

GOOD SAMARITAN AREA REDEVELOPMENT PLAN

**CITY OF PHOENIX, ARIZONA
SEPTEMBER, 1980**

CITY COUNCIL

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RESOLUTION NO. 15492

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

WHEREAS, the Council of the City of Phoenix, by Resolution Number 15431 adopted on the 5th day of August, 1980, found that a slum and blighted area exists within the Good Samaritan Redevelopment Area within the boundaries delineated therein and further found that the redevelopment of such area is necessary in the interest of the public health, safety, morals and welfare of the residents of said City, and

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

WHEREAS, the Good Samaritan Area Redevelopment Plan dated September, 1980, consisting of 44 pages and Exhibits 1 and 2 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 Good Samaritan Area Redevelopment Plan and has submitted its written recommendations respecting the proposed Plan to the Council of the City of Phoenix, and

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

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

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

(a) The Good Samaritan Area Redevelopment Plan dated September, 1980, is feasible and in conformity with the general plan for the development of the City of Phoenix as a whole.

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

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

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

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

SECTION 2. That the Good Samaritan Area Redevelopment Plan dated September, 1980, is hereby approved and adopted.

SECTION 3. WHEREAS, the immediate operation of the provisions of this resolution is necessary for the preservation of the public peace, health and safety, an EMERGENCY is hereby declared to exist, and this resolution shall be in full force and effect from and after its passage by the Council as required by the City Charter and is hereby exempted from the referendum clause of said Charter.

PASSED by the Council of the City of Phoenix this
30 day of September, 1980.

Margaret T. Hance
MAYOR

ATTEST:

Deirdre L. Burton City Clerk

APPROVED AS TO FORM:

Andy B. ... City Attorney

REVIEWED BY:

Peter J. Starnett ASSISTANT
City Manager

GOOD SAMARITAN AREA
REDEVELOPMENT PLAN

CITY OF PHOENIX
SEPTEMBER 1980

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INTRODUCTION

Downtown Phoenix and surrounding areas of the central city are of great importance to the city, state, and region. However, dilapidation, deterioration, and obsolescence are threats to the continued stability and vitality of this area. Thus, the City of Phoenix has recognized the need for vigorous, coordinated public-private action to secure this area as the business, governmental, institutional, and cultural heart of the region and as a focus of community pride and achievement. Accordingly, it has initiated a comprehensive program of reconstruction and revitalization in the downtown area through the adoption of a Downtown Area Redevelopment and Improvement Plan.

As Downtown revitalization progresses, interest in the surrounding areas has increased. Neighborhoods to the west and north are being improved as owners recognize the advantages of the desirable location and the inherent value of the structures. The area east of Downtown has not responded in like fashion. However, the City's redevelopment process offers an opportunity to remove deteriorated and obsolete houses and blighting influences to stabilize this area while providing an expanded source of jobs.

The Good Samaritan Hospital and the Arizona Health Plan are expanding and when completed will form a major medical complex between McDowell Road and the Papago Freeway east of 7th Street and west of 13th Street. Efforts underway to upgrade the buildings along East McDowell Road complement this activity. With proper guidance and assistance, the expansion of the medical activities will replace deteriorating and obsolete structures with a medical center which will offer a wide range of jobs to central city residents of all income levels. Traditionally, medical centers employ a large number of people with low and moderate incomes.

Good Samaritan Hospital, together with the medical office buildings and related institutions in the area, employs about 4,000 persons. This makes it one of the largest single centers of employment in the region. At the same time, there exists a unique opportunity for the medical center to become a further catalyst for the growth and development of medical related uses. These will serve the broader community, while offering a still wide array of important service jobs to the residents of Central Phoenix.

In addition to providing needed employment, the construction of this medical complex can serve as an anchor for the construction of moderately priced housing within the redevelopment area, and for the stabilization of nearby neighborhoods, and will encourage and facilitate infill development.

The expansion of the medical facilities would probably, in time, progress without direct City involvement, but at the expense of the neighborhood. The inability to acquire necessary large tracts of land in a timely manner will lead to lot-by-lot acquisition with extensive delays. Such delays and the uncertainty caused by the lack of an adopted redevelopment plan will accelerate the deterioration of the area and result in a significantly larger incidence of blight through inhibiting a rational redevelopment process.

