

# Hope VI

## *Special Redevelopment Area*



*City of Phoenix Planning Department*

# HOPE VI SPECIAL REDEVELOPMENT PLAN

Produced by the City of Phoenix, Arizona  
Adopted by the City Council on  
February 19, 2003

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RESOLUTION NO. 19911

A RESOLUTION APPROVING THE HOPE VI SPECIAL  
REDEVELOPMENT PLAN; MAKING CERTAIN  
FINDINGS RELATING THERETO.

WHEREAS, the Council of the City of Phoenix, by Resolution No. 19849 adopted on the 18th day of December, 2002, found that a redevelopment area exists within the boundaries of the Hope VI Special Redevelopment Area 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, the Hope VI Special Redevelopment Plan 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 Hope VI Special Redevelopment Area and has submitted its written recommendations respecting the proposed Plan to the Council of the City 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 Hope VI Special Redevelopment Area,

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

SECTION 1. That it is hereby found and determined that:

(a) The Redevelopment Plan for the Hope VI Special Redevelopment Area is feasible and in conformity with the general plan for the development of the City of Phoenix as a whole.

(b) A shortage of housing of sound standards and design, adequate for family life, exists in the municipality.

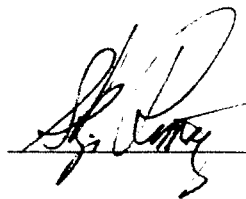
(c) The need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas under redevelopment.

(d) The conditions of blight in the area and shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals or welfare.

(e) The development of the area for predominately residential uses is an integral part of and essential to the program of the municipality for the redevelopment of the area.

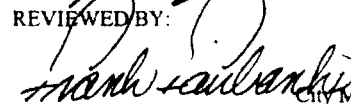
SECTION 2. That the Redevelopment Plan for the Hope VI Special Redevelopment Area, attached hereto as Exhibit A, is hereby approved and adopted.

PASSED by the Council of the City of Phoenix this 19th day of February, 2003.

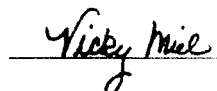
  
MAYOR


APPROVED AS TO FORM:

  
ACTING  
City Attorney

REVIEWED BY:  
  
City Manager

ATTEST:

  
City Clerk

 JEP/143409

**HOPE VI SPECIAL REDEVELOPMENT PLAN  
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# HOPE VI SPECIAL REDEVELOPMENT PLAN

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## I. INTRODUCTION

The Hope VI Special Redevelopment Area is located between 7<sup>th</sup> and 15<sup>th</sup> avenues, including properties on the west side of 15<sup>th</sup> Avenue, from Pima Street north to Grant Street, including lots on the south side of Pima Street. This redevelopment area is intended to facilitate redevelopment of this area surrounding the city's Matthew Henson public housing. It will provide an essential redevelopment tool to remove blight and accomplish the land assemblage needed to complete the Matthew Henson, Hope VI Revitalization Program. The redevelopment plan is designed to encourage reinvestment in the area, which has experienced blight, deterioration and obsolescence.

The Hope VI Special Redevelopment Area Plan identifies long term development goals and, through coordination of public and private actions, establishes a mechanism to reverse blighting influences and promote physical improvements in the area. The plan provides the framework for redevelopment of the Hope VI Special Redevelopment Area. It has been developed to promote sound design and land use in conformity with the city's General Plan. The redevelopment plan has been prepared to meet the requirements of Arizona Revised Statutes 36-1471. It provides the legal basis to enable public acquisition and disposition of property to prevent the reoccurrence of those negative conditions that led to the establishment of this redevelopment area.

### Area Planning

The Hope VI Special Redevelopment Area is centrally located within the Central City South community which is a larger area bounded by Central Avenue on the east, the I-17 Freeway on the west and south and the Union Pacific Railroad line to the north. This area has experienced considerable disinvestment over the past 40 years. Within the last ten years property owners, residents and neighborhood organizations within this larger community have been involved in a number of efforts to plan and undertake steps to revitalize the area. Two results of these efforts are the Central City South Interim Overlay zoning district which places limitations on certain industrial

activities and open land uses, and the recently awarded federal Hope VI grant to revitalize the city's Matthew Henson public housing project. Both are significant steps towards achieving revitalization objectives for the larger Central City South community. The Matthew Henson, Hope VI Revitalization Program will revitalize some of the most depressed neighborhoods in the area and provide a catalyst to encourage improvements to the surrounding community.

The Planning Commission initiated the Central City South Area Plan in the fall of 2001. This separate plan for the larger area will work in conjunction with the Hope VI Special Redevelopment Area plan and set forth strategies that will assist in revitalization of the larger Central City South community. Like the redevelopment plan, this area plan will contain a land use plan, community goals, objectives, and action steps developed with direction from community residents and property owners. Both plans call for the removal of blighting conditions and the development of a variety of housing and neighborhood support activities.

## II. DESCRIPTION OF URBAN REDEVELOPMENT AREA

### A. Redevelopment Area Boundaries

The Hope VI Special Redevelopment Area is located within the Central City Village, approximately one-half mile southwest of the city's Downtown Core. The redevelopment area, approximately 170 acres, is bounded by 7<sup>th</sup> and 15<sup>th</sup> avenues, including properties on the west side of 15<sup>th</sup> Avenue, from Pima Street north to Grant Street, including lots on the south side of Pima Street. The Redevelopment Area Boundary is depicted on Map 1. A legal description for the area is provided in Exhibit A.

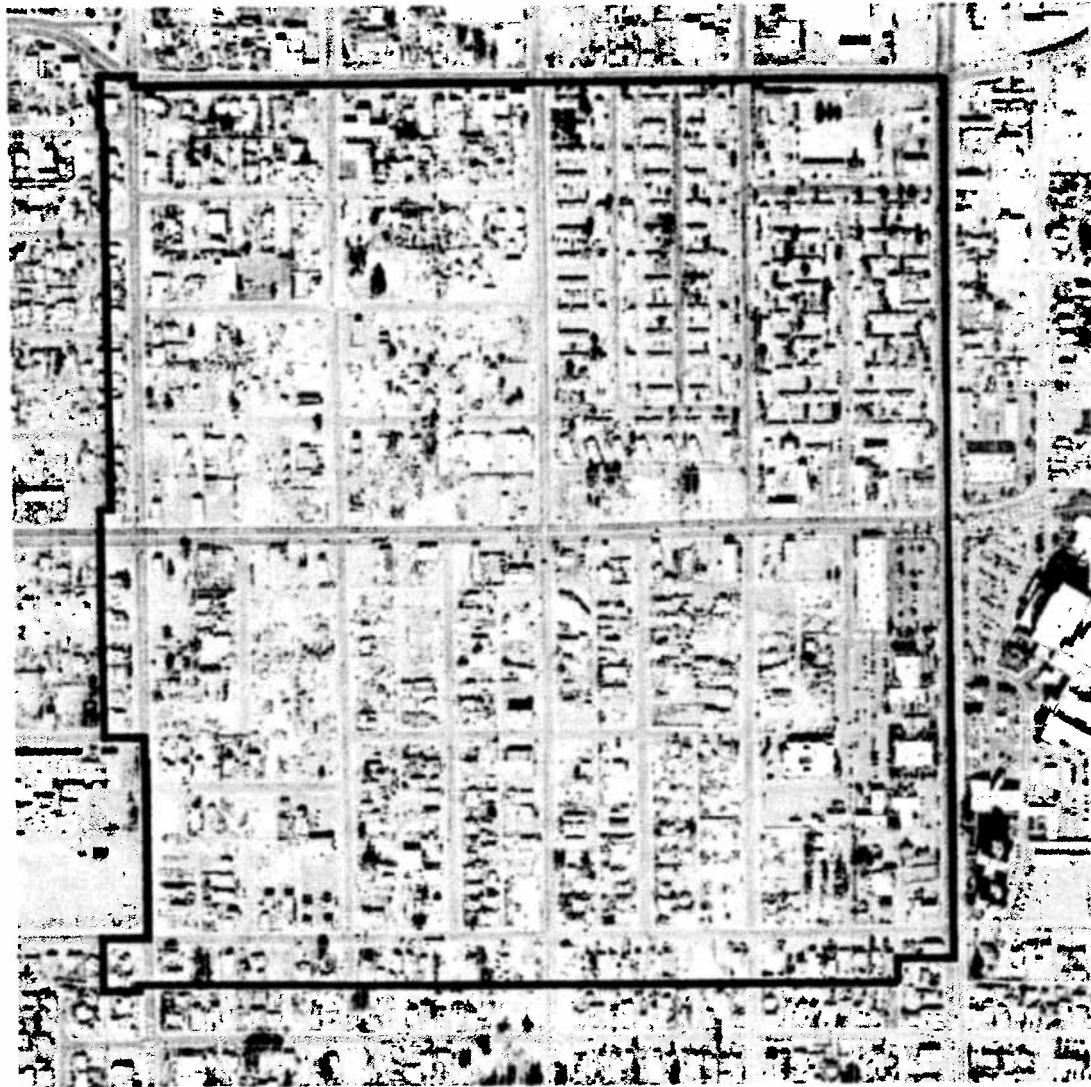
### B. Area History

The northeast corner of the Hope VI Special Redevelopment Area adjoins the Original Townsite for the City of Phoenix. The redevelopment area was platted and much of it developed prior to being annexed into the city of Phoenix. The area north of Buckeye Road to Grant Street was part of Irvine's Addition, originally subdivided in May 1887. South of Buckeye Road to Pima Street was subdivided by 11 plats recorded between 1911 and 1938. The area which now encompasses the existing

Mathew Henson housing was annexed into the city in 1939. There were 344 units of Matthew Henson housing constructed in 1940-41. The last 28 units were built in 1959. With the exception of Dunbar School, annexed in 1925, the remainder of the area was annexed into the city in 1952.

C. Existing Land Use

A land use survey of the Hope VI Special Redevelopment Area was conducted by City of Phoenix Planning Department staff in September, 2002 (see Map 2). Figure 1 provides an acreage breakdown of the general land use categories that make up the redevelopment area.



