

GARFIELD REDEVELOPMENT PLAN

Produced by the City of Phoenix, Arizona
Adopted by the City Council on March 17, 1999

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City of Phoenix

GARFIELD REDEVELOPMENT PLAN

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Note: pages in the printed plan and those in this web version may not be numbered the same.

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I. INTRODUCTION

Redevelopment planning is designed to encourage reinvestment in an area experiencing blight, deterioration and obsolescence. The redevelopment plan provides an opportunity for the City of Phoenix in conjunction with neighborhood residents and property owners to identify long term development goals and, through coordination of public/private action, devise mechanisms to reverse blighting influences and promote physical improvements in the area.

This document provides the framework for redevelopment of the Garfield Redevelopment Area. The redevelopment plan has been developed to promote sound design and land use in conformity with the City's [General Plan](#). It has been prepared to meet the requirements of [Arizona Revised Statutes 36-1471](#). The plan provides the legal basis to enable public acquisition and disposition of property to prevent the reoccurrence of negative conditions which led to the establishment of the redevelopment area.

Garfield residents and property owners, as well as their neighborhood organization, have provided clear direction about what they want for the future of the neighborhood. The land use plan and the policies contained in this plan are designed to continue and improve the existing single family character of the interior of the neighborhood. The existing zoning will continue to allow apartments which should also be part of improvement efforts. Existing commercial development along 7th, Van Buren, and 16th Streets should be improved where needed. In some cases it may be possible to consolidate commercial land adjacent to those major streets to provide needed services and quality development consistent with neighborhood goals.

II. DESCRIPTION OF URBAN REDEVELOPMENT AREA

A. Redevelopment Area Boundaries

The Garfield Redevelopment Area is located immediately east and north of Downtown Phoenix. The redevelopment area extends east from 7th Street to 16th Street and south from the I-10 Papago Freeway to Van Buren Street. It includes most of the lots on the south side of Van Buren Street as well as those on the east side of 16th Street. It does not include the frontage on the east side of 7th Street or most of the lots on the south side of Van Buren west of 11th Street because those are included in the [Downtown Redevelopment Plan](#).

The [Redevelopment Area Boundary Map, Figure 1](#), delineates the project boundaries and the legal description is provided in [Exhibit A](#). [Adjacent Redevelopment Areas, Figure 2](#) shows the boundaries of other adjacent redevelopment areas.

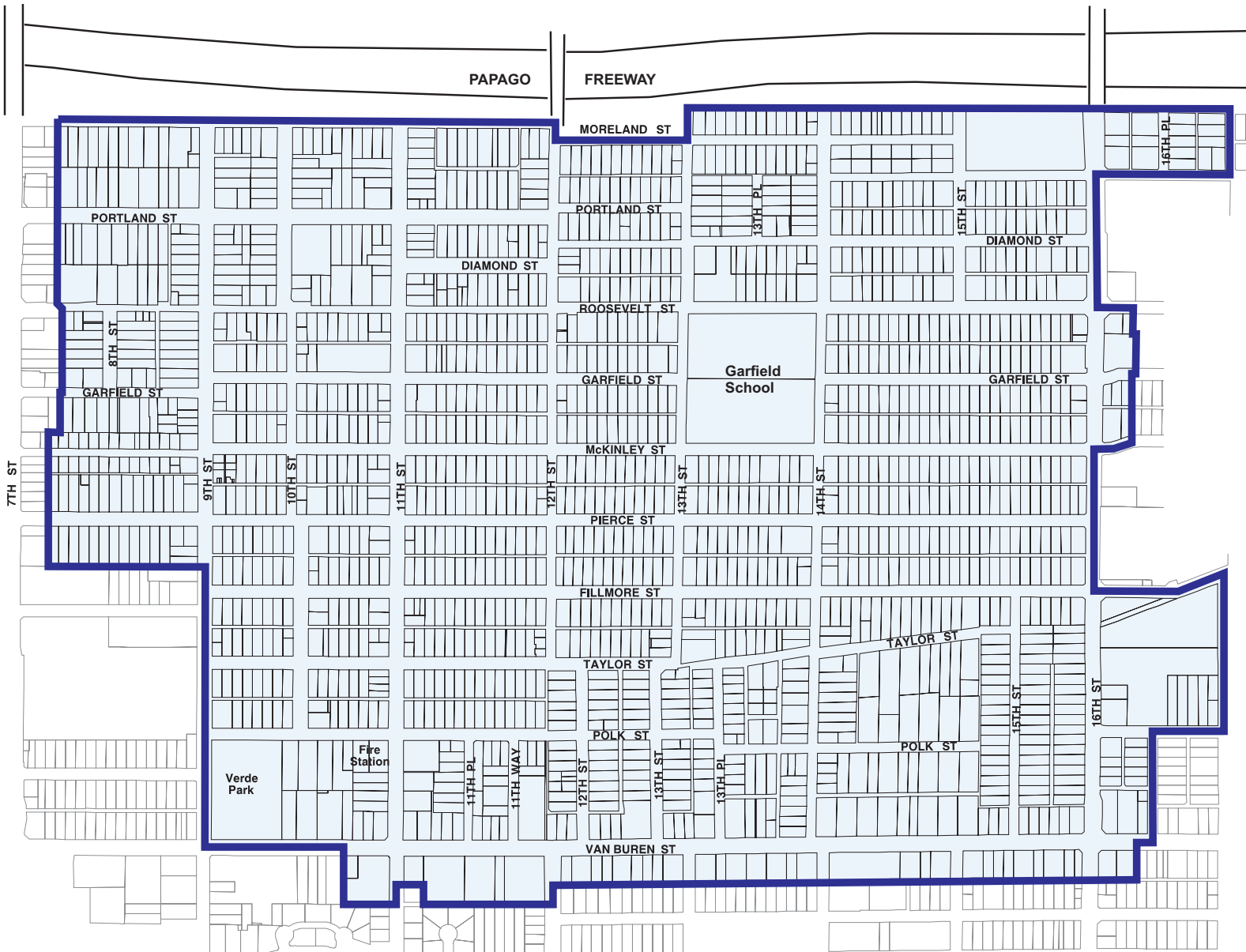
B. Existing Land Use and Zoning

A land use survey was conducted by City of Phoenix Planning and Neighborhood Services Departments staff in August 1998 for the Garfield Redevelopment Area. Existing land uses along Van Buren Road and 16th Street consist of freestanding commercial properties. Residential properties are a mix of single family and multi-family units.

Because of the many rear apartment units, alleys are important access points and in some locations serve as streets for large amounts of traffic.

The [existing land uses](#) in the redevelopment area are shown on [Figure 3](#).

The [existing zoning](#) for the redevelopment area is shown on [Figure 4](#). It should be noted that the existing zoning allows multi-family development throughout the neighborhood, although many areas are primarily developed as single family.