The primary objective of this redevelopment plan is to provide the framework for the activities in this area to complement the redevelopment of Downtown Phoenix and be the focus for community revitalization in the East McDowell area. In doing so, the plan seeks to accommodate the rational growth of the medical center, related institutions and businesses, and to provide an ample supply of housing. It defines the limits of long-term expansion of the medical center and strategies for the stabilization and preservation of the surrounding residential neighborhoods. The redevelopment plan also describes a rational means to revitalize the area.

The Good Samaritan Area Redevelopment Plan provides a broad framework for the further development and redevelopment of this area through the establishment of:

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

The Good Samaritan Area Redevelopment Plan provides for the following primary uses and activities:

- Long-term hospital expansion and parking.
- Additional medical office buildings including the expansion of the Arizona Health Plan.
- Administrative offices for Samaritan Health Service.
- New Multi-family housing for hospital employees and others.
- New housing for the elderly and disabled.
- New and expanded nursing home and extended care facilities.
- Parks and open space.
- New and expanded retail services for employees, residents, and visitors.
- Two mixed-use areas which could include motels, commercial establishments, medical research and development facilities, multi-family housing, and medical offices.

This plan is a first and important step in the improvement and revitalization process. Drawn to meet the requirements of Arizona Revised Statutes 36-1471, the plan provides the basis for initiation and coordination of a variety of public and private actions which should lead to substantial environmental improvements and produce an attractive, vital area which will be of major benefit to Phoenix and to the region for decades to come.

A. DESCRIPTION OF URBAN REDEVELOPMENT AREA

1. Project Area Boundaries

The project area boundaries are generally described as including the properties on the north side of McDowell Road, the properties on the east side of Seventh Street, the properties on the east of Thirteenth Street, and the north line of the right-of-way of the future Papago Expressway. Figure 1, Project Area Boundary Map, indicates the precise boundaries.

The legal description is provided as Exhibit 1.

2. Existing Land-use

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

Commercial

Commercial land uses in the redevelopment area are located along the major streets serving the area; McDowell Road and Seventh Street.

Commercial uses along McDowell Road are characterized by a mix of neighborhood and community retail and service establishments and medical related offices and suppliers. Neighborhood commercial uses serve the surrounding residential areas with local retail and service activities such as grocery and drug stores, bank branches and beauty shops. Community commercial businesses serve a larger area and population and require locations with accessibility and visibility. Community commercial activities include such uses as service stations, restaurants and professional offices. A majority of the uses along McDowell Road are medical-related offices and suppliers. A portion of the lots fronting on Brill Street to the south of McDowell Road between Seventh and Ninth Streets have been converted to medical office and related parking use. The majority of existing commercial uses along McDowell Road were built during the 1950's and early 1960's. Most of the development along Seventh Street occurred during the late 1940's and early 1950's. There is a need to upgrade marginal commercial uses and provide for new reinvestment opportunities in the area.

