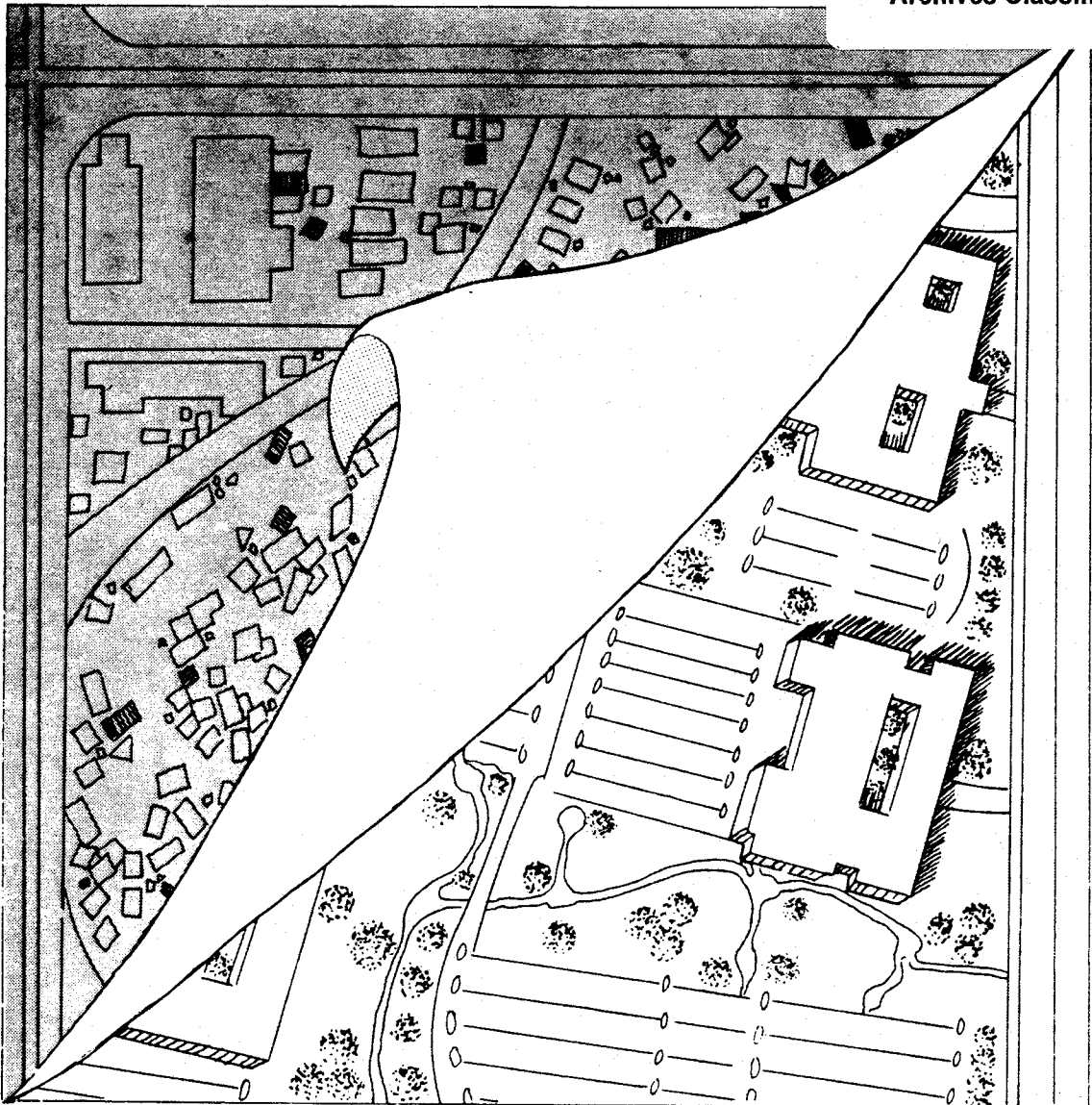


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7TH STREET AND BUCKEYE ROAD REDEVELOPMENT PLAN

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Planning Department
Archives Classification #757A



THE HISTORY OF THE CITY OF BOSTON



SEVENTH STREET AND BUCKEYE ROAD
REDEVELOPMENT PLAN

Produced by the City of Phoenix, Arizona
Adopted by the City Council on November 1, 1989