LEGEND

-  Garfield Redevelopment Area Boundary

GARFIELD REDEVELOPMENT AREA

BOUNDARY

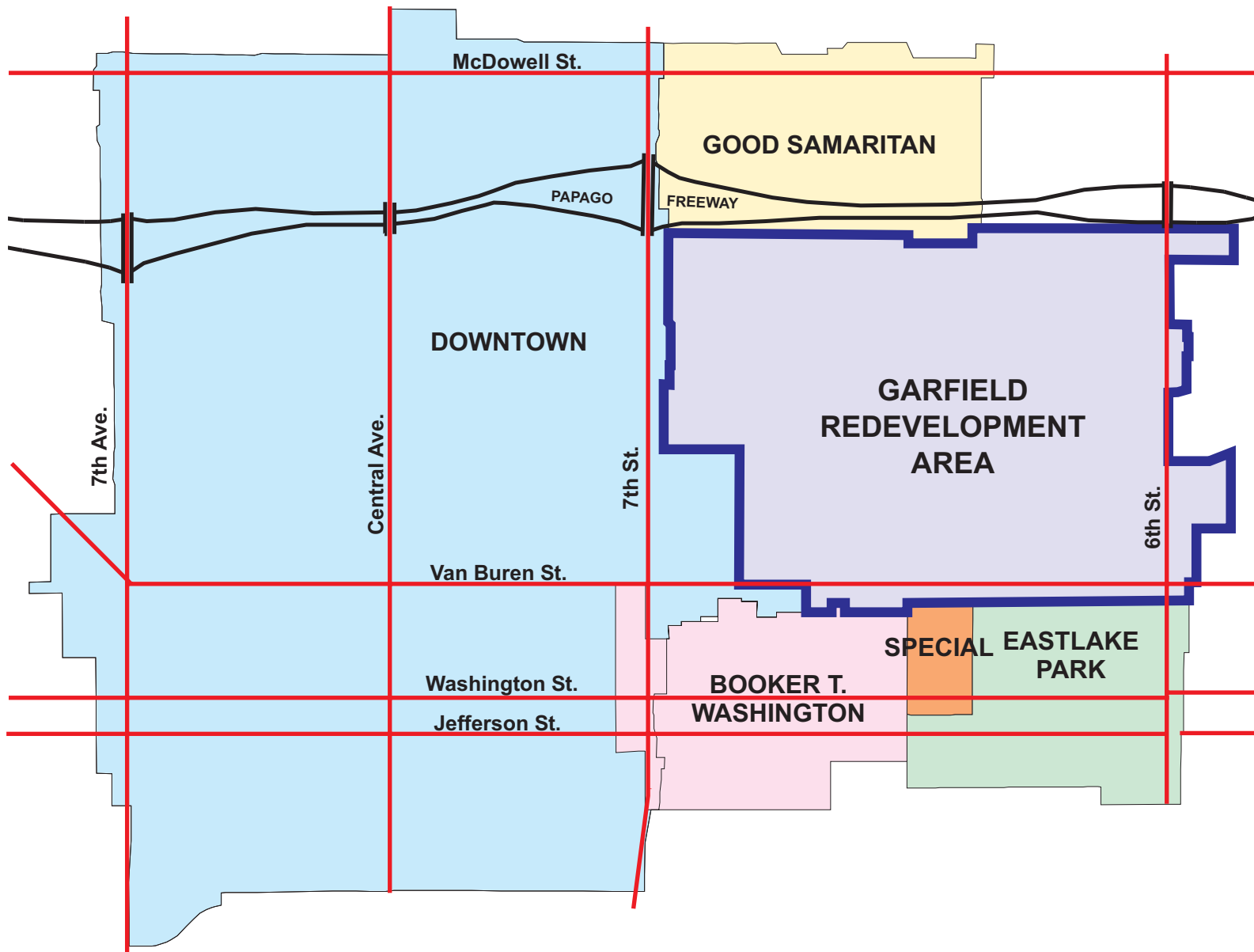
FIGURE 1




0 200 600 400 800

Scale in Feet

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GARFIELD REDEVELOPMENT AREA
REDEVELOPMENT AREAS SURROUNDING
GARFIELD REDEVELOPMENT AREA
 FIGURE 2

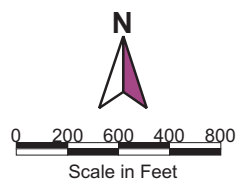
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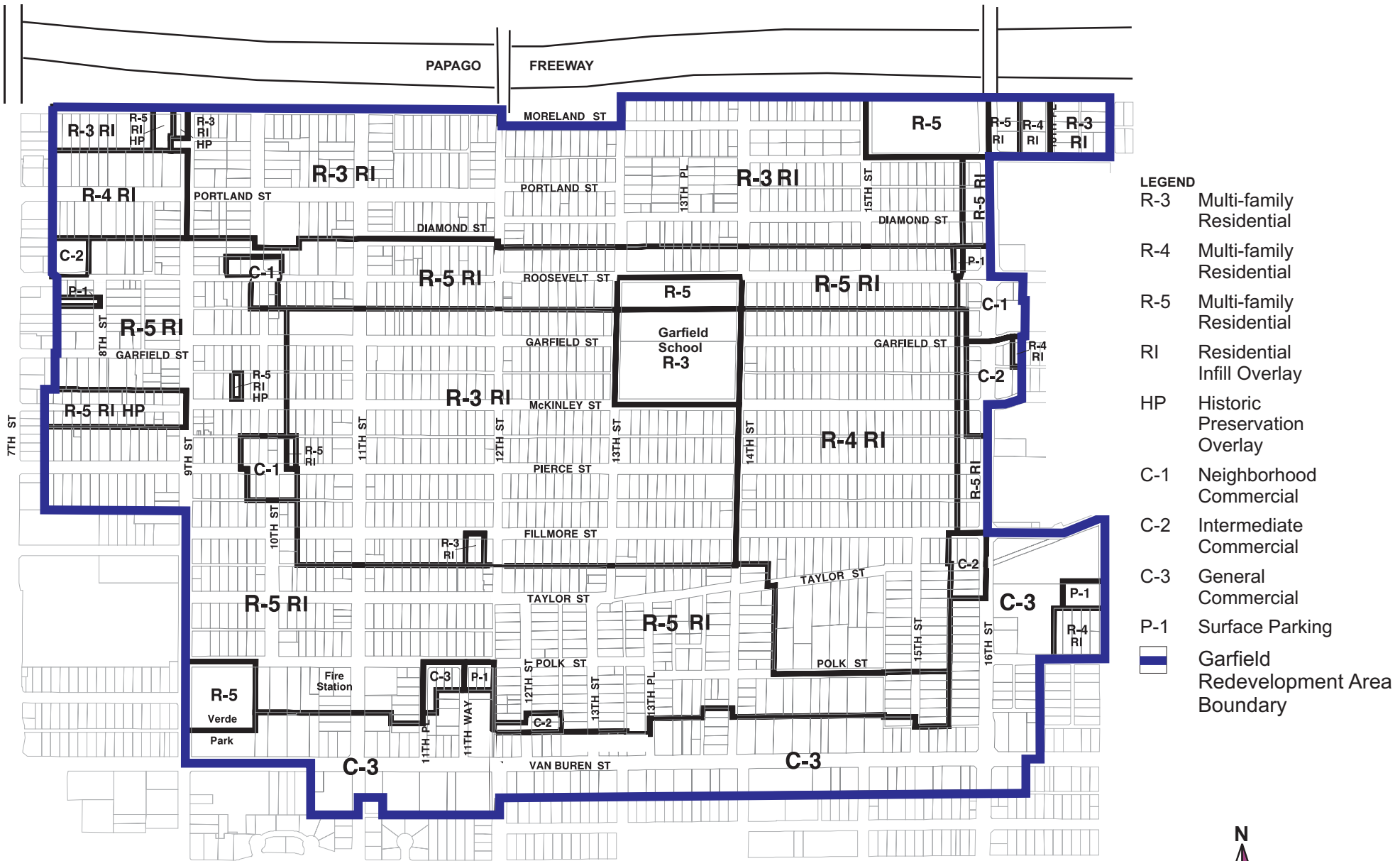
- LEGEND**
- Single Family
 - Two family
 - Multi-family
 - Commercial
 - Public/Quasi-Public
 - Vacant
 - Garfield Redevelopment Area Boundary


**GARFIELD REDEVELOPMENT AREA
EXISTING LAND USE**

FIGURE 3



Scale in Feet
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- LEGEND**
- R-3 Multi-family Residential
 - R-4 Multi-family Residential
 - R-5 Multi-family Residential
 - RI Residential Infill Overlay
 - HP Historic Preservation Overlay
 - C-1 Neighborhood Commercial
 - C-2 Intermediate Commercial
 - C-3 General Commercial
 - P-1 Surface Parking
 -  Garfield Redevelopment Area Boundary

GARFIELD REDEVELOPMENT AREA

ZONING
FIGURE 4



200 0 200 400

Scale in Feet

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C. Existing Building Conditions

In June of 1998 a building condition survey was conducted by City of Phoenix inspectors in the Garfield Redevelopment Area. The inspectors rated the conditions of electrical service, plumbing, structural appearance, and natural light and ventilation. Based on the cumulative numerical rating of the exterior conditions, all buildings were aggregated into one of three categories:

Normal Repairs Needed	4.6
Minor Repairs Needed	21.4
Major Repairs Needed	<u>74.0</u>
	100.0%

These 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. Almost three quarters of the buildings surveyed in the redevelopment area were classified as "Major Repairs Needed". The cost to rehabilitate these structures could be more than half the value of the buildings. This predominance of deteriorating buildings is a clear indication of the need for redevelopment efforts in this area.

The condition of existing structures in the project area is shown on [Figure 5, Existing Building Conditions Map](#).

There have been approximately 28 new single-family residences constructed in the neighborhood as part of the City sponsored Garfield Neighborhood Initiative Area (NIA), some in partnership with a non profit group. The City has also rehabilitated approximately 150 houses in the area since 1994.

D. Street Improvements

The City recently improved Taylor Street between 14th and 15th Streets. The neighborhood has identified the

need to improve, widen and realign portions of Roosevelt Street west of 12th Street.

