review process. These will detail the following general guidelines:

1. Any project or activity proposal may be presented to and discussed with the division administering the development on behalf of the City, and that division may provide advice and technical planning or similar assistance related to such proposals on an informal basis.
2. For all proposals requiring City Council action, a report shall be prepared which:
 - a. Describes estimated costs and impacts 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.
 - d. Presents budgets, approvals, agreements, studies, opinions and/or other evidence indicating the feasibility of required public actions.

D. Financing

In addition to financing which may be required by any agreements to which the City is party in connection with specific project or action proposals, sources of funding will be investigated to provide for the ongoing activities of the administration of this plan, and the provision of technical and other assistance required to achieve plan objectives.

E. A Statement of the Proposed Method of Financing the Redevelopment Project

The redevelopment project will be financed both publicly and by private investments which will be attracted to the project area as a result of the concentration of government facilities, proximity to

Downtown, and the opportunity for allied development opportunities in a relatively small area, rather than the dispersal of such investments through a much larger area, which might occur without this plan. Possible sources of public financing may include, but are not limited to: federal, State, and private grants or loans, or budgeted funds, improvement district financing, and contributions. The estimated costs of acquisition for the redevelopment area and estimated proceeds for disposal cannot be ascertained. However, any redevelopment agreements made pursuant to this plan shall take into consideration such costs and proceeds.

VII. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

A. Boundaries, Existing Use and Conditions, General Land Use Plan, and Information Showing Standards of Population Densities, Land Coverages, and Building Intensities in the Area After Redevelopment

Information on boundaries, existing uses and conditions, and the general land use plan 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 population densities, land coverages, and building intensities in the area after redevelopment are discussed in Section IV.

B. 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.

C. 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(s) and kind(s) of site improvements and public utility(ies) will be determined through the project area improvement budget and program and the project and action proposal review processes, and after circulation studies have been completed. All improvements shall conform to the objectives of this plan.

D. 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 Redevelopers

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 project area improvement budget and program process.

E. 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 project 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.

VIII. PROCEDURES FOR AMENDING OR SUPPLEMENTING THIS REDEVELOPMENT PLAN

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

If substantial changes are proposed for the redevelopment plan after the lease or 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

- A Legal Description
- B General Relocation Policy

EXHIBIT A
LEGAL DESCRIPTION OF
GOVERNMENTAL MALL REDEVELOPMENT AREA

Those parts of the South half of Section 6 and the North half of Section 7, all in Township 1 North, Range 3 East, G&SRB&M, lying within the area described as follows:

BEGINNING at the intersection of the monument line of 19th Avenue with the monument line of Van Buren Street;

Thence North along the monument line of 19th Avenue to the monument line of Fillmore Street;

Thence East along last said monument line to the monument line of 15th Avenue;

Thence North along last said monument line to the monument line of Fillmore Street;

Thence East along last said monument line to the monument line of Grand Avenue;

Thence Southeasterly along last said monument line to the monument line of Polk Street;

Thence West along last said monument line to the monument line of 9th Avenue;

Thence South along last said monument line to the monument line of Van Buren Street;

Thence West along last said monument line to the monument line of 10th Avenue;

Thence South along last said monument line to the monument line of Woodland Avenue;

Thence East along last said monument line to the monument line of 9th Avenue;

Thence South along last said monument line to the monument line of Adams Street;

Thence East along last said monument line to the monument line of 8th Avenue;

Thence South along last said monument line to the monument line of Madison Street;

Thence East along last said monument line to the center line of the North and South alley (now abandoned) in Block 1, as said Block 1 is shown on the plat of EVAN'S SUBDIVISION OF BLOCK 29, NEAHR's ADDITION, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 2 of Maps at page 77;

Thence South along said center line to the monument line of Jackson Street;

Thence East along last said monument line to the monument line of 7th Avenue;

Thence South along last said monument line to the monument line of Harrison Street;

Thence West along last said monument line to the East line of the Northwest quarter of said Section 7;

Thence North along said East line to the North line of the South 36 feet of said Northwest quarter;

Thence West along said North line and the Westerly prolongation thereof to the monument line of 19th Avenue;

Thence North along last said monument line to the monument line of Van Buren Street;

Thence to the POINT OF BEGINNING.

Prepared September 25, 1986, in Real Estate Division, Technical Writer Section by JOHN FLAVELL, Real Estate Technical Writer II



Checked H. Egan Date 9-26-86

EXHIBIT B
CITY OF PHOENIX
GENERAL RELOCATION POLICY

Relocation activities for the Governmental Mall Redevelopment Area involving City acquisition will be carried out by the Relocation Section, Urban Development and Housing Department, of the City of Phoenix. The City of Phoenix will see that relocation assistance and payments are made in accordance with Federal and State Laws, and appropriate regulations thereof. Essential services to be provided by the Relocation Section area:

- Provision of fair, timely and reasonable relocation payments and assistance.
- Provision of relocation advisory assistance program.
- Availability of decent, safe, and sanitary replacement dwellings within a reasonable period of time prior to displacement.
- Provision that persons to be displaced will be notified as soon as possible of the availability of the relocation program and payments, location where information may be obtained, and dates governing eligibility.

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

- Properly discuss and explain the available services, relocation payments and eligibility requirements, therefore, and assist in completing applications, claims, and other required forms.
- Determine the need, if any, for relocation assistance.
- 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 related to assistance, payments, or housing.
- Provide other advisory services, as necessary, to minimize hardships in adjusting to relocation.

The Relocation Section shall be staffed by an adequate number of personnel to appropriately serve the persons being displaced by City acquisition activities.