**Hope VI Special  
Redevelopment Area**

Map 1

**REDEVELOPMENT AREA  
BOUNDARY**



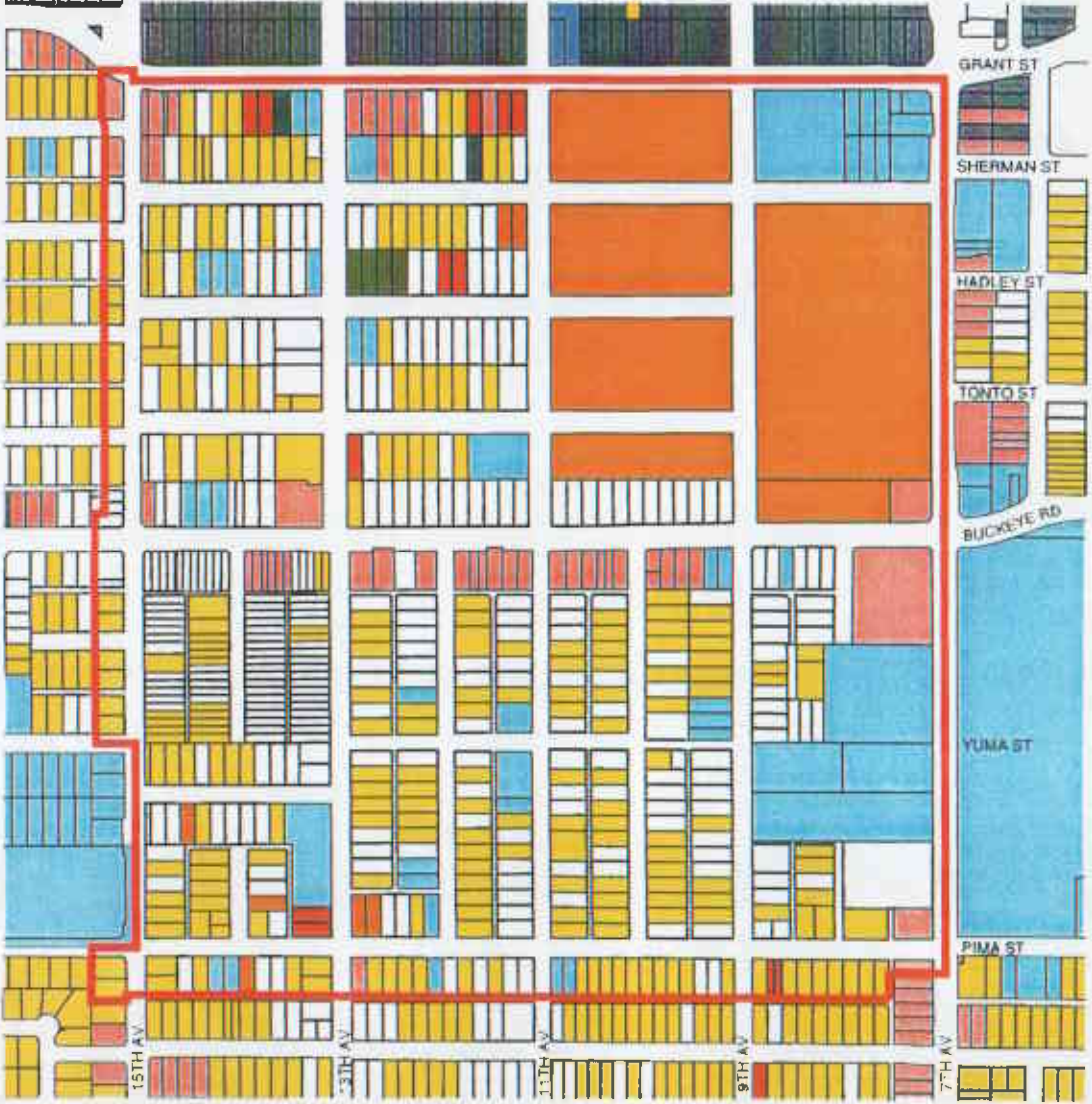
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# Hope VI Special Redevelopment Area

Map 2

## EXISTING LAND USE

June, 2002



-  Redevelopment Area Boundary
-  Single-Family
-  Low Density - Multi-Family
-  High Density - Multi-Family
-  Commercial
-  Industrial
-  Public/Quasi Public
-  Recreational Open Space
-  Vacant
-  Paved Parking Lots





Figure 1

Existing Land Use, 2002	
Single-Family	27%
Multifamily	22%
Commercial ( Stores and Offices)	7%
Industrial	0%
Public/Quasi-Public	13%
Surface Parking	1%
Vacant Land	30%
Total	100%

As noted, a significant amount consists of vacant lots scattered throughout the area, much of it in contiguous groupings of several or more parcels. Most of the residential land consists of single-family or small multifamily developments. One exception is the Matthew Henson public housing which occupies most of the northeast quadrant of the redevelopment area. This is a moderate density, mostly single story barrack-style project constructed in the early 1940's. A few privately owned multifamily properties are also found in the area, consisting of duplex to six-plex units. These properties do not provide adequate on-site parking or landscaping and other site amenities provided in newer developments. Public facilities include Ninos Park, a small vest pocket park at the northeast corner of 13<sup>th</sup> Avenue and Hadley, and Dunbar Elementary School located at the southwest corner of 7<sup>th</sup> Avenue and Grant. Other public and quasi-public uses include offices for city, county and private nonprofit agencies located on 7<sup>th</sup> Avenue, south of Buckeye Road. These include the Phoenix Revitalization Corporation, Phoenix Urban League, city of Phoenix Family Services Center, city of Phoenix Senior Center, Maricopa County Primary Care Center and Southwest Behavioral Health Services. In addition, the Valley Christian Center, a community facility, is located on the north side of Hadley Street, between 13<sup>th</sup> and 15<sup>th</sup>

avenues. A large number of churches are scattered throughout the area. Most have existed for many years, and many have congregations drawn from outside the redevelopment area.

Commercial land uses consists of freestanding businesses on small, narrow width parcels along 7<sup>th</sup> Avenue, Buckeye Road and Grant Street. Many of the businesses have unscreened, open land uses. Only a few provide retail services to residents of the area. None of the commercial properties meets current Zoning Ordinance development standards.

D. Zoning

The existing zoning for the redevelopment area is shown on Map 3. Although much of the area is characterized by single-family residences, all the residentially zoned land in the redevelopment area is either in the R-3 or R-4 multifamily districts. The frontage along Buckeye Road, Grant Street and 7<sup>th</sup> Avenue north of Buckeye Road is C-3, General Commercial. This district allows for intense commercial activity including welding and outdoor storage and activity. The 7<sup>th</sup> Avenue frontage has a mix of C-1, Neighborhood Retail; C-2, Intermediate Commercial District; and R-5 zoning, a multifamily district that also allows for office uses. While the commercial zoning allows for a wide range of retail and service activity, the area along 7<sup>th</sup> Avenue is mostly occupied by governmental or private nonprofit offices and facilities.

E. Building Conditions

A building condition survey was conducted by staff of the Neighborhood Services in November, 2002. Buildings were rated based on an exterior review and determination of the conditions of electrical service, plumbing, structural appearance, and natural light and ventilation. Information was also collected on general yard conditions. These conditions were aggregated into an

# Hope VI Special Redevelopment Area

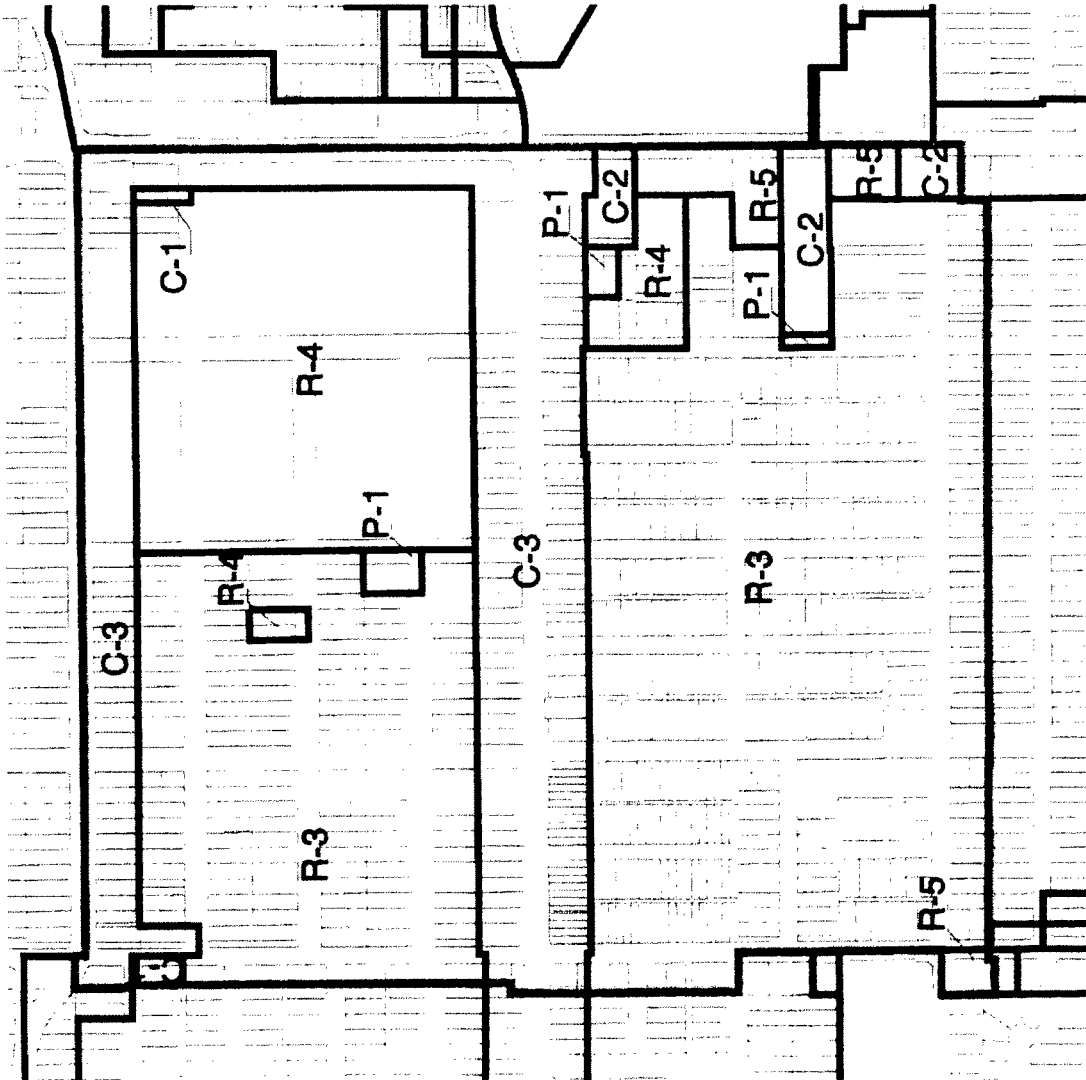
Map 3

## EXISTING ZONING

- Redevelopment Area Boundary
- ZONE CLASSIFICATIONS
- C-1 NEIGHBORHOOD COMMERCIAL
- C-2 INTERMEDIATE COMMERCIAL
- C-3 GENERAL COMMERCIAL
- P-1 SURFACE PARKING
- R-3 MULTIFAMILY RESIDENTIAL
- R-4 MULTIFAMILY RESIDENTIAL
- R-6 MULTIFAMILY RESIDENTIAL