E. Utility Inventory

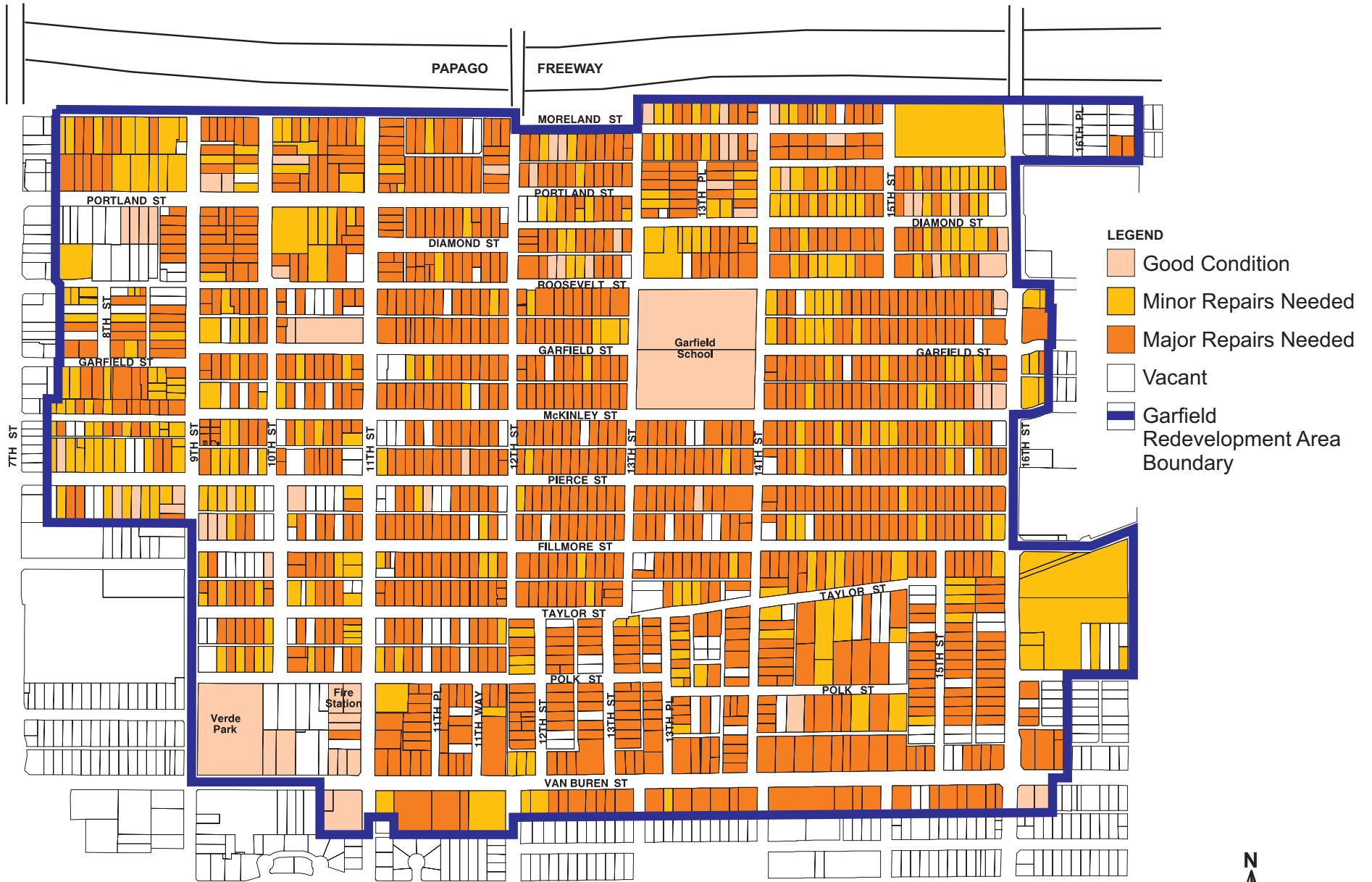
Major water, sewer, gas and telephone facilities exist along several of the streets and alleys within the redevelopment area. Any plans for future development must take into consideration existing infrastructure serving the redevelopment area. [Figures 6, 7, 8, 9 and 10](#) detail [Underground Utilities](#) within the Garfield Redevelopment Area.

III. NEIGHBORHOOD VISION AND GOALS

In 1992 the Phoenix City Council adopted the Garfield Neighborhood Plan. Through the numerous meetings needed to create this plan, neighborhood residents and property owners developed a detailed neighborhood vision and goals for the Garfield Neighborhood. With a few minor changes to reflect some goals achieved, this vision and the associated goals continue to describe the priorities of neighborhood residents and property owners today.

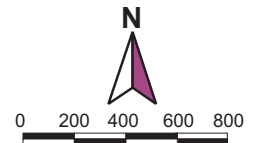
Neighborhood Vision

- ▶ A stable residential neighborhood which offers a variety of housing opportunities for low, moderate, and middle income residents.
- ▶ A stable population (including families) living in the neighborhood and enjoying the conveniences of living in the Central City.
- ▶ Neighborhood shopping and retail services within walking distance to support the needs of Garfield residents.

