

SOUTH PHOENIX VILLAGE

REDEVELOPMENT AREA PLAN

City of Phoenix Planning Department
2001





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I. INTRODUCTION

Stabilizing declining neighborhoods by reversing the spread of blight is of great concern to the city of Phoenix and its residents. In 1989, this concern resulted in the creation of the South Phoenix Village Redevelopment Area and the adoption of the South Phoenix Village Redevelopment Area Plan. In late 1999, the city of Phoenix and residents in the South Phoenix Village felt the need to expand the redevelopment area to address conditions of blight and crime. The Redevelopment Plan presented here corresponds to the expanded area, and it is an addition to the original Plan developed in 1989.

Originally, the South Phoenix Village redevelopment area included two blocks north and south of Broadway Road between 24th Street and 28th Street. The boundaries of the expanded redevelopment area are the Salt River on the north, Roeser Road on the south, 24th Street on the west, and 32nd Street on the east.

The Redevelopment Plan for the expanded area has been prepared by the city of Phoenix Planning Department with assistance from the Neighborhood Services Department and the Community Excellence Project (CEP) which is the South Phoenix Village neighborhood association. The Plan acts as a guide for the rehabilitation and redevelopment activities in the area.

The redevelopment plan is the first important step in the improvement and revitalization process. It provides the legal basis to enable public acquisition and disposition of property for the purpose of eliminating conditions of blight. Implementation of the plan will further the goals and policies of the Conservation, Rehabilitation and Redevelopment element of the Phoenix General Plan. It is also prepared to meet the requirements of Arizona Revised Statutes 36-1471.

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The success of the redevelopment area hinges on reinvestment into the area by the private sector. Such reinvestment will likely occur only with a significant improvement in confidence and cooperation among landowners, residents and business owners. This plan will guide the creation of a viable economic climate for private investment by providing mechanisms to encourage private initiative over the long term.

The South Phoenix Village Redevelopment Area is one of 15 redevelopment areas located in the city of Phoenix. Implementation of this plan will positively influence the redevelopment efforts occurring in the Target Area B Redevelopment Area, a three square mile plus area directly to the west. (See Figure 1 on page 2.) The successful implementation of both of these redevelopment areas will significantly contribute to the enhancement of the South Mountain Urban Village in which the South Phoenix Village RDA and the Target Area B RDA are located.

II. DESCRIPTION OF THE REDEVELOPMENT AREA

A. Existing Redevelopment Area Boundaries

Originally, the South Phoenix Village Redevelopment Area consisted of a twelve block area located five miles southeast of downtown. The area was approximately eighty acres in size. The redevelopment area, extending two blocks north and south of Broadway Road, was bounded by Wood Street to the north, 24th Street to the west, Marguerite Avenue to the south and 28th Street to the east.

B. Expanded Redevelopment Area Boundaries

On June 21, 2000, the City Council declared the proposed expansion of the South Phoenix Village eligible for a designation as a redevelopment area to make its boundaries the same as the Neighborhood Initiative Area (NIA) boundaries. Consequently, with the adoption of this plan the expanded redevelopment area boundaries are the Salt River to the north, 24th Street to the west, Roeser Road to the south and 32nd Street to the east. (The legal description is provided in Exhibit A). (See Figure 2 on page 3.)

The original redevelopment area boundaries were defined to focus improvement efforts at the intersection of Broadway Road and 24th Street. However, similar problems of blight and substandard housing are affecting a major residential area south of the Salt River down to Roeser Road and from 24th Street to 32nd Street. The expanded South Phoenix Village redevelopment area provides a legal framework to overcome deteriorating conditions affecting the entire NIA and also allows the assemblage of land for development, an important community goal.

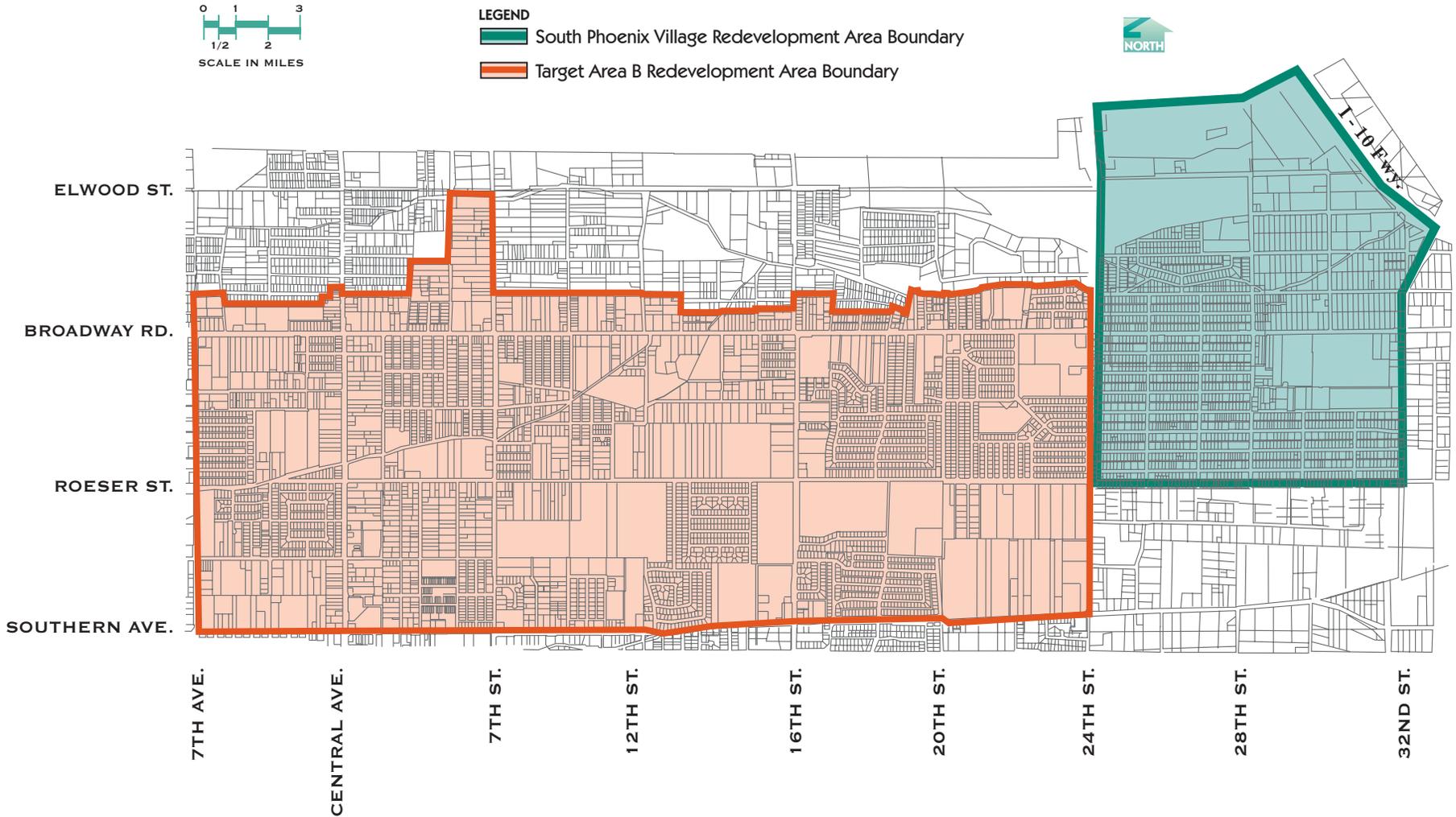
C. History of the Area

The area included in the redevelopment plan, as well as much of south Phoenix east of 7th Avenue, was once included within a large ranch of almost 9000 acres in size owned by Michael Wormser. After Wormser's death, 6070 acres of the ranch were purchased by Dwight B. Heard who established the Bartlett-Heard Land and Cattle Company in 1901. The Bartlett-Heard Ranch was originally headquartered at 24th Street and Broadway Road and was one of the most successful and diversified farming

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FIGURE 1

South Phoenix Village Redevelopment Area and Target Area B Redevelopment Area



operations in the Salt River Valley.

Under Heard's leadership the land was greatly improved. Old ditches were straightened, miles of fencing were installed, roads were laid out and trees were planted by the roadside. The Bartlett-Heard Ranch began to be

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subdivided into smaller farms in 1910 due in part to the Federal Government's allotment of a

maximum of 160 acres for water use from the newly constructed Roosevelt Dam on the Salt River.

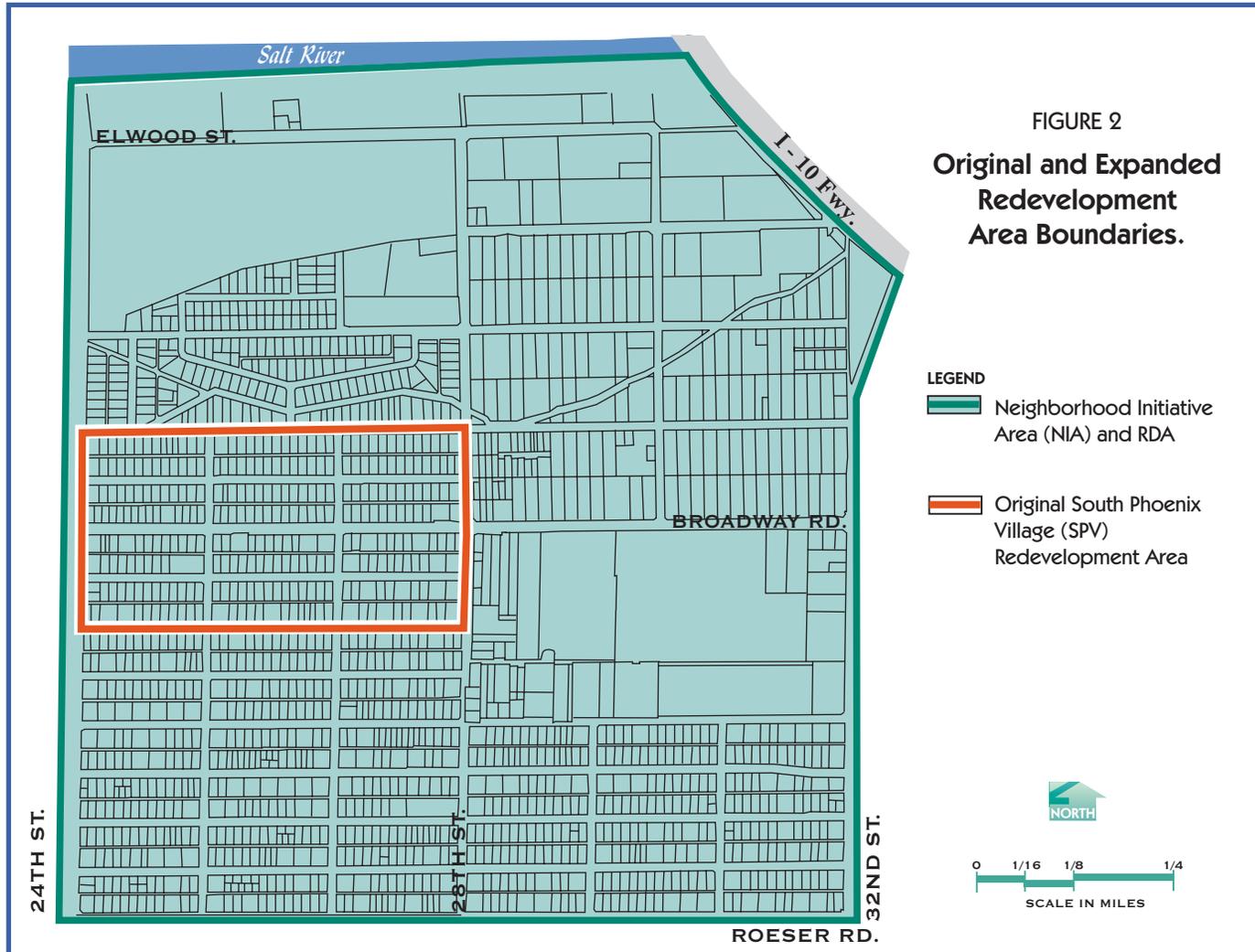
The redevelopment area was the site of the first school in the south Phoenix area. The Heard School, built in 1905, was a one-room adobe

building located on the south side of Broadway Road between 24th and 28th Street on the Bartlett-Heard Ranch. Broadway Road was named after Noah Broadway, an early settler of the area who began homesteading in 1870 between 7th and 15th Avenue south of today's Broadway Road.

Early Residents

The earliest and largest group of settlers in the South Mountain area were Hispanics. These tenant farmers and small landowners were exemplary of the early agricultural beginnings of the Phoenix area. Many Hispanics later became paid agricultural workers after Wormser and Heard consolidated the area into large land holdings. During the late 1930's T. M. Navarro, after years of tending other people's citrus groves, acquired his own groves near 28th Street and Baseline Road.

The large influx of Anglo settlers beginning in 1911 significantly decreased the Hispanic majority. However, for the most part, a feeling of cooperation between the groups existed in the community. Today Hispanics



make up about 74% of the population in the area according to the 2000 Census.

African Americans comprise 22% in the area according to the 2000 Census. However, the number of African Americans in the south Phoenix area has fluctuated historically, reaching as much as 76% in the late eighties. Cotton production brought the first African Americans to the area working beside Yaqui Indians from Guadalupe and local and migrant Hispanics. The African American population began to grow rapidly after World War II and especially after the organization of the Progressive Builders Association.

The Association was a land acquisition and home sales project founded by J. S. Jones who came to Phoenix in late 1948. J. S. Jones and his brother J. B. became partners with R. L. Williams. Land located west of the improvement area between Broadway and Roeser Roads from 20th Street to 24th Street was purchased. The Jones' handled the land sales and Williams and Sons the construction and home sales. Mr. Jones, one of the most prominent African American businessmen in the area, later organized the Sun Valley Life Insurance Company in 1948, the Jones Realty company in 1953 and Valley Trust and Management in 1962. Mr. Jones died in 1971.

As the area grew the Okehma School was built in 1939 near 40th Street and Broadway Road. A residential settlement for African Americans was established at this location. With an expanding African American population, the Roosevelt School District purchased land from the Jones' and built Percy L. Julian Intermediate School in 1948 and later purchased land to construct Martin Luther King Elementary School.

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The area within the present day redevelopment area remained in agricultural use until 1946 and 1948 when it was subdivided into the Broadway Estates and North Broadway Estates subdivisions. The first homes were constructed in the late 1940's and early 1950's. The neighborhood had grown large enough in the late 1950's to warrant the construction of another new school. Palmdale Elementary School on Wier Avenue west of 32nd Street opened in 1958.

The Area After Annexation

When the area was annexed into the city of Phoenix in 1960, gas stations, cafes, markets, cleaners, bars, clubs, a hardware store, an upholstery shop, a record store, a barber shop and a U. S. Post Office were among the businesses lining Broadway Road. At the time Maricopa County did not have a building code and, therefore, many of the structures in the annexed area did not meet the city's existing building codes.

The area has always been somewhat isolated from the rest of South Phoenix. At the time of annexation the subdivisions within the area were surrounded by agricultural land. This agricultural land was converted to large industrial parks to the south and east. A residential subdivision has developed to the west but it is separated by 24th Street frontage road and a large vacant lot at the southwest corner of 24th Street and Broadway Road.

About 22% of the acreage within the area was vacant at the time of annexation. Thirty years

later 44% of that acreage is still vacant. Many attempts have been made to fill in the neighborhood with different types of residential uses. Mini-houses, consisting of three to five units built on a 15,000 square foot lot, were built in the late 1960's and early 1970's. When surveyed in 1976, 24 out of 94 of these had been abandoned.

In the 1970's the city also assisted many residents with a major home repair program. Rehabilitation of many homes was found to be unfeasible due to the poor quality of the original construction. Recently a cleanup has been sponsored in the neighborhood on a semi-annual basis. Homes and businesses have been painted, fences repaired, junk hauled away and yards cleaned up. These efforts are the first steps required to revitalize the neighborhood.

