

# **Special Redevelopment Area Plan**

**October 9, 1981**

**Special  
Redevelopment Area**



**Formally Adopted by the Mayor  
and City Council of the  
City of Phoenix on  
November 10, 1981**

CITY COUNCIL

Margaret T. Hance, Mayor  
Joy W. Carter, Vice-Mayor  
Howard Adams  
Calvin Goode  
Ken O'Dell  
Barry Starr  
Jim White

PLANNING COMMISSION

Armen Ervanian, Chairman  
Jerry Clark  
George Chasse  
Larry Chavez  
Ron Haarer  
Leslie Hatfield  
Jones Osborn, II

Map #	Case #	Acres	App. Zoning	App. Dus	Approved Dus/Acre	DUs* Built	Subdivision or Dev. Name	Applicant
1	Z-55-99	19.78	R1-6 *	93	4.70	29	Villas Esperanza	Habitat for Humanity
2	Z143-99	47.15	R1-10 PRD	234	4.96			
3	Z-150-99	4.99	MUA *					
4	Z-171-99	12.38	R1-18 *	29	2.34			
5	Z-185-99	6.69	R-5 *	120	17.93			
6	Z-7-00	10.10	MUA w/HGT/WVR *					
7	Z-15-00	42.07	C-2					
8	Z-34-00	30.02	R1-6	104	3.46	28	Mountain Vista	Great Western Homes
9	Z-63-00	39.79	R1-6	158	3.97	99	Villages at Spencer Place	Standard Pacific Homes of AZ
10	Z-90-00	13.16	R1-8 PRD *	63	4.79			
11	Z-109-00	36.28	R1-10	114	3.14	9	Suncrest @ Rio Montana	Dehaven Company
12	Z-118-00	27.88	R1-6	110	3.95	94	Vineyard Park	Richmond American Homes
13	Z-14-01	18.80	MUA *					
14	Z-24-01	20.47	R1-6 PRD	106	5.18	13	Cobblestone	Great Western Homes
15	Z-73-01	30.23	MUA					
16	Z-110-01	6.13	C-2 *					
17	Z-115-01	11.14	R1-8	57	5.12			
18	Z-133-01	24.23	R1-8	75	3.10			
19	Z-161-01	13.10	R-2 *	156	11.91	0	Fiore	D.R. Horton
20	Z-168-01	6.01	R1-6	36	5.99	0	Arlington Heights	Arlington Custom
21	Z-22-02	14.30	R-3A	217	15.17			
22	Z-22-02	46.38	R-2	368	7.93	47	Ridgefield	Great Western Homes
23	Z-22-02	49.01	R1-6	175	3.57			
24	Z-25-02	0.50	R-O *					
25	Z-27-02	21.38	C-2 *					
26	Z-27-02	17.65	R-2 *	27	1.53			
27	Z-38-02	3.29	A-1 w/ EXPL/WVR				7th St. Business Park	
28	Z-38-02	6.36	A-2 w/ EXPL/WVR				7th St. Business Park	
29	Z-45-02	12.41	R1-8 PRD	57	4.59	0		Joel Kaufman
30	Z-60-02	2.42	P-1					
31	Z-79-02	1.75	C-2					
32	Z-84-02	2.49	MUA					
33	Z-84-02	2.49	MUA HP					
34	Z-104-02	40.89	C-2				Target Center	
35	Z-115-02	13.63	R-3 HP	208	15.26			
36	Z-127-02	6.14	C-1					
37	Z-127-02	32.08	R1-10	127	3.96			
38	Z-133-02	30.93	R1-10 *	108	3.49			Luther Alkaseh
39	Z-158-02	10.10	R-2 *	65	6.43			
40	Z-161-02	12.39	C-1 *					
41	Z-02-03	5.94	MUA					
42	Z-8-03	4.01	C-2 *					
43	Z-44-03	51.39	R1-8*	232	4.51			
44	Z-52-03	9.91	R-2 *	104	10.50			
45	Z-66-03	16.57	R-2	137	8.27			

46 Z-70-94  
47 Z-91-03  
48 Z-95-04

A Z-13-04  
B Z-23-04  
C Z-103-04  
D Z-112-04  
E Z-151-04  
F Z-166-04

\*Built as of 3rd Quarter 2003. Source: Landiscor Aerial Information. *Real Estate Photo Book (Phoenix, AZ): Housing, Retail, Apartments, Indu:* September, October 2003.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION APPROVING THE SPECIAL REDEVELOPMENT AREA REDEVELOPMENT PLAN AND MAKING CERTAIN FINDINGS RELATING THERETO; AND DECLARING AN EMERGENCY.

WHEREAS, the Council of the City of Phoenix, by Resolution Number 15623 adopted on the 5th day of May, 1981, found that a slum and blighted area exists within the Special 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, the Special Redevelopment Area Redevelopment Plan dated October 9, 1981, consisting of 21 pages and Exhibits One and Two 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 Special Redevelopment Area Redevelopment Plan 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 Special Redevelopment Area Redevelopment Plan,

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 Special Redevelopment Area Redevelopment Plan dated October 9, 1981, 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 the 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 elimination of slum and blighted area.

SECTION 2. That the Special Redevelopment Area Redevelopment Plan dated October 9, 1981, is hereby approved and adopted.

SECTION 3. WHEREAS, the immediate operation of the provisions of this ordinance is necessary for the preservation of the public peace, health and safety, an EMERGENCY is hereby declared to exist, and this ordinance 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 10 day of November, 1981.