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overall numerical rating for each property as depicted on Map 4. Excepting the Matthew Henson public housing, 642 properties were identified within the proposed redevelopment area. Of these, 301 were identified as being vacant lots (also includes properties used for surface parking or commercial outdoor storage). The remaining 341 properties had one or more structures located on them. The table below shows the survey results of exterior building conditions for those properties.

Figure 2

Structural Conditions Survey	
Good	18%
Minor Repair	18%
Major or Extensive Repairs Needed	64%
Total	100%

The above structural condition 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. Approximately 64% of the buildings surveyed in the redevelopment area were classified as needing major repair or not economically reasonable to rehabilitate. The cost to rehabilitate these structures would exceed half the value of the building after the repairs is made. This predominance of deteriorating buildings, both residential and commercial structures, is a clear indication of the need for redevelopment efforts in this area. This need is further amplified by the large number of vacant lots, many with broken glass, trash (furniture, building materials), broken foundation slabs and dead trees. Most of the residential properties identified as in good condition have been constructed by private investors within the last year.

F. Utility Inventory

Any future development within the Hope VI Special Redevelopment Area must take into account the location and capacity of the existing

infrastructure serving the redevelopment area and surrounding community.

Water and sewer lines are shown on Maps 5 and 6 respectively. Most of the water and sewer lines in the area were laid in the 1930's and 1940's. According to the Water Department, water lines more than 50 years older are potential candidates for replacement. There are no apparent water capacity problems. However, some design deficiencies exist, including the following:

- ◇ Looping of the existing water system is not complete
- ◇ Undersized (2 and 4 inch) distribution lines exist
- ◇ Some distribution lines are located in alleys and within easements
- ◇ Some fire service is provided on less than eight-inch lines (required if a dead-end segment or serving apartment development) or accommodates fire flows less than standard, i.e. 3,000 gallons per minute for commercial areas

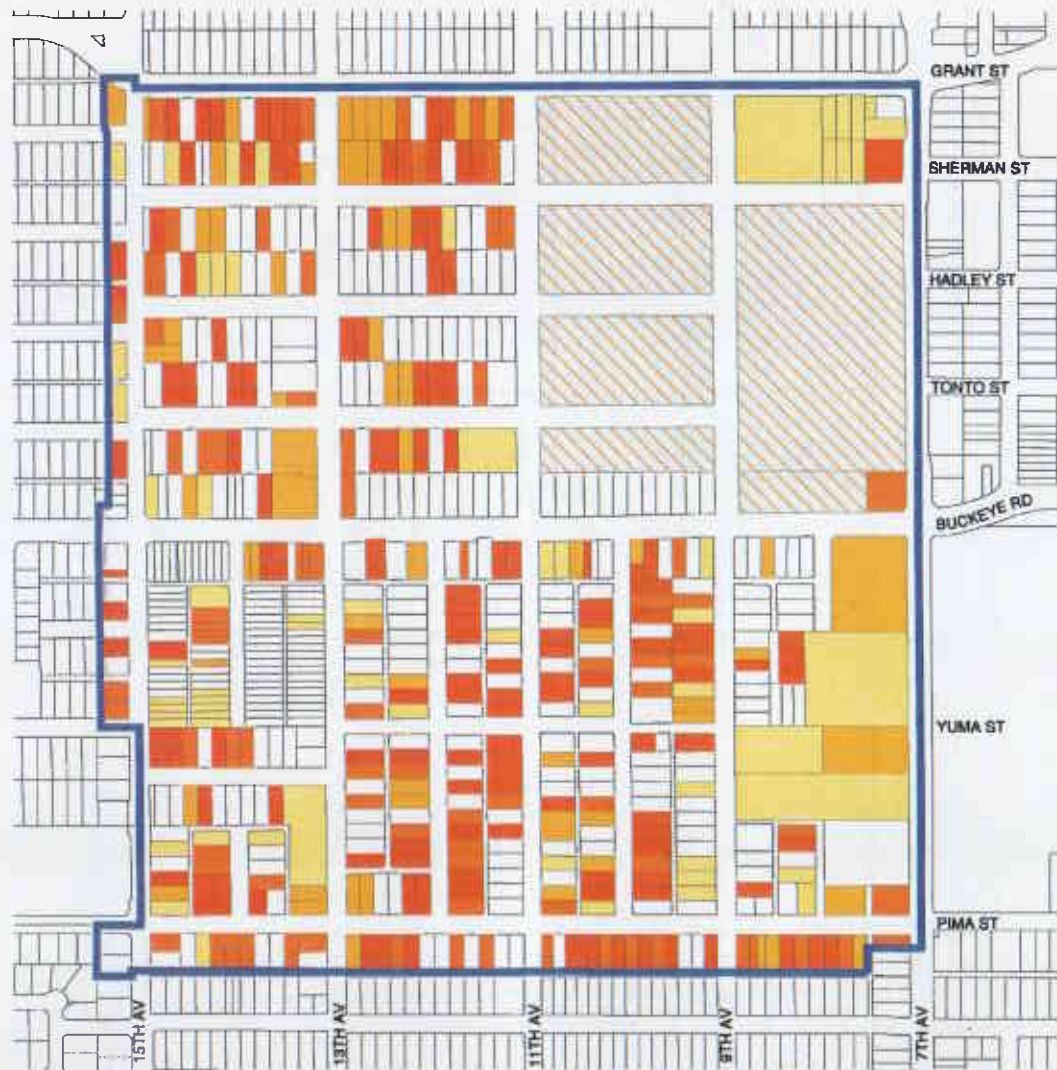
The existing development pattern is not anticipated to require water line improvements. Higher density/intensity redevelopment may require distribution line improvements. It is recommended that the location and size of water lines on a property be identified early in the redevelopment process, as the placement of buildings may be affected.

According to the Water Services Department, the existing sewer infrastructure capacity and service is adequate to serve the current residential and non-residential uses. Even with more intense redevelopment, the existing system may not require enhancement.

The locations of private electric, gas and telephone utility service lines are shown on Maps 7, 8 and 9 respectively. Each utility service is available all parcels within the area.

# Hope VI Special Redevelopment Area

## Map 4 BUILDING CONDITIONS



-  REDEVELOPMENT AREA BOUNDARY
-  Good Conditions
-  Minor Repairs Needed
-  Major Repairs Needed
-  Very Extensive Repairs Needed
-  Vacant
-  Matthew Hensen

	Lots	Acres	% of Lots
Good Condition	82	17.65	10%
Minor Repairs Needed	61	12.92	10%
Major Repairs Needed	82	12.10	13%
Very Extensive Repairs Needed	136	20.88	21%
Vacant	301	42.85	46%
Mathew Hensen	6	27.41	.1%
<b>Total:</b>	<b>648</b>	<b>133.81*</b>	<b>100%</b>

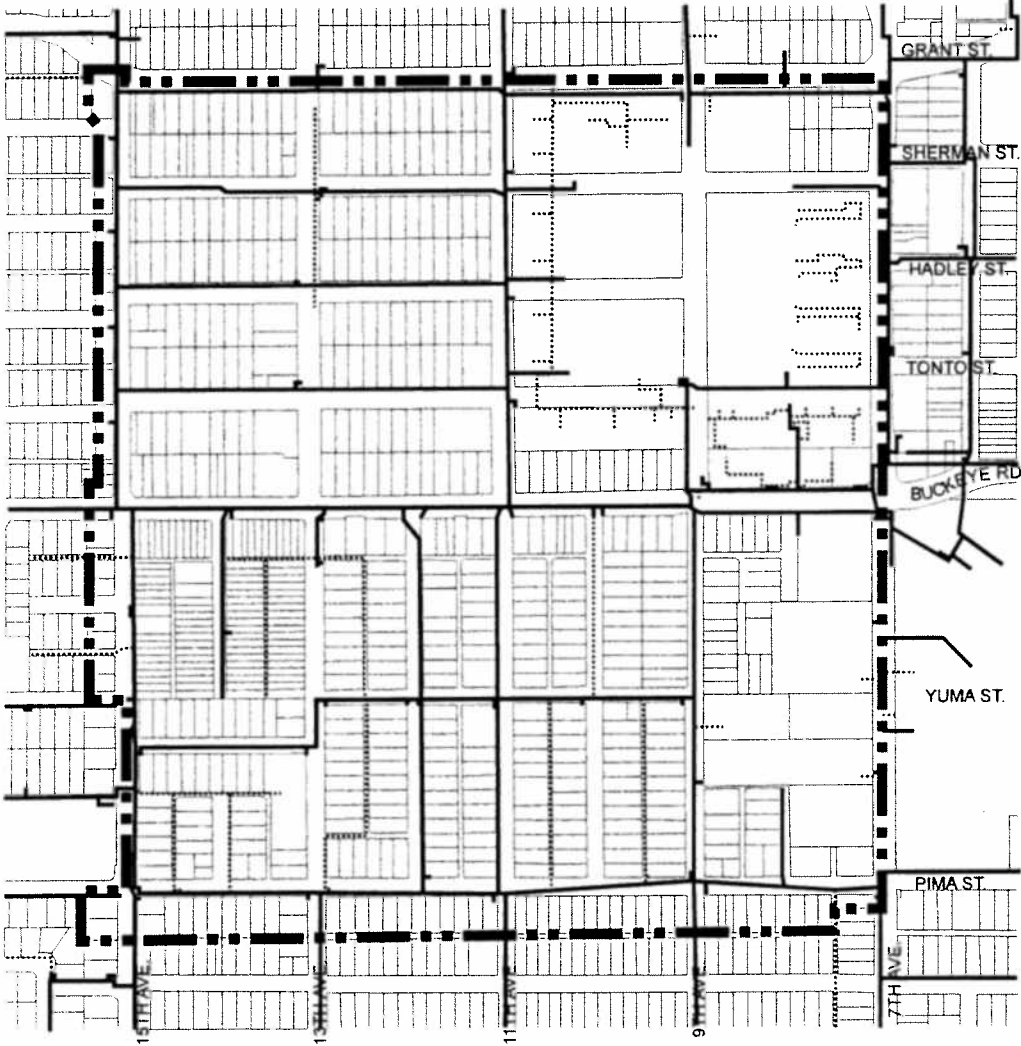
\*Acres only for parcels - excludes circulation