In the 1980's an influx of poorly constructed apartments with little or no landscaping, inadequate outdoor open areas and/or no on site amenities were built in the area. Many were never finished or occupied. They have been seriously vandalized and remain boarded up. These types of apartments had such a negative impact on neighborhoods citywide that the zoning ordinance was revised in 1987 to create additional standards for landscaping and open areas in all multiple family developments.

In the 1990's the construction of low quality apartments stopped as a result of the federal tax code. The Neighborhood Services Department also began to enforce the zoning ordinance, and many properties received notices of zoning violations. During the last few years many single-family homes were demolished due to poor building conditions, which precipitated a substantial increase in vacant land.

(Source: South Mountain Agricultural Area Historic Resource Survey and Senoma J. Smith)

D. Neighborhood Initiative Area (NIA)

In 1990 a Neighborhood Initiative Area (NIA) was created with boundaries of the Salt River on the north, 24th Street on the west, Roeser Road on the south and 32nd Street on the east. Figure 2 shows the original redevelopment area in relation to the NIA boundaries. The boundaries of the original redevelopment area, were delineated by the South Phoenix Village Committee, a grass-roots committee organized in September 1986 to oversee a broad range of activities that promote a better quality environment for safe living and enjoyment in the neighborhood. (This is not the same committee as the South Mountain Village Planning Committee.)

The purpose of the NIA area is to designate a certain portion of the community for general improvement or upgrading. By designating the improvement area, the committee made a statement that the neighborhood should be preserved. Residents living within the area were encouraged to improve their properties and take advantage of existing programs for home rehabilitation and neighborhood revitalization.

In November of 1999, City Council directed staff to complete the research necessary for preparation of a resolution declaring that the NIA met the criteria to become the South Phoenix Village Redevelopment Area. This action was taken because similar problems of blight and substandard housing affect the residential area south of the Salt River down to Roeser Road and from 24th Street to 32nd Street. The resolution was the first step, as required by the state law, for amending the original South Phoenix Redevelopment Area Plan. With the declared eligibility for expansion of the redevelopment area, the boundaries of the

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Neighborhood Initiative Area (NIA) and the redevelopment area are today the same.

E. Existing Land Uses

1. Existing Land Uses in 1988

The existing land use for the original redevelopment area, as determined in

January 1988, identified a majority of the land uses as residential or vacant. (See Figure 3.) At that time, most of the residential uses in the twelve-block area consisted of single-family detached homes, small unit apartment complexes (duplex, triplex and fourplex) built as early as the 1950's, and "mini-houses" - small residential dwelling units numbering between three to five built on a 15,000 square foot lot. There were a few mobile homes in the area.

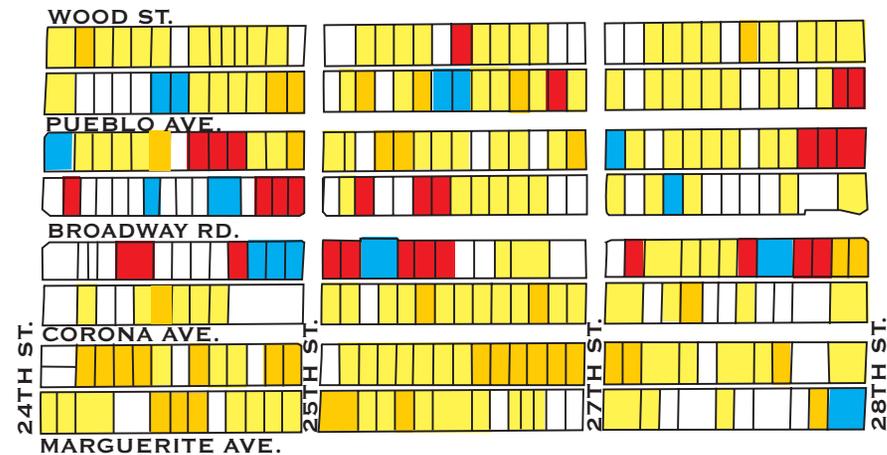


FIGURE 3

Existing Land Uses in 1988

LEGEND

- Small Lot Residential (3.5 to 5 du/acre)
- Medium Density Residential (5 to 15 du/acre)
- High Density Residential (15+ du/acre)
- Neighborhood Retail Center (< 100,000 sq.ft.)
- Institutional
- Vacant



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In 1988, nonresidential uses made up only a small portion of the overall land use pattern. Many of the commercial uses that once operated along Broadway Road had relocated or had gone out of business. Commercial uses included a machine shop, a travel agency, several restaurants, an automobile tire repair shop, a second hand store and other small-scale neighborhood businesses and home occupations and two junk yards. The newest addition to the neighborhood was a thrift store located in a vacated food market and pool hall. There were nine churches in the twelve-block area, and nonresidential uses in a small area operating along Broadway Road. Figure 4 shows the gross acreage and percentage of existing land uses in January 1988.

2. Existing Land Uses in 1999

FIGURE 4

Percentage of the Total Land Area for the Existing Land Uses in 1988

Land Use in 1988	Acres	Percent of Total Land Area
Commercial/Industrial	18	22%
Residential*	43	54%
Vacant	19	24%
Total	80	100%

* Includes churches

The land use survey conducted in late 1999 covered the original redevelopment area and the expansion area. For the original redevelopment area, there were no significant changes in the types of land uses with the exception of some commercial uses along Broadway Road that no longer exist. Existing land uses for 1999 are shown in Figure 5 on the following page.

In general, including the former redevelopment area and the expanded areas, the field survey identified two major land uses in the area. These land uses are residential which accounts for about 24% and industrial or commercial uses which accounts for 29% of the area. Residential land use is essentially dispersed north and south of Broadway west of 28th Street while most of the industrial and commercial use is concentrated south and north of Broadway and east of 28th Street. A summary of the percentage of total land area for the existing land uses in 1999 is shown in Figure 6.

Sand and gravel operations along the Salt River represent 11% of the area. Other uses represent the remaining 3% including institutional land uses, a school and several churches. A total of 38 buildings, mostly housing units adapted to function as churches or committed to religious purposes, are spread out within the residential land uses.

The largest proportion of the expansion area is vacant. Nearly 33% of the total area is characterized by vacant lots, which are intermingled with residential uses. A large parcel of vacant land is located on the northwest corner of 32nd Street and Broadway, which will be developed as the "River Point" project, a commerce park development. This project is bounded on the west by industrial or commercial uses.

Vacant lots in the area are littered with garbage and discarded materials. Other vacant land is used for outdoor storage ranging from junk cars and used and inoperable appliances to auto parts and wreckage. These uses exist sometimes as an extension of the residential uses contiguous to the vacant lots. Based on the land use survey, there are at least 490 single-family housing units and 112 multi-family housing structures in the expanded redevelopment area. Combining single family with multi-family housing structures (at an average of four units per multi-family structure), there are approximately 831 housing units.

The most detrimental land use is the outdoor storage, essentially junk cars and used appliances, located on vacant lots and in the yards of the residential units. In some cases, those uses are the sole use of the lot. Building conditions of the residential units also contribute to the negative appearance of the area.

FIGURE 6

Percentage of the Total Land Area for the Existing Land Uses in 1999

Land Use in 1999	Percent of Total Land Area
Vacant	33%
Industrial or Commercial	29%
Residential	24%
Sand & Gravel Operation Area	11%
Other	3%
Total	100%

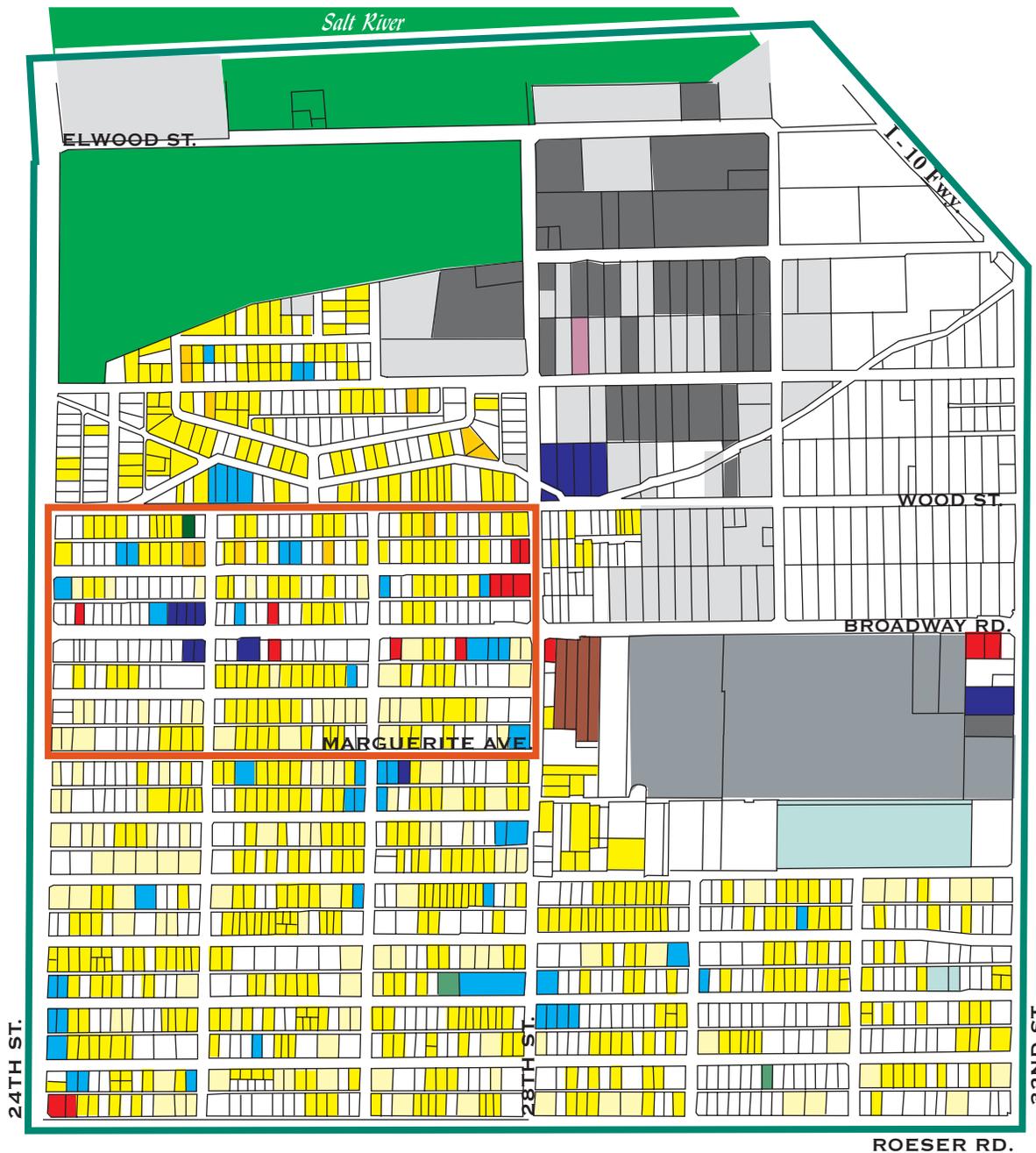


FIGURE 5
Existing Land Uses in 1999

LEGEND

- Large Lot Residential (<3.5 du/acre)
- Small Lot Residential (3.5 to 5 du/acre)
- Medium Density Residential (5 to 15 du/acre)
- High Density Residential (15+ du/acre)
- Neighborhood Retail Center (<100,000 sq. ft.)
- Warehouse/Distribution Center
- Industrial
- Commerce Park
- Office
- Educational
- Institutional
- Public Facility
- Recreational/Open Space
- Dedicated or Non-developable Open Space
- Agriculture
- Vacant

- Redevelopment Area (as adopted in 1989)
- Neighborhood Initiative Area (NIA) and Expanded RDA



F. Zoning

Existing land uses generally conform to the existing zoning districts. All residential land uses are located in residential zoning districts. Housing density is lower compared to the potential built density allowed according to the zoning district. Single-family residential units (some of them with accessory units) predominate in the residential area which is zoned R-3, multi-family residential. Industrial and commercial uses operate almost entirely in commercial and industrial zoning districts. Some vacant lots, mostly those spread out within the residential area, are utilized for nonconforming or illegal land uses. Figure 7 on the following page is a map of the zoning districts for the area.

Residential zoning districts include R-3 and R-5 multi-family residential. Industrial and commercial zoning districts include Commerce Park (CP and GCP), Industrial (A-1 and A-2), and a small percentage of Commercial C-2. The percentage of the zoning districts is as follows: Multi-family Districts R-3 and R-5 represent 67% (295.6 acres), Industrial District represent 20% (89.6 acres), Commerce Park District represents 12% (50.9 acres), and other districts represent 1% (3.6 acres) as shown in Figure 8.

FIGURE 8
Percentage of Existing Zoning Districts in the Area

Zoning Districts	Area (acres)	Percent
Multi-Family Residential (R-3 and R-5)	295.6	67 %
Industrial Districts (A-1 and A-2)	89.6	20 %
Commerce Park (CP and GCP)	50.9	12 %
Other Districts (C-1, C-2, P-1)	3.6	1 %
Total	439.7	100 %

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G. Building Conditions

A building conditions survey of all structures in the redevelopment area was completed by city of Phoenix housing inspectors and planners in January 1988. That survey was updated in December 1999 and January 2000 for the expansion area (See Figure 9 on page 10.) (Note: the most recent survey did not include the original redevelopment area because the law does not require determination of conditions of blight where an area has already been declared for redevelopment.)

The housing inspectors rated buildings on the exterior condition of their electrical service, plumbing, structural appearance, natural light and ventilation, for conformity with residential safety provisions of the Phoenix Building Code. Based on the cumulative numerical rating of the exterior conditions, all buildings were aggregated into one of the four categories: standard or good condition, minor repair needed, major repair needed, major rehabilitation required or not feasible.

These four categories reflect the level of existing building quality by evaluating the amount of repairs needed to bring the structures into conformance with the city's building codes for existing development.

In 1988, at least three-fifths of the 298 structures surveyed in the redevelopment area were classified under the major repair and major rehabilitation required categories. If the cost to rehabilitate these structures would be more than half their value, they could be beyond

economic feasibility to rehabilitate. This predominance of deteriorating buildings is a clear indication of the need for rehabilitation and/or redevelopment efforts in this area. The condition of structures in the redevelopment area is shown as a percentage of the total in Figure 10.

FIGURE 10
Condition of Structures in 1988 and 2000

Condition of Structures	1988 Percent of Total Structures	2000 Percent of Total Structures in Expanded Area
Standard or good condition	10%	6%
Minor Repair Required	21%	52%
Major Repair Required	54%	24%
Major Rehabilitation Required or not feasible	15%	18%

Based on the building condition field survey in 2000 for the expansion area, only 6% of the buildings are in good condition, about 52% need minor repairs while 24% need major rehabilitation and 18% may not be economically feasible to rehabilitate. Based on information provided by Neighborhood Services Department, minor repairs needed may include general maintenance expenses not exceeding \$1,000. Major rehabilitation and repairs that are not economically feasible may include costly electrical, plumbing, or structural deficiencies that could exceed half the value of the unit.