MARGARET T. HANCE  
M A Y O R

ATTEST:

DONNA CULBERTSON City Clerk

APPROVED AS TO FORM:

 ACTING  
City Attorney

REVIEWED BY:

PETER F STABETT ASSISTANT  
City Manager

City of Phoenix

Redevelopment Plan  
for the  
Special Redevelopment Area

October 9, 1981

SPECIAL REDEVELOPMENT AREA  
REDEVELOPMENT PLAN  
TABLE OF CONTENTS

Page

I	INTRODUCTION .....	1
II	DESCRIPTION OF URBAN REDEVELOPMENT AREA .....	1
	A. Project Area Boundaries	
	B. Existing Land-Use Project Area Boundary Map Existing Land-Use Map	
	C. Existing Building Conditions Existing Building Conditions Map	
	D. Utility Inventory Utility Location Maps	
III	REDEVELOPMENT PLAN OBJECTIVES .....	9
IV	LAND USE PLAN .....	10
	A. Proposed Land Use Map	
	B. Uses Permitted in the Project Area	
	C. Land Use Provisions and Requirements	
	D. Planning Criteria and Standards	
V	PROPOSED REDEVELOPMENT ACTIONS .....	14
	A. Continuing Planning	
	B. Technical Assistance and Counseling	
	C. Provision of Public Services	
	D. Funding and Economic Development	
	E. Preparation of Land for Redevelopment	
	F. Rehabilitation of Structures	
	G. Relocation	
	H. Removal or Installation of Public Improvements & Facilities	
VI	MANAGEMENT AND IMPLEMENTATION OF THE REDEVELOPMENT PLAN .....	17
	A. Activities to be Undertaken by the City	
	B. Redevelopment Area Improvement Budget and Program	
	C. Project and Action Proposal Review	
	D. Financing	
	E. A Statement of the Proposed Method of Financing the Redevelopment Project	
VII	OTHER PROVISIONS NECESSARY TO MEET STATE & LOCAL REQUIREMENTS .....	19
	A. Boundaries, Existing Use & Conditions....	
	B. A Statement of the Proposed Changes....	
	C. A Statement as to the Kind & Number of Site Improvements....	
	D. A Statement of the Proposed Method & Estimated Cost....	
	E. A Statement of a Feasible Method Proposed for the Relocation....	
VIII	PROCEDURES FOR AMENDING OR SUPPLEMENTING THIS REDEVELOPMENT PLAN ....	20
IX	EXHIBITS .....	21



## I. INTRODUCTION

The revitalization of the central portion of Phoenix is of great importance to the city, state, and region. A vibrant core must exist to anchor the regional growth anticipated over the next 20 years. However, the existence of blight, deterioration, obsolescence, and incompatible land uses remains a threat to the stability and vitality of this important area. Thus, the City of Phoenix has recognized the need for vigorous, coordinated public-private action to secure this area as the business, governmental, institutional, and cultural heart of the region and as a source of community pride and achievement. Accordingly, it has initiated a comprehensive program of reconstruction and revitalization in and around the downtown area, of which this redevelopment plan is a part. This plan provides a broad framework for the further development and redevelopment of an area near downtown through the establishment of:

- Project boundaries
- Basic development and improvement objectives
- A land-use plan
- A range of actions which may be taken to implement the plan
- A procedure and program for plan implementation

The preparation of this plan is a first and important step in the improvement and revitalization process. This plan has been prepared to meet the requirements of Arizona Revised Statutes 36-1471.

## II. DESCRIPTION OF URBAN REDEVELOPMENT AREA

### A. Project Area Boundaries

The project area boundaries are generally described as the alley south of Van Buren Street, 13th Street, the alley south of Washington Street, and 12th Street. Figure 1, Project Area Boundary Map, indicates the project boundaries. The legal description is provided as Exhibit 1.

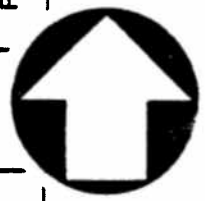
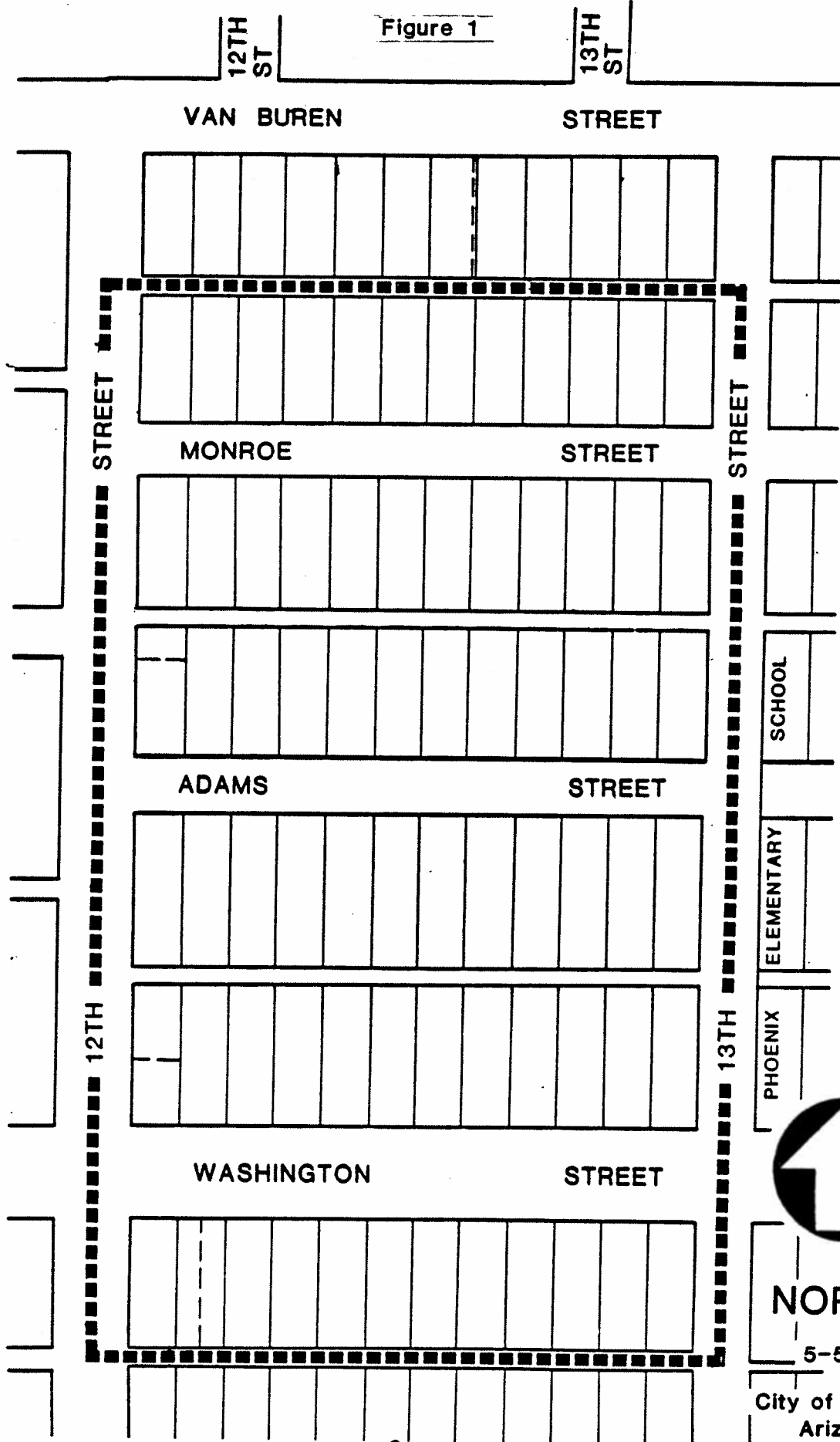
### B. Existing Land-Use

Land-use in the project area is shown in Figure 2, Existing Land-Use Map. Below is a description of the uses.