# Hope VI Special Redevelopment Area

Map 5

## Water Lines



-  REDEVELOPMENT AREA BOUNDARY
-  WATER LINE (<4INCH) DISTRIBUTIONS LINES
-  WATER LINE (>6INCH) TRUNK LINES






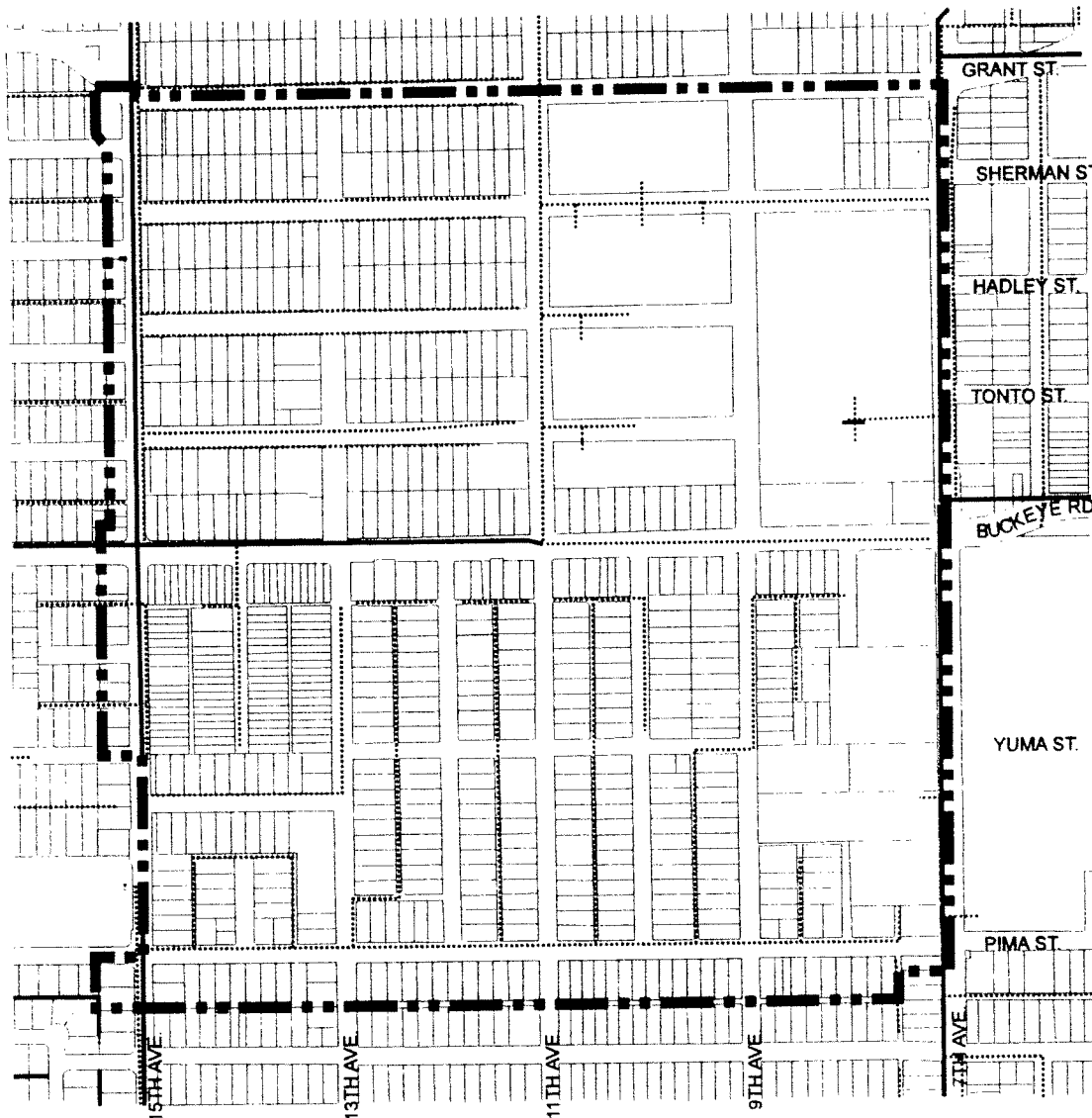
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# Hope VI Special Redevelopment Area

Map 6

## Sewer Lines

-  REDEVELOPMENT AREA BOUNDARY
-  SEWER LINE (8-12 INCH) SMALL LINES
-  SEWER LINE (15+ INCH) TRUNK LINES






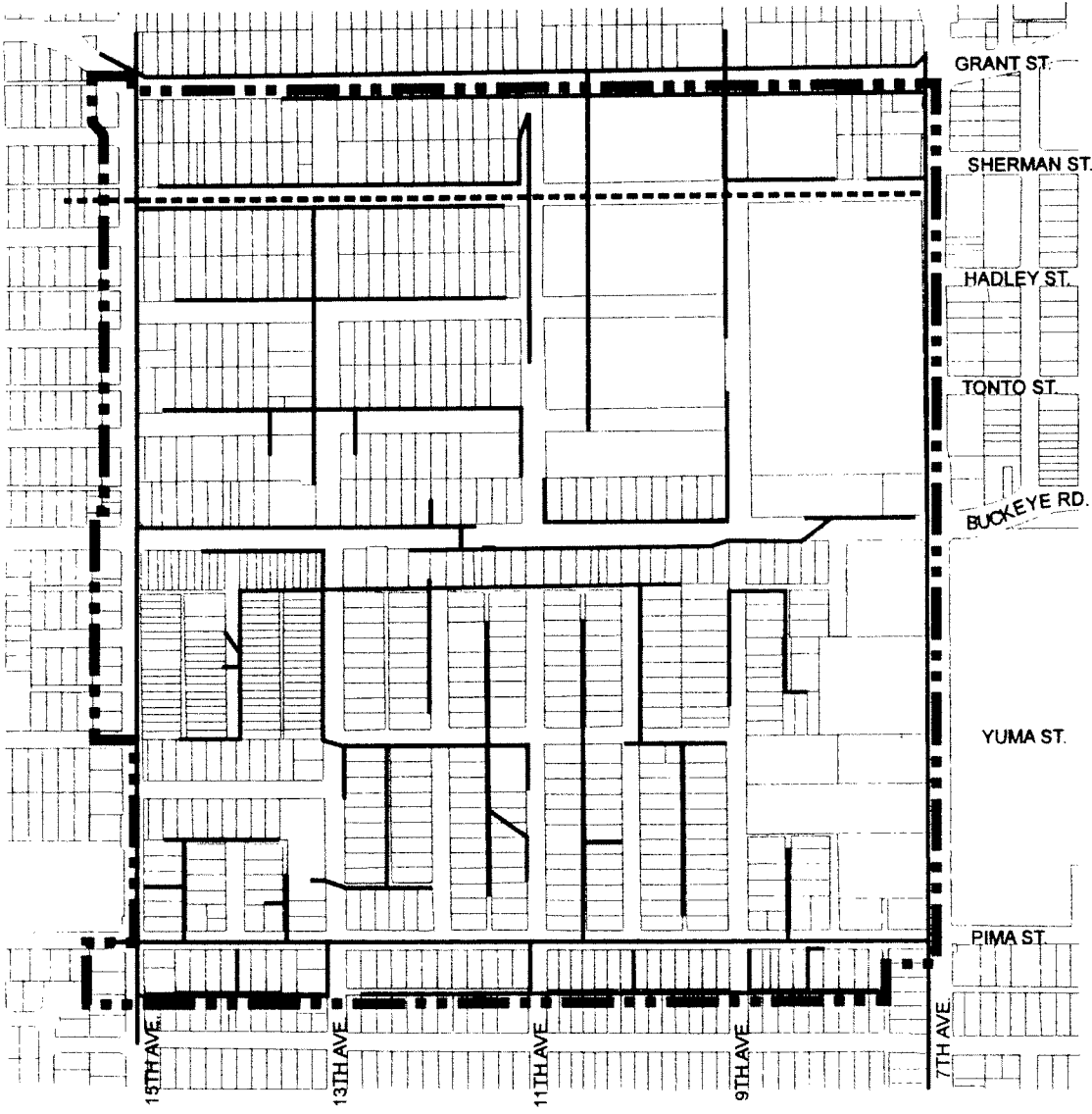
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# Hope VI Special Redevelopment Area