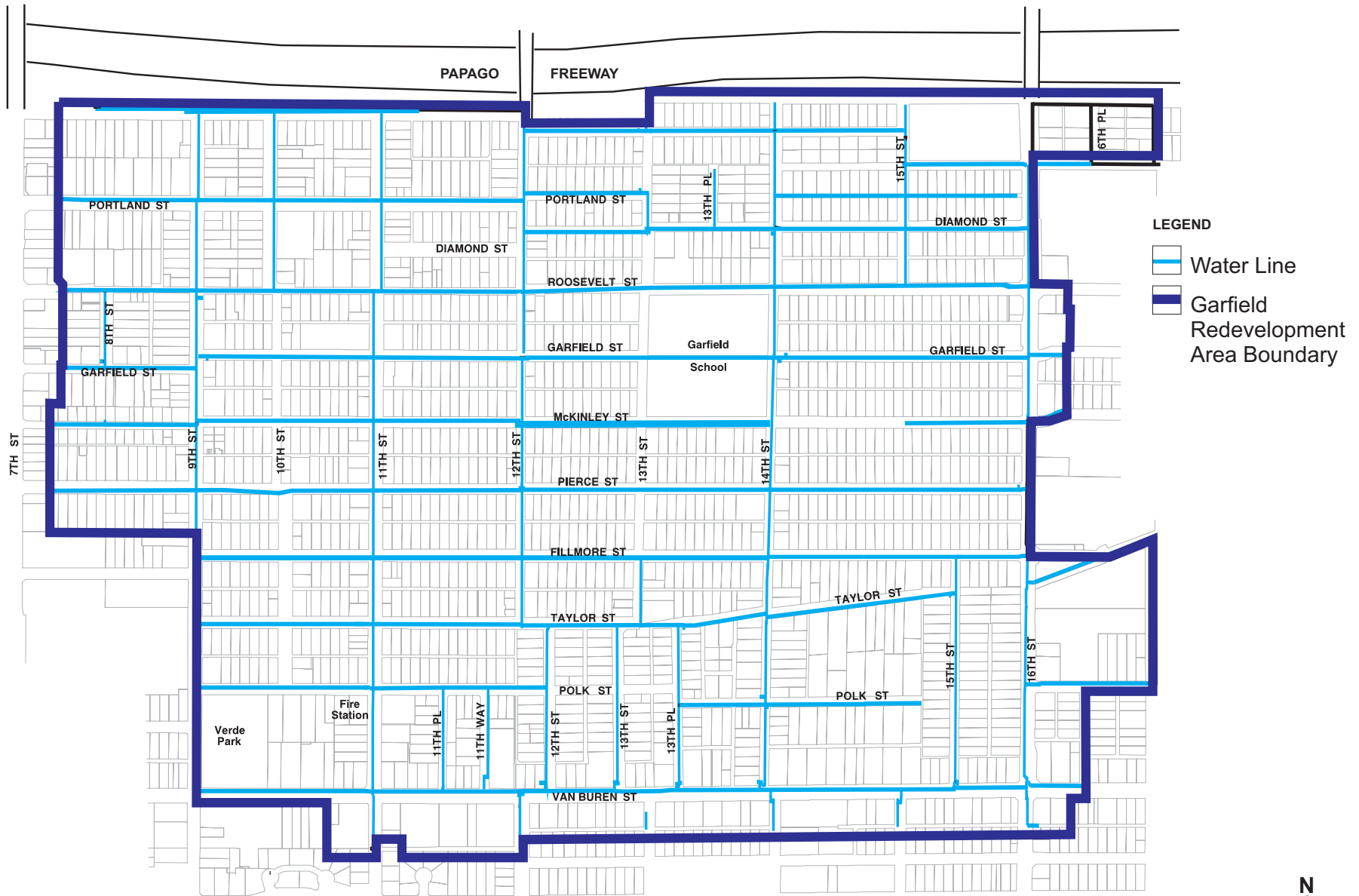


**GARFIELD REDEVELOPMENT AREA
EXISTING BUILDING CONDITIONS**

FIGURE 5

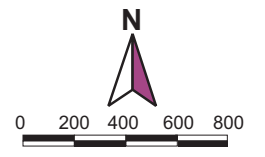


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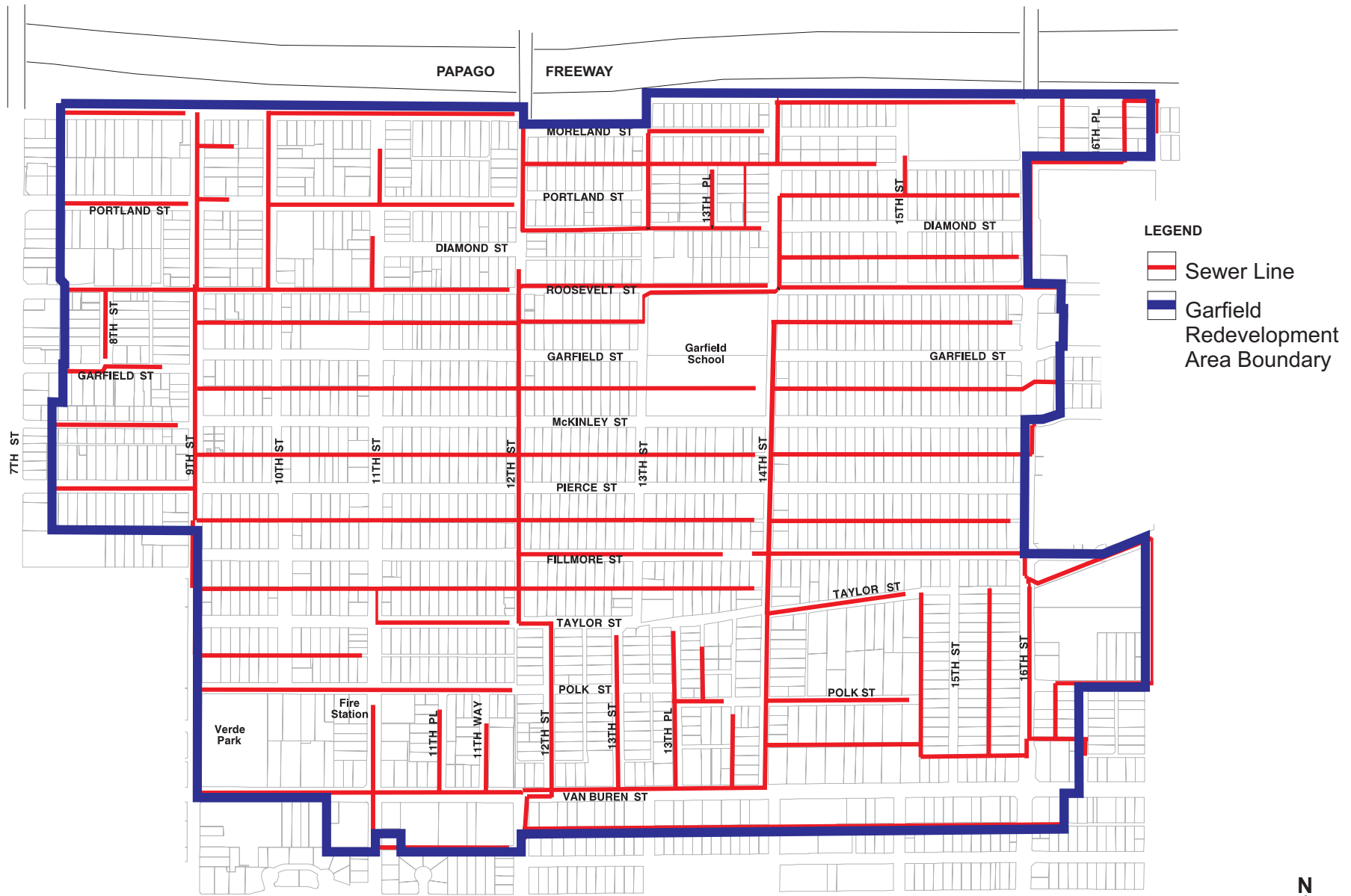


**GARFIELD REDEVELOPMENT AREA
UNDERGROUND WATER LINE**

FIGURE 6

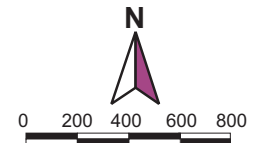


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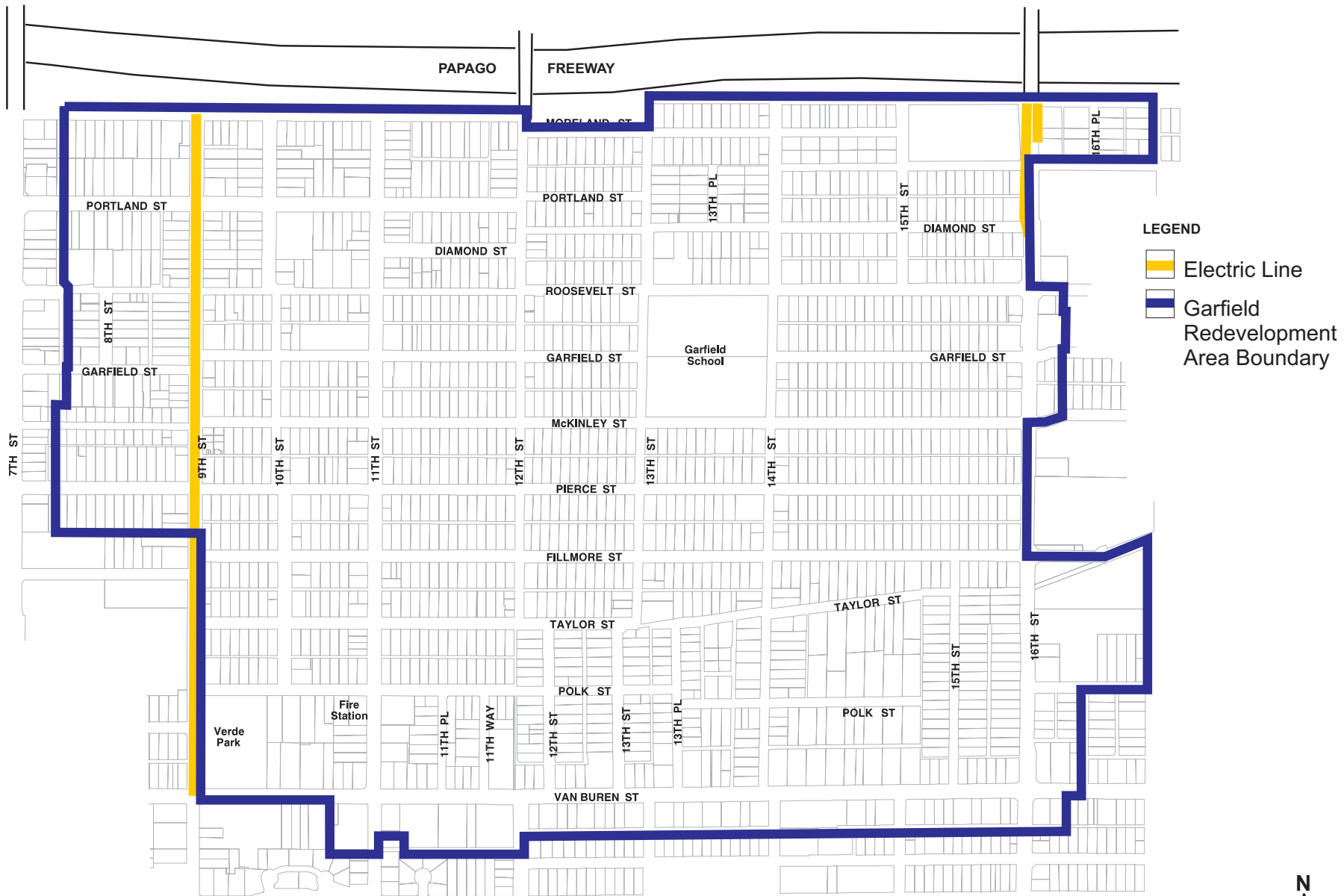


**GARFIELD REDEVELOPMENT AREA
UNDERGROUND SEWER LINE**



FIGURE 7



Scale in Feet
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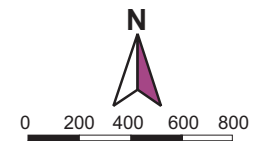