The major land use in the project area is residential. The existing R-5 zoning has permitted development of duplexes interspersed throughout the neighborhood in addition to small single family homes, cottages or cabins at the rear of many lots. The result of this type of development, in what was once a single family neighborhood, has been to discourage maintenance and improvements to the housing stock and property.

# Boundaries of the Special Redevelopment Area

Figure 1



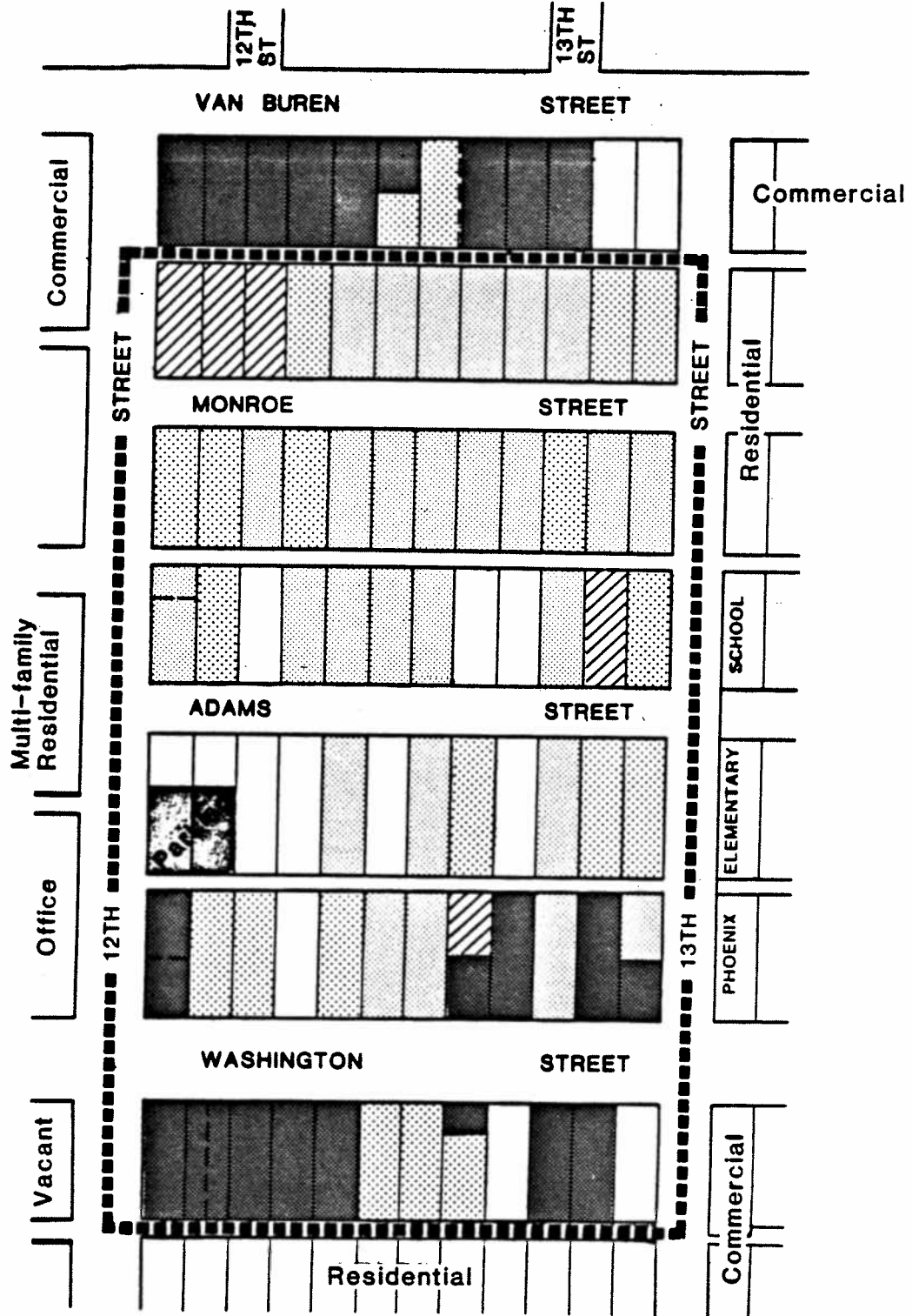
NORTH

5-5-81

City of Phoenix  
Arizona

# EXISTING LAND USE

Figure 2



NORTH

## Legend:



UNIMPROVED LOT

1 UNIT

2-4 UNITS



5 UNITS OR MORE

COMMERCIAL

PARKING

The commercial uses in the project area are located along Washington Street and consist primarily of neighborhood service businesses. Among the other uses are two private social clubs, a printing facility and storage buildings. The social clubs are the sites of numerous arrests for various drug related offenses; liquor law violations (illegal sale, public consumption from open container); and sale of stolen goods. Activities of this type adjacent to a residential neighborhood encourage disinvestment. Evidence of this can also be seen in the lack of home and yard maintenance. In addition to the physical impacts, activities of this nature are known to deter potential new owners from acquiring property in the area through substantially diminishing the sense of security and freedom of movement that should be present in residential areas.

C. Existing Building Conditions

The condition of existing structures in the project area is shown in Figure 3, Existing Building Conditions Map.