Terry Goddard, Mayor

Council Members

Dr. Bill Parks, Vice Mayor, District 1
Duane Pell, District 2
Paul Johnson, District 3
John Nelson, District 4
Howard Adams, District 5
Linda Nadolski, District 6
Mary Rose Wilcox, District 7
Calvin Goode, District 8

City Staff

Marvin Andrews, City Manager
Raymond Bladine, Deputy City Manager
Ronald Short, AICP, Planning Director
Joy Mee, AICP, Assistant Planning Director
Lindberg Ekola, Project Manager

THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT

PHYSICS 435

LECTURE 10

LECTURE 10

RESOLUTION NO. 17582

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

WHEREAS, the Council of the City of Phoenix, by Resolution No. 17125 adopted on the 14th day of October, 1987; found that a slum area exists within the corporate limits of the City of Phoenix described as the Seventh Street and Buckeye Road Redevelopment Area within the boundaries delineated therein and further found that the redevelopment of such area is necessary in the interest of the public health, safety, morals and welfare of the residents of the City, and

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

WHEREAS, a Redevelopment Plan for the Seventh Street and Buckeye Road Redevelopment Area dated May 26, 1989, consisting of 28 pages and Exhibits A and B attached thereto, 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 Seventh Street and Buckeye Road Redevelopment Area and has submitted its written recommendations respecting the proposed Plan to the Council of the City of Phoenix, and

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

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

SECTION 1. It is hereby found and determined that the Redevelopment Plan for the Seventh Street and Buckeye Road Redevelopment Area dated May 26, 1989 is feasible and in conformity with the general plan for the development of the City of Phoenix as a whole.

SECTION 2. The Redevelopment Plan for the Seventh Street and Buckeye Road Redevelopment Area dated May 26, 1989, attached hereto as Exhibit A, is hereby approved and adopted.

PASSED by the Council of the City of Phoenix this 01 day of November, 1989.

ATTEST:

Sicky Miel City Clerk

APPROVED AS TO FORM:

V. H. [Signature] ACTING
City Attorney

[Signature]
MAYOR

SEVENTH STREET AND BUCKEYE ROAD
REDEVELOPMENT PLAN
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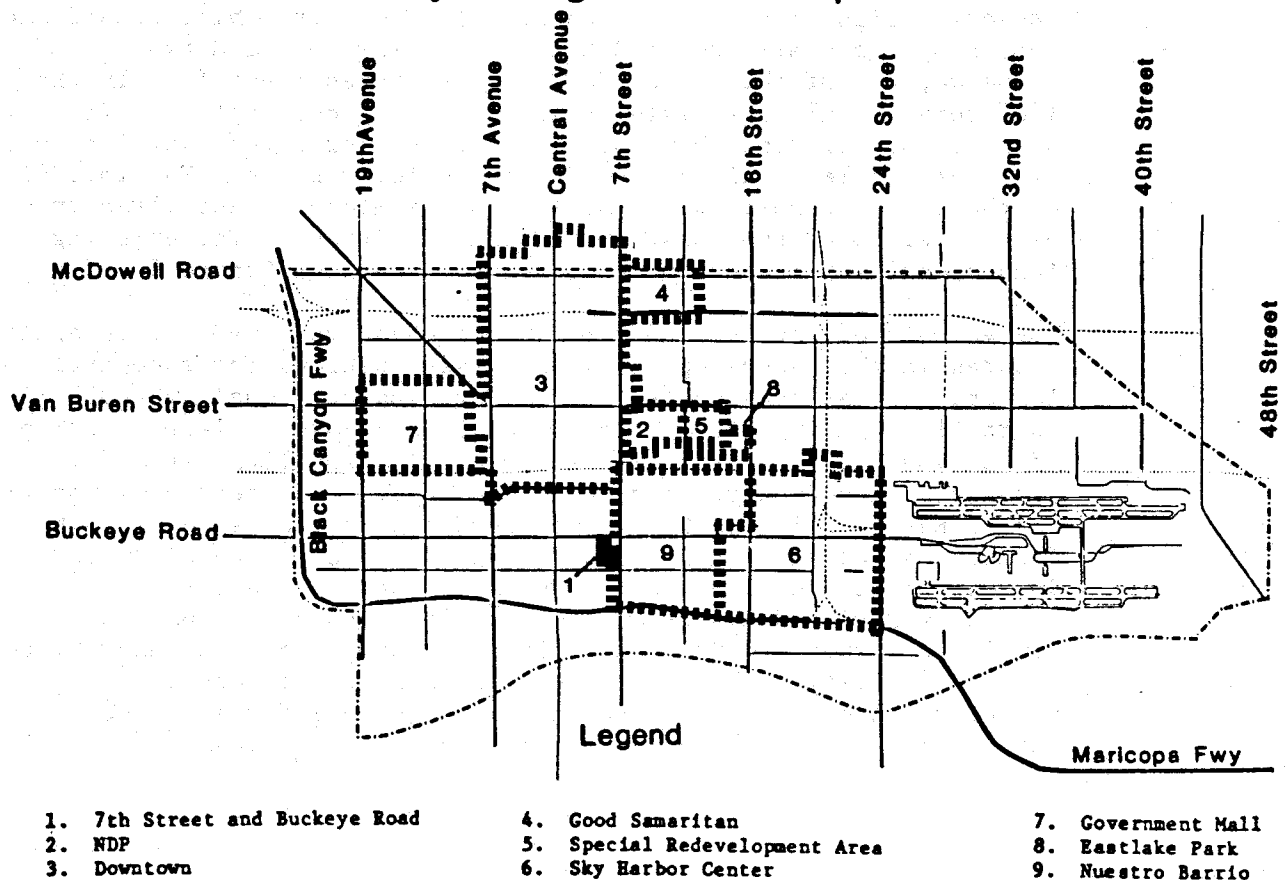
INTRODUCTION