The described proportion of good versus bad building conditions applies to about 75% of the total area, excluding the existing redevelopment area. More specifically, the

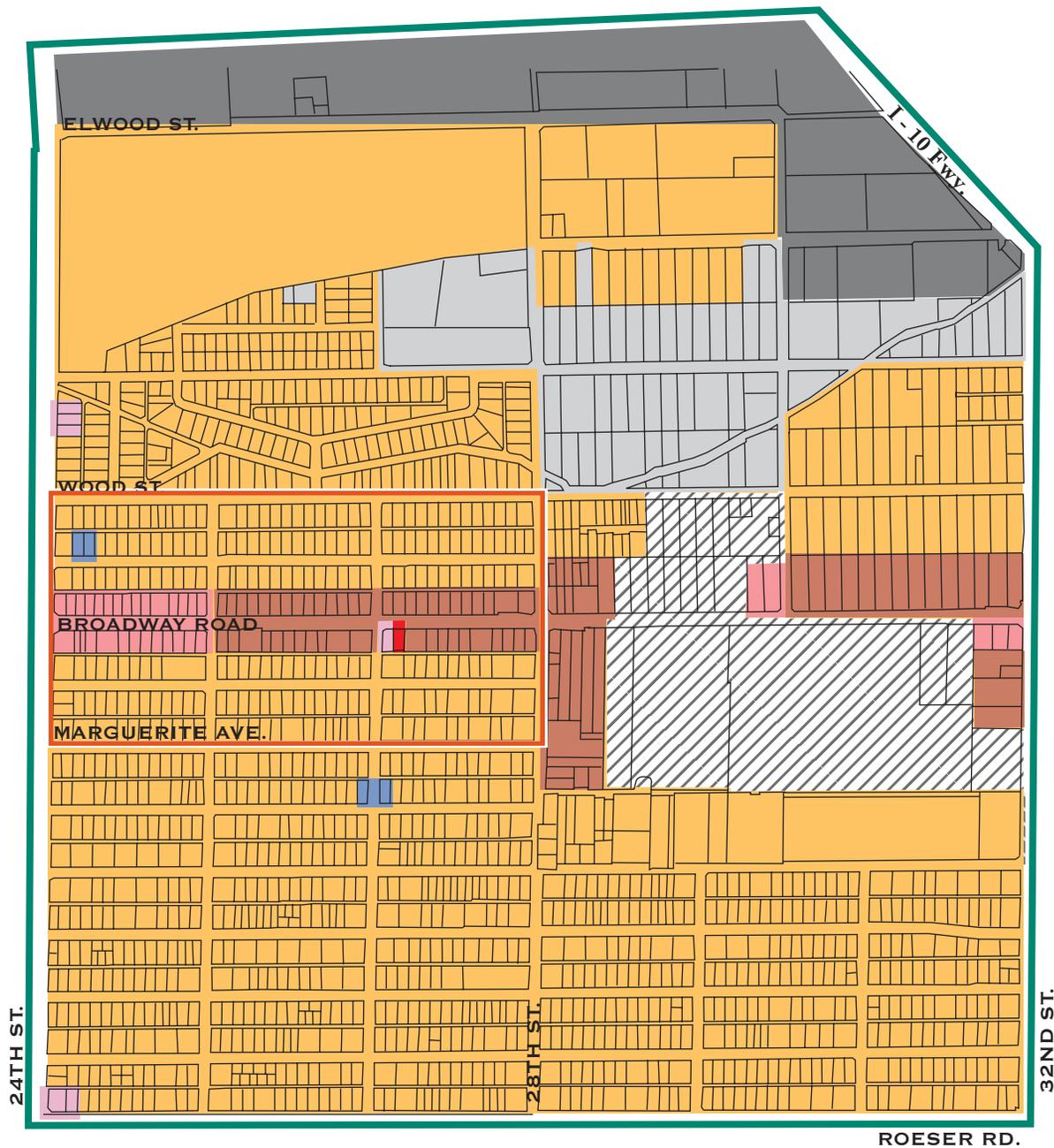


FIGURE 7
Zoning Districts

- LEGEND**
-  A-1 Industrial
 -  A-2 Industrial
 -  C-1 Commercial- Neighborhood Retail
 -  C-2 Commercial- Intermediate Retail
 -  C-3 General Commercial
 -  R-3 Multiple Family Residence
 -  R-5 Multiple Family Residence
 -  CP/GCP Commerce Park
 -  P-1 Parking
 -  Redevelopment Area (as adopted in 1989)
 -  Neighborhood Initiative Area (NIA) and Expanded RDA



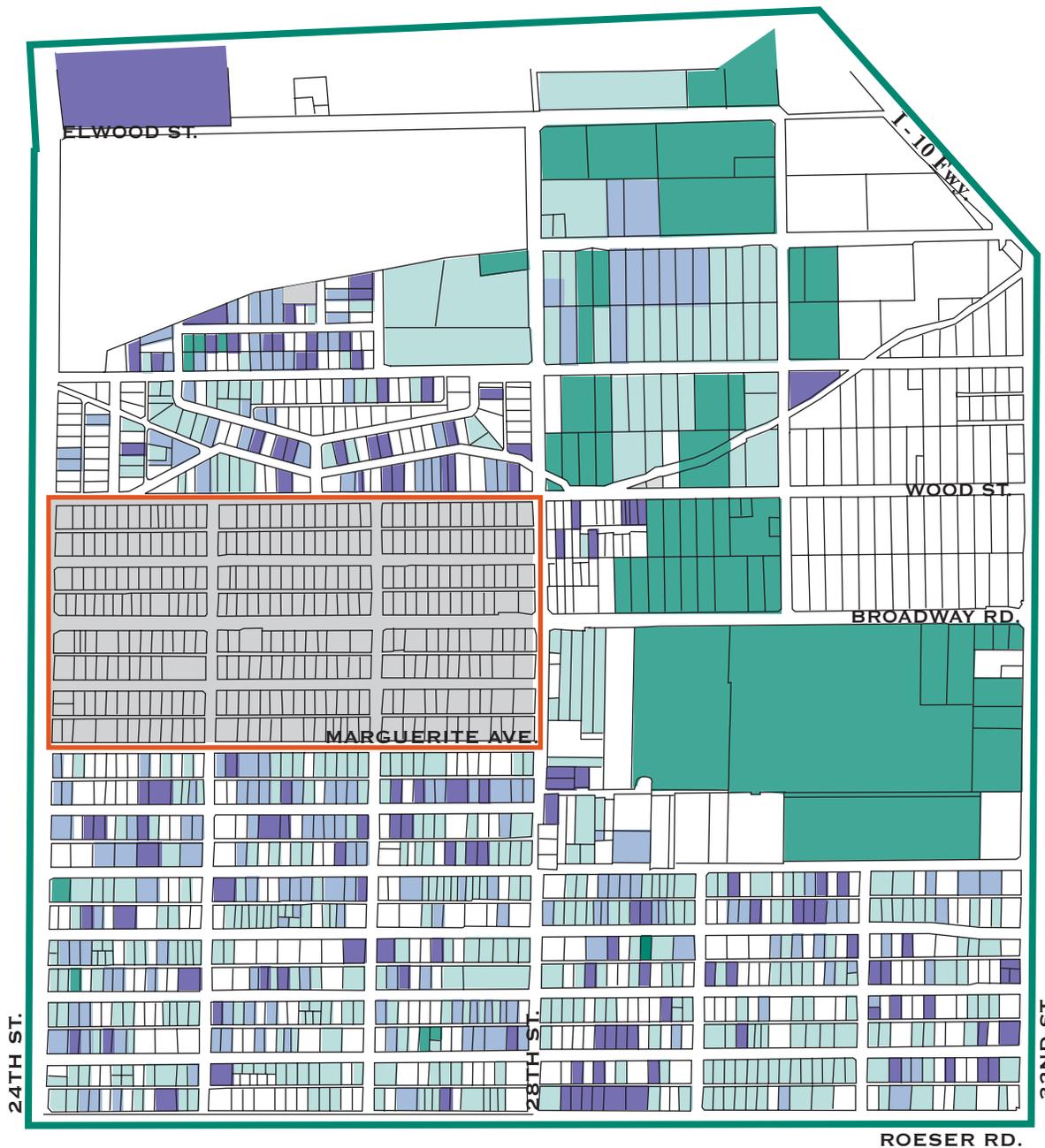


FIGURE 9
Existing Building Conditions

- LEGEND
- Good Condition
 - Minor Repairs
 - Major Repairs
 - Very Expensive Repairs
 - Vacant
 - Not in the Survey Area
 - Redevelopment Area (as adopted in 1989)
 - Neighborhood Initiative Area (NIA) and Expanded RDA



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residential and commercial units located south of Broadway from 24th Street to 32nd Street and the area north of Broadway east of 28th Street. The remaining area north of Broadway and west of 28th Street, shows the opposite proportion of building conditions with 63% of units needing major repairs or unfeasible to rehabilitate, and only 37% of units in good condition or needing minor repairs.

In general, the residential areas are characterized by poorly maintained single-family housing units with boarded up windows, structures set on piers, unsound roofs with leaking air-coolers on the roof, rundown fences, peeling paint on exterior siding, overgrown yards, and piled-up trash in many of the rear yards.

The commercial and industrial areas are characterized by lots with long depth and short frontage, with buildings that are not properly maintained. Some of these lots have outdoor storage, resulting in poor site conditions. Sometimes storage is combined with small-deteriorated buildings, worsening the general condition of the area.

H. Yard Conditions

An integral part of the building conditions survey is the analysis of yard conditions, as it relates to the conditions of a neighborhood. Categories for the yard conditions survey includes major neglect, minor neglect, and good maintenance.

Lots with junked cars or equipment in the yard, driveway or street and discarded household appliances or furniture on the porch or in the yard are included in the major neglect category. These yards show major disorder and greatly contribute to the blight of the area. Yards rated

as minor neglect generally have the following characteristics: overgrown weeds; trampled bushes; no grass, and/or landscaping; unkempt yards; poor condition of auxiliary structures and/or peeling paint.

The building condition and lot and yard condition survey of 1988 showed that even though a large portion of the neighborhood was severely blighted and in need of major improvement, about 30% of the structures and yards were in good condition and were fairly well maintained as shown in Figure 11. Yards exhibiting good maintenance characteristics show pride of ownership and a willingness to improve the neighborhood.

**FIGURE 11
Condition of Yards in 1988 and 2000**

Condition of Yards	1988 Percent of Total Yards	2000 Percent of Total Yards
Good Maintenance	37%	48%
Minor Neglect	18%	5%
Major Neglect	45%	47%

The situation is not uniform in the entire NIA. The area north of Broadway is more blighted than the area south of Broadway. The 1999 building condition survey data showed that at least 64% of the yard areas located north of Broadway had one or more major neglect and

maintenance violations whereas 44% of the lots south of Broadway had similar violations that year. Further, nearly 40% of the yards south of Broadway showed only minor neglect and maintenance violations in 1999.

I. Nonconforming Uses

Nonconforming uses are existing uses which are now illegal but were established in the county prior to existing city zoning. These uses are "grandfathered" into the present city zoning ordinance. This means that they may continue to operate in the manner, and to the extent, that existed prior to being annexed into the city, but may not expand.

Normal maintenance and/or repair of any building, which is a nonconforming use, is permitted. Nonconforming uses that are abandoned or cease operation for a period exceeding six months lose their nonconforming use status.

Aerial photographs of the NIA from the last 30 years show various types of land uses blended with residential units, many of which may be nonconforming uses. The area west of 28th Street and south of Wier Avenue has been mostly residential since 1967. Some of the residential parcels in the expanded redevelopment area are being used today in combination with auto wreckage yards and outdoor storage, which may constitute zoning violations rather than nonconforming uses.

The existing land use map (Figure 5 on page 7) shows commercial uses along Broadway that were already nonconforming in 1988 when the SPV Redevelopment Area was established. These non-residential uses blended with the residential areas, possibly in nonconforming

status. The area east of 28th Street and north of Broadway has been characterized by commercial land uses for the last 20 years. Aerial photographs since 1983 through 1995 show a gradual transition from scattered residential uses to a more consolidated industrial use with a more formal operation. Few residential uses remain in this area today.

Nonconforming uses, which contribute to the deterioration of the neighborhood, downgrade property values and/or are detrimental to the success of the redevelopment area, will be encouraged to relocate. Nonconforming uses, which are compatible with existing or planned uses, should be upgraded and screened to lessen their impact on the neighborhood.

J. Unapproved Lot Divisions

An unapproved lot division is a lot which has been divided without city approval. There were twenty existing unapproved lot divisions within the former redevelopment area. These unapproved divisions were located in the Broadway Estates Subdivision south of Broadway Road. When originally platted, the lots within the subdivision were approximately 117 feet wide, almost twice the width of today's minimum single family lot. Over the years these lots have been split in half for financial considerations and to provide a more efficient buildable lot of about 7000 square feet.

Most of the lots were split when the subdivision was under county jurisdiction or before the city's subdivision ordinance was adopted in May 1965. Lots split since then require lot division approval by the city. An unapproved

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lot division is so designated on the city's quarter section maps with a star. Before the owner of an unapproved lot division can obtain a building permit, the lot division must be approved or consolidated back into the original lot. Unapproved lot divisions can slow the redevelopment process, and the owners of these lots are encouraged to contact the city to remedy the situation before development plans are submitted.

The further division of any lots less than 120 feet wide within the Broadway Estates Subdivision will require not only lot division approval, but a variance from the Zoning Administrator to create a lot less than the minimum size required in the zoning ordinance. The minimum lot width is 60 feet. Some of the lots north of Broadway Road were originally platted as 50 feet wide. These are legal nonconforming lots and require no special approvals.

Lots created without appropriate subdivision approval (unapproved lot divisions) for the expanded redevelopment area include at least 20 lot divisions west of 28th Street and 29 lot divisions east of 28th Street. The pattern of distribution is the same found in the original redevelopment area of 1989. Most of the unapproved lots are spread throughout residential areas.

The non-residential parcels in the expanded redevelopment area are characterized by larger lots. There is no tendency to subdivide these lots today but instead to assemble them to

develop larger projects. Many of these large lots have been already assembled to develop commercial uses along Broadway east of 28th Street. A large portion of vacant land in the northeast side of the redevelopment area has been assembled for a master plan project known as the "River Point" project.

K. Community Facilities

The community facilities existing in the general area at the time of the original redevelopment area plan included the Palmdale Elementary School, Fire Station No. 32, and two mini parks, Yapa Park and Lenang Park.

The neighborhood is served by the Brooks Academy formerly the Palmdale Elementary School which offers classes from kindergarten through the 8th grade. The school is located on Wier Avenue, west of 32nd Street in the Neighborhood Initiative Area

Fire Station No. 32, located northeast of the school along 32nd Street south of Broadway Road, is the only city owned and operated facility in the improvement area. The former site of the station at the southwest corner of 25th Street and Broadway Road is currently under lease to the Community Excellence Project.

Two mini parks, about one quarter acre in size, are located in the area. Yapa Park, on Mobile Lane east of 27th Street, is in the redevelopment area and has a playground and a basketball court. Lenang Park is located one block north of Wood Street at 26th Street and Southgate Avenue and has a basketball court.

A wide range of recreational and picnic facilities, and open spaces are provided at other nearby parks. Esteban Park, a district park

64 acres in size, is located just outside the redevelopment area at 32nd Street and Roeser Road. Hermosa Park, a community park of 24 acres, is located at 20th Street and Southern Avenue, southwest of the redevelopment area.

Future planned community facilities include city services located in a portion of the Four Corners project. Four Corners includes two blocks, one south and one north of Broadway Road east of 24th Street in the South Phoenix Village

The Four Corners project also includes properties west of 24th Street located in Target Area B. The Four Corners master plan has been a major undertaking developed with the participation of the Target Area B Redevelopment Area Advisory Committee, the Community Excellence Project (CEP), the South Phoenix Village residents, and the city of Phoenix. The master plan was completed in 1995 by consultants and constitutes a very important point of redevelopment efforts that could benefit the entire area.

The Four Corners project proposes a daycare facility and a community resource center on the southeast corner of 24th Street and Broadway. Other public facilities to be located at the Four Corners project include a neighborhood resource center that will house a police substation and satellite offices for city of Phoenix departments. The neighborhood organization also hopes to have a multi-cultural education and recreation center, board room and offices, and an outdoor story-telling circle. Design sketches have been prepared for these facilities.

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L. Street Conditions

The condition of the streets has gradually changed in the last few years. A survey in 1988 determined that the majority of the streets (75%) in the redevelopment area were paved and had roll curbs, but only the major streets had sidewalks (21%). North of Broadway Road, 28th Street was the only unimproved street (4%).

Today, the street conditions in the proposed expansion area are acceptable. All of the residential areas are adequately served by streets, which are paved and have rolled curbs. The industrial area is also adequately served by streets with the exception of the northwest corner of 32nd Street and Broadway Road which is essentially vacant. Such improvements will be constructed as part of the River Point project. Industrial, business park, and commercial uses are expected in this area in the near future.