Map 7

## Electric Service Lines

-  REDEVELOPMENT AREA BOUNDARY
-  MAIN SUPPLY LINES
-  230KV TRANSMISSION LINE



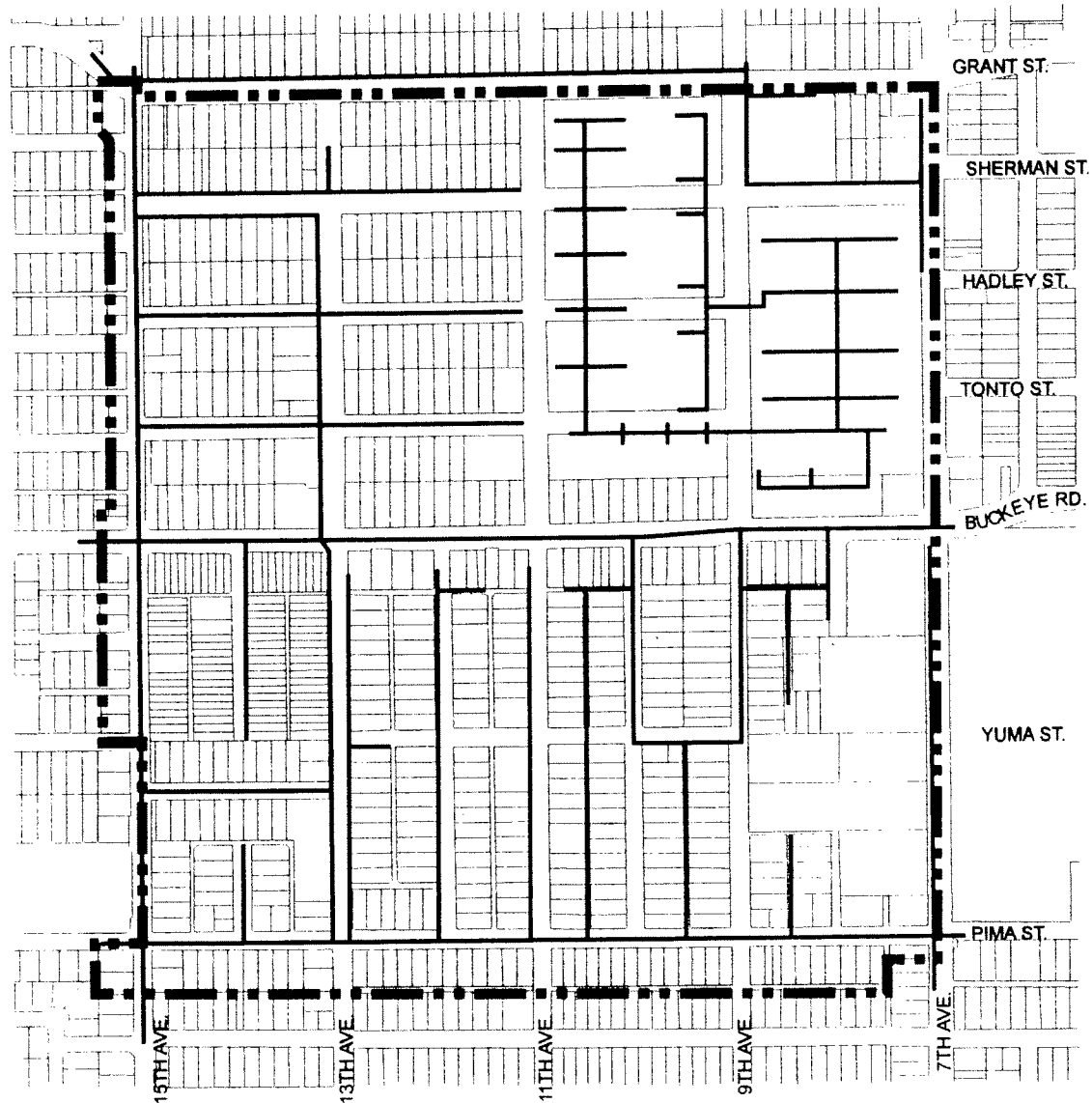
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# Hope VI Special Redevelopment Area

Map 8

## Gas Service Lines

 REDEVELOPMENT AREA BOUNDARY  
MAIN SUPPLY LINES



0 400 800 Feet  
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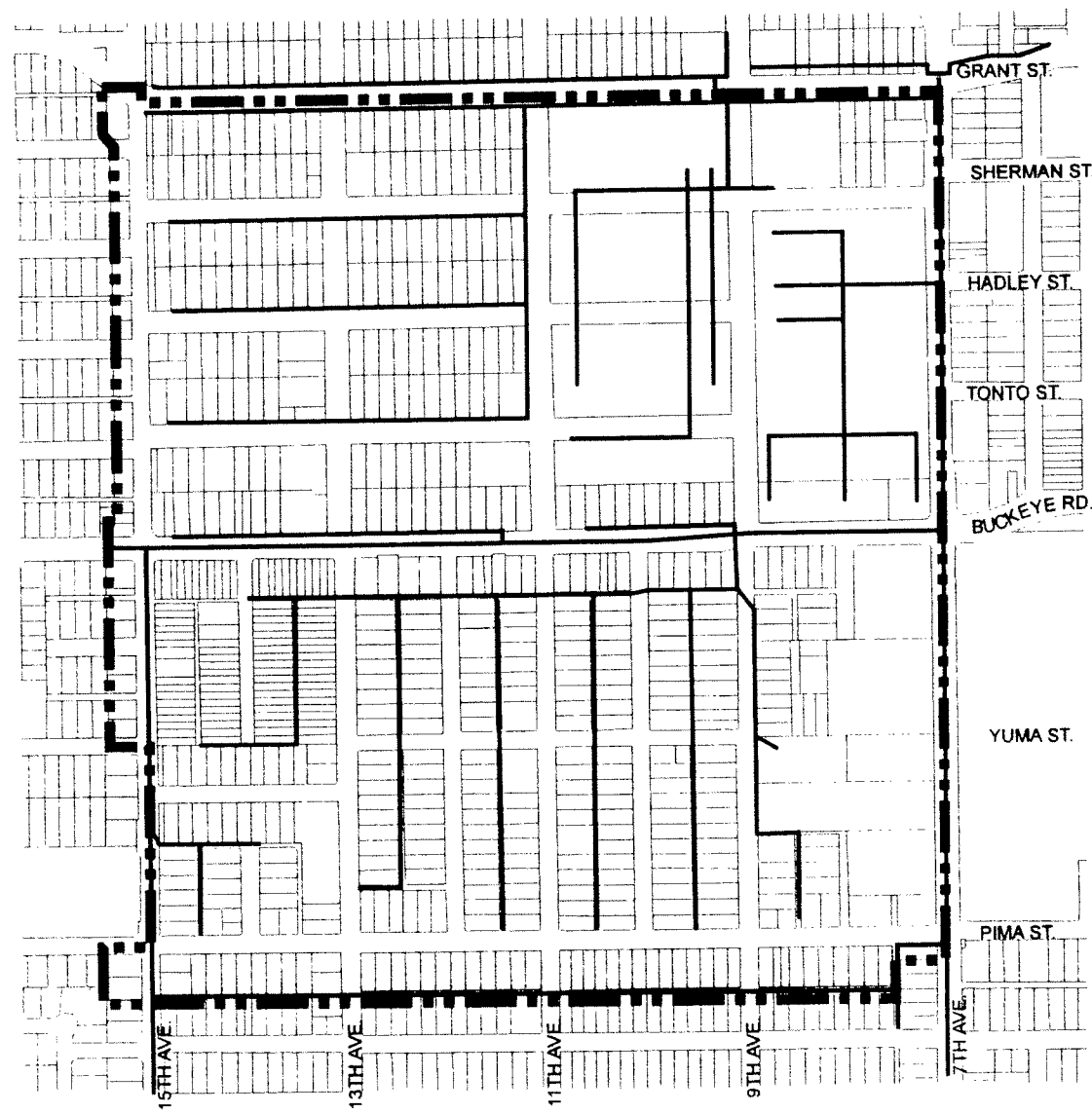


# Hope VI Special Redevelopment Area

Map 9

## Telephone Service Lines


 REDEVELOPMENT AREA BOUNDARY  
 MAIN SUPPLY LINES




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G. Fire

This area is primarily served by Fire Station 26, located to the south of the redevelopment area at 368 West Apache Street. This station is currently at 84 percent of its response capacity. The average first unit response time to the area in 2001, was 4 minutes and 36 seconds. This is lower than the city-wide average of 4 minutes and 48 seconds.

Fire Department records indicate that 475 calls for service were made within the redevelopment area in 2001. Of that number, 391 were medical emergency with vehicle accidents accounting for 29 of those calls. There were 34 fire calls which included ten reported structure fires, 13 debris, grass or dumpster fires, and 2 car fires. In 2001, the Fire Department responded to 25 assaults, 6 gun shot wounds, 4 cuttings or stabbings, and 13 drug overdoses within the area.

H. Crime

Based on 2001 crime data, the Figure 3 provides a breakdown by type of the crimes reported and the crime rate per

Figure 3  
2001 Crimes Reported and Crimes Per 1,000 Population

	Hope VI Special	City of Phoenix
	Crimes per 1,000 Population	Crimes per 1,000 Population
Robbery	6.0	3.3
Aggravated Assault	34.0	4.4
Sexual Assault	1.5	0.5
Homicide	0.5	0.2
Burglary	34.5	30.4
Theft	21.0	24.1
Auto Theft	46.0	21.4
Drug Crime	63.5	5.8
Domestic Violence Related	20.2	11.0
Gang Related	16.8	0.7

1,000 population, based on 2000 population data from the Census. These figures are compared with those for the entire City of Phoenix.

Except for theft, the crime rate within the redevelopment area exceeded the citywide rate for all instances of crime. Two crimes are significantly higher in the Hope VI Special Redevelopment Area than in the city as a whole. They are aggravated assault (eight times the city average) and drug crime (11 times the city average). Almost 17 percent of the total crimes reported were gang related, compared to the city-wide rate of 0.7 percent.

III. REDEVELOPMENT PLAN OBJECTIVES

A. Redevelopment Area Plan Goals

Establishment of the redevelopment area supports ongoing efforts of the Matthew Henson Hope VI Revitalization program. The goal of this federally funded program is to transform Matthew Henson into a mixed income, mixed use community of housing to be constructed on the original Matthew Henson Homes site and to convert vacant lots and properties with unsafe, deteriorated housing on the neighboring blocks within the redevelopment area boundary into good housing. Provision for other community facilities and services to improve neighborhood conditions are included in that project.