Residential

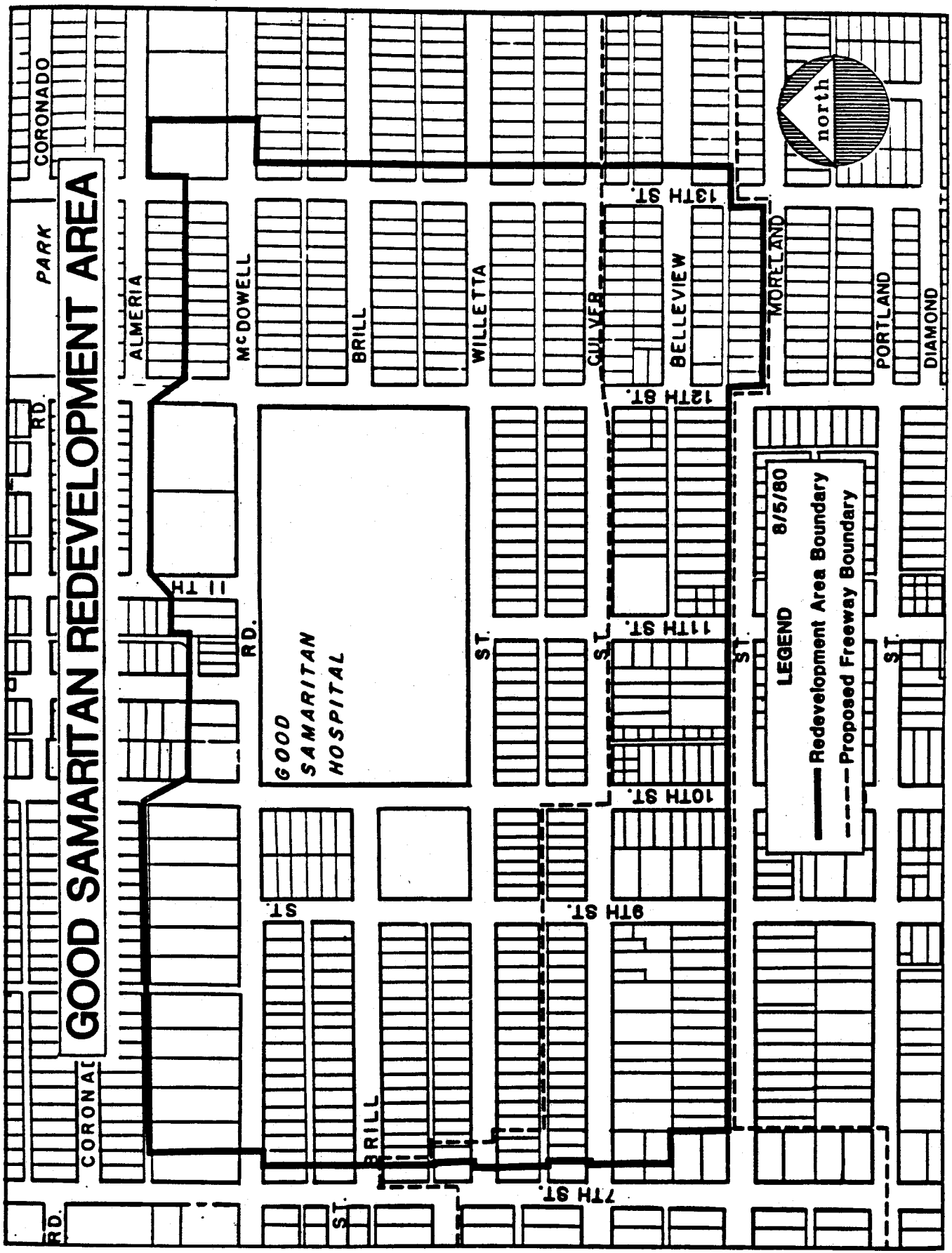
Approximately 60 percent of the residential units in the redevelopment area are single-family in nature, the remaining 40 percent being multi-family, consisting of secondary rental units, duplexes and small apartment complexes. Most of the homes in this area were

built during the 1930's and 1940's but a few date back to late teens and early 1920's. As the area adjacent to the high-intensity medical complex is increasingly transformed to nonresidential uses, remaining pockets of dwelling units will face pressure from speculation in the absence of a redevelopment plan, thus furthering the potential for deterioration and blight through accelerated obsolescence.

In the residential area between Seventh and Ninth Streets approximately 20 percent of the homes are included within the Papago Freeway right-of-way.

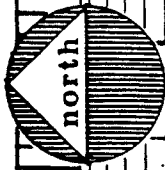
Quasi-Public

Good Samaritan Hospital, the major land use in the area, opened at this site in 1923. The hospital complex is currently undergoing a \$100 million expansion that includes a 12-story patient tower and four-story ancillary building housing patient care facilities. Proposed future development for the hospital complex envisions additional housing for both patients and staff as well as medical office buildings. When the existing Good Samaritan Hospital campus is completed, it will extend from Tenth to Twelfth Streets, McDowell Road to Culver Street.