In February, 1980, the City of Phoenix Housing Inspectors conducted a survey of exterior conditions in the Special Redevelopment Area. Units were rated on structural, mechanical and maintenance conditions for conformity with residential safety provisions of the Phoenix Building Code. In March, 1981, the Planning Department updated the initial survey. The results of the updated survey are as follows:

Sound	5.9%
Minor Repair	3.5%
Major Repair	22.4%
Not Feasible to Rehabilitate	68.2%

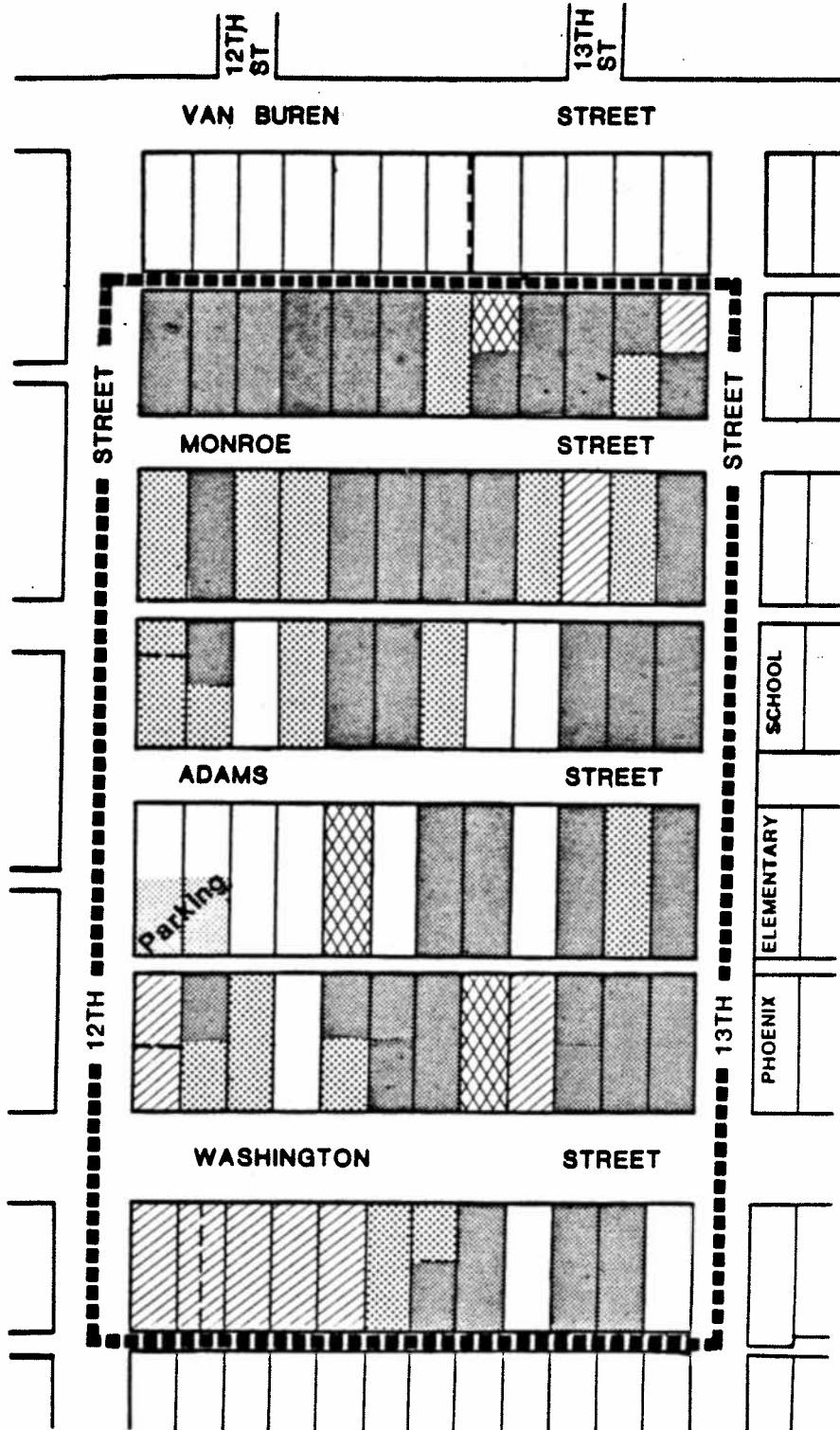
Dwelling units identified as requiring "Major Repair" or "Not Feasible to Rehabilitate" are considered substandard units.

D. Utility Inventory

Figures 4, 5 and 6 detail existing underground utilities within the Special Redevelopment Area. Major water, sewer, 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 existing infrastructure serving the redevelopment area and surrounding neighborhoods.