LEGEND

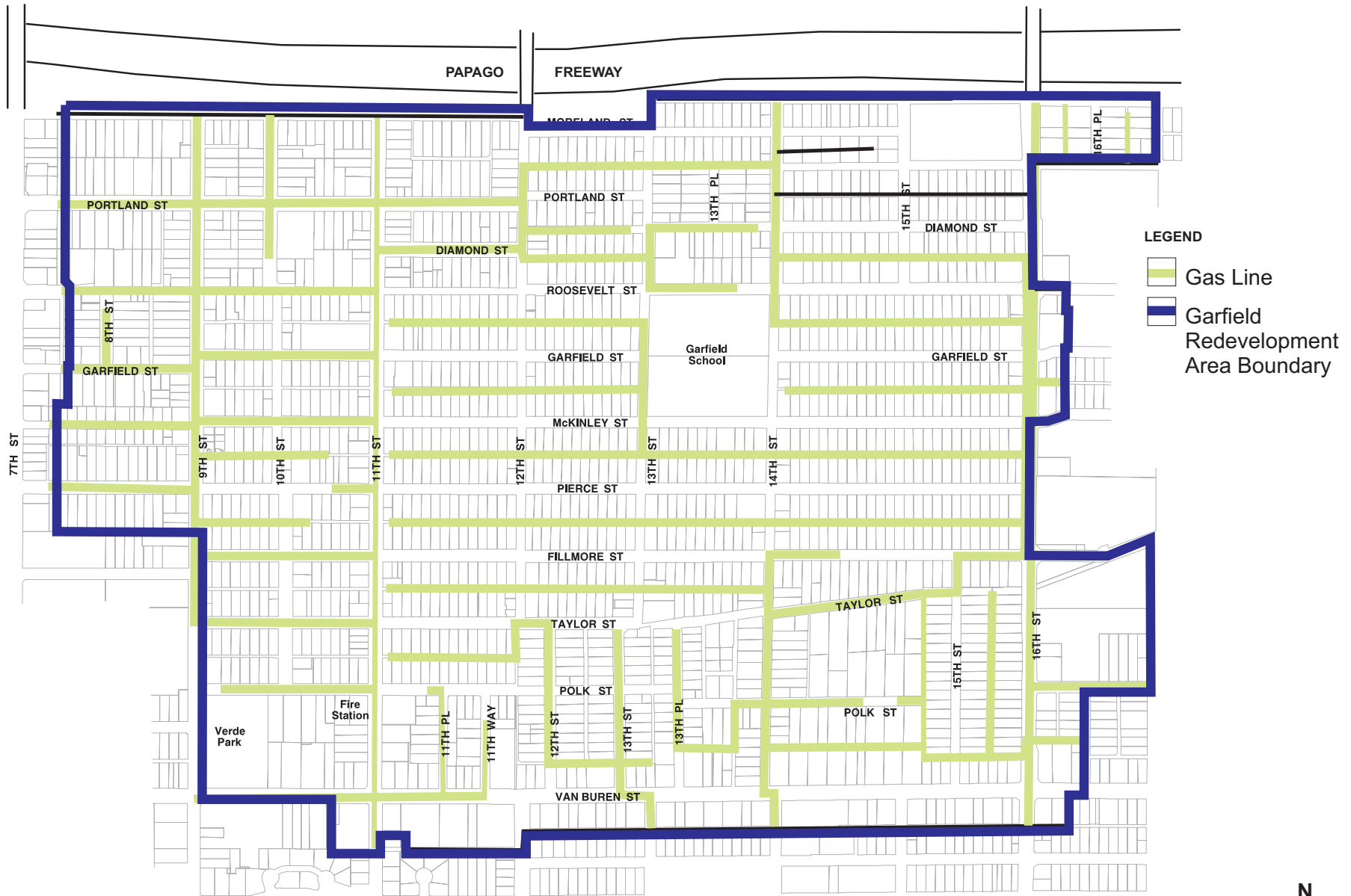
-  Electric Line
-  Garfield Redevelopment Area Boundary

**GARFIELD REDEVELOPMENT AREA
UNDERGROUND ELECTRIC LINE**

FIGURE 8

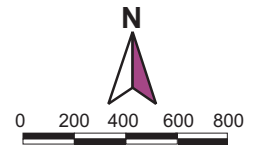


Scale in Feet
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**GARFIELD REDEVELOPMENT AREA
UNDERGROUND GAS LINE**

FIGURE 9

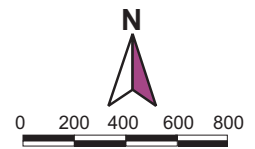


Scale in Feet
Prepared by the
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**GARFIELD REDEVELOPMENT AREA
UNDERGROUND TELEPHONE LINE**

FIGURE 10



Scale in Feet
Prepared by the
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- ▶ A future neighborhood gathering focal area that can be used to enhance the multi-ethnicity of the resident population through cultural activities and commercial uses with an ethnic flavor.

Vision Specific Goals

- ▶ Increase home owner occupancy
- ▶ Restore vacant homes and existing historic structures
- ▶ Improve property maintenance and neighborhood cleanup efforts
- ▶ Decrease neighborhood crime

Neighborhood Goals

1. Garfield residents should feel a sense of community.
2. Housing and infrastructure should meet City code standards.
3. Crime prevention and social programs should be well developed and supported.
4. Neighborhood retail services should be located in appropriate locations easily accessible to the residents.
5. Public facilities (parks, schools) and services (police, fire) should be upgraded.
6. Existing historic structures should be preserved and restored.

7. New development should be compatible with the residential character of the neighborhood.

IV. REDEVELOPMENT PLAN OBJECTIVES

The objectives for the Garfield Redevelopment Area have been established to guide redevelopment activities and further revitalization of the area. The objectives are based upon a realistic assessment of current conditions, problems and opportunities within the area. The redevelopment objectives are as follows:

1. Ensure that the stability of residential areas is not adversely affected by future projects in the Garfield Redevelopment Area.
2. Promote compatible land uses within and around the redevelopment area.
3. Promote the development of single family homes on vacant lots.
4. Assemble land into functional parcels compatible with the proposed land uses.
5. Eliminate substandard, deteriorating and obsolete buildings and environmental deficiencies which detract from the functional, aesthetic and economic welfare of the redevelopment area.
6. Prevent the reoccurrence of blight conditions in the redevelopment area.
7. Enhance the sense of community and neighborhood within the Central City Village to increase the area's attractiveness as a place to live and work.

8. Ensure that neighborhood residents and property owners may participate in future development decisions.

V. LAND USE PLAN

A. Proposed Land Use Map

The Garfield Redevelopment Area contains mostly residential development in the center of the neighborhood with commercial development primarily located along the major streets of Van Buren, 7th and 16th Streets. Churches, schools, park facilities and various businesses are scattered throughout the community. There is a significant amount of vacant land, however it is also scattered mostly in individual lots throughout the area.

Future development in the redevelopment area should be compatible with the existing residential uses that predominate in the neighborhood. There are opportunities in some areas to redevelop underutilized sites in conjunction with existing commercial sites and vacant sites along 7th Street and along Van Buren Street. All relocation efforts for exiting residents (if any) will be in accordance with the City's relocation policy as provided in Exhibit B, if acquisition of the property is in anyway assisted by the City.

The [Proposed Land Use Map, Figure 11](#), illustrates the location and extent of the proposed land uses. The map is a graphic representation of the proposed land use for the project area. The general categories of land uses described in the following sections are:

1. Single family encouraged

Although existing zoning allows multi family development throughout the neighborhood, this plan encourages new development to be single family

houses. Existing multi family development, particularly when it is in good repair, can also be a compatible element of the residential neighborhood.

2. Single Family or Multi-Family residential

This category provides an option for development. Multi family development should be particularly sensitive to adjacent homes and possible future development of houses on vacant land.

3. Multifamily Residential

This category provides an opportunity to assemble vacant and underutilized property near a major street for the development of apartments.