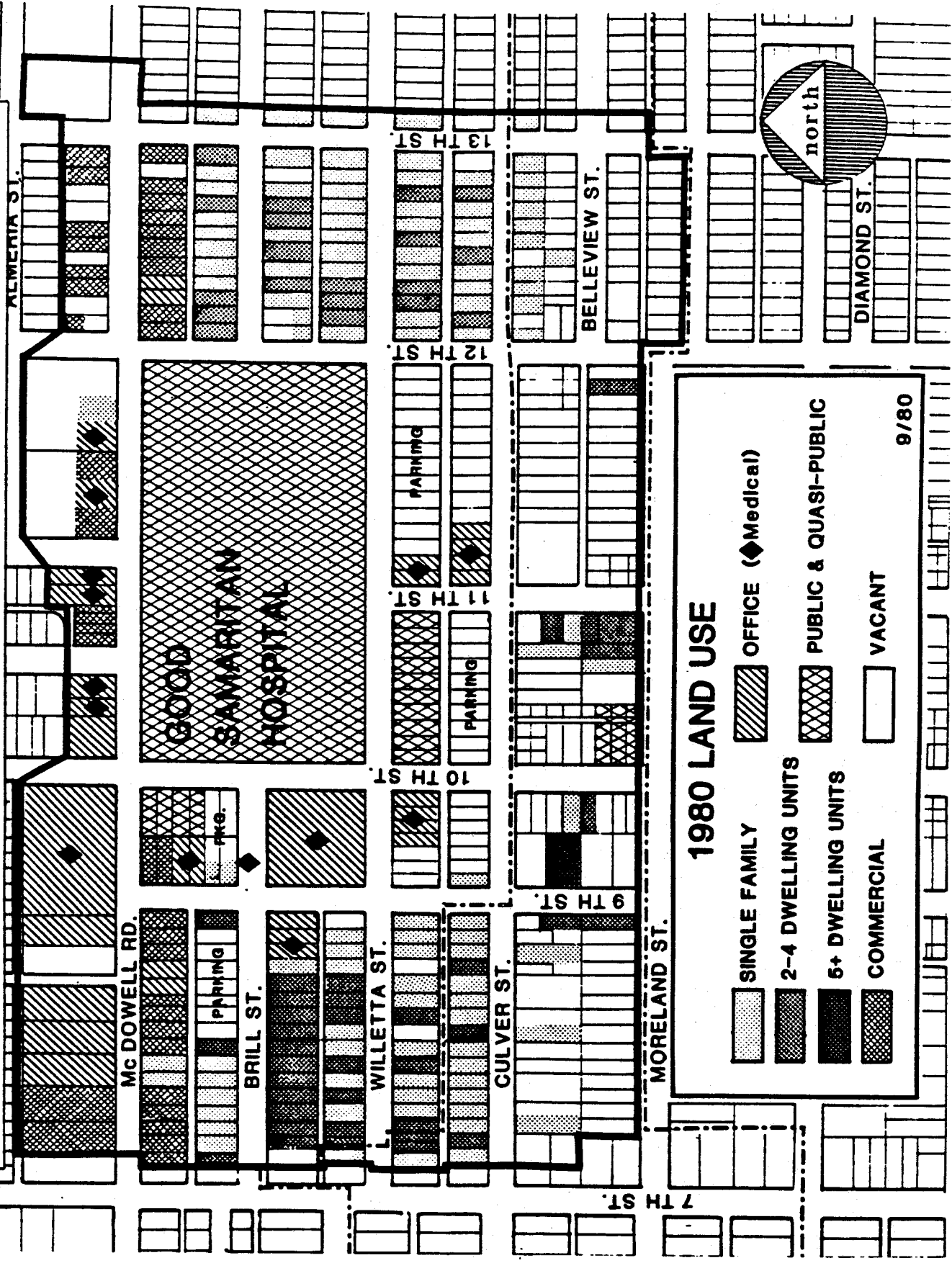


GOOD SAMARITAN REDEVELOPMENT AREA

LEGEND
 8/5/80
 — Redevelopment Area Boundary
 - - - Proposed Freeway Boundary



GOOD SAMARITAN REDEVELOPMENT AREA



1980 LAND USE

- SINGLE FAMILY
- 2-4 DWELLING UNITS
- 6+ DWELLING UNITS
- COMMERCIAL
- OFFICE (Medical)
- PUBLIC & QUASI-PUBLIC
- VACANT

9/80

3. Existing Property Conditions

The condition of existing structures in the project area is shown in Figure 3, 1980 Structural Conditions.

In January, 1980, a survey of exterior conditions of all structures within the redevelopment area was conducted by City of Phoenix housing inspectors. Units were rated on electrical, plumbing, light and ventilation, and structural conditions for conformity with the residential safety provisions of the Phoenix Building Code.

Based on the numerical rating of exterior conditions, all dwelling units were aggregated into one of the four categories shown on the following table:

EXTERIOR STRUCTURAL CONDITIONS
January, 1980 Survey
(265 Structures)

Sound	34%
Minor Repair	47%
Major Repair	18%
Not Feasible to Rehabilitate	1%

Dwelling units identified as requiring "Major Repair" or "Not Feasible to Rehabilitate" are considered substandard units. It has been the City's experience, through its housing inspection programs in residential areas throughout the City that upon an interior inspection, housing conditions are usually considerably worse than indicated by the exterior windshield survey.

It is estimated that 50 percent of the units identified as requiring minor repairs are actually substandard units.

Below is a breakdown of adjusted housing conditions based upon survey data and assumptions of actual conditions.