The objectives for the Hope VI Special Redevelopment Area are consistent with those of the Matthew Henson Hope VI Revitalization Program. They are based upon an assessment of the current conditions and problems within the area and the opportunities to be realized by that revitalization project. The following redevelopment objectives are established to guide activities and the revitalization of the area:

- a. Eliminate and prevent the reoccurrence of substandard, deteriorating and obsolete buildings and environmental deficiencies which act as a disincentive for private reinvestment.
- b. Promote the assemblage of land into functional parcels for redevelopment compatible with the proposed land uses.

C. Support quality infill housing.

- D. Promote compatible land uses within and around the redevelopment area.
- e. Provide efficient, safe and functional circulation systems which minimize conflicts among different modes of transportation within and around the redevelopment area.
- f. Preserve quality housing in the area and encourage the rehabilitation of properties that can become part of the revitalization program.
- g. Enhance the sense of community and neighborhood within the redevelopment area and within the larger Central City South community. Increase the area's attractiveness as a place to live, work and play.
- h. Ensure that the stability and protection of the surrounding residential areas are improved by future projects in the Hope VI Special Redevelopment Area.

**B. Planning Process**

Public involvement in the Matthew Henson, Hope VI Revitalization Program began as the city prepared its application for the Federal Hope VI funds. Neighborhood organizations, community service providers and businesses continue to provide input on project planning as individuals and through participation with the program's Community Advisory Committee. The city's Planning Commission and Commission on Housing and Neighborhoods have been responsive and provided feedback on the program.

Over the last several months the need to establish a redevelopment area to support the Matthew Henson, Hope VI Revitalization Program has been presented at numerous public meetings. On December 18, 2002, the City Council found that conditions existed that supported establishing the Hope VI Special Redevelopment Area. Three community meetings were held on January 14 and 22 and February 12, 2003, to review the redevelopment plan and answer questions on how it may affect property owners and residents within the area. As a result additional clarification has been added to the plan. The Central City Village Planning Committee reviewed the plan on February 10, 2003 and unanimously support the plan and its objectives.

Community involvement in the Matthew Henson, Hope VI Revitalization Program will continue following adoption of the redevelopment area plan. The plan of development will be prepared by the city and master developer with community input throughout the planning process. Any properties recommended for acquisition must be reviewed and approved by the City Council.

**IV. LAND USE PLAN**

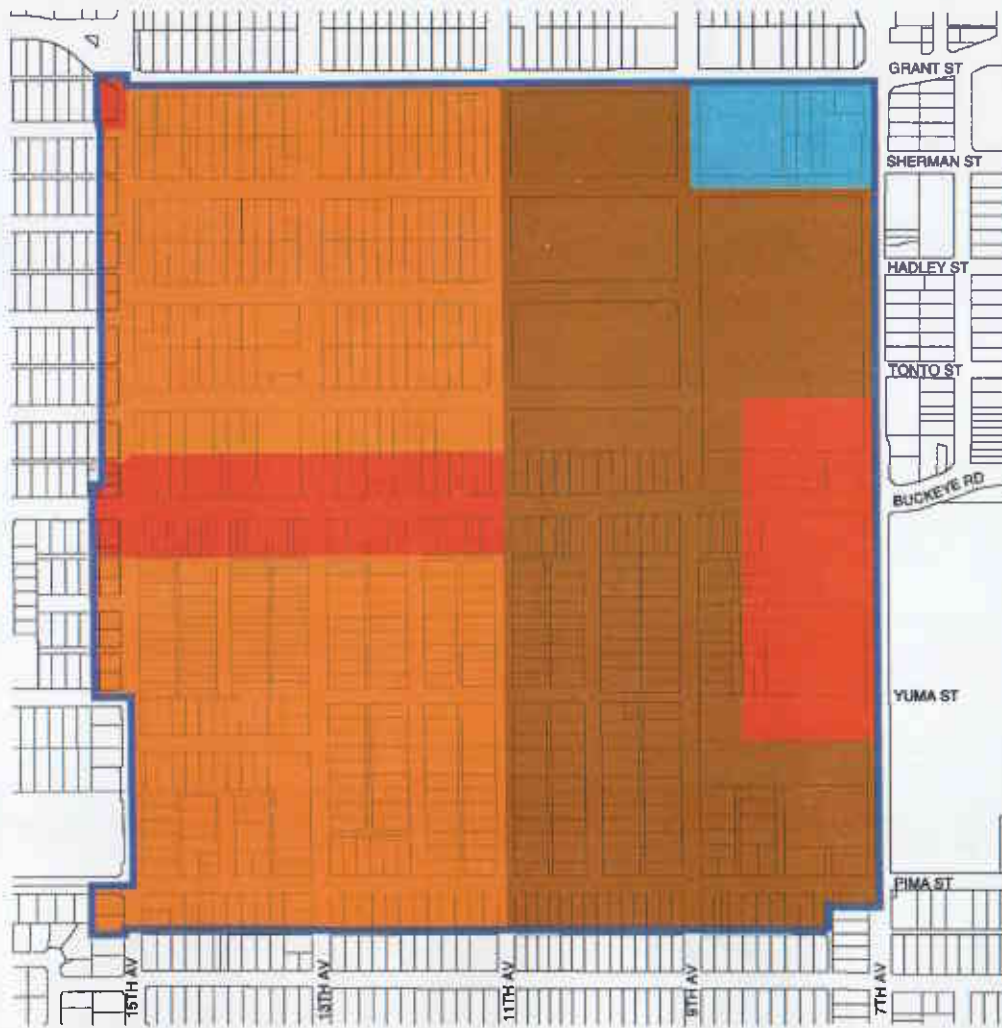
**A. Land Use Map**

The Land Use Plan, shown on Map 10, designates the location and extent of the proposed land uses within the redevelopment area. The map is a graphic representation of the land use goals for the redevelopment of the area, and provides direction on land use actions to be undertaken by the city. The general land use categories are:

- ◇ Residential 3.5 to 5 dwelling units/acre
- ◇ Residential 10 to 15 dwelling units/acre
- ◇ Commercial
- ◇ Public/Quasi-Public
- ◇ Open Space

It is anticipated that a variety of housing products will develop throughout the redevelopment area, both above and below the residential density ranges shown. The intent of the land use plan is to maintain the average designated density permitted within the four quadrants that make up the redevelopment area. This allows and encourages a range of housing types and opportunities.

Future development in the redevelopment area should be consistent with and promote the higher intensity uses along 7<sup>th</sup> Avenue, particularly in the vicinity of Buckeye Road. Development should transition and be compatible with the single-family and moderate density residential neighborhoods to the west and south.



# Hope VI Special Redevelopment Area

Map 10

## LAND USE PLAN DESIGNATIONS

-  REDEVELOPMENT AREA BOUNDARY
-  3.5-5 Du / Acre
-  10-15 Du / Acre
-  Commercial
-  Industrial
-  Public/ Quasi Public



0 100 200 Feet

CITY of PHOENIX - PLANNING DEPARTMENT  
DECEMBER 2002

## B. Relationship to the General Plan

The General Plan for Phoenix was updated, approved by City Council and then ratified by the Phoenix voters in March, 2002. Land use designations within the Hope VI Special Redevelopment Area are found as follows:

- ◇ Commercial use along portions of 7<sup>th</sup> Avenue, Buckeye Road and one lot at the southwest corner of 15<sup>th</sup> Avenue and Grant Street;
- ◇ Public/Quasi Public at the southwest corner of 7<sup>th</sup> Avenue and Grant Street (Dunbar Elementary School);
- ◇ Residential 10-15 dwelling units/acre between 7<sup>th</sup> to 11<sup>th</sup> avenues; and,
- ◇ Residential 3.5 to 5 dwelling units/acre from 11<sup>th</sup> to 15<sup>th</sup> avenues.

The Land Use Plan proposed for the redevelopment area is same as these designations. Flexibility in master planning the area is provided by the General Plan policies that allow density variations within designated residential product types, as well as policies governing the 10 gross acre exception rules requiring when an amendment to the General Plan is needed. Within the Residential 3.5 to 5 dwelling units/acre designation (a traditional lot product type), this means development could go up to 10 dwelling units to the acre for the entire area but could not exceed ten units to the acre or allow a commercial use for more than 10 gross acres without obtaining a General Plan amendment.

In addition to being consistent with the land use designations, the redevelopment plan is also consistent with and promotes other goals and policies of the General Plan. The plan:

- ◇ Establishes an essential tool to assist in land assembly and to further the City's residential infill policy;
- ◇ Focuses revitalization efforts in order to maximize the impact of scarce resources;
- ◇ Directs actions that will assist infill development and help stabilize adjacent residential neighborhoods;

- ◇ Encourages and assists in improving the range of housing types and residential opportunities within the Central City Village; and,
- ◇ Establishes a tool that will eliminate blighting conditions, strengthen the stability of adjacent residential neighborhoods and encourage private investment.

The land use plan for the redevelopment area was reviewed by the Planning Commission on January 8, 2003. The Commission found that the proposed land uses are in conformity with the area's land use designations found in the General Plan for Phoenix, as well as the plan's goals and policies concerning residential infill development and the stabilization of neighborhoods.

## C. Uses Permitted in the Redevelopment Area

As shown on the Proposed Land Use Plan, 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. Residential

The Residential 3.5 to 5 Dwelling Units /Acre designation is consistent with the existing lot and development pattern in the area. This density range accommodates traditional lot residential product types and cluster developments that typically might be found in the R-2 zoning district, (up to ten dwelling units/acre). This area is currently zoned R-3, a moderate density multifamily district. The existing zoning allows the types of residential development desired as well as densities up to 15 units per acre.

The Residential 10-15 Dwelling Units/Acre designation accommodates higher density attached housing, multifamily condos or apartment type residential produces. The area north of Buckeye Road is currently zoned R-4, multifamily district. South of Buckeye Road is zoned R-3. Single-family and lower density development would also be permitted if less than ten acres per the General Plan conformity policies. It is

anticipated that the average density within each of the areas north and south of Buckeye Road will be within the 10 to 15 dwelling units per acre density range.