In terms of sidewalks, only a recently constructed industrial development on the south side of Broadway Road east of 28th Street has provided sidewalks on that portion of the street. Sidewalks along streets within the residential area are non-existent. Pedestrians usually have to use the street for walking within the area.

Almost the entire residential area has alleys which are not paved or properly maintained. Most are dirt roads that are littered with garbage or debris. The condition of the streetlights is generally acceptable.

M. Utility Inventory

The expanded redevelopment area has sufficient infrastructure capacity. Gas supply lines are located in all local and major streets. (See Figure 12 on the next page.) A similar situation exists for electric service with only few street sections lacking service lines. (See Figure 13 on page 14.) Major lines for telephone service run along Broadway, Roeser, 25th Street, 28th Street, and 32nd Street. (See Figure 14 on page 15.)

For water and sewer service, the expanded redevelopment area has a complete infrastructure network. (See Figure 15 on page 15 and Figure 16 on page 16.) There is sufficient water and sewer capacity in the expansion area although this capacity may be impacted by the future land use for the entire area. According to the Water Services Department, it is expected that the existing water capacity will adequately support infill housing. But the capacity may be impacted by the type of infill housing and whether it is multi-family units or single-family residential.

For the northwest corner of 32nd Street and Broadway Road, which is primarily zoned industrial, there is a lack of sufficient water capacity to support any significant new development. According to the Water Services Department, industrial development in that area will require an additional water main connection to be constructed to the existing water main in Southern Avenue to provide adequate supply for the area due to the intensive land use and fire flow requirements. Currently, sewer capacity should be adequate to support any significant new projects in the redevelopment area and the proposed



FIGURE 12
Gas Supply Lines

- LEGEND
-  Main Supply Lines
 -  Redevelopment Area (as adopted in 1989)
 -  South Phoenix Village RDA

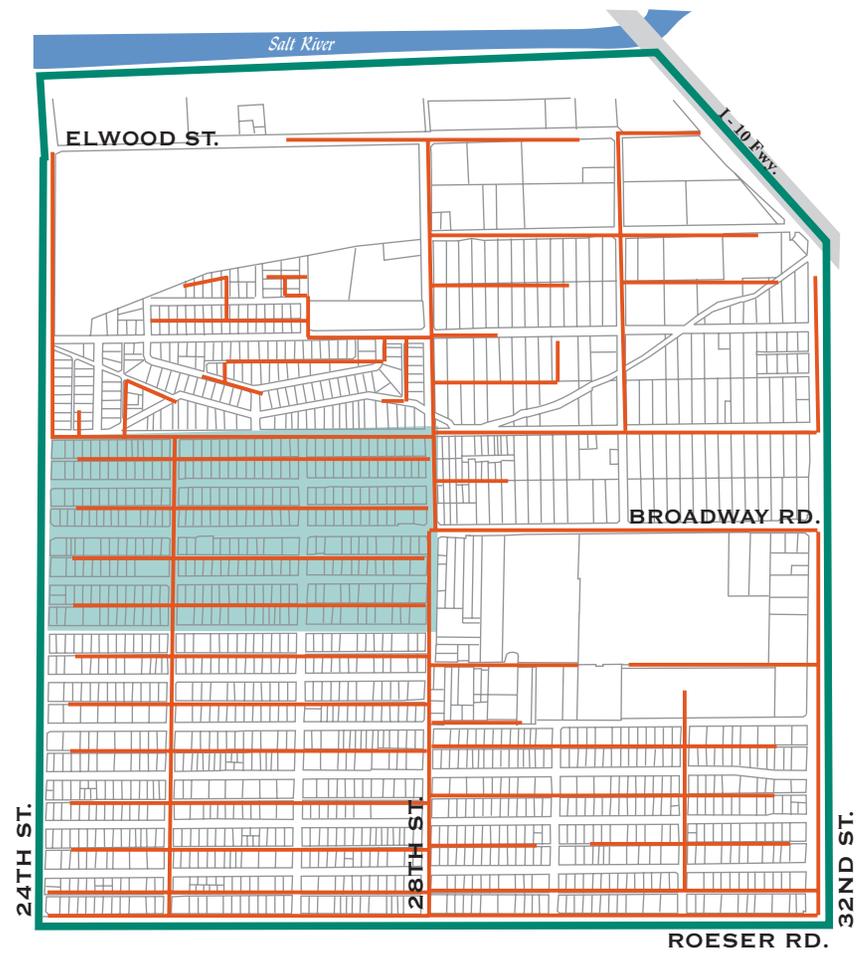


FIGURE 13
Electric Supply Lines

- LEGEND
-  Main Supply Lines
 -  Redevelopment Area (as adopted in 1989)
 -  South Phoenix Village RDA

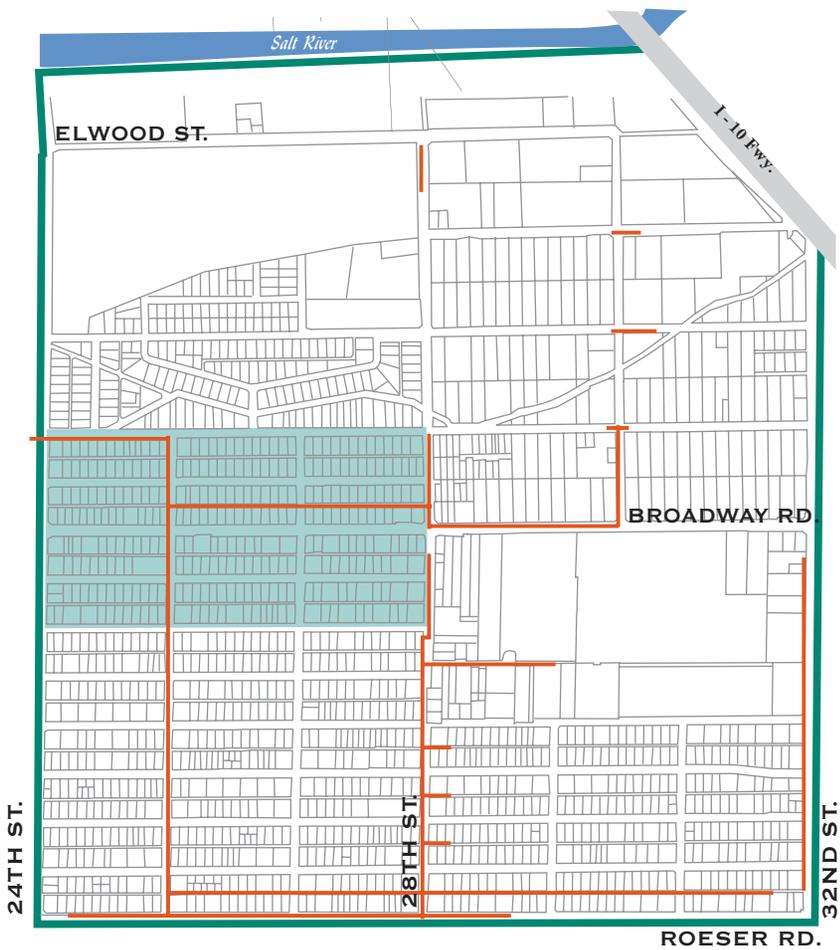


FIGURE 14
Telephone Supply Lines

- LEGEND
-  Main Supply Lines
 -  Redevelopment Area (as adopted in 1989)
 -  South Phoenix Village RDA

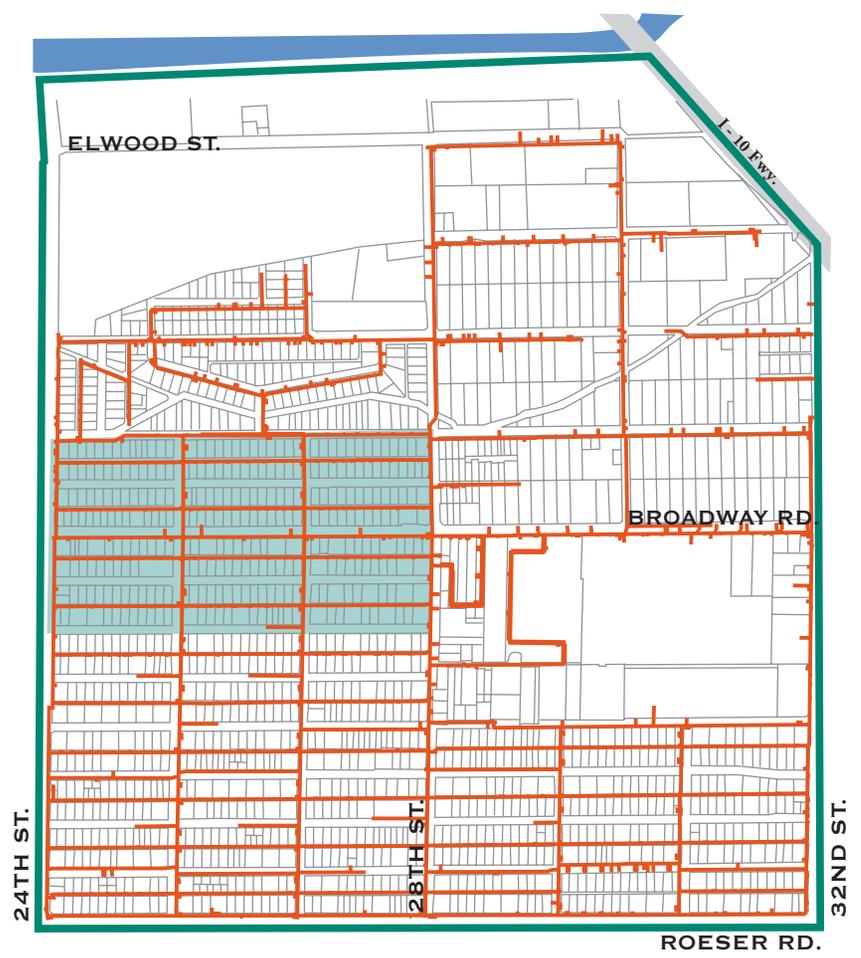


FIGURE 15
Water Supply Lines

- LEGEND
-  Water Supply Lines
 -  Redevelopment Area (as adopted in 1989)
 -  South Phoenix Village RDA



FIGURE 16
Sewer Supply Lines

LEGEND

-  Sewer Supply Lines
-  Redevelopment Area (as adopted in 1989)
-  South Phoenix Village RDA



expansion area. However, a relief sewer line is planned in either the Wood Street or Broadway Road alignment. The timing of this capital improvement project is scheduled within the next five years.

N. Residential Occupancy Characteristics

Residential occupancy characteristics refer to the existing housing conditions in terms of renter occupied versus owner occupied units. This information about residential tenure provides direction for possible redevelopment in particular sub-areas within the expanded area. Non-residential uses, including churches or vacant land either owner or renter occupied, have been considered as a separate category on the map (See Figure 17 on the following page).

Residential land use is the predominant use in the redevelopment area and provides important information about the community's composition. Ownership information about the area also provides possible direction for redevelopment efforts in the future. For instance, property owners who reside in the area are more likely to be interested in preservation of the residential character in the area. Owners who do not reside in the area might be interested in the redevelopment of housing and welcome new housing that could help revitalize the area.

In general, similar proportions of renter and owner units characterize the residential portion of the expansion area. The renter occupied units account for 53% of the total 742 occupied units. The owner occupied units account for the remaining 47%. Geographically speaking, renter occupied units and owner occupied units are evenly distributed within the entire area.

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III. REDEVELOPMENT PLAN OBJECTIVES

The objectives for the redevelopment area are based upon goals identified by a citizen task force while assessing current conditions, problems, assets, and opportunities within the area. The objectives are established to guide redevelopment activities and to further revitalization of the redevelopment area and its surroundings. The success of redevelopment objectives can also help address other major citizen concerns identified by the task force which include reduction of drug and crime problems.

A. Redevelopment Area Plan Goals

On June 21, 2000, City Council adopted a resolution declaring the eligibility of the proposed expansion of the South Phoenix Village (SPV) Redevelopment Area. City Council directed staff to prepare an amendment to the redevelopment area plan. City staff proceeded with preparation of the redevelopment plan, starting with identification of goals and objectives.

The Planning Department worked together with the Neighborhood Services Department to draft the goals. Various options of land uses and goals were presented to the Community Excellence Project and the community. A summary of specific goals and objectives follows:

1. Residential Stabilization and Blight Elimination

Stabilize the existing housing stock by removing structurally substandard buildings and blighting influences, which act as a disincentive for private reinvestment.

A building conditions survey conducted by city staff determined that at least 42% of the buildings in the entire redevelopment area are in need of major or very expensive repairs. Thus, some may be economically infeasible to rehabilitate. Further deterioration of the buildings acts as a disincentive for reinvestment in the area. The SPV land use plan provides the opportunity for complete redevelopment of areas in which such units are concentrated and revitalization of areas where individual units can be improved.

2. Neighborhood Shopping and Services

Support development that contributes to the creation of strong neighborhood shopping and services at the Four Corners.

The SPV land use plan recognizes and reinforces the presence of residential areas around the Four Corners project at the intersection of 24th Street and Broadway Road. These residential areas strategically support the operation and successful permanency of businesses in the project, with ease of accessibility to businesses by foot or car. The land use plan also includes the commercial designation of land for the Four Corners project, and a mixed land use area that can integrate commercial and residential land uses providing the opportunity to design a urbanely rich project.

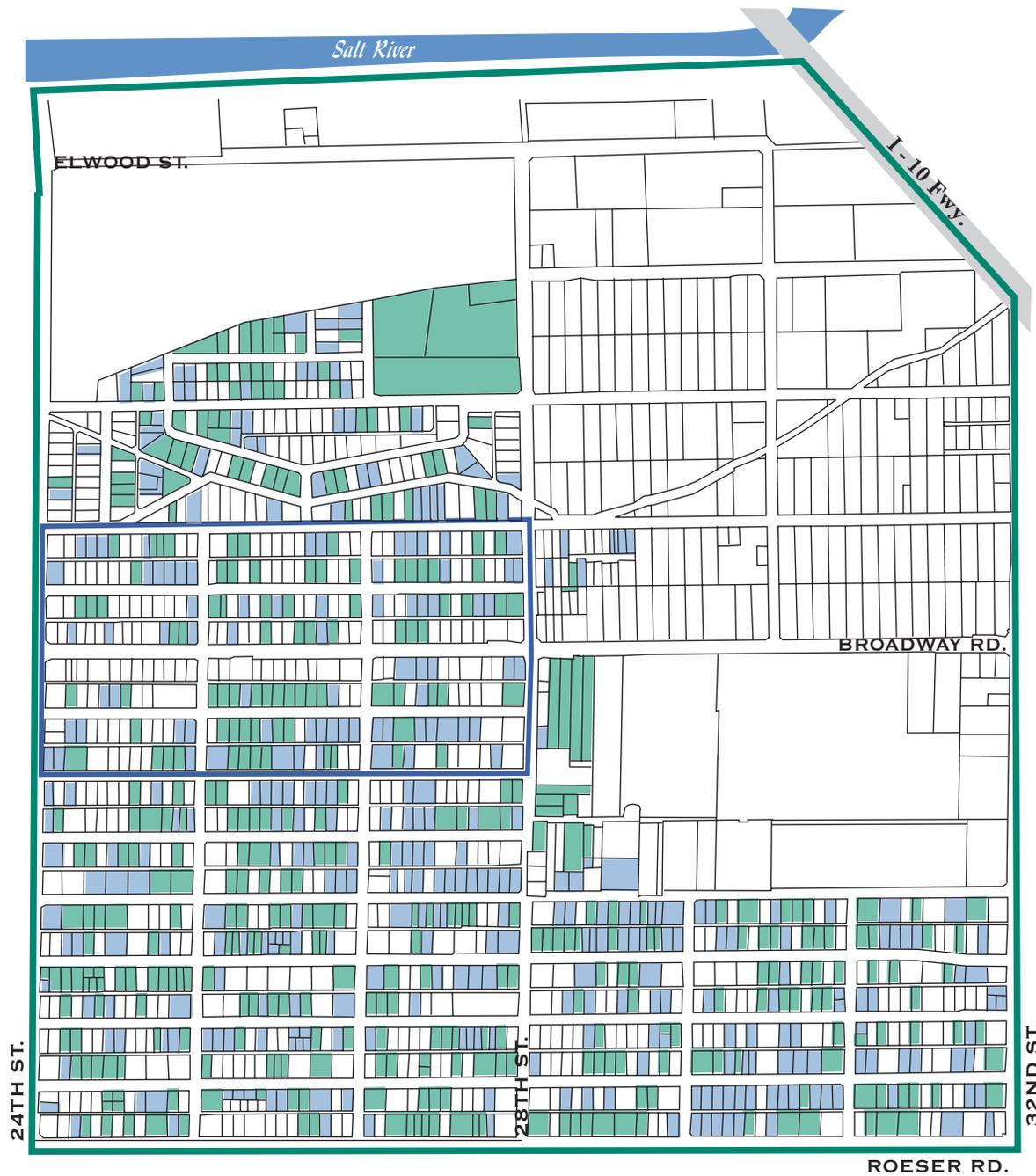


FIGURE 17
Residential Tenure

LEGEND

- Renter Occupied
- Owner Occupied
- Vacant or Non-residential uses
- Redevelopment Area (as adopted in 1989)
- Neighborhood Initiative Area (NIA) and Expanded RDA



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3. Reinvestment and New Development

- Promote the assemblage of land for new redevelopment**
- Support quality infill housing**
- Facilitate private investment and use of public resources for rehabilitation of the entire redevelopment area**
- Encourage the appropriate development and consolidation of industrial uses in targeted areas.**

The area north of Broadway Road and west of 28th Street provides the opportunity for reinvestment and new development. Nearly 64% of the buildings in this part of the redevelopment area need major and expensive repairs. In addition, vacant land accounts for 36% of this area north of Broadway Road, not including the sand and gravel pits. Given the proportion of vacant land and building conditions, the land use plan anticipates the assemblage of land to redevelop this large area. Here, the land use plan creates an opportunity for inflow of private investment in the form of good quality higher density residential products as well as office development.