Adjusted Housing Conditions

Standard	57%
Substandard	43%

Specified conditions for findings of slum and/or blight within the Good Samaritan Redevelopment Area are described below:

- a. Dilapidation and deterioration of structures - Adjusted structural conditions indicate that over 40 percent of redevelopment area dwelling units are substandard.
- b. Age and obsolescence of dwelling units - The majority of dwelling units in the redevelopment area were built during the 1920's and 1930's. The average rehabilitation costs to bring substandard units to code may equal and in some cases exceed the cost of providing replacement housing.
- c. Faulty lot layout in relation to size, adequacy and usefulness - A vast majority of the lots within the redevelopment area are substandard in size with 40-50 foot widths common. Current zoning ordinance standards require minimum residential lot widths of at least 60 feet. As the area adjacent to the high-intensity medical complex is increasingly transformed to non-residential uses, remaining pockets of dwelling units will face speculation pressure, furthering the potential for deterioration and blight. The area's present usefulness would best be for higher density residential and medical related development appropriate to the most intense development core of the City, as called for in the City's comprehensive plan.
- d. Retard the provision of housing accommodations - In light of existing and future job generation associated with the Good Samaritan medical campus and related uses, higher density multifamily development would provide more housing opportunities adjacent to employment than existing singlefamily development, and would be a higher and better use of close in, downtown land.
- e. Diversity of ownership - Diversity of ownership forestalls the assemblage of the undersized lots into parcels suitable for redevelopment.
- f. Factors conducive to crime or constituting an economic or social liability - The crime and arrest rates for the area from Roosevelt Street to McDowell Road, Seventh to Sixteenth Streets are as follows:

CRIME RATE
(Per 100,000)

<u>Type of Crime</u>	<u>Comparison With Citywide Averages</u>
Crimes Against Persons	74% higher in 1979
Crimes Against Property	13% higher in 1979
Adult Arrest Rate	34% higher in 1979
Part I Crimes (Measure of the total incidence of serious crimes; murder, rape, robbery, aggravated assault, burglary, larceny and auto theft)	18% higher in 1979
Part II Crimes (A measure of the total incidence of lesser crimes; arson, forgery, embezzlement, stolen property, vandalism, weapons offense, prostitution, commercial vice, narcotics, gambling, offenses against children, driving while under the influence, liquor, law violations and disorderly conduct)	51% higher in 1979

- g. Impairs and arrests the sound growth of the municipality - Dilapidation, deterioration and obsolescence are a threat to the continued stability and vitality of Downtown Phoenix and the surrounding areas of the central city. Good Samaritan Hospital, together with the medical office buildings and related institutions in the area, employ today about 4,000 persons. This makes it one of the largest single centers of employment in the region. The planned expansion of medical activities will replace deteriorating and obsolete structures with a medical center which will offer a wide range of jobs to central city residents of all income levels. At the same time, there exists a unique opportunity for the Medical Center to become a further catalyst for the growth and development of other modern and intense related uses.

In addition to providing needed employment, the construction of the medical complex can serve as an anchor for the stabilization of housing in nearby neighborhoods while encouraging and facilitating urban infill. Without proper guidance and assistance, such as provided for in this plan, the inability to acquire necessary large tracts of land in a timely manner will lead to lot-by-lot acquisition with extensive delays. Such delays and uncertainty will accelerate the deterioration of the area and result in a significant increase in the incidence of blight.

The conclusion to be drawn from this data is that the area around Good Samaritan Hospital exhibits significant characteristics of slums and blight. Without a redevelopment plan which ensures an orderly expansion of the medical center and an accommodation of related uses within a clearly defined area, real estate speculation and haphazard development will create a pattern of residential instability radiating from the medical center. Blight will accelerate as the land and houses acquired in anticipation of medical center expansion and not immediately used for development lay idle. An orderly transition from the former single-family neighborhood to the multiple use area that is evolving could be accomplished with a significant reduction in blight through the redevelopment process.