4. Multi-family or Commercial.

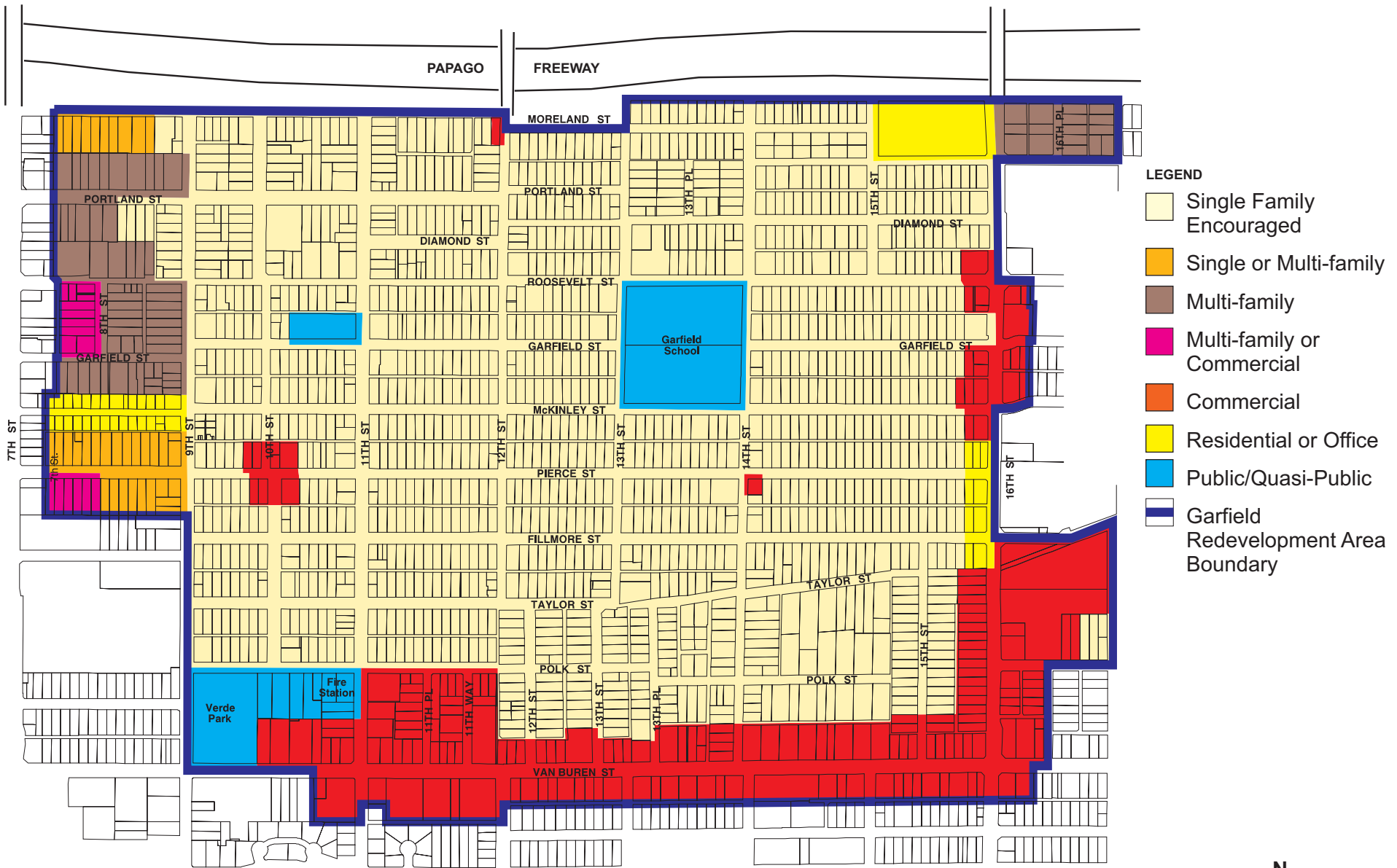
This category provides the option of apartment or commercial development. Assembly of vacant and underutilized properties in order to improve the quality of the project is encouraged.

5. Commercial

Commercial uses are to be located along the major streets of Van Buren, 7th Street and 16th Street and may be integrated with adjoining multifamily development. Commercial uses should be compatible with their location adjacent to a neighborhood containing many families and children. Uses providing needed services and employment to area residents are encouraged.

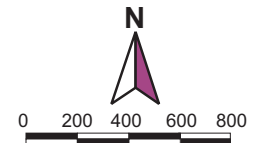
6. Residential or Office

This category allows the option of single family, multi family or office development. This will also



**GARFIELD REDEVELOPMENT AREA
PROPOSED LAND USE**

FIGURE 11



Scale in Feet
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allow flexibility to encourage the rehabilitation and reuse of historic houses on McKinley Street for either residential or office use.

7. Public/Quasi-Public

This category allows quasi public uses such as schools, parks, and other facilities.

The proposed land uses are in conformance with the [General Plan for Phoenix](#).

B. Uses Permitted in the Redevelopment Area

As shown on the [Proposed Land Use Plan](#), the following predominant land uses, together with customary accessory uses and utility and public safety facilities as required, shall be permitted in the areas designated on the Land Use Plan: single family houses, multi family apartments, commercial uses, office uses, quasi public uses. There are also many churches in the neighborhood which are an important part of the community. Churches, which are permitted uses in all residential and commercial zoning districts, are not indicated on the land use map.

The land uses, building intensities and land coverages for privately funded projects within the redevelopment area will be dependent on the desires of the developer within the limits of the existing zoning regulations for the property. The existing zoning district requirements and the [proposed land use plan \(See Figure 11\)](#) will regulate the land uses, intensities and coverages of all projects receiving City assistance. In some cases the proposed land use map will be more restrictive than the existing zoning. In order for a project to be considered for City assistance, it should conform to the redevelopment land use map unless the project has received formal approval by the registered neighborhood organization(s). (Note: Registered neighborhood organizations are those listed in

the Neighborhood Notification Office's list of neighborhood associations.)

C. Planning Criteria and Standards

The criteria and development standards included within the existing codes and ordinances of the City and in the City's [General Plan](#) for the area will apply in the redevelopment area unless modified by this plan or other standards emanating from this plan. They shall provide the detailed guidance required with respect to densities, site coverage, setbacks, building height, landscaping, parking, and other aspects of development. Where any conflict may arise, the more restrictive standard shall apply. At the same time, efforts may be made to update or supplement the City's code and plans as necessary to facilitate and provide a sound regulatory framework for new, innovative development in accordance with this plan.

Additional controls and limitations may be applied to any property acquired and/or disposed of by the City or for which any public assistance in development and/or rehabilitation is provided. Standards for building intensities, land coverage, and other features of development shall be such as to help in the achievement of plan objectives and especially to accomplish the following:

1. To avoid overcrowding of structures and the creation of traffic congestion on public streets.
2. To maintain sufficient open space to provide for landscaping and other amenities and for pedestrian movement and activity.
3. To maintain a balance between demands on and capacities of public utilities, facilities and services.

4. To ameliorate extreme climatic conditions and encourage energy conservation.
5. To ameliorate negative environmental conditions.

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

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

11. Specific building intensities and land coverage.
12. Compliance with City of Phoenix Water Conservation Goals and Policies.

D. Circulation and Transit

The Garfield Redevelopment Area is bounded by three major streets, and a freeway.

Access to mass transit for people who live and work in this redevelopment area is provided on 7th Street, Van Buren Street, 11th Street, 16th Street and Roosevelt Street.

VI. PROPOSED REDEVELOPMENT ACTIONS

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

A. Continued Planning

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

The City shall coordinate planning and implementation activities with the neighborhood organization and insure that plans for private and public facilities are in conformance with the plan. The City may participate in planning efforts with public and private interests to accomplish the objectives of this plan. In addition, the City shall review and take action on development proposals according to the City's disposition procedures, consistent with City Council direction regarding the extent of municipal involvement in the area.

B. Technical Assistance and Counseling

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

C. Provision of Public Services

The City will provide a level of public service within the redevelopment area that is consistent with that provided elsewhere in the City. These services may include police, fire, health, social services, insurance, counseling, and other types of services which support the objectives of this plan.

D. Economic Development

The City may engage in economic development actions within the project area. It may package development proposals and coordinate and solicit such proposals for residential or commercial uses as consistent with the land use plan.

E. Preparation of Land for Redevelopment

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

1. Acquisition

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

2. Clearance of Land Preparation

Hold, improve, clear or prepare for development or redevelopment any such property. All clean up efforts as prescribed by the environmental assessments must be completed prior to any on-site development.

3. Disposition

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

4. Contracts

Enter into contracts with redevelopers of property containing covenants, conditions, and restrictions regarding the use of such property for residential or commercial purposes as outlined in this plan to achieve the objectives of this plan.

5. Covenants

Make any of the covenants, conditions and restrictions of the foregoing contracts covenants running with the land, and provide appropriate remedies for any breach of any such covenants or conditions, including the right in the municipality to

terminate such contracts any interest in the property created pursuant thereto.

6. Subdivision

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

F. Rehabilitation of Structures

The City currently has active programs to assist homeowners and business property owners in rehabilitating their homes and businesses. Subject to funding availability, the City will continue to participate in and support efforts to preserve and rehabilitate structures to achieve their long term sound condition.