Residential development will be allowed to accommodate the range of housing types and densities permitted by the underlying zoning. The residential development options and variations of lot size and configuration are permitted in accordance with provisions identified in the zoning district.

## 2. Neighborhood Commercial

As identified in the General Plan for Phoenix, neighborhood commercial uses are the least intense level of commercial land use. This land use category is intended to provide for neighborhood supported retail and service activity. It is the policy within the redevelopment area that existing commercially zoned land should be expanded into larger, assembled parcels that would be redeveloped under current commercial district standards. Such expansion would be subject to review and approval through the city's rezoning public hearing process. Any commercial uses should be limited to those listed under the C-2 zoning district. Ground floor commercial or other neighborhood support activity with residential units above is encouraged within the commercial area. The commercial designated area along Buckeye Road is appropriate for high density residential development when assembled with adjacent residential designated land.

## 3. Public/Quasi-Public

This land use category covers the Dunbar Elementary School property. While other uses, such as churches and the Boys/Girls Club along with the many non-profit agencies in the area, might fit within this category, they are privately owned and more likely to change over time.

## D. Planning Criteria and Standards

The criteria and development standards included within the existing codes and ordinance and the Phoenix General Plan will

apply in the redevelopment area. They provide the guidance required with respect to densities, site coverage, setbacks, building height, landscaping, parking, and other aspects of development. When any conflicts arise, the more restrictive applies. 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 of structures and the creation of traffic 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 capacities of public utilities, facilities and services.
4. To ameliorate extreme climatic conditions and encourage energy conservation.
5. To ameliorate negative environmental conditions.

## E. Circulation

The Hope VI Special Redevelopment Area is bounded by 7<sup>th</sup> Avenue, an arterial street, and 15<sup>th</sup> Avenue, Pima Street and Grant Street, all collector streets. The redevelopment area has four quadrants formed by Buckeye Road, an arterial street and 11<sup>th</sup> Avenue, a local street which includes an operating railroad line. These streets are not proposed to change. Other local streets within the redevelopment area may be abandoned or closed in order to accommodate objectives of the redevelopment area plan. Such changes to the street circulation system will be subject to the city's abandonment procedures.

## V. PROPOSED REDEVELOPMENT ACTIONS

The city may take a number 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:

### A. Continuing Planning

The city shall continue efforts to assess and respond to changing market conditions, needs, and desire of property owners in the project 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. The city shall coordinate planning and implementation activities and bring zoning and other regulations and plans for private and public facilities into conformance with the plan. In addition, the city shall review and take action on development proposals according to the city's disposition procedures, consistent with City Council direction regarding the extent of city involvement in the area.

### B. Technical Assistance and Counseling

The city may provide technical assistance and counseling to property owner and occupants within the project area regarding the methods and impacts of plan implementation. The city may assist with the preparation of residential and commercial development proposals, coordinate development proposals with other agencies on a formal and informal basis, counsel property owners and tenants on available assistance, and prepare educational and informational documents which aide in the achievement of the redevelopment objectives.

### 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 and other types of services which support the objectives of this plan.

### D. Preparation of Land for Redevelopment

The city may undertake a variety of actions within the Hope VI Special Redevelopment Area

to prepare land for redevelopment. These may include:

1. 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 thereon, necessary or incidental to achievement of plan objectives.
2. Clearance of 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 or otherwise encumber or dispose of any real or personal property or any interest therein.
4. Contracts - Enter into contracts with developers of property containing covenants, conditions, and restrictions regarding the use of such property for residential or commercial purposes or other purposes as outlined in this plan to achieve plan objectives.
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, any 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 plan objectives.

### E. Rehabilitation of Structures

The city may participate in and support efforts to preserve and rehabilitate structures. Determination of structures for rehabilitation may be based on

conditions of the structures, condition of surrounding structures, lot size, layout, accessibility, usefulness, and the historic, architectural, or cultural merits of the structures. Occasionally, structures are not feasible for rehabilitation, and other alternatives will be considered such as stabilization, reconstruction, acquisition/demolition or demolition.

F. Relocation

In the event of 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 Arizona Revised Statutes. When federal funds are used, the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 will be followed. Also, the policies of the city of Phoenix will apply to all persons or businesses that are displaced.

G. 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 or redevelopers to provide public improvements as a condition of redevelopment agreements with the city.

VI. MANAGEMENT AND IMPLEMENTATION OF THE REDEVELOPMENT PLAN

The city shall take the lead in the management and implementation of this redevelopment plan. This section describes procedures 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 the redevelopment actions are coordinated over time and directed toward results 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:

A. Activities Which the City May Undertake

1. Conduct studies, analyses and preparation of plans, project proposals, budgets, contracts, and recommendations for codes and legislation applications, and other documents or materials required to advance the implementation of plan objectives.
2. 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.
3. 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.
4. Develop and entry into contracts necessary or incidental to the exercise of its powers and the performance of its duties, subject to the limitations of its other powers and resources.
5. Collect, accept, and disburse funds, properties, 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 Program

If there is to be any direct city investment in the redevelopment area, the city will prepare a work program for 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 is not part of a budget approved by the Council.

C. 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 appropriate agency designated by the Council. The city will assure adequate coordination of advice and review 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 staff administering the development on behalf of the city. Staff may provide advice on technical planning or similar assistance related to such proposal, on an informal basis.
2. For all city initiated proposals requiring City Council action, a briefing 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 would 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 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, if necessary, and the provision of technical and other assistance required to achieve plan objectives.

E. 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 or redevelopers to provide public improvements as a condition of redevelopment agreements with the City.

F. A Statement of the Proposed Method of Financing the Redevelopment Projects

Prior to the exercise of any redevelopment activity by the city relating to a redevelopment project within this redevelopment area, including the execution of an agreement to perform redevelopment activities or the acquisition of real property, the city shall, by ordinance or resolution, declare:

1. 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;
2. An estimate of the proceeds or revenues to be received from the disposal of such real property to redevelopers; and,

3. 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.

G. Statement of Redevelopment Plan Completion

Unless otherwise extended by City Council action, the Hope VI Special Redevelopment Area Plan shall terminate 15 years from the City Council formal approval date of the redevelopment area.

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 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 coverage, 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. See Section VI.

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 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.

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

When property is acquired by the city using non-federal funds, relocation shall be in accordance with the city of Phoenix Relocation Policy. All residential 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.

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).

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 activities preclude 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 business 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 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 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
- C. Resolutions

## EXHIBIT A

### LEGAL DESCRIPTION OF PROPOSED HOPE VI SPECIAL REDEVELOPMENT AREA

That part of the Sout half of Section 7 and that part of the North half of Section 18, Township 1 North, Range 3 East, G&SRB&M, described as follows:

BEGINNING at the intersection of the monument lines of Grant Street and 7th Avenue; thence Southerly along said line of 7th Avenue to the Easterly prolongation of the South line of Lot 6, Block 1, RIVERA TRACT, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 21 of Maps at page 39;

Thence Westerly along said prolongation, along said South line and along the Westerly prolongation thereof, to the centerline of the North-South alley in said Block 1;

Thence Westerly along last said centerline and the Westerly prolongation thereof to the monument line of 11th Avenue;

Thence along last said monument line to the Easterly prolongation of the centerline of the East-West alley in Block 1, GILBERT SQUARE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 21 of Maps at page 22;

Thence Westerly along last said prolongation, along last said centerline and the Westerly prolongation thereof, to the monument line of 13th Avenue;

Thence Northerly along last said monument line to the Easterly prolongation of the centerline of the East-West alley in DANIEL'S FIRST ADDITION, according to the plat of record in the office of the county Recorder of Maricopa County, Arizona, in Book 25 of Maps at page 9;

Thence Westerly along last said prolongation, along last said centerline and the Westerly prolongation thereof, to the monument line of 15th Avenue;

Thence Southerly along last said monument line to the Easterly prolongation fo the South line of Lot 20, CLINT THOMAS HOMES, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 48 of Maps at page 46;

Thence Westerly along last said prolongation and along last said South line to the West line of said Lot 20;

Thence Northerly along said West line and the Northerly prolongation thereof to the monument line of Pima Street;

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

Thence Northerly along last said monument line to the Southeast corner of the Northeast quarter of the Northeast quarter of the Northeast quarter of the Northwest quarter of said Section 18, as shown on the plat of CHEERFUL HOMES, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 29 of Maps at page 3;

Thence Westerly along the South line of said Northeast quarter of the Northeast quarter of the Northwest quarter to the Southerly prolongation of the West line of Lot 2, Block 2 of said CHEERFUL HOMES;

Thence Northerly along last said prolongation, along last said West line and the Northerly prolongation thereof, to the monument line of Buckeye Road;

Thence Easterly along last said monument line to the Southerly prolongation of the West line of Lot2, Block4, STEVE RAYBURN SUBDIVISION, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 28 of Maps at page 37;

Thence Northerly along last said prolongation, along last said West line and the Northerly prolongation thereof, to the monument line of Sherman Street;

Thence Westerly along last said monument line to the Southerly prolongation of the West line of Lot 2, Block4, NORTH STEVE RAYBURN SUBDIVISION, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 28 of Maps at page 39;

ThenceNortherly along last said prolongation, along last said West line and the Northerly prolongation therof, to the centerline of the East-West alley in last said Block 4;

Thence Easterly along last said centerline and the Easterly prolongation thereof to the monument line of 15th Avenue;

Thence Southerly along last said monument line to the monument line of Grant Street;

Thence Easterly along last said monument line to the POINT OF BEGINNING.

Prepared September 5, 2002, in  
Title Section,  
Real Estate Division  
By MARSHALL J. MALINA,  
Property Specialist

*Marshall J. Malina*  
Checked *HE. West* Date *9/5/02*

## EXHIBIT B CITY OF PHOENIX GENERAL RELOCATION POLICY

Relocation activities for the Hope VI Special Redevelopment Plan will be carried out by the Relocation Section, Finance 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 Public Law 91-646, and appropriate regulations thereof. Essential services to be provided by the Relocation Section are:

- ◇ 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 in order to:

Properly discuss and explain the available services, relocation payments and eligibility requirements therefor, 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 relating 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.