Likewise, the land use plan identifies quality infill housing for the southern portion of the redevelopment area, where revitalization efforts, preservation of the residential character, and creation of ownership housing are the priority. Finally, the land use plan allows the consolidation of industrial uses in targeted areas with the expansion of this type of land use limited to those specific areas.

4. Compatible Land Uses

Articulate the different needs of the residents in the area as well as the varied interests from users and owners of commercial and industrial properties.

The needs identified by residents include the overall improvement of the housing conditions in the South Phoenix Village. The land use plan focuses on the creation of single-family ownership infill housing. Development of the vacant lots with ownership units will revitalize the area.

The plan targets strategic locations for development of multi-family housing. This will provide the opportunity for residents of existing substandard housing to relocate and remain in the community.

There are areas identified for development of commercial and commerce park uses. Owners of existing commercial and industrial uses have the opportunity to expand in the area.

5. Job Creation

Create jobs for local residents and opportunities for local small businesses.

Land use planning plays a key role in economic development. Through resident input at community meetings it is clear that

improvement of the physical conditions of the residential areas must be accompanied by improvements in the economic base.

The SPV land use plan supports the improvement of the socio-economic conditions by providing land uses that will create jobs for local residents. For example, a strip of commercial land along the south side of Broadway Road was identified as the appropriate location for these small businesses. Also, the future development of the Four Corners project, medium scale commerce park areas, and office development on the north side of Broadway Road provide further opportunities for employment creation.

B. Community Planning Process and Public Outreach

The city of Phoenix conducted a major community planning process and extensive public outreach program in order to update the redevelopment area plan for the South Phoenix Village.

1. Expansion of the SPV Redevelopment Area, vision for the future, and the creation of a land use plan.

The first community planning meetings were held in Fall of 2000. These meetings served to inform residents and neighborhood organizations about the need to expand the redevelopment area, propose goals and objectives, and develop a land use plan for the expanded areas.

The Planning Department and the Neighborhood Services Department conducted two community meetings at the

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Brooks Academy School on October 5 and 24, 2000. During those community meetings, it was explained that the boundaries for South Phoenix Village Redevelopment Area would be expanded based on analysis and data gathered by the city staff during Fall 1999 and Spring 2000.

Those meetings facilitated discussion about existing and proposed changes to the current land uses in the expanded South Phoenix Village Redevelopment Area. Community input resulted in changes to the existing land use designations.

It was recognized that the original redevelopment area needed to be expanded to equal the same boundaries as the Neighborhood Initiative Area so that the revitalization and redevelopment efforts could assist a larger area. Expanding the boundaries of the redevelopment area required community input to identify and create changes to land use designations that facilitate compatible residential, commercial uses and employment.

At the community meetings, the following goals were adopted:

- Residential neighborhoods are stabilized to prevent further deterioration and eliminate blight.**
- Extra effort will be taken to create neighborhood shopping and services**
- Reinvestment and new development is to be encouraged in the area**
- All land uses will be compatible**

■ Create jobs for local residents and opportunities for local small business.

These goals guided the discussions and the development of new land use map. The map identified the appropriate locations for residential, commercial, and employment use as new development occurs over a number of years.

The new land use designations required an amendment to the city's General Plan. On November 14, 2000, the South Mountain Village Planning Committee initiated a General Plan Amendment for the South Phoenix Village Redevelopment Area expansion. This amendment was necessary to make the land uses in the proposed expansion area consistent with the General Plan. The Planning Commission held two hearings, on January 17 and 24, 2001, and recommended approval of the General Plan Amendment. The City Council approved the amendment on February 21, 2001.

2. The Redevelopment Area Plan Update

Public participation continued in the preparation of the redevelopment area plan update. The Planning and the Neighborhood Services departments conducted two community meetings at the

Brooks Academy School on September 19 and 26, 2001. Those meetings were held to review and discuss proposed changes to the area plan in the expanded South Phoenix Village Redevelopment Area. The community participation and input resulted in changes to the development standards.

The South Mountain Village Planning Committee reviewed the document and forwarded a recommendation on October 9, 2001. The Planning Commission reviewed the land use plan for consistency with the General Plan on October 10, 2001. They determined that the South Phoenix Village land use plan is consistent with the General Plan and forwarded their comments to the City Council.

After considering testimony from affected parties and reviewing the redevelopment area plan prepared by the Planning Department, City Council approved the South Phoenix Village Redevelopment Area Plan on November 7, 2001.

3. The Results

The overall result was a community planning process in which staff worked closely with residents, property owners and other stakeholders with legitimate rights and interests in the update of the redevelopment area plan. Specific results incorporated into the South Phoenix Village area plan include but are not limited to the following:

- The General Plan map was amended and reflects the same goals and purpose of the SPV land use plan map for that specific area of Phoenix. This change will facilitate the accomplishment of the goals of the expanded South Phoenix Village Redevelopment Area.
- The SPV redevelopment area plan and the land use plan map reflect a community vision for the area. The Planning and Neighborhood Services Departments worked with area residents to develop and define the proposed land uses that will support the community vision for the next 20 years based on defined community goals.
- The SPV redevelopment area plan recognizes and supports the efforts of the city and the community in accomplishing important projects affecting the area and currently under development. These projects include: the Four Corners project, the 24th Street/Broadway Road Streetscape Design Project, and the Rio Salado Habitat Restoration Project.
- The SPV redevelopment area plan indirectly supports other plans and community efforts in the South Mountain Village including the Target Area B Redevelopment Area and the Esteban Park area plan, being prepared by the Planning Department.
- The SPV redevelopment area plan provides the opportunity for the appropriate control of the future development of industrial land uses

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while allowing consolidation and future revitalization of the residential areas. The specific types of proposed land uses and their precise location should allow the long term compatible development of residential and industrial land uses.

- The SPV redevelopment area plan provides the opportunity for infill housing development.

IV. LAND USE PLAN

A. Introduction

The Land Use Plan, as shown on Figure 18 on the following page, illustrates the location and extent of proposed land uses in the redevelopment area. The plan is a graphic representation of the goals of the community as reflected for use of the land. It is based upon a combination of existing patterns of development, land use trends and the most desirable pattern of development. The proposed land use plan is in conformance with the adopted General Plan for Phoenix.

The possible future open space designation will be reevaluated as part of the "Beyond the Banks" planning process. Prior to adoption of an area plan for that area, privately owned lands shown with this designation will have an alternative land use with this identified on the adopted General Plan.

The categories of land uses which are found on the land use plan are as follows:

- | | |
|--|-------------------------------------|
| ■ Residential (3.5 to 5 dwelling units/acre) | ■ Commerce Park |
| ■ Residential (5 to 10 dwelling units/acre) | ■ Public/Quasi Public - Educational |
| ■ Residential (10 to 15 dwelling units/acre) | ■ Possible Future Open Space |
| ■ Residential (15+ dwelling units/acre) | ■ Mixed Use Commercial/Residential |
| ■ Commercial | ■ Parking |
| ■ Offices | |

Note that "Offices" is not a land use designation in the existing General Plan. The area shown in Figure 18 on the following page as "Offices" appears as commercial on the General Plan land use map. The office designation is a refinement of the commercial category to provide further direction as to the intended land use.

B. Relationship to the General Plan

1. Land Use

The land use plan for the redevelopment area expansion must be and is in conformity with the General Plan. The South Phoenix Village (SPV) has been expanded to cover a larger area, approximately a square mile, the SPV land use plan proposes specific changes in terms of the intensity of land uses and some changes in the type of land uses compared with existing conditions.

Approximately 24% of the total redevelopment area is currently designated for residential uses while 29% is designated for industrial or commercial land uses and 11% is dedicated for open space. With some exceptions, the proposed land use plan essentially retains the same type land

FIGURE 18

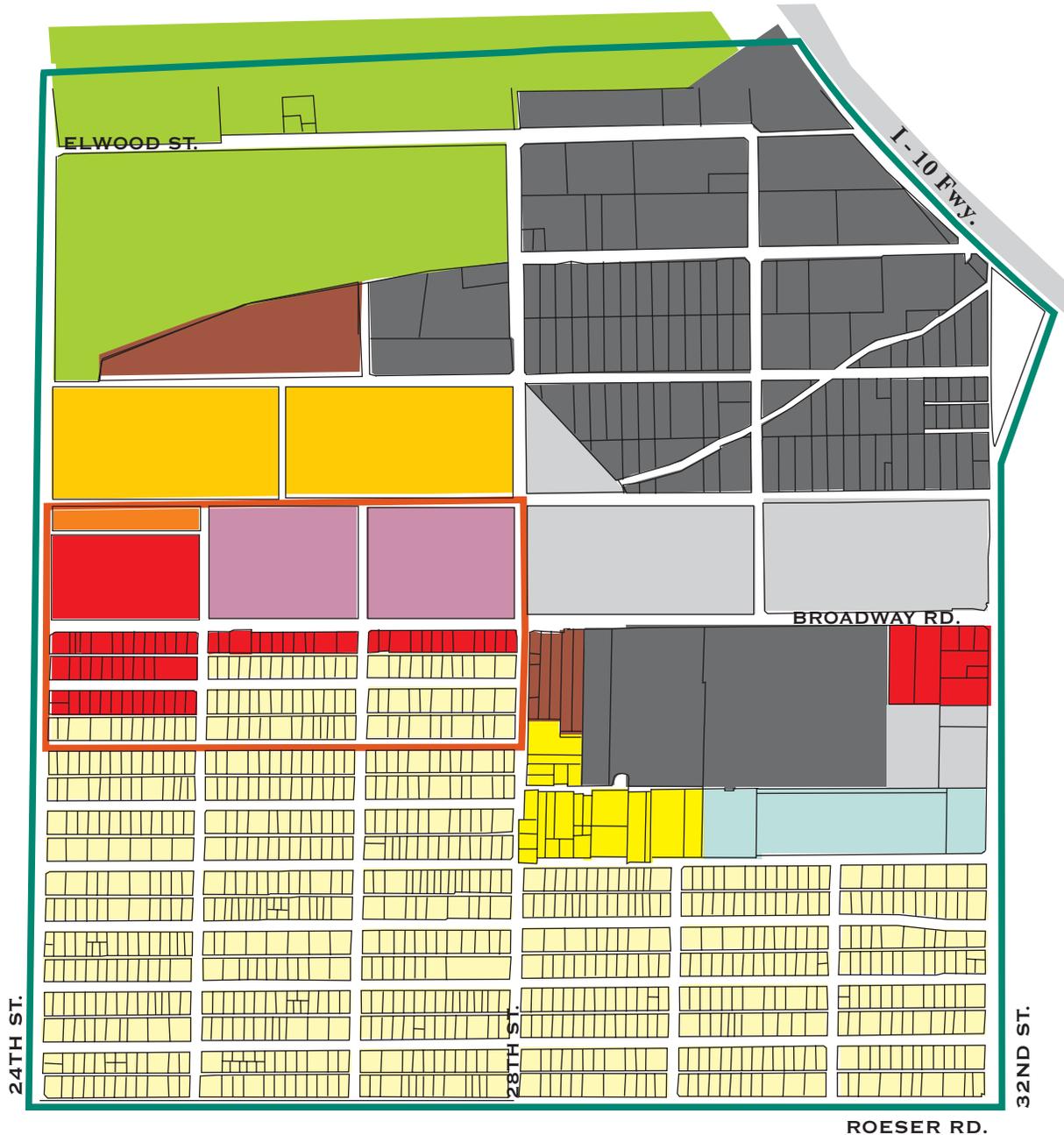
Land Use Plan Designations

LEGEND

-  Residential (3.5 - 5 du/acre)
-  Residential (5 - 10 du/acre)*
-  Residential (10 - 15 du/acre)
-  Residential (15+ du/acre)
-  Commercial
-  Industrial
-  Commerce Park
-  Educational
-  Possible Future Open Space
-  Offices**
-  M. U. Mixed Use Commercial/Residential
-  Redevelopment Area (as adopted in 1989)
-  Neighborhood Initiative Area (NIA) and Expanded RDA

* Residential (5 - 10 du/acre) will be a new residential designation in the future General Plan.

** Offices will appear as a commercial designation in the General Plan since the Plan does not have this specific land use designation.



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uses designations in the same geographic locations. The difference lies in the intensity of land uses. The majority of the residential land use proposed is less dense, and only small areas were designated for higher residential densities, such as along Jones Street and the intersection of 28th Street and Broadway Road.

The commercial land uses are designated to respond to the specific needs of the Four Corners project and to provide a "transition" land use between this project and the industrial land use portion of the redevelopment area. This transition land use is office development north of Broadway between 25th Street and 28th Street and will appear in the General Plan as commercial. Areas for industrial land use remain the same. Commerce Park is designated for industrial land uses.

Small changes in the General Plan include a portion of medium residential density located as a buffer between the Commerce Park area and the single-family residential area south of Broadway. Housing densities would fall in the R1-6 or R-2 districts. There is an increase in the area designated Public/Quasi Public for the expansion of the Brooks Academy School, anticipating an increase in its potential demand derived from the occupancy of infill housing in the many scattered vacant lots.

Finally, there are old residential structures adapted for community facilities including at least 25 churches or buildings with a religious oriented purpose. Although the land use plan does not specifically address

this land use, the residential land use designation covers an extensive vacant land use area. Over time it is anticipated that some of the church uses will move to new buildings or rehabilitate existing buildings.

2. Circulation

In general, the proposed land use plan does not affect significantly the circulation patterns existing in the redevelopment area because the same types of land uses will remain. However, some changes in the streets system are proposed (See the following section on "circulation system.")

3. Recreation and Open Space

The current designation for open space in the General Plan remains the same in the SPV land use plan. This open space area is located east of 24th Street both north and south of Elwood Drive. The land uses are a former and existing sand and gravel operation and a junk yard. The city has no current plans for redevelopment of this type of land use along the Salt River.