G. Relocation

Families and businesses displaced as a result of property acquisition by the City in the redevelopment project area shall be relocated in accordance with the Arizona Revised Statutes and, when Federal funds are used, the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

H. Removal or Installation of Public Improvements and Facilities

The City may arrange or contract for the furnishing or repair, by persons or agencies, public or private, for services, privileges, works, streets, roads, landscaping and streetscape improvements, public utilities or other facilities required to achieve plan objectives. These arrangements may include contractual responsibilities or redevelopers to provide public improvements as a condition of redevelopment agreements with the City.

VII. MANAGEMENT AND IMPLEMENTATION OF THE REDEVELOPMENT PLAN

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

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

A. Activities Which the City May Undertake

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

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

adequate resources are available. These may include the promulgation and administration of leases, regulations, fees, insurance programs, subsidies, cost-sharing, and other measures required to achieve plan objectives.

4. The making and entry into contracts necessary or incidental to the exercise of its powers and the performance of its duties, subject to the limitations of its other powers and resources.
5. The collection, acceptance, and disbursement of funds, property, services, and other things of value from donations, grants, fees, rents, use charges, tax levies, and other sources, subject to overall budgetary and program approval by the City Council, for the purpose of achieving plan objectives.
6. Other actions which are legally permitted and are required to implement the plan.

B. Redevelopment Area Improvement Budget and Program

The City shall prepare a work program for public activities and for public improvements in the redevelopment area. The City will prepare a program budget(s) to accomplish those public actions deemed necessary by the City Council, to assist specific developments recommended by staff and approved by the City Council. The budget(s) will identify project and program expenditure categories as specifically as possible as well as sources of funding. No expenditures or binding commitments for expenditures may be made which are not part of a budget approved by the City Council.

C. Project and Action Proposal Review

Any development project or activity to be undertaken in the redevelopment area which requires public action or approval will be subject to review by the City. This process will include the review and recommendation of the registered neighborhood organization(s) within the redevelopment area. The City will assure adequate coordination of advice and review by different departments of city government and of other affected governmental entities. The City may develop and publish criteria and procedures to govern this review process. These will detail the following general guidelines:

1. Any development project or activity proposal may be presented to and discussed with the division administering the development on behalf of the City and that division may provide advice and technical planning or similar assistance related to such proposals on an informal basis.
2. For all proposals requiring City Council action, a report shall be prepared which:
 - a. Describes estimated costs and impacts of the proposal in relation to plan objectives.
 - b. Delineates the nature and scope of public actions and commitments required, including both those to be taken directly by the City and by other units of government.
 - c. Describes the methods by which required public actions and commitments will be met, including funding, organizational, procedural, legal, and other steps and assignments of responsibility.

- d. Presents budgets, approvals, agreements, studies, opinions and/or other evidence indicating the feasibility of required public actions.

D. Financing

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

E. Removal or Installation of Public Improvements and Facilities

The City may arrange or contract for the furnishing or repair, by persons or agencies, public or private, for services, privileges, works, streets, roads, landscaping and street scape improvements, public utilities or other facilities required to achieve plan objectives. These arrangements may include contractual responsibilities or redevelopers to provide public improvements as a condition of redevelopment agreements with the City.

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

The redevelopment project will be financed primarily by private investments. Possible sources of public financing may include but are not limited to: federal, state and private grants or loans, improvement district financing, and contributions.

Prior to the exercise of any redevelopment activity by the City relating to a redevelopment project within this redevelopment area, including the execution of an

agreement to perform redevelopment activities or the acquisition of real property, the City shall, by ordinance or resolution, declare: (1) the proposed method and estimated cost of the acquisition and preparation for redevelopment of that portion of the redevelopment area in which the redevelopment project is located; (2) an estimate of the proceeds or revenues to be received from the disposal of such real property to redevelopers; and (3) the method of financing relating to the redevelopment activities. Such provisions in the ordinance or resolution shall be deemed to be an addendum to this Redevelopment Plan.

VIII. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

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

Information on boundaries, existing land uses and existing building conditions has been previously discussed. The boundaries of the redevelopment project are described in Section II.

The general land use plan and information showing standards of land coverage, and building intensities in the area after redevelopment are discussed in Section IV.

B. A Statement of the Proposed Changes, if any, in Zoning Ordinances or Maps, Streets Layouts, Street Levels or Grades, Building Codes, and Ordinances

Implementation of this plan shall be incremental, and changes to the above shall be made as necessary during the administration and implementation of this plan.

C. A Statement as to the kind and Number of Site Improvements and Additional Public Utilities which will be Required to Support the New Land-Uses in the Area After Redevelopment

The number (s) and kind (s) of site improvements and public utilities is dependent on the number of projects to be built in the redevelopment area. The site improvements will be determined through the project area improvement budget and program and the project and action proposal review processes. All improvements shall conform to the objectives of this plan.

D. A Statement of the Proposed Method and Estimated Cost of the Acquisition and Preparation for Redevelopment of the Redevelopment Project Area and the Estimated Proceeds or Revenues from its Disposal to Redevelopers

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, as amended. 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 appraiser using accepted appraisal techniques.

The property owner will be offered a purchase price of fair market value based upon the appraisal. If, after a reasonable period of time, the offer is not accepted, eminent domain proceedings may be instituted to acquire the subject property.

Properties acquired by private means without using Federal or City funds are not subject to the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended or the City's Relocation Policy.

The scope and timing of the redevelopment project precludes a precise and comprehensive determination of costs and revenues for the acquisition and preparation of land at this time. Instead, the City would specify costs and revenues as part of the redevelopment project area improvement budget and program process.

E. A Statement of a Feasible Method Proposed for the Relocation of Families to be Displaced from the Redevelopment Project

Families and businesses displaced as a result of property acquisition by the City in the redevelopment project area shall be relocated in accordance with the [Arizona Revised Statutes](#), and when Federal funds are used, the [Uniform Relocation Assistance](#) and [Real Property Acquisition Policies Act of 1970](#), as amended.

IX. PROCEDURES FOR AMENDING OR SUPPLEMENTING THIS REDEVELOPMENT PLAN

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

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

redevelopment area, unless consented to in writing.

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

X. EXHIBITS

Exhibit A. Legal Description

Exhibit B. General Relocation Policy

Exhibit C. Resolution

EXHIBIT A LEGAL DESCRIPTION OF PROPOSED GARFIELD REDEVELOPMENT AREA

That part of Sections 3, 4, 9 and 10, all in Township 1 North, Range 3 East, G&SRB&M, lying within the boundary described as follows:

BEGINNING at the intersection of the monument line of Van Buren Street and the centerline of Apache Avenue, now known as 9th Street, as shown on the plat of DENNIS ADDITION TO THE CITY OF PHOENIX, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 1 of Maps at page 8;

thence Northerly along said centerline of 9th Street to the Easterly prolongation of the South line of SUBDIVISION OF LOT 6, BLOCK 6, DENNIS ADDITION, according to the plat of record in the office of the County Recorder of said County, in Book 2 of Maps at page 55;

thence Westerly along said prolongation, along said South line and along the South line of SUBDIVISION OF LOT 5, BLOCK 6, DENNIS ADDITION, according to the plat of record in the office of the County Recorder of said County, in Book 2 of Maps at page 22, to the Southwest corner of Lot 5 in last said plat;

thence Northerly along the West line of last said Lot 5, and the Northerly prolongation thereof, to the monument line of Pierce Street;

thence Westerly along last said monument line to the Southerly prolongation of the centerline of the 12 foot wide North-South alley adjoining the West line of Lot 5, CHURCHILL ANNEX, according to the plat of record in the office of the County Recorder of said County, in Book 4 of Maps at page 28;

thence Northerly along last said prolongation and along last said centerline to the centerline of the 10 foot wide East-West alley adjoining the North line of last said Lot 5;

thence Easterly along last said centerline to the Southerly prolongation of the West line of Lot 3, Block 2, VICTORIA PLACE, according to the plat of record in the office of the County Recorder of said County, in Book 5 of Maps at page 6;

thence Northerly along last said prolongation, along last said West line and the Northerly prolongation thereof to the Northwest corner of Lot 3, Block 1 in said VICTORIA PLACE;

thence Easterly along the North line of last said Lot 3 and the Easterly prolongation thereof, being identical with the South line of Lot 3, Block 7, in said DENNIS ADDITION TO THE CITY OF PHOENIX, to the West line of the East 240 feet of last said Lot 3;

thence Northerly along last said West line and the Northerly prolongation thereof to the monument line of Garfield Street;

thence Westerly along last said monument line to the Southerly prolongation of the centerline of the North-South alley in Block 1, HAMILTON SUBDIVISION, according to the plat of record in the office of the County Recorder of said County, in Book 3 of Maps at page 35;

thence Northerly along last said prolongation and along last said centerline and the Northerly prolongation thereof to the monument line of Roosevelt Street;