## EXHIBIT C

### RESOLUTION NO. 19894

#### A RESOLUTION FINDING THE EXISTENCE OF A REDEVELOPMENT AREA IN THE CITY OF PHOENIX, AND DECLARING THE NECESSITY FOR THE HOPE VI SPECIAL REDEVELOPMENT AREA.

WHEREAS, Title 36, Chapter 12, Article 3, of the Arizona Revised Statutes, provides for redevelopment of areas within municipalities; and  
WHEREAS, such statutes require certain findings be made by the local government body of a municipality prior to the exercise of the powers granted thereby; and

WHEREAS, within the boundaries of the Map attached hereto as Exhibit A:

1. **Land Use:** Existing land uses along Grant Street, Buckeye Road and portions of 7th Avenue consist of freestanding commercial properties. Some commercial properties are dilapidated, a number have outdoor storage, and some lots are vacant or underdeveloped. There is no continuity of design or character to the commercial structures, in part due to their shallow depth or width and multiple ownership patterns. None of the properties meets current ordinance landscaping standards. Residential properties throughout the area consist of single-family residences with a mix of moderate density, multiple unit residential properties. This includes Matthew Henson Homes, a City-operated housing project that is the recipient of a federally funded HUD revitalization grant. Many of the houses and multiple unit residential properties in the area are in a dilapidated condition. Some structures do not have a permanent foundation. A number of the apartment projects are poorly maintained and appear to be overcrowded. Many of the structures have dangerous wiring or plumbing problems. Numerous houses and apartments have junk storage in their rear yards. Many of the local residential streets do not have sidewalks. Many of the alleys, which exist only south of Buckeye Road, have excessive amounts of uncontained trash and garbage.

2. **Building Conditions:** A building condition survey was conducted by staff of the Neighborhood Services in October, 2002. Excepting the Matthew Henson Homes public housing, 642 properties were identified within the proposed redevelopment area. Of these, 301 were identified as being vacant lots (also includes properties used for surface parking or commercial outdoor storage). The remaining 341 properties had one or more structures located on them. The table below shows the survey results of exterior building conditions for those properties.

Structural Conditions Survey	
Good	18%
Minor Repair Needed	18%
Major or Extensive Repairs Needed	64%
	100%

Survey results show approximately 64 percent of the buildings in the area are substandard (in need of major repair or not economically feasible to rehabilitate). Of the remaining buildings, 18 percent are in need of minor repair. Most of the residential properties identified as in good condition have been constructed by private investors within the last year.

3. **Neighborhood Maintenance Ordinance Enforcement:** As of the end of September 2002, 46 of the approximately 648 addressed parcels within the proposed redevelopment area were under notice of Property Maintenance and/or Zoning Ordinance violations. The majority of open citations were for trash/litter, open storage, abandoned vehicles, overgrown vegetation, deteriorated/unsightly paint of exterior surfaces, unsound fences, and various nuisance and hazardous situations. This area is not under comprehensive code enforcement.

4. **Fire:** Fire Department records indicated that 475 calls were made in 2001 concerning property located in the proposed redevelopment area. Problems reported include drug overdoses (13), shootings or stabbings (10), building fires (10) and fire or other problems associated with alleys, cars, and debris.

5. Crime: Based on 2001 crime data, the following table provides a breakdown by type of the crimes reported and the crime rate per 1,000 people, based on 2000 population data from the Census. These figures are compared with those for the entire City of Phoenix.

<u>2001 Crimes Reported and Crimes Per 1,000 Population</u>		
	Hope VI Special	City of Phoenix
	Crimes Per 1,000	Crimes Per 1,000
Robbery	6.0	3.3
Aggravated Assault	34.0	4.4
Sexual Assault	1.5	0.5
Homicide	0.5	0.2
Burglary	34.5	30.4
Theft	21.0	24.4
Auto Theft	46.0	21.4
Drug Crime	63.5	5.8
Domestic Violence Related	20.2	11.0
Gang Related	16.8	0.7

Except for theft, the crime rate within the proposed redevelopment area exceeded the Citywide rate for all instances of crime. Aggravated assault (eight times the City average and drug crime (11 times the City average) are significantly higher in the proposed Hope VI Special Redevelopment Area than in the City as a whole. Almost 17percent of the total crimes reported were gang related, compared to the Citywide rate of 0.7 percent.

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

SECTION 1. That in view of the factors recited herein, it is hereby determined that existing within the boundaries of the proposed redevelopment area on the map attached hereto as Exhibit A and incorporated herein by this reference, are unsanitary and unsafe conditions, deterioration of the area and other improvements and diversity of ownership, all of which individually or in combination substantially impair or arrest the sound growth of Phoenix, retard the provisions of housing accommodations or constitute an economic or social liability and present a menace to the public health, safety, morals or welfare in its present condition and use. Therefore, a redevelopment area ("Hope VI Special Redevelopment Area") is hereby found to exist in the City of Phoenix within the boundaries identified on Exhibit A.

SECTION 2. The redevelopment of the Hope VI Special Redevelopment Area is necessary in the interest of the public health, safety, morals or welfare of the residents of the City of Phoenix.

PASSED by the Council of the City of Phoenix this 18th day of December, 2002.

ATTEST

Vicky Miel City Clerk

APPROVED AS TO FORM

William Bell ACTING City Attorney

REVIEWED BY Paul Paulsen City Manager

PHPCm:CM#7 140809

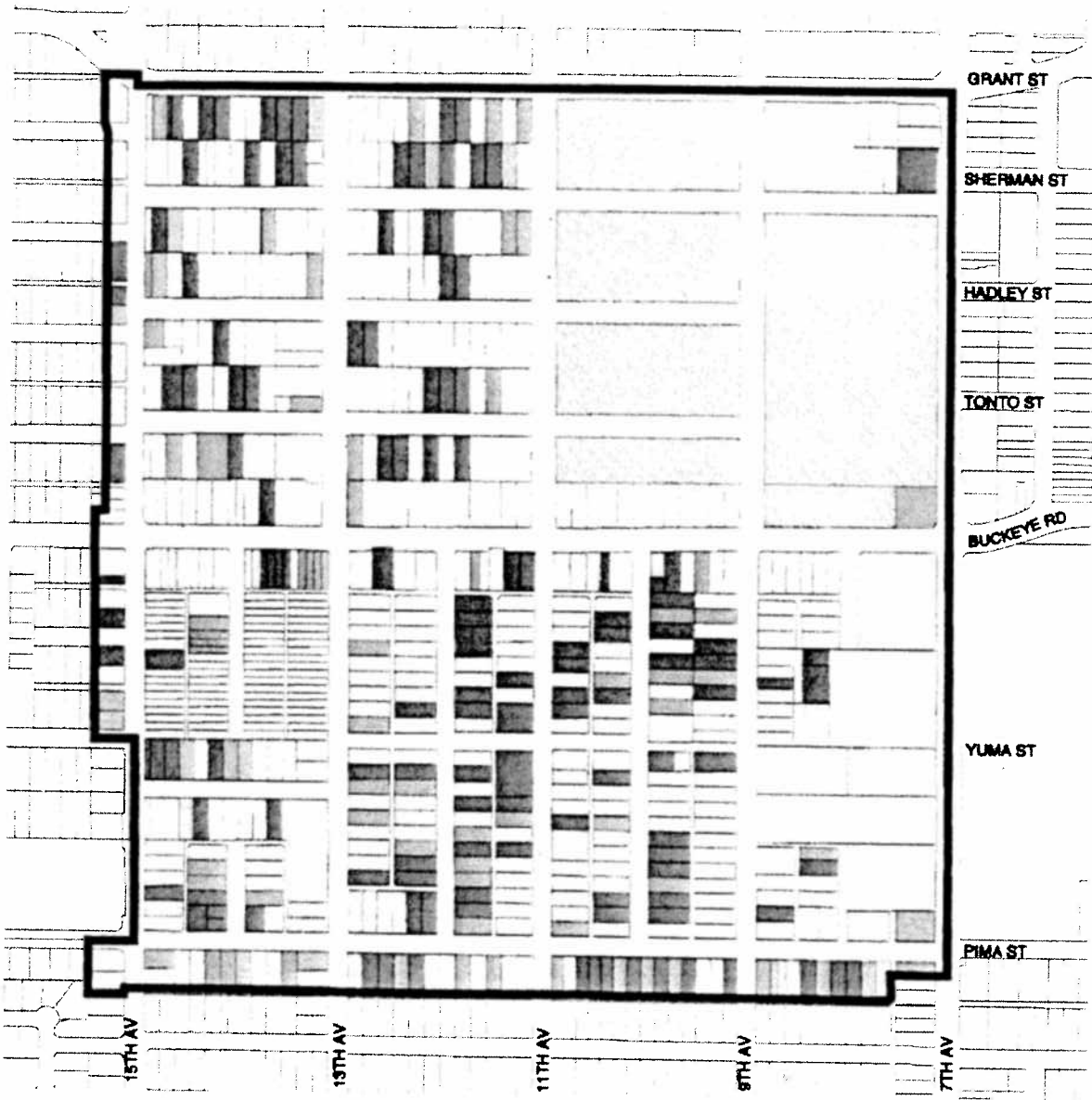
[Signature] MAYOR

CITY OF PHOENIX  
10/18/02 10:30 AM

# Hope VI Special Redevelopment Area

## BUILDING CONDITIONS

### EXHIBIT A



**REDEVELOPMENT AREA BOUNDARY**

- Good Conditions
- Minor Repairs Needed
- Major Repairs Needed
- Very Extensive Repairs Needed
- Vacant
- Mathew Hansen

	Lots	Acres	% of Lots
Good Condition	62	17.85	10%
Minor Repairs Needed	61	12.92	10%
Major Repairs Needed	82	12.10	13%
Very Extensive Repairs Needed	136	20.88	21%
Vacant	301	42.85	48%
Mathew Hansen	6	27.41	.1%
<b>Total:</b>	<b>648</b>	<b>133.81*</b>	<b>100%</b>

\*Acres only for parcels - excludes easement



CITY OF PHOENIX - PLANNING DEPARTMENT  
DECEMBER 2002

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