The designated open space area will be studied as part of the "Beyond the Banks" Area Plan. Any privately owned land designated for open space will have an alternative land use, the same as the adjacent land use until the General Plan and Redevelopment Plan are amended.

The land use plan designates high-density residential (15+ dwelling units per acre) for the area immediately south of the sand and gravel operation. It is anticipated that the "open pit" has the potential to be completely redeveloped and serve as a catalyst for future housing development.

The Rio Salado Habitat Restoration Project will improve livability and opportunities for outdoor activities and recreation for the community in the South Phoenix Village. This project is located along the RDA north boundary and offers important link points such as the Rio Salado parkway alignment, which will cross the SPV area, either along 24th Street or 28th Street. The South Mountain Trail System runs along 24th and 32nd streets from the south and connects the Rio Salado with South Mountain Park. This connection will facilitate the creation of multipurpose trails, paseos, and other recreation amenities along the trail routes.

4. Housing

The development of the land use plan for the expanded SPV emphasizes the need for more single family housing in the area. The plan provides the opportunity for the revitalization of the dwellings that are feasible to rehabilitate and the redevelopment of those that are not. In general, the land use plan preserves all residential areas and focuses on the possibility of building new owner occupied dwelling units on scattered vacant lots. The land use survey identified 262 vacant lots south of Broadway Road that can accommodate single-family dwelling units.

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The land use survey identified 130 multi-family structures spread throughout the area located south of Broadway Road. Many of these multi-family structures are deteriorated and are seen by the community as the main cause for the deterioration of the neighborhood. The families living in these units could be transitioned to new multi-family dwelling units on the land designated for higher density residential housing north of Broadway in either 10 to 15 or 15+ residential categories.

The land use categories are generally consistent with the underlying zoning districts. While the General Plan residential categories are being changed to lower densities south of Broadway, the underlying zoning remains. Specific rezoning activity is expected in commercial portions of the Four Corners project, for commercial development of a strip of land south of Broadway west of 28th Street, for office development along the north side of Broadway, and minor portions of residential to Commerce Park zoning.

The redevelopment land use plan does not affect the zoning classifications. However, it is expected that future landowners/developers and the city will use this plan as the main reference for development review and future rezoning applications.

5. Rehabilitation and Redevelopment

As part of the redevelopment area plan, a variety of activities and programs will be used to implement the goals. Those include various neighborhood and revitalization programs such as:

- a. Programs and assistance to stabilize ownership such as home rehabilitation and housing counseling.
- b. Financial assistance for rental properties feasible to rehabilitate.
- c. Financial counseling for loans for the physical improvement of building conditions.
- d. City assistance in helping families relocate if ultimately necessary when assembling land for new projects.

The Neighborhood Services and Planning departments will work together with the community to accomplish the objectives addressed in the redevelopment area plan.

6. Public Buildings

Public buildings that exist in the area were identified in the land use survey. Public buildings include a fire station, an electric utility substation, and community buildings including the Community Excellence Project (CEP) office. The Four Corners project will accommodate space for a neighborhood resource center, the remodeled CEP building and other needed facilities.

The proposed land use plan includes a designation of Public/Quasi Public land use that recognizes the existence and possible expansion of the Brooks Academy. With the expected infill housing units in the area, it is reasonable to plan for more students in this facility.

7. Public Services

The area has a complete infrastructure of public services including streets, electricity, water and sewer, telephone lines, and some sidewalks. It is this availability of infrastructure that will encourage redevelopment and an inflow of private investment since developers do not have to incur the expenses associated with installation of infrastructure. The South Phoenix Village land use plan does not change substantially the type of land uses in the redevelopment area.

8. Conservation

This amendment has no impact on the (former) Conservation element.

9. Safety

The city has already demolished dilapidated buildings and acquired properties in the area that were the focus of crime in the past. Although illegal activities still affect the area, police statistics indicate that crime has decreased dramatically in the last five years. The Four Corners project includes space for a neighborhood resource center with a Police Station and room for other city programs that will help address crime and other issues in the area.

10. Bicycling

The South Mountain Trail System identifies two multi-use trails along 24th Street and 32nd Street which provide opportunities for bicycling. Both trails will provide recreational and alternative transportation opportunities for residents in the area. These trails will connect the Rio Salado with the South Mountain Park Preserve.

C. Uses Permitted in the Redevelopment Area.

The existing land use map shows a neighborhood characterized largely by single-family homes in zoning districts that allow multi-family dwellings. At various meetings, the community expressed opposition to new multi-family rental housing south of Broadway. The land use plan places emphasis on fostering infill housing with single-family units.

Specific residential land use designations have been considered for potential multi-family projects. Such new projects should be considered only when proposals include quality design, landscaping, open space and other site amenities. The preferred types of multi-family housing are owner-occupied single-family attached units such as townhouses or patio homes.

1. Residential (3.5 to 5 dwelling units/acre)

This residential land use designation includes the majority of the area and is concentrated south of Broadway Road. The development of the land use plan for the expanded SPV emphasizes the need for more single-family housing in the area. The residential designation of 3.5 to 5 dwelling units per acre focuses on new single-family dwelling units on the scattered vacant lots. This residential density is one of the most important land use categories in the area plan because the residents clearly wish to preserve the neighborhood through the increase of owner occupied single-family development.

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2. Residential (5 to 10 dwelling units/acre)

This residential land use designation was selected for an area that will serve as a buffer between the existing commerce park development along Broadway Road and the residential uses south on Wier Road, between 28th Street and 32nd Street. The size and lot layout facilitates the possibility to create a project with a higher density. The preferred development alternatives are single-family attached. Condominiums and single-family detached are also welcomed. Most of this land that is vacant with small and odd shaped lots could be assembled and developed with a project under this density designation, which is highly desirable.

3. Residential (10 to 15 dwelling units/acre)

This residential land use designation was selected for an area that will serve as a transition between the area of office and commercial development north of Broadway, between 24th Street and 28th Street, and the high density residential land use north of Jones Road. The land use plan envisions total redevelopment in this transition area. The area has the highest percentage of buildings in a deteriorated condition. It is also an area with a comparatively high percentage of vacant land. For these reasons, the area could be assembled as a whole and developed as a large project. Medium density multi-family units or condominiums are the preferred use.

4. Residential (15+ dwelling units/acre)

This residential land use designation will allow construction of high-density units. Any proposed multi-family project will have to meet strict development standards so the product is an improvement of the area. Past projects lacked basic quality and amenity standards either because they were built in the county prior to building codes or because they were built in the city prior to site plan and design review requirements.

There are two areas in which 15+ density can be allowed. One is the area north of Jones Street between 24th Street and 28th Street, and adjacent to the existing pit south of Elwood Drive. It is anticipated that the pit will be filled and the area will be connected to the Rio Salado project. A high quality multi-family project at this location will benefit from this long term vision for the Rio Salado. The other area is the southeast corner of Broadway Road and 28th Street. There is an existing multifamily complex in that corner that will be renovated and is being expanded.

5. Commercial

The redevelopment area is located near Sky Harbor Airport, the I-10 Freeway, industrial and warehousing areas, downtown Phoenix and residential neighborhoods to the southwest. It provides an excellent location for a variety of commercial uses. An emphasis should be placed on attracting uses that are compatible with the neighborhood and create the opportunity for increased employment for South

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Phoenix residents. Resident based and owner operated businesses should be encouraged to locate in the redevelopment area along the south side of Broadway between 24th Street and 28th Street. Existing commercial uses that are compatible with the neighborhood and proposed uses should also be encouraged to remain in the area.

The intent of the commercially designated area at the southeast and northeast corners of 24th Street and Broadway is to provide retail goods and services on both community-wide and neighborhood levels. This commercial activity will be planned as part of the Four Corners project at this intersection.

Examples of commercial uses that serve the community and may be appropriate near 24th Street include restaurants, small offices, a grocery store, banks, and other community retail establishments. Other uses which commonly locate in community commercial districts include, but are not limited to, airport support services, messenger or delivery services, parcel post satellite stations and support services for nearby industrial and commerce parks.

Neighborhood commercial uses that provide for the needs of nearby residential areas are less intense and serve the immediate neighborhood. Examples of the types of uses often found in these areas include but are not limited to local grocery stores, delicatessens, meat markets, drug stores, barber shops, beauty shops and coin-operated laundries.

6. Offices

Offices are planned for a specific area bounded by Wood Street on the north, Broadway Road on the south, 26th Street on the west, and 28th Street on the east. Although this area appears as commercial in the General Plan, the goal is to limit uses in this area to offices and related uses. Retail uses are discouraged because efforts to bring retail to the area are focused on the Four Corners project.

Office use in this portion of the redevelopment area is considered a transition use between the commerce park development to the east and the residential areas to the west. It will also buffer the residential area to the north from the traffic and noise of Broadway Road. A strip of commercial uses on the south side of Broadway will allow for small-scale types of commercial uses targeted to local businesses.

7. Commerce Park

The Commerce Park designation provides locations for employment opportunities for the community. Commerce parks offer a degree of flexibility with permitted uses and activities, while assuring compatibility with adjacent and nearby uses. Common uses which locate in commerce parks include research laboratories for scientific research,

investigation, testing or experimentation which may include prototype product development, wholesaling, warehousing (not including dead vehicle storage, trucking companies, and moving-storage companies) and assembly of finished products or sub-assemblies.

The inclusion of Commerce Park in the redevelopment area increases opportunity for economic development and local employment. Regional uses can often continue operating in a sluggish local economy when other businesses serving the community or neighborhood may fail. Allowing flexibility for some residentially compatible commerce park uses to locate in the redevelopment area may speed up the revitalization process.

8. Public/Quasi Public Educational

The largest education facility in the area is the Brooks Academy located along the north side of Wier Road, just west of 32nd Street. Preliminary information from school officials suggests that there is no immediate need to expand the school. However, the land use plan has designated additional parcels for educational uses anticipating a future expansion of the school. Potential enrollment increases are anticipated because of new infill housing which will be constructed in the South Phoenix Village. The parcels identified for future school expansion are adjacent to the east and west. These parcels are currently vacant and not owned by the school district.

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9. Dedicated or Non-developable Open Space

A portion of the redevelopment area has been designated for open space or non-developable open space. This land is located between 24th Street and 28th Street, bounded by the Rio Salado on the north and a high-density residential use and Jones Road on the south.

Today, there are pits resulting from sand and gravel operations. The city of Phoenix will study how the pits can be filled so they can be redeveloped. In the short term, there is potential to fill the pit with inert construction waste from projects in the metro area. It is expected that the pit will be filled and potentially converted to other land uses which could include some open space. Restoration of the pits is an integral part of the redevelopment area because it connects the South Phoenix Village with the Rio Salado Habitat Restoration Project.

The "Beyond the Banks" area planning will help determine the most appropriate reuse for the pits. Until the best land use mix is determined, their current general plan designation will remain or as an alternative, the adjacent designation.

(For more information see "Open Space" later in this section)

10. Mixed Use Commercial/Residential

There is a small area designated for mixed use commercial and residential. The area is located along Jones Road immediately east of 24th Street and corresponds to the lots facing north. The community envisions a mix

of commercial and/or residential that serve as a buffer between the Four Corners project and the residential uses to the north. This mix may occur in the same buildings on different floors. Residential attached units can be combined with professional offices, small neighborhood type stores or other uses to serve the residents.

11. Parking

Parking may be provided in each land use classification in accordance with applicable zoning requirements. Appropriate screening walls, landscaping, maintenance and security should be taken into consideration when planning parking requirements for proposed uses in the redevelopment area. Underground or structured parking for higher density projects and multifamily units is preferred, including the area for mixed use development.

D. Circulation System

Specific changes in land use that may impact the circulation system include a reduction in the number of trips generated south of Broadway as the area may have fewer multi-family units than could be constructed under the current zoning regulations. That decrease may be offset by the trips generated from new single-family units built in the area.

Development of the Four Corners project located at the intersection of 24th Street and

Broadway will impact circulation. A 1999 General Plan amendment for the southwest corner of this intersection determined that this commercial designation would increase trips. In addition, commercial land use represented by office development and commerce park designations is located along major arterial Streets (32nd Street and Broadway) that can handle additional trips.

The 1996 major traffic flow map indicates that 24th Street carries an average of 15,400 vehicles per day while Broadway Road carries an average of 18,500 vehicles per day. At 24th Street and Broadway 21,700 vehicles per day pass through the intersection. Broadway has five lanes while 24th Street has four. Assuming that each lane can accommodate 8,000 vehicle trips per day, Broadway Road can provide for 40,000 trips per day while 24th Street can provide for 32,000 trips per day. Both Broadway Road and 24th Street could absorb the additional trips generated at the intersection.

The Four Corners project will serve as a gateway entrance to the South Phoenix Village. It will provide the local community with a project that is consistent with their interests and reflects the momentum of positive efforts from the city and the community to enhance South Phoenix. This project is critical to the community because it will provide safety, a sense of security, convenience, and comfort to the immediate neighborhoods and those who use 24th Street and Broadway Road.

Some customers will also walk to the Four Corners as retail services will be aimed to meet the needs of the nearby residents.

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1. Rio Salado Parkway Options

The primary purpose of the Rio Salado Habitat Restoration Project is the restoration of the river's habitat. The completion of this project will provide unique recreational opportunities for public participation and enjoyment. No major streets are adjacent to the river. The recreational opportunities provided by the Rio Salado Habitat Restoration Project will generate more traffic. There are two options that have been proposed for a Rio Salado parkway.

The first option proposes to direct the traffic east on Elwood Street, south on 28th Street to Broadway. This option would also provide an opportunity to use 28th Street as a buffer for the residential uses from the industrial uses. The parkway can be a scenic drive which may incorporate landscaping as a buffer.

The second option for the Rio Salado parkway would align the Rio Salado parkway south on 24th Street and east on Broadway Road. The commercial uses in the Four Corners project will benefit from this option as more traffic will pass it. This parkway option can incorporate the design theme of the "24th Streetscape Design Project" which extends from Elwood Road down to Roeser Road.

2. Streets

The South Phoenix Village Redevelopment Area is bounded by two arterial Streets, 24th and 32nd Streets, and bisected by another, Broadway Road. Arterial streets provide necessary access for traffic generated by the residential, commercial and industrial land uses. Arterial streets serve as important

links for residential neighborhoods for freeway access, access to the airport and commuter traffic to downtown Phoenix. Twenty-eighth Street and Roeser Road are collector streets. Collector streets collect traffic from the neighborhoods and deliver it to the nearest arterial street.

Vehicular circulation should be directed toward arterial streets to protect the residential areas from excess traffic. A traffic calming system is proposed through the use of loop streets for the residential area on the east side of 24th Street south of Broadway Road. One loop would connect Tamarisk Lane and Marguerite Avenue and another would connect Chipman Road, Mobile Lane and Atlanta avenues as shown in Figure 19 on the following page.

The loops would stop vehicular access to 24th Street but still allow pedestrians to reach the street. Wier Avenue is not looped because it provides access to the Brooks Academy. Looping will increase traffic on Wier and Roeser mostly at the west end.

Note: this system is based on the proposed improvements for 24th Street as part of the "24th Streetscape Design Project" developed for the city by private consultants. The project includes the design of landscaped medians in 24th Street and Broadway Road that may affect circulation.

The loop street system will protect the residential neighborhood from the arterial streets. This is important to block the access of through traffic at the corners where the

major streets intersect each other such as 24th Street/Roeser and 32nd Street/Roeser.

There is the possibility to entirely reconfigure the street pattern in the area bounded by Jones Road on the north, Wood Road on the south, 24th Street on the West, and 28th Street on the east. This entire area could be assembled to develop a major redevelopment project, most likely for higher density housing. A new street configuration could be proposed for the internal circulation of the project.

3. Trails and Pedestrian Access

Pedestrian circulation in South Phoenix Village is important. Today the residential grid pattern intersects the arterial streets at various points. With the future development of the Four Corners project and the Rio Salado Habitat Restoration project, new pedestrian flows will be created. Residents will want to access the Rio Salado project to the north creating a north-south pattern.