thence Westerly along last said monument line to the Southerly prolongation of the West line of Lot 5, Block 1, AMENDED PLAT OF BRILL'S ADDITION, according to the plat of record in the office of the County Recorder of said County, in Book 2 of Maps at page 45;

thence Northerly along last said prolongation and along last said West line and the Northerly prolongation thereof to the monument line of Moreland Street;

thence Easterly along last said monument line to the monument line of 12th Street;

thence Southerly along last said monument line to the monument line of Eastmoreland Street, (now known as Moreland Street) as shown on and dedicated by the plat of BELVEDERE AMENDED, according to the plat of record in the office of the County Recorder of said County, in Book 9 of Maps at page 10;

thence Easterly along last said monument line to the monument line of 13th Street as shown on the plat of ROSEMONT, according to the plat of record in the office of the County Recorder of said County, in Book 6 of Maps at page 44;

thence Northerly along last said monument line to the Westerly prolongation of the centerline of the alley adjoining the North line of Block 2 of said ROSEMONT;

thence Easterly along last said prolongation and along last said centerline and the Easterly prolongation thereof to the monument line of 14th Street, as shown on said plat of ROSEMONT;

thence along last said monument line to the Westerly prolongation of the centerline of the alley within Block 1 of SASSE ADDITION, according to the plat of record in the office of the County Recorder of said County, in Book 14 of Maps at page 15;

thence Easterly along last said prolongation and along last said centerline and the Easterly prolongation thereof to the monument line of 15th Street, as shown on said plat of SASSE ADDITION;

thence along last said monument line to the South line of the North 2 feet of the South half of the Northeast quarter of the Southeast quarter of the Northeast quarter of said Section 4;

thence Easterly along last said South line to the monument line of 16th Street;

thence Northerly along last said monument line to the monument line of East Moreland Street (now known as Moreland Street), as shown on the plat of GRAND VIEW ADDITION AMENDED, according to the plat of record in the office of the County Recorder of said County, in Book 8 of Maps at page 32;

thence Easterly along last said monument line to the Northerly prolongation of the East line of Lot 10, Block 10 in said GRAND VIEW ADDITION AMENDED;

thence Southerly along last said prolongation to the Northeast corner of said Lot 10;

thence Easterly along the Easterly prolongation of the North line of said Lot 10 to the monument line of 17th Street, as shown on the plat of DOUGLAS ADDITION, according to the plat of record in the office of the County Recorder of said County, in Book 43 of Maps at page 21;

thence Southerly along last said monument line to the monument line of Portland Street, as shown on said plat of GRAND VIEW ADDITION AMENDED;

thence Westerly along last said monument line to said monument line of 16th Street;

thence Southerly along last said monument line to the monument line of Roosevelt Street, being identical with the North line of the Southwest quarter of said Section 3;

thence Easterly along last said monument line and along last said North line to the Northerly prolongation of the East line of that certain parcel of land described in the Deed recorded in Docket 290, page 20, records of said County;

thence Southerly along last said prolongation and along last said East line to the Southeast corner of said parcel of land, being also a point in the North line of that certain parcel of land described in the Warranty Deed recorded in Document No. 96-114346, records of said County;

thence Easterly along last said North line to the Northeast corner of last said parcel of land;

thence Southerly along the East line of last said parcel of land and the Southerly prolongation thereof to the monument line of Garfield Street, as shown on the plat of ALAMEDA PLACE, according to the plat of record in the office of the County Recorder of said County, in Book 21 of Maps at page 14;

thence Westerly along last said monument line to the Northerly prolongation of the East line of Lot 19, Block 2 of said ALAMEDA PLACE;

thence Southerly along last said prolongation and along last said East line and the Southerly prolongation thereof to the centerline of McKinley Street as shown on last said plat;

thence Southwesterly and Westerly along last said centerline to said monument line of 16th Street;

thence Southerly along last said monument line to the monument line of Villa Street, as shown on the plat of ST. LUKE'S PLACE, according to the plat of record in the office of the County Recorder of said County, in Book 327 of Maps at page 35;

thence Easterly and Northeasterly along last said monument line to its intersection with the monument line of Villa Avenue (now known as Villa Street), as shown on the plat of AMENDED MAP OF MONTEZUMA PLACE, according to the plat of record in the office of the County Recorder of said County, in Book 1 of Maps at page 40;

thence continuing Northeasterly along last said monument line to the monument line of Shorb Street (now known as 17th Street), as shown on last said plat;

thence Southerly along last said monument line to the monument line of Highland Avenue (now known as Polk Street), as shown on last said plat;

thence Westerly along last said monument line of Aztec Street (now known as 16th Place), as shown on the plat of ERWIN HEIGHTS, according to the plat of record in the office of the County Recorder of said County, in Book 15 of Maps at page 43;

thence Southerly along last said monument line to the monument line of Van Buren Street, as shown on last said plat;

thence Westerly along last said monument line to the Northerly prolongation of the East line of Lot 9, Block 29, COLLINS ADDITION, according to the plat of record in the office of the County Recorder of said County, in Book 1 of Maps at page 11;

thence Southerly along last said prolongation and along last said East line and the Southerly prolongation thereof to the centerline of the East-West alley within said Block 29 (now 17.5 feet wide);

thence Westerly along last said centerline and the Westerly prolongation thereof to said monument line of 16th Street;

thence along last said monument line to the Easterly prolongation of the centerline of the 15 foot wide alley within Block 1 of said COLLINS ADDITION;

thence Westerly along last said prolongation and along last said centerline and the Westerly prolongation thereof to the monument line of 12th Street;

thence Southerly along last said monument line to the Easterly prolongation of the centerline of the 20 foot wide East-West alley in

Block 1, PORTER AND BAXTER'S SUBDIVISION, according to the plat of record in the office of the County Recorder of said County, in Book 1 of Maps at page 28;

thence Westerly along last said prolongation and along last said centerline to the Southerly prolongation of the West line of Lot 3 in last said Block 1;

thence Northerly along last said prolongation and along last said West line, being identical with the East line of Lot 2 in said PORTER AND BAXTER'S SUBDIVISION, to the North line of the South 89.43 feet of said Lot 2;

thence Westerly along last said North line and the Westerly prolongation thereof to the monument line of 11th Street;

thence Southerly along last said monument line to the Easterly prolongation of the South line of Lot 5, Block 2, MURPHY'S ADDITION, according to the plat of record in the office of the County Recorder of said County, in Book 1 of Maps at page 16;

thence Westerly along last said prolongation and along last said South line and the Westerly prolongation thereof to the West line of the East 43.75 feet of Lot 4 in last said Block 2;

thence Northerly along last said West line to said monument line of Van Buren Street;

thence Westerly along last said monument line to the POINT OF BEGINNING.

Prepared September 18, 1998, in
Title Section
Real Estate Division
By MARSHALL J. MALINA,
Property Specialist

EXHIBIT B CITY OF PHOENIX GENERAL RELOCATION POLICY

Relocation activities for the Garfield Redevelopment Plan will be carried out by the Relocation Section, Finance Department of the City of Phoenix. The City of Phoenix will assume responsibility for assurance that relocation assistance and payments are made in accordance with Public Law 91-646, and appropriate regulations thereof. Essential services to be provided by the Relocation Section are:

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

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

Properly discuss and explain the available services, relocation payments and eligibility requirements therefor, and assist in completing applications, claims and other required forms.

- › Determine the need, if any, for relocation assistance.
- › Provide current information on a continuing basis regarding the availability, prices and rentals of “Fair Housing” (replacement housing) and commercial space.

- › Assure the availability of decent, safe and sanitary replacement housing in an amount equal to the needs of the persons to be displaced.
- › Assist displaced persons in obtaining and becoming established in suitable replacement locations.
- › Supply information about social, housing and other programs offering assistance to displaced persons.
- › Provide a grievance mechanism to insure a fair hearing on complaints relating to assistance, payments or housing.
- › Provide other advisory services, as necessary, to minimize hardships in adjusting to relocation.

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

EXHIBIT C RESOLUTION



RESOLUTION number 19231


A RESOLUTION OF THE COUNCIL OF THE CITY OF PHOENIX
ADOPTING THE GARFIELD REDEVELOPMENT PLAN.

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

SECTION 1. That the Garfield Redevelopment Plan (the "Plan"),
the boundaries extending generally from 7th to 16th Streets and
from Van Buren to the I-10 Freeway, including frontage along the
south side of Van Buren Street and the east side of 16th Street be
adopted.

PASSED by the Council of the City of Phoenix this 17th day of
March, 1999.

ATTEST:  _____ Mayor
 _____ Acting City Clerk

APPROVED AS TO FORM:
 _____ Acting City Attorney

 _____ City Manager