# EXISTING BUILDING CONDITIONS

Figure 3



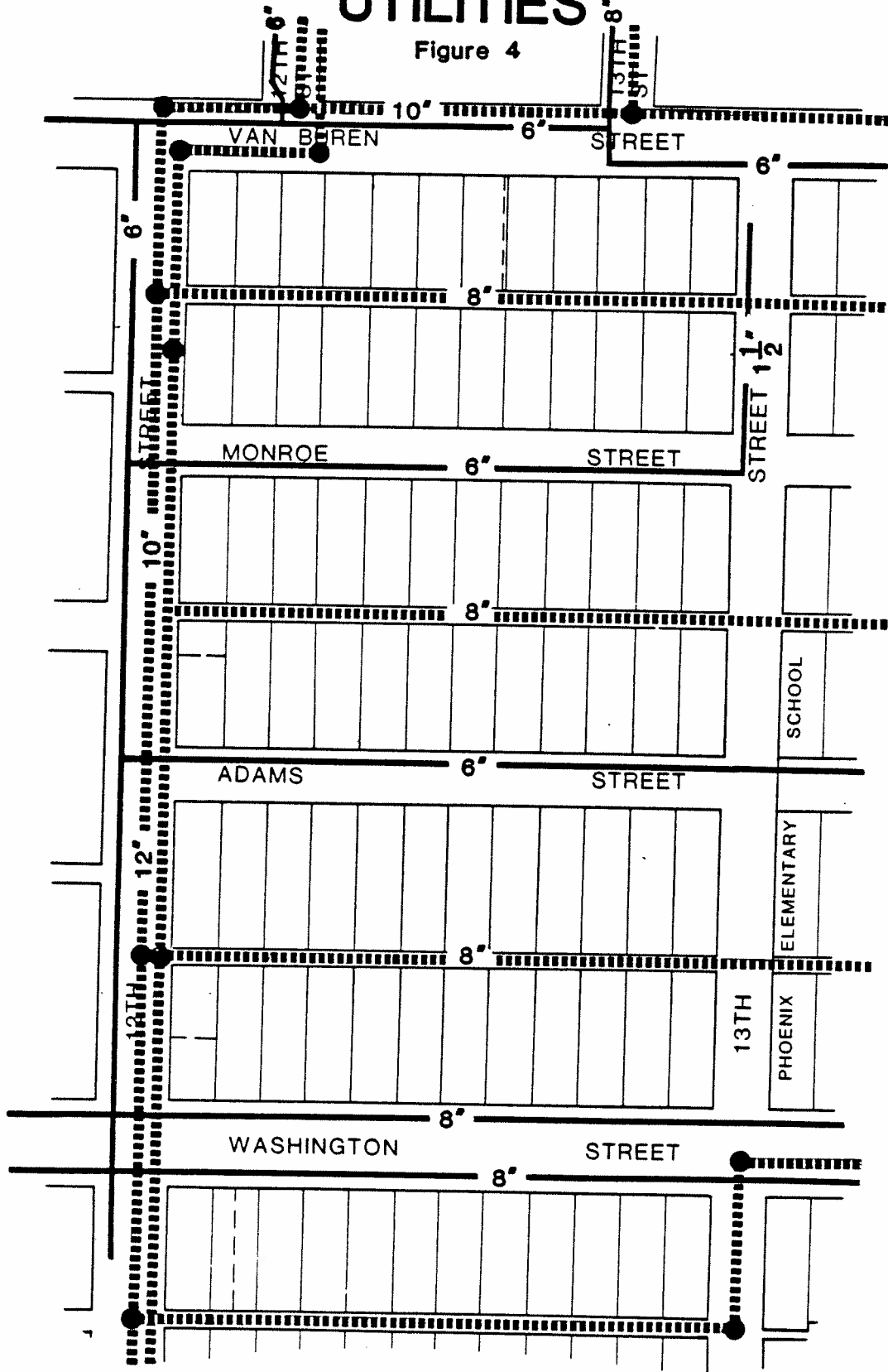
NORTH

## Legend:

- |   |                |   |                                 |
|---|----------------|---|---------------------------------|
|  | UNIMPROVED LOT |  | MAJOR REPAIR                    |
|  | STANDARD       |  | POSSIBLY NOT FEASIBLE TO REHAB. |
|  | MINOR REPAIR   |  | PARKING                         |

# UTILITIES

Figure 4



NORTH

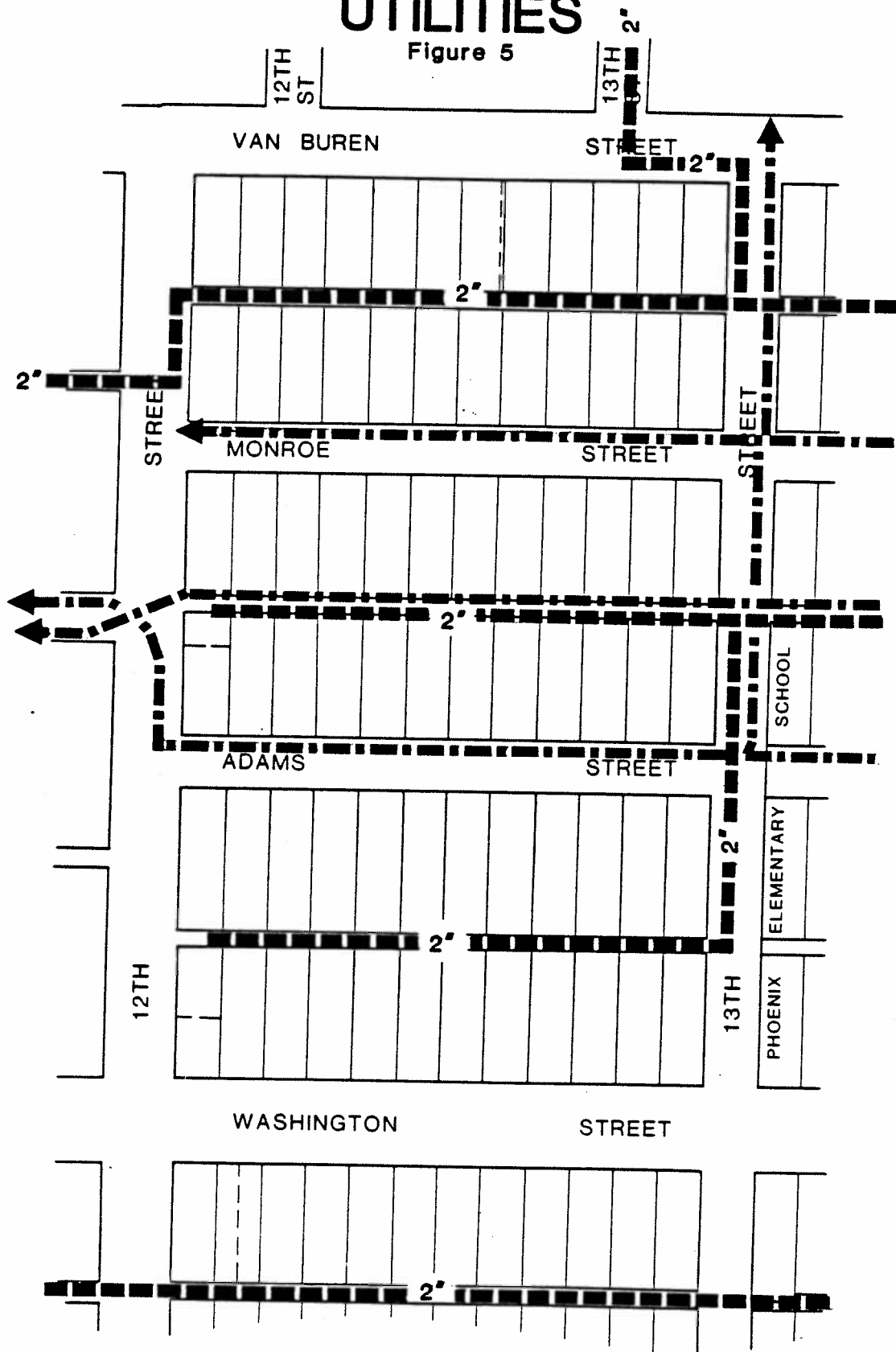
## Legend:

————— Water

----- Sewer

# UTILITIES

Figure 5



NORTH

## Legend:

----- Gas

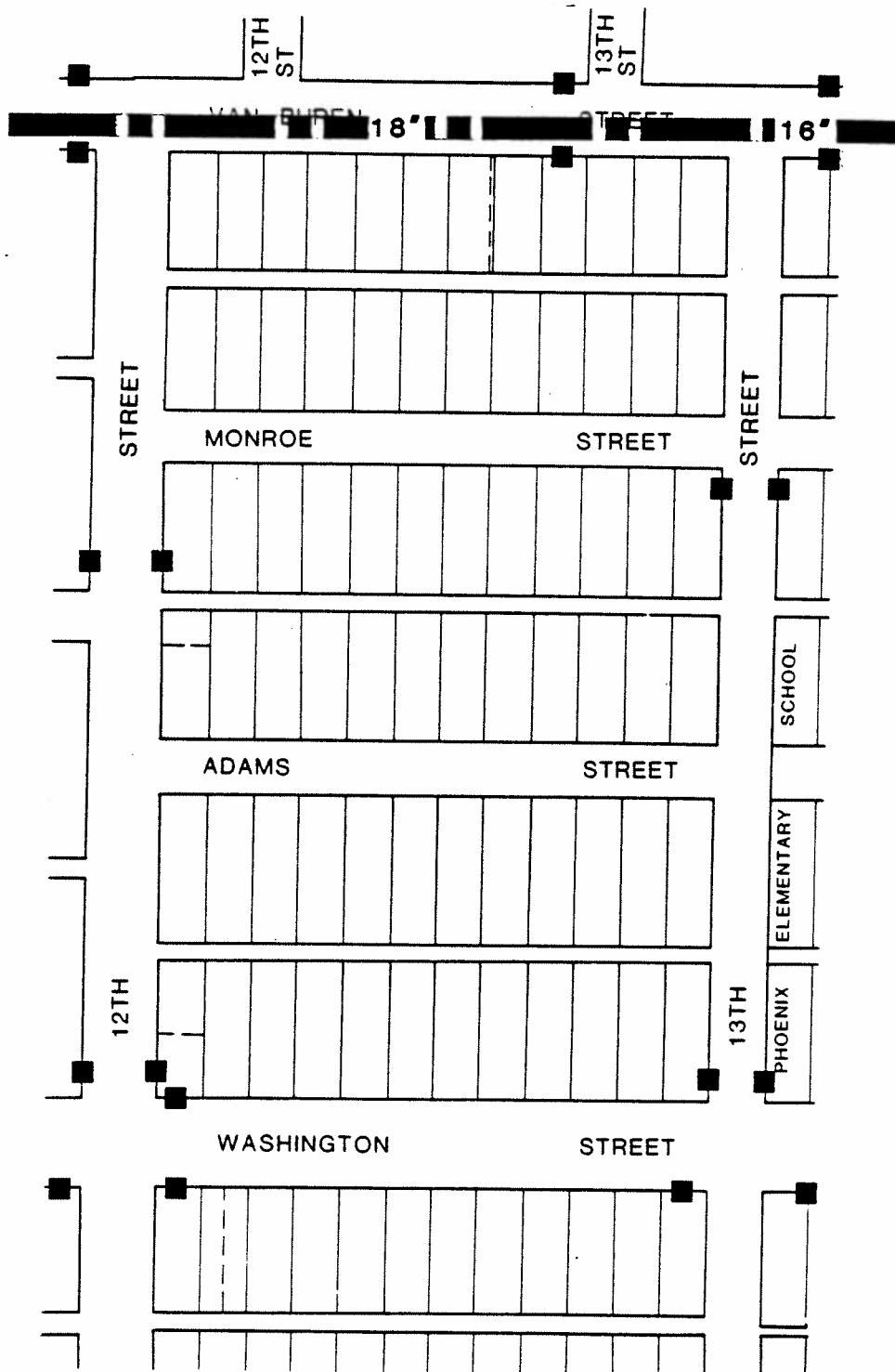
----- Telephone

Note:

There is no underground electric in the project area.

# UTILITIES

Figure 6



NORTH

## Legend:



STORM DRAIN



CATCH BASIN



### III. REDEVELOPMENT PLAN 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 further revitalization of the project area and surrounds. The redevelopment objectives are as follows:

1. Remove the most incompatible land uses and the most seriously deteriorated residential and commercial buildings which detract from the functional unity, aesthetic appearance, economic vitality and social welfare of this section of the City. Prevent the recurrence of blight and blighting conditions.
2. Preserve the existing residential stock and character where feasible and create an environment within the project which will contribute to the health, safety and general welfare of the City and preserve the value of the properties to remain within and adjacent to the area.
3. Provide a hospitable and secure environment for private investment, and thus maximize opportunities for such investment.
4. Encourage the redevelopment of underutilized, vacant and cleared properties.

The project area is bordered by the Booker T. Washington Neighborhood Development Program (NDP) on the west. The NDP is a comprehensive redevelopment program designed to upgrade the neighborhood adjacent to Downtown. Actions taken to accomplish this goal include the elimination of environmental deficiencies, revitalization of commercial properties, and increasing the supply of low and moderate income housing. Although some of the strategies for revitalizing the NDP and the project area are similar, one difference must be noted. The success of the Special Redevelopment Area will be determined in large part by the area's ability to attract private redevelopment interest with a very small investment of public funds.