Residents looking for neighborhood services accessible by foot at the Four Corners commercial development will create an east-west movement. With the help of the street looping, and the incorporation of streetscape design on Broadway Road, 24th Street, Roeser Road, and 32nd Street, it is possible to substantially improve the pedestrian circulation in the area and make it more attractive for residents. All streetscape design projects should incorporate trails and shaded pedestrian paths that must connect with sidewalks running along major streets so a safe and convenient pedestrian flow is created.

In 2000 the City Council adopted a trail system for the South Mountain Village. This system includes multi-use trails on most arterial streets. For the South Phoenix Village, there are planned trails along 24th Street and along 32nd Street. There is also a planned pedestrian trail running along Roeser Road. This trail can be connected with the trails on 24th and 32nd Streets so the pedestrian and trail systems are created.

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4. Streetscape

Streetscape is an important element for the redevelopment plan. Physical design improvements convey and reinforce a neighborhood's image and identity for residents and visitors.

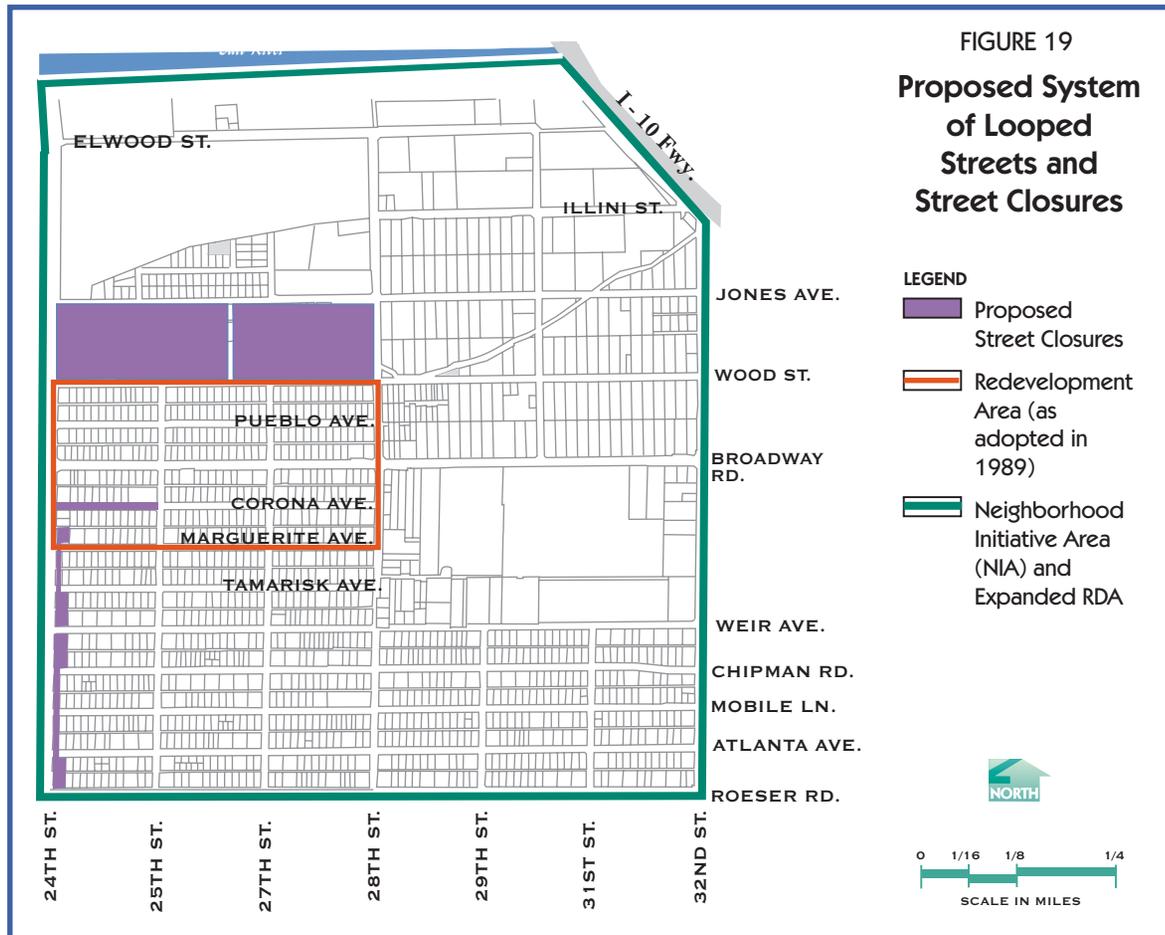
Streetscape improvements are proposed for 24th Street, 32nd Street, and Broadway Road. The "24th Streetscape Design Project" is planned but not funded. There is also a proposal to improve 32nd Street, and a streetscape design would be formulated. There is no project for Roeser Road, but the street can be improved with similar design themes used for 24th Street or 32nd Street if funding is available.

The "24th Streetscape Design Project" proposes design treatment for 24th Street and Broadway Road with the intersection representing the focus of the project. Improving the functional and aesthetic conditions of these arterial streets will serve as an important revitalization effort for the community. For Broadway Road, the Four Corners project proposes one eastbound lane to be eliminated and bicycle lanes provided.

The streetscape design treatments will give identity to the community. Streetscapes allow a significant opportunity to work as "gateway features." The streetscape design of 24th Street, for instance, is a gateway to Sky Harbor Airport. At the point where it crosses the Salt River, it is recommended that a sculpture/art work be provided as a primary point of access to the South Phoenix Village.

5. Transit and Transit Stops

Access to mass transit for people who work or live in the redevelopment area is provided on major streets at several locations. The bus routes which serve this area are 24, 45 and 61. The 24 bus runs on 24th Street from Baseline to Lincoln Drive and then goes west along Glendale Avenue. The



45 bus runs on Broadway from Power Road in Mesa to 15th Avenue in Phoenix. The 61 bus runs half a mile south of Roeser Road on Southern Avenue from 43rd Avenue in Phoenix to Power Road in Mesa. There is also bus route 52 which runs along Roeser Road from 15th Avenue to 48th Street. Route 30 runs a mile north on 32nd Street and then turns east on University Drive. Most bus stops will include shelter/accessory pads and right-of-way per city of Phoenix standards. Exceptions to this detail include bus stops at major street intersections, which will include a bus bay and shelter/accessory pad per city of Phoenix standards.

E. Open Space

1. Reuse of Sand and Gravel Operations.

Sand and gravel operations have been redeveloped into viable land uses within many different communities. By filling these pits the sites can become an amenity that brightens the neighborhood and brings life into a blighted area. Once compacted and properly filled, there are a number of ways such a site can be redeveloped. Uses for abandoned sand and gravel pits include things such as ponds, sports complexes, wildlife refuges, and open recreation facilities. All across the United States sand and gravel pits have been reused for a variety of purposes.

- *In Cherokee County, KS a 900-acre site has been transformed from barren rock and an abandoned sand and gravel operation, into a wildlife habitat restored to its natural state.*

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- *Chisman Creek and Wolf Trap parks, in York County, Virginia contain two softball fields, four soccer fields, two ponds, restrooms, parking lots, and more.*
- *At Chambers Creek, in the State of Washington, mining operations are continuing while reclamation takes place on the site. The 928-acre area, divided into eight areas, will be transformed over time into an arboretum, golf course, nature trails, picnic and play areas, view restaurant, and commercial offices, to name a few uses.*

Many things can be achieved by redeveloping abandoned sand and gravel pits. Open space and recreation activities not only provide needed amenities to any community, but may also aid in the restoration of the area to its natural state.

The above examples provide evidence that there are successful projects of all sizes. From Cherokee County's 900-acre site to Chisman Creek's 27-acre site, the redevelopment of sand and gravel pits can make a big impact on an area's future, beyond gravel extraction. It could also be possible with proper compaction of fill to redevelop the pits with housing or mixed use development.

2. Reuse of Landfills

The Environmental Protection Agency (EPA) estimates that there are over 3,000 active landfills in the United States, accepting a wide variety of materials. Although it is best to plan for the redevelopment of a site at the time the landfill is constructed, this is not always possible. Several factors pertain to redevelopment of landfill sites, including material accepted, degree of compaction, use of additives, slope, and cover issues (including thickness and ratio to waste).

The redeveloping of landfills can range from tennis courts to ski hills to equipment storage. Examples of redeveloped landfills across the country include several instances of outdoor recreation and parks.

- *Closed Loop Park in Thurston County, Washington is one of the first parks to be built on a landfill. The park contains planted flowers, herbs, and vegetables, as well as a jogging trail.*
- *The Santa Clara golf and tennis club in California sits on top of a 160-acre site originally occupied by a massive landfill, a four-lane road, and railroad lines. The club was built on the western end of the site, on top of a clay cap.*
- *Wildflowers and other vegetation are planted on top of a protective cap at the 50-acre Tybouts Corner landfill site. This EPA Superfund site in New Castle County, Delaware had been used as a sand and gravel quarry and then as a municipal landfill.*

The Lexington County landfill in Cayce, South Carolina, now contains a golf driving range with future plans for expansion to include a nine-hole golf course and batting cage.

For the South Phoenix Village there are two landfills in the expansion area. The first landfill is inactive with mixed waste and is located at the northeast corner of Elwood Street and 24th Street. There is a junkyard operating on that site. The second landfill runs along the Salt River north of Elwood between 26th Street and Interstate I-10. It is an inactive inert debris landfill. There is no land use on top. Reuse of both landfills north of Elwood will be considered as part of the "Beyond the Banks" area plan.

Redevelopment of landfills can prove to be a successful use of land thought to be no longer usable. The amenities that can be supported on a covered landfill vary in what the community's needs are. Covered landfills have proven to provide stable ground for the erection of structures, and use as park and recreation facilities. Covered landfills can be uncovered, regraded, and recovered to allow the proposed amenities of the community. The use of landfills for redevelopment is a practice that with technological advances can become a common practice within certain circumstances.

F. Planning Standards and Guidelines for Development

1. General Standards

The criteria and development standards included within the existing city codes and

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ordinances and the Phoenix General Plan will apply to all land use designations in the redevelopment area. They provide detailed guidance for densities, sites for new, innovative development in accordance with this plan. These revised regulations will also apply to future redevelopment activity. A new set of design guidelines may be developed by the city to facilitate specific goals of the "Beyond the Banks" area plan and the Four Corners project.

2. Land Use Plan Guidelines

To further assure compatibility with surrounding uses, the following additional guidelines are recommended for developments within the redevelopment area.

a. Multi-Family Residential

Locational guidelines for additional multi-family uses locating in the redevelopment area are recommended for all new multi-family housing in the area.

The location of new multi-family housing should:

- i. Act as a buffer for single family residential from commercial or commerce park uses
- ii. Act as a buffer for single-family residential from major or collector streets

- iii. Replace existing substandard apartments
- iv. Have amenities
- v. Follow Safe Scape Design Guidelines

New multi-family uses must meet all requirements of the city's design review guidelines and should also provide security measures. On site management is strongly encouraged and is required in any development receiving city assistance.

b. Commercial/Commerce Park

The land use plan provides for the expansion of commercial and commerce park land uses. To protect the residential neighborhood abutting non-residential areas, new commercial or commerce park uses should not be allowed to access Pueblo Avenue, Corona Avenue or any other local street where they abut residential development. Commercial or commerce park zoning requests for parcels that do not front Broadway Road should include stipulations that restrict local street access.

The alleys that divide each block may be abandoned to allow the extension of commercial or commerce park uses beyond the lots facing Broadway Road. Alley abandonment will be decided on a case by case basis according to the city's standard abandonment procedure. Alleys may not be abandoned until future development warrants their closure.

The Commerce Park and Commercial designations require site improvements that present a desirable appearance towards public streets and maintain compatibility with adjacent land uses. All proposed uses must adhere to the applicable local codes and ordinances that are currently in effect or that may be imposed by action of the city. In addition, the following guidelines shall apply:

- i. On site parking should be provided in a location that minimizes disruption of adjacent residential neighborhoods. Where feasible, underground or structured parking is recommended for multi-family units.*
- ii. On site parking visible from the property line should be screened with appropriate walls and landscaping.*
- iii. Direct vehicular access to local street should not be allowed.*
- iv. Building height, as defined in the Zoning Ordinance, should be restricted to two stories.*
- v. Where feasible, lot assembly and development are encouraged. Where lot assembly on a large scale is not possible, businesses should be encouraged to reduce driveway entrances, share common parking areas, have unified design, signage and landscaping themes.*

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vi. Businesses seeking incentives to locate in the redevelopment area should prepare and present an employment plan which encourages the creation of jobs for local residents.

3. Additional Guidelines for Publicly Assisted Projects

To ensure quality development of property acquired and/or disposed of by the city, or for which incentives are provided, additional guidelines may be applied. Guidelines for building intensities, land coverage and other development features should achieve plan objectives and accomplish the following:

- a. Avoid overcrowding of structures and the creation of traffic congestion on public streets.*
- b. Maintain sufficient open space to provide for landscaping and other amenities and for pedestrian movement and activity.*
- c. Maintain a balance between demands on and capacities of public utilities, facilities and services.*
- d. Ameliorate extreme climactic conditions and encourage energy conservation.*
- e. Ameliorate negative environmental conditions.*

- f. Contribute to the sense of place/uniqueness of the South Mountain character.*
- g. Durable and low-maintenance construction quality.*
- h. Address area concerns such as adequate enclosed storage off street, parking, and preferably two car garages.*

4. Requirements for Site Plans

To provide a basis for the review of new developments proposals and plans submitted to the city shall include, but not be limited to, standards and proposals for the following:

- a. The location amounts and types of parking to be provided.*
- b. The provision for landscaped development and improvement of open space areas, setbacks, streets, rights-of-way, and other open or public areas.*
- c. Appropriate building height and setbacks.*
- d. Appropriate vehicular loading and service areas.*
- e. Appropriate vehicular circulation patterns.*
- f. Facilities and/or designs to reflect climactic and environmental conditions and the need for energy conservation.*
- g. Control of signs and other features of site and structure designs.*

- h. *Location and design standards for all major streets and streetscape improvements.*
- i. *Location and nature of facilities required to meet public transportation uses and needs.*
- j. *Specific building intensities and land coverage.*
- k. *Compliance with city of Phoenix Dark Sky Ordinance.*
- l. *Compliance with city of Phoenix Water Conservation Goals and Policies.*
- m. *Specific land uses.*

V. PROPOSED REDEVELOPMENT ACTIONS

The city may undertake a number of actions to achieve the objectives of this plan. The Neighborhood Services and Planning departments, will participate in implementation efforts with the assistance from other city departments as needed. These redevelopment activities include but are not limited to the following:

A. Continued Planning

The city's ongoing involvement with redevelopment planning can help assure that the area develops in conformance with the guidelines in this redevelopment area plan. The city will continue working with the community to assess and respond to changing market conditions and needs, as well as the desires of residents/property owners/institutions within the South Phoenix Village Redevelopment Area.

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This activity may also involve planning efforts in conjunction with other public or private interests to accomplish plan objectives.

City departments will periodically report back to the community on their activities that impact the redevelopment area. City staff will also review and take action upon development proposals for projects within the area in a manner consistent with City Council direction. By assisting with coordination of planning and implementation for public and/or private projects within the redevelopment area, the city can help to ensure that these projects conform with redevelopment plan standards, zoning and other city regulations.

B. Technical Assistance and Counseling

The city may provide technical assistance and counseling to property owners, residents and institutions within the area, regarding the methods and impacts of planned implementation. The city may assist with the preparation of commercial or residential 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/informational documents which aid in the achievement of 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. The city may fund increases in certain services through the budget process and such programs as the Neighborhood Initiative Area which provides enhanced code enforcement, housing rehabilitation and community support.