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

This document provides the framework for redevelopment of the 7th Street and Buckeye Road Redevelopment Area. It has been prepared to meet the requirements of Arizona Revised Statutes 36-1471. The plan provides the legal basis to enable public acquisition and disposition of property for the purpose of eliminating conditions of blight.

The 7th Street and Buckeye Road Redevelopment Area will enhance and expand the initiatives of other redevelopment areas located in the Central City Village. Figure 1 identifies the general location of the 7th Street and Buckeye Road Redevelopment Area and the boundaries of other planning efforts including the Downtown Redevelopment Area, the Sky Harbor Center Redevelopment Area and the proposed Nuestro Barrio Redevelopment Area.

Figure 1
Central City Village Redevelopment Areas



II. DESCRIPTION OF URBAN REDEVELOPMENT AREA

A. Redevelopment Area Boundaries

The 7th Street and Buckeye Road Redevelopment Area is located approximately one mile southeast of the City's central business district. The redevelopment area, approximately 32.47 acres, is generally bounded by Buckeye Road to the north; 7th Street to the east; Pima Street to the south; and the railroad tracks in the 3rd Street alignment to the west. Excluded from this area are four lots on the northeast portion of the area. Since a new convenience store was built on the four lots in 1985, further redevelopment efforts are not needed. The boundaries of the proposed Nuestro Barrio Redevelopment Area to the east have been aligned to coordinate with this redevelopment area. The Redevelopment Area Boundary Map, Figure 2, delineates the project boundaries and the legal description is provided in Exhibit A.

B. Existing Land Use and Zoning

A land use survey was conducted by City of Phoenix Planning Department staff in June and July of 1987 for the 7th Street and Buckeye Road Redevelopment Area. The area is characterized by its industrial land uses most of which are vacant or have minimal activity. The heavy industrial land uses include a vacant metal salvage yard and an abandoned landfill site, both of which are suspected to have caused considerable negative environmental impacts. Light industrial land uses include automobile repair and body shops, a semi-truck and trailer parking lot, and two lumberyards. Of the 14 residential structures identified in the 1987 survey, only six residential structures currently remain. The other eight buildings have been demolished for future development. Piles of rubble remain on the former building sites. The intensity of these uses coupled with the lack of maintenance and clean up have accelerated the creation of slum conditions. The existing land uses in the redevelopment area are shown on Figure 3.

The variety of intense industrial land uses over the past several decades in the redevelopment area raises numerous environmental issues. The Arizona Department of Environmental Quality (ADEQ) is currently studying the environmental impacts over a large portion of the south half of the greater Phoenix metropolitan area. The 7th Street and Buckeye Road Redevelopment Area is located within the larger East Washington State Superfund Area which is bordered by Thomas Road on the north, 48th Street on the east, Lower Buckeye Road to the south, and 7th Avenue on the west. The first phase of the study reviewed historical documentation on past land uses was completed in May of 1989. Additional study phases are underway to further identify the existing environmental conditions in the vicinity. Additional environmental assessments for specific parcels may be needed prior to redevelopment of sites.