#### IV. LAND USE PLAN

##### A. Proposed Land Use Map

The Land Use Map, Figure 7, 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:

Single Family/Infill Incentive Residential

Commercial/Office

Mixed Use

Public/Quasi-Public

##### B. Uses Permitted in the Project Area

###### 1. Single Family/Infill Incentive Residential

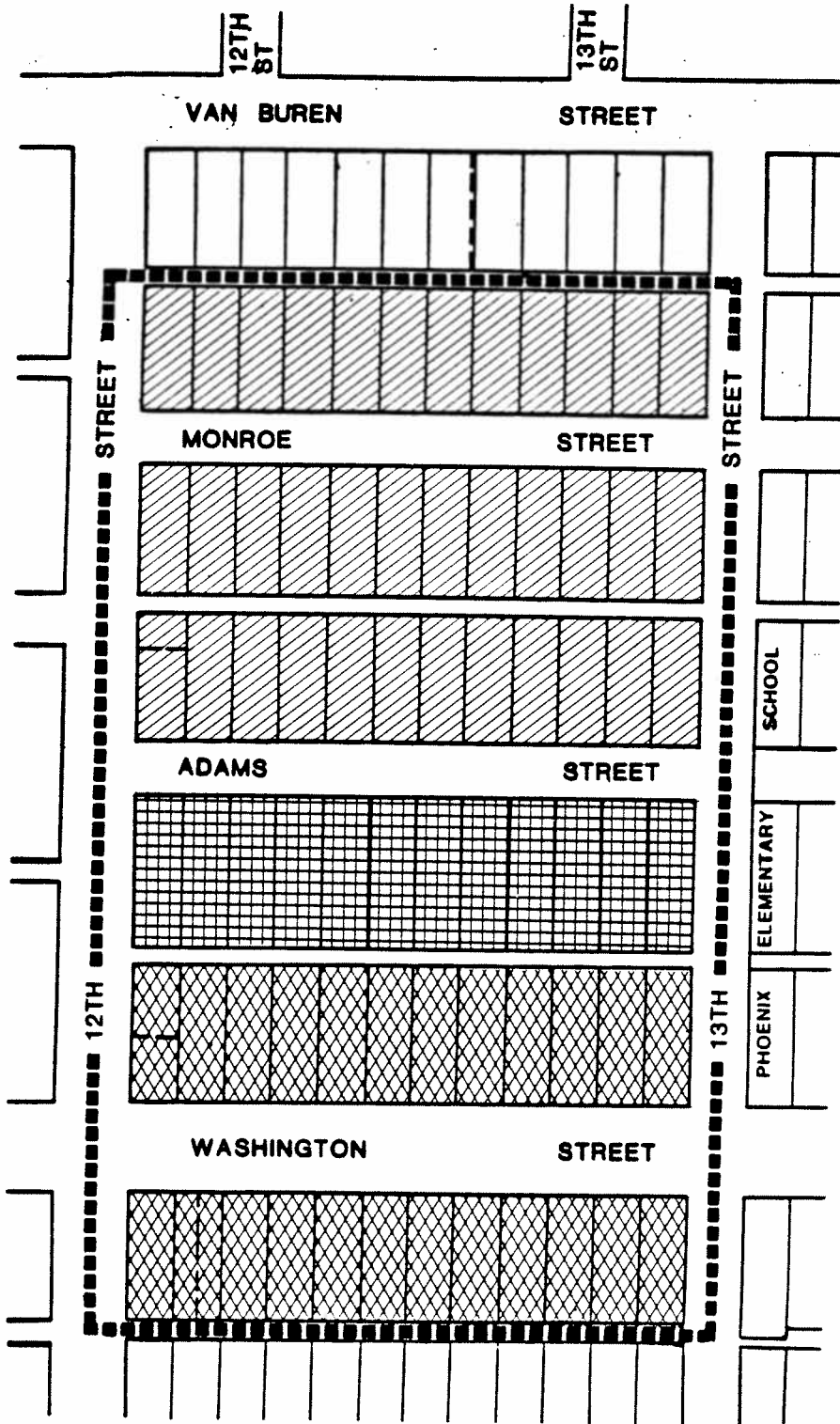
The intent of this classification is to recognize the existence of those single family homes considered financially feasible to rehabilitate as well as the need for new multiple-family units to meet the housing needs of the neighborhood. The new multiple-family units would be constructed on lots of sufficient size and width to provide adequate parking, open space, landscape setbacks and separation of pedestrians and vehicular traffic. The density for specific new projects could approach the limits permitted by the infill incentives. However, the anticipated mixture of rehabilitated single family homes and new higher density units would produce an overall density of at least 15 units per acre. The overall density could reach 30 units per acre if new construction covered a substantial portion of this area.

###### 2. Commercial/Office

The intent of this classification is to recognize the existence of compatible commercial businesses and allow for new commercial and office developments whose impacts on the abutting neighborhoods can be minimized through proper site planning, building design and use limitations. Uses permitted include but are not limited to professional offices; administrative offices; branch offices for banks, savings and loan associations; grocery stores and personal service activities.

# PROPOSED LAND USE MAP

Figure 7



NORTH

## Legend:

-  SINGLE FAMILY/ INFILL INCENTIVE RESIDENTIAL
-  COMMERCIAL/ OFFICE
-  MIXED USE

### 3. Mixed Use

One portion of the project area has been designated for mixed use. The intent of this classification is to provide flexibility with respect to future commercial or office development plans not anticipated at this time. Further refinement of definition and uses in this area will be accomplished as private sector investment responds to redevelopment opportunities which become available.

### 4. Public/Quasi Public

No public uses or facilities exist or are proposed in the project area. The City may, however, permit the establishment of such uses, including open space, libraries, educational, fraternal, employee, philanthropic and charitable institutions and facilities of other similar associations or organizations. The City may impose such other reasonable restrictions as are necessary to protect new development, existing uses and the neighborhood from a recurrence of the negative conditions that now exist in this neighborhood.

Parking would be provided in each land use classification in accordance with applicable zoning requirements with consideration to be given to the reduction of these requirements for apartments to be occupied exclusively by the elderly and disabled.

### C. Land-Use Provisions and Requirements

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 land-use control and building requirements such as bulk, height, coverage, and parking requirements, through disposition agreements when land is disposed of for redevelopment. As shown in Figure 7, 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. In addition, some uses now located in the area which are supportive of the indicated intended uses may be allowed to remain.

D. Planning Criteria and Standards

The criteria and standards for the development of individual land-use areas or parcels included within the existing codes and ordinances of the City and in the City's plan for the central area will apply in the redevelopment area. 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 codes 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 population densities and building intensities, land coverage, and other features of development should 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 conflicts and 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.

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 may 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, street rights-of-way, and other open or public areas.
3. Building height and setback.
4. Vehicle loading and service
5. Facilities and/or designs to reflect climatic conditions and the need for energy conservation.