D. Preparation of Land for Redevelopment

The city may undertake a variety of actions within South Phoenix Village 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 therein, necessary or incidental to the achievement of plan objectives.
2. **Clearance and Land Preparation** - Hold, improve, clear or prepare for development or redevelopment any such property.
3. **Disposition** - Sell, lease, exchange, transfer, assign, subdivide, retain for its own use, mortgage, pledge 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, commercial, industrial or other purposes as outlined in this plan, to achieve the plan objectives.
5. **Covenants** - Make any of the covenants, conditions, and restriction of the forgoing contracts, covenants running with the land and provide appropriate remedies for any

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VI. MANAGEMENT AND IMPLEMENTATION OF THE REDEVELOPMENT PLAN

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

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

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

A. Citizens Advisory Committee

The community will appoint a Citizens Advisory Committee (CAC) to assist and advise in the implementation of this redevelopment plan. The Community Excellence Project (CEP) has been recognized by the city as the CAC. CEP is

breach of any such covenants or conditions, including the right in a municipality to terminate such contracts, any interest in the property created pursuant thereto.

- 6. Subdivision** - The city may subdivide, vacate, or otherwise change the recorded arrangement of property under its control in order to accomplish the objectives of this plan.

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

an independent corporation that has their own appointment and election process.

Some years back, the City Council did, by policy action, acknowledge the CEP as the advisory committee for the South Phoenix Village. This was done by community request. The CEP committee will advise the city regarding activities to implement the redevelopment plan. Such participation will be evidenced by committee recommendations to the appropriate city bodies. The city agrees to:

1. Inform the citizens advisory committee of significant activities undertaken by the city to promote the goals and objectives of the redevelopment plan.
2. Notify the citizens advisory committee of significant applications for rezoning and development projects in the vicinity that will impact the redevelopment area. This citizen participation guideline will be amended to conform to City Council policies.

B. Activities that the City May Undertake

1. Conduct studies, analyses and preparation of plans, project proposals, budgets, contracts, recommendations for codes and legislation, applications, and other documents or materials required to advance the implementation of plan objectives.
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.

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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 enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties subject to the limitation of its powers and resources.
5. Collect, accept and disburse funds, properties, services and other things of value from donation, grants, fees, rents, use charges, tax levies and other sources subject to overall budgetary and program approval by the City council for the purpose of achieving plan objectives.
6. Other actions which are legally permitted and are required to implement the plan.

C. Redevelopment Area Improvement Program

The city will prepare an annual action plan with community participation and input for public activities and public improvements in the redevelopment area, as part of the annual work plan. No expenditures or binding commitments for expenditures may be made which are not parts of a budget approved by the Council. With City Council authorization, the city will prepare a program budget to accomplish public actions recommended by staff and approved by the City Council. The budget will identify project and program expenditure categories as well as sources of funding.

D. Project and Action Proposal Review

Any project or activity to be undertaken in the redevelopment area by a private or a public agency, which requires public action or approval, will be subject to review by the city and the Citizens Advisory Committee organized to oversee the implementation of this redevelopment plan. The city will assure adequate coordination of advice and review by different departments of city government and other affected governmental entities. The city and/or citizens committee may develop and publish additional criteria and procedures to govern this review process. These procedures will be based upon 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. That division may provide advice on technical planning, or similar assistance related to such proposals, on an informal basis.
2. For all city initiated proposals requiring City Council action, a briefing report shall be provided which:
 - a. Describes estimated costs and impact of the proposal in relation to plan objectives.
 - b. Delineates the nature and scope of public actions and commitments required, including those to be taken directly by the city or 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.
3. Private developer(s) may be invited to present their projects to the city and to the citizens advisory committee.
4. Proposals submitted by developers will include streetscape improvement plans, building design guidelines or other area improvement plans adopted by the CAC.

E. Financing

The Neighborhood Services Department currently implements the Neighborhood Initiative Area (NIA) program, which delivers coordinated and comprehensive services to targeted neighborhoods. South Phoenix Village is a designated NIA. Subject to funding each year, the program targets programs such as the following: code enforcement, housing rehabilitation and reconstruction, blight elimination, infrastructure and commercial and housing development. Annual action plans are developed in partnership with the neighborhood.

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

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

The redevelopment project will be financed primarily by private investments. With the concentration of allied development opportunities within the redevelopment area, the city will seek to attract private investment to the area. Any public financing will result from the redevelopment area improvement program described above. Possible sources of public financing may include but are not limited to federal, state, city and private grants or loans, improvement district financing and contributions.

Prior to the exercise of 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:

- i the proposed method and estimated cost of the acquisition and preparation for redevelopment of that portion of the redevelopment area in which the redevelopment project is located;
- ii an estimate of the proceeds or revenues to be received from the disposal of such real property to redevelopers; and
- iii the method of financing the redevelopment activities relating thereto. Such provisions in the ordinance or resolution shall be deemed to be an addendum to this redevelopment plan.

SOUTH PHOENIX VILLAGE

REDEVELOPMENT AREA PLAN

G. A Statement of Redevelopment Plan Completion

Unless otherwise extended by City Council action, the South Phoenix Village Redevelopment Area Plan shall terminate fifteen years from the City Council formal approval date of the expanded

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 Coverage 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 area 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. Section IV generally indicates the anticipated nature and incidence of most such changes. The most significant street layout change proposed is reflected in the 24th Street and Broadway conceptual streetscape plan. This includes improvements on 24th Street and Broadway that consist of landscaped and decorative flush medians, landscaped buffers, public art, a multi-use trail and looping of internal streets in South Phoenix Village.

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 are 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

SOUTH PHOENIX VILLAGE

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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 will specify costs and revenues as part of the redevelopment 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 Area

Families and businesses displaced as a result of property acquisition by the city in the

redevelopment area shall be relocated in accordance with the Arizona Revised Statutes, and when Federal funds are used, the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

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, the citizens committee and city staff.

If substantial changes are proposed for the redevelopment plan after the lease or sale of property in the project area, the changes shall not be applicable to redevelopers who have already executed a Disposition and Development Agreement, and/or Lease Agreement 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.

SOUTH PHOENIX VILLAGE
REDEVELOPMENT AREA PLAN

EXHIBIT A

LEGAL DESCRIPTION OF THE SPV RDA BOUNDED BY 24TH STREET, ROESER ROAD, 32ND STREET, AND THE RIGHT OF WAY OF INTERSTATE 10

That part of Sections 23 and 26, Township 1 North, Range 3 East, G&SRB&M, described as follows:

COMMENCING at the Southwest corner of the Northwest quarter of said Section 26;

thence North along the West line of said Northwest quarter, being also the monument line of 24th Street, as shown on and dedicated by BEN-JO ESTATES, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 35 of Maps at page 24, a distance of 25 feet to its intersection with the monument line of Roeser Road, as shown on and dedicated by said BEN-JO ESTATES, and the POINT OF BEGINNING;

thence Northerly along the West line of the Northwest quarter of said Section 26 and the monument line of said 24th Street to the Northwest corner of said Northwest quarter, being also the Southwest corner of said Section 23, and also being in the monument line of Broadway Road, as shown on and dedicated by BROADWAY ESTATES, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 34 of Maps at page 12;

thence Northerly along the West line of the Southwest quarter of said Section 23, being also the monument line of said 24th Street to the Northwest corner of the Southwest quarter of said Section 23;

thence continuing Northerly along the West line of the Northwest quarter said Section 23 to the Southerly bank of the Salt River;

thence Easterly and Northeasterly along the Southerly bank of said Salt River to its intersection with a Southwesterly right of way line of Interstate 10;

thence Southeasterly along said Southwesterly right of way line to an angle point therein;

thence Easterly, continuing along said right of way line, to an angle point therein;

thence Northeasterly, continuing along said right of way line, to an angle point therein;

thence Southeasterly, continuing along said right of way line, to a point of curvature in a circular curve concave Northeasterly;

thence Southeasterly along the arc of said curve and continuing along said right of way line to its intersection with the monument line of 32nd Street, as shown on and dedicated by CAREFREE 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 18, being also the East line of said Section 23;

thence Southerly along the monument line of said 32nd Street and said East line to its intersection with the monument line of Broadway Road, formerly known as Broadway Street, as shown on and dedicated by said CAREFREE HOMES, being also the Southeast corner of said Section 23 and the Northeast corner of said Section 26;

thence continuing Southerly along the monument line of said 32nd Street and the East line of said Section 26 to its intersection with the monument line of said Roeser Road;

thence Westerly along the monument line of said Roeser Road to the POINT OF BEGINNING.



Checked myjm Date 6-13-02

01185-RM.DOC

Prepared August 10, 2001,
in Title Section,
Real Estate Division
By ROGER M. MITCHELL,
Property Specialist

SOUTH PHOENIX VILLAGE

REDEVELOPMENT AREA PLAN

EXHIBIT B

CITY OF PHOENIX

GENERAL RELOCATION POLICY

Relocation activities for the South Phoenix Village Redevelopment Area Plan will be carried out by the Real Estate Section, Finance Department of the City of Phoenix. The City of Phoenix will assume responsibility for assurance that relocation assistance is provided and payments are made to families, individuals, and businesses in accordance with Public Law 91-646, and appropriate regulation 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.
- Notification of availability of decent, safe and sanitary replacement dwellings within a reasonable period of time prior to displacements.
- Notification 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. Provide assistance in completing applications, claims and other required forms.
- Determine the need, if any, for relocation assistance.
- Provide current information 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.

SOUTH PHOENIX VILLAGE
REDEVELOPMENT AREA PLAN

Res. No. 17613

RESOLUTION NO 17613

**A RESOLUTION OF THE CITY OF PHOENIX, ARIZONA
APPROVING THE REDEVELOPMENT PLAN FOR THE SOUTH PHOENIX VILLAGE
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. 17242 adopted on the 30th day of March, 1988, found that a slum area exists within the corporate limits of the City of Phoenix described as the South Phoenix Village 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 South Phoenix Village Redevelopment Area dated December 6, 1989, consisting of 37 pages, has been prepared and referred to the Council of the City of Phoenix for review and approval, and

WHEREAS, the City Planning Commission of the City of Phoenix has previously reviewed such Redevelopment Plan for the South Phoenix Village 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 South Phoenix Village 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 South Phoenix Village Redevelopment Area dated December 6, 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 South Phoenix Village Redevelopment Area dated December 6, 1989, attached hereto as Exhibit A, is hereby approved and adopted.

PASSED by the Council of the City of Phoenix this 20th day of December, 1989.

ATTEST:

Acting City Clerk

MAYOR

APPROVED AS TO FORM:

Acting City Attorney

REVIEWED BY:

Assistant City Manager

SOUTH PHOENIX VILLAGE
REDEVELOPMENT AREA PLAN

Resolution No. 19473

RESOLUTION NO. 19473

**A RESOLUTION FINDING THE EXISTENCE OF A REDEVELOPMENT AREA IN THE CITY OF PHOENIX,
AND DECLARING THE NECESSITY FOR 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: The survey identified two major land uses that predominate in the expansion area. About 24% of the area includes residential uses while 29% includes industrial or commercial uses. However, the largest proportion of the land is vacant nearly 33% of the entire expansion area. The vacant lots are mostly littered with garbage and discarded debris. A sand and gravel operation area along the Salt River represents 11% of the area. Other uses represent the remaining 3%. In general, there are 493 single-family housing units, 112 multi-family housing units, 38 churches, and 110 buildings with industrial or commercial uses. Existing land uses conform generally with the existing zoning districts.
2. Building Conditions: Based on the building conditions field survey, 59% of the building structures in the area are in good condition or need minor repair while 41% need major rehabilitation or are not economically feasible to repair. However, this proportion of building conditions is not the same for the entire area. In particular, the area north of Broadway and west of 28th Street (about 25% of the NIA's area) shows the opposite proportion with 63% of units needing major repairs or infeasible to rehabilitate, and only 37% of units in good condition or needing minor repairs.
3. Street Conditions: All the streets in the area are paved and have rolled curbs, but only the major streets have sidewalks. Recently constructed industrial development on the south side of Broadway Road east of 28th Street, has provided landscaping and sidewalks on that portion of the street.
4. Water and Sewer Conditions: Based on the existing maps for water and sewer supply lines in the area, there is sufficient water and sewer capacity in the expansion area to support infill housing projects. However, about 25% of the area predominantly zoned as an industrial district (NWC of 32nd Street and Broadway), lacks sufficient water and sewer capacity to support any significant new redevelopment projects.
5. Neighborhood Maintenance Ordinance Enforcement: Recent data provided by Neighborhood Services Department indicates that from 1995 to 1999 at least 611 cases (or 45% of all yard areas) were opened in the proposed expansion area due to either zoning violations or property maintenance violations or a combination of both. Only 735 residential or commercial buildings (55% of all yard areas) were in compliance with the Neighborhood Preservation Ordinance (NPO) in 1999. Most blight violations include the presence of inoperable vehicles, junk, litter, trash, and overgrown vegetation.
6. Fire: A total of 322 cases of potential fire hazards such as overgrown weeds, vegetation and trash violations were opened in 1997 within the NIA area boundaries. Approximately 17 % of the cases remain open.
7. Crime: Crimes per 1,000 residents in the area exceed city averages in almost all crime categories. Statistics from the Police Department indicate that from 1996 to 1999 crime in the South Phoenix Village NIA has been consistently as well as substantially above the city average, particularly in homicide, aggravated assault, robbery, auto theft, drug crime, gang crime, and domestic violence categories. Gang crime rates, while still three times the city average, have dropped dramatically in the last two years.

SOUTH PHOENIX VILLAGE
REDEVELOPMENT AREA PLAN

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 within the boundaries of the Map attached hereto as Exhibit A, and incorporated herein by this reference; there are unsanitary and unsafe conditions; there is a deterioration of the area and other improvements; and there is a diversity of ownership; all of which individually or in combination substantially impairs or arrests the sound growth of Phoenix, retards the provisions of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use. Therefore, a redevelopment area is hereby found to exist in the City of Phoenix within the boundaries of the Map attached hereto as Exhibit A.

SECTION 2. The redevelopment of that 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 21st day of June, 2000.

ATTEST:

Vicky Hill City Clerk

APPROVED AS TO FORM:

Kent T. Russell City Attorney

REVIEWED BY:

Frank S. Salsbery City Manager

[Signature]
MAYOR

RESOLUTION NO. 19473

SOUTH PHOENIX VILLAGE
REDEVELOPMENT AREA PLAN

Resolution No. 19724

RESOLUTION NO. 19724

A RESOLUTION OF THE COUNCIL OF THE CITY OF PHOENIX ADOPTING THE SOUTH PHOENIX VILLAGE REDEVELOPMENT AREA PLAN.

WHEREAS, Title 36, Chapter 12, Article 3, of the Arizona Revised Statutes, provides for redevelopment of areas within municipalities;

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;

WHEREAS, the Council of the City of Phoenix in Resolution No. 17242, passed on March 30, 1988, found that a redevelopment area exists within the boundaries of the corporate limits of the City of Phoenix described as the South Phoenix Village Redevelopment Area (the "Current South Phoenix Village") and in Resolution No. 17613 passed on December 20, 1989, adopted the South Phoenix Village Redevelopment Area Plan, which was recorded in the Office of the Maricopa County Recorder on January 3, 1990 as Document No. 90-003849;

WHEREAS, the Council of the City of Phoenix, in Resolution No. 19473 passed on June 21, 2000 found that a redevelopment area exists within the boundaries of the area identified as the Proposed South Phoenix Village Redevelopment Area Expansion on the Map attached thereto as Exhibit A (which includes within its boundaries the Current South Phoenix Village); and

WHEREAS, (1) a shortage of housing of sound standards and design, adequate for family life, exists in the City; (2) the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas under redevelopment; (3) 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; and (4) the development of the area for predominantly residential uses is an integral part of and essential to the program of the City for the redevelopment of the area.

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

SECTION 1. That the expanded South Phoenix Village Redevelopment Area Plan attached hereto as Exhibit A (the "Plan"), with boundaries extending generally from the Salt River to the north, 24th Street to the west, Roeser Road to the south and 32nd Street to the east, be adopted.

PASSED by the Council of the City of Phoenix this 7th day of November, 2001.

ATTEST:

Vicky Neal City Clerk

APPROVED AS TO FORM:

William Beck Acting City Attorney

REVIEWED BY:

Cheryl Alley Acting City Manager

[Signature]
MAYOR