6. Control of signs and other features of site and structure design.
7. The location and design standards for all major streets and streetscape improvements.
8. The location and nature of facilities required to meet public transportation uses.
9. Proposed land-uses.
10. Proposed population densities, building intensities and land coverage.

V. PROPOSED REDEVELOPMENT ACTIONS

The City may take a wide array of actions to achieve the objectives of this plan. The redevelopment actions available to the City may 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 project area. The City shall also continue to respond to the economy of the region, and to coordinate and manage resources to achieve plan objectives. This planning effort may result in the publication from time to time of reports, regulations, guidelines, plans, project proposals, work papers, or other documents which aid in achieving the objectives of this 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, and 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 project 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 on a formal and informal basis, counsel home and 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 within the project area.

E. Preparation of Land for Redevelopment

The City may undertake a variety of actions 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 and Land Preparation

Hold, improve, clear or prepare for 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, restrictions and conditions regarding the use of such property for residential, commercial, industrial, recreation or other purposes or for public or quasi-public purposes to achieve the objectives of this plan.

5. Covenants

Make any of the covenants, restrictions or conditions 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 the objectives of this plan.

F. Rehabilitation of Structures

The City's actions are limited to those which it determines will encourage private sector efforts at preservation and rehabilitation of residential structures. Determination of each structure's suitability for rehabilitation should be based upon historic, architectural or cultural merit as well as structural integrity, condition of surrounding structures, lot size, layout, usefulness, and economic feasibility.

G. Relocation

The City shall assist in the relocation of those residents and businesses displaced as a result of property acquisition by the City in fulfillment of this plan. Those residents and businesses displaced by public action shall be provided with the opportunity of being relocated in accommodations which are equal to or better than those from which they are being displaced and to residences which are decent, safe, sanitary, and are within their financial means in accordance with the City's Relocation Policy. Program activities will be conducted in such a manner so as to minimize the number of displacements and mitigate any hardships on those who will be displaced.

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.



## VI. MANAGEMENT AND IMPLEMENTATION OF THE REDEVELOPMENT PLAN

Sections III and IV describe the objectives and plan for the Special 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 action, strong organizational and management resources must be provided. The 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 may coordinate:

1. The conduct of studies and analyses and prepare 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 powers 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 things which are legally permitted and are required to implement the plan.

B. Redevelopment Area Improvement Budget and Program

The City may prepare a work program for public activities and for public improvements in the redevelopment area. Subject to the demands for land and improvements by project area developers, the City will prepare a program budget(s) to accomplish the public actions deemed necessary by the City Council, to assist these developments. The budget(s) will identify project and program expenditure categories as specifically as possible as well as sources of funding. Project budgets will be submitted to the City Council for approval through normal budgetary review processes. No expenditures or binding commitments for expenditure may be made which are 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, private or by a public agency, which requires public action or approval, will be subject to review by the City. 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 City and the City may provide advice and technical planning or similar assistance related to such proposals on an informal basis.
2. All formal requests or applications for public action and all public project proposals will be submitted to the City for review. At its discretion (with exceptions as noted below) the City may issue a report reviewing and commenting on the impact of the proposal upon plan objectives.
3. 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 primarily, if not entirely, by private investments which will be attracted to the project area as a result of the concentration of allied development opportunities in a relatively small area, rather than the dispersal of such investments through a much larger area, which would occur without this plan. Any public financing will result from the Redevelopment Area Improvement Budget and Program described above. Possible sources of public financing may include but are not limited to: federal, state and private grants or loans, improvement district financing, and contributions.

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, Street 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. 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 City of Phoenix Relocation Policy, 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, and recommendations from, such public hearings and City staff.

If substantial changes are proposed for the general plan after the lease or sale of property in the project area, the modification shall be consented to in writing by the redeveloper(s) of any property within the redevelopment area affected by the proposed modification.

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

IX. EXHIBITS

1. Legal Description
2. General Relocation Policy

EXHIBIT 1  
CITY OF PHOENIX  
REAL ESTATE DIVISION - TITLE SECTION

REVISED  
LEGAL DESCRIPTION OF  
SPECIAL REDEVELOPMENT AREA  
VICINITY OF 12TH STREET AND VAN BUREN STREET

That part of the Northeast quarter of Section 9, Township 1 North, Range 2 East, G&SRB&M, described as follows:

BEGINNING at the intersection of the monument line of Van Buren Street and the monument line of 12th Street;

thence South along the monument line of 12th Street to its intersection with the Western prolongation of the center line of the first alley South of Van Buren Street, this alley being the alley that extends through Block 4 of COLLINS ADDITION as shown on the plat recorded in the office of the County Recorder of Maricopa County, Arizona, in Book 1 of Maps at page 11 thereof, the point of intersection being the TRUE POINT OF BEGINNING of the tract described herein and the Northwest corner thereof;

thence East, along said center line and its Western and Eastern prolongations, to the monument line of 13th Street;

thence South along said monument line of 13th Street to the Eastern prolongation of the center line of the first East-West alley South of Washington Street, as shown on said plat of COLLINS ADDITION, this alley being the alley that extends through Block 13 of COLLINS ADDITION;

thence West, along said center line and its Eastern and Western prolongations, to said monument line of 12th Street;

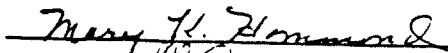
thence to the TRUE POINT OF BEGINNING.

Revised May 7, 1981, in  
Title Section, Real Estate Division  
by WILLIAM DIXON,  
Real Estate Technical Writer III

Prepared April 13, 1981, in  
Title Section, Real Estate Division  
by MARY K. HAMMOND,  
Real Estate Technical Writer I



Checked MKH Date 5/7/81



Checked MKH Date 5-13-81

SUPERSEDED

MAY 7 1981

EXHIBIT 2

CITY OF PHOENIX

GENERAL RELOCATION POLICY

Relocation activities for the Special Redevelopment Area Redevelopment Plan will be carried out by the Relocation Section, Housing and Urban Redevelopment 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:

- o Provision of fair, timely and reasonable relocation payments and assistance.
- o Provision of relocation advisory assistance program.
- o Availability of decent, safe and sanitary replacement dwellings within a reasonable period of time prior to displacement.
- o 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:

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