GOOD SAMARITAN REDEVELOPMENT AREA - 1980 STRUCTURAL CONDITIONS

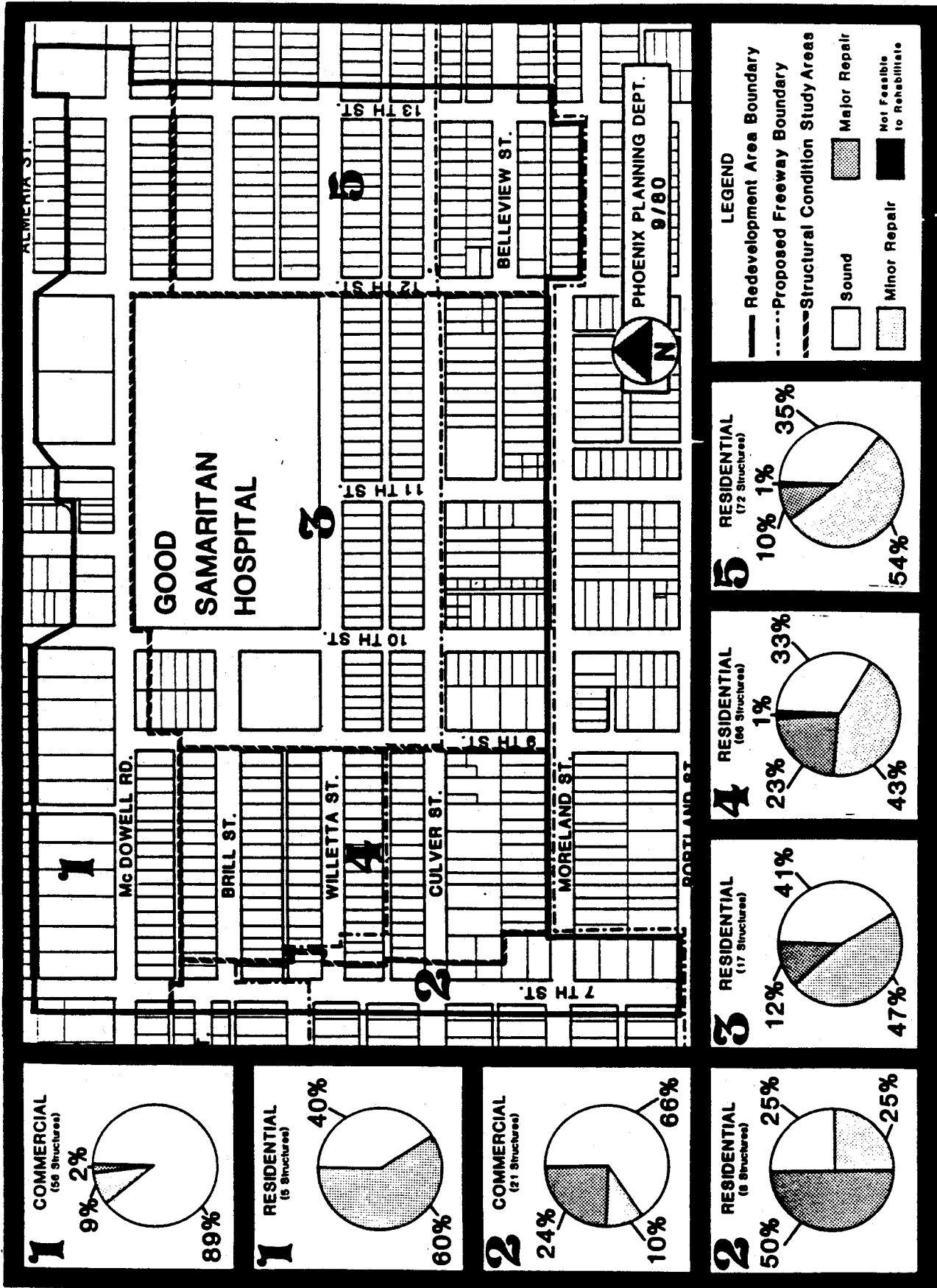


Figure 3

B. PLAN OBJECTIVES

The following objectives are established for the further development and improvement of the Good Samaritan Redevelopment Area. These can be pursued through a wide variety of public and private actions, including those described here. They include objectives in several categories, as follows:

1. Basic Redevelopment Objectives

- a. Create an environment within the project which will contribute to the health, safety, and general welfare of the city and preserve the value of properties within and adjacent to the redevelopment area.
- b. Eliminate substandard, deteriorating, and obsolescent buildings, blighting influences, and environmental deficiencies which detract from the functional unity, aesthetic appearance, and economic welfare of this section of the city. In doing so prevent the recurrence of blight and blighting conditions.
- c. Provide for the orderly physical and economic growth of the downtown area of Phoenix.
- d. Assemble land into parcels functionally compatible with respect to shape and size for disposition and redevelopment in accordance with contemporary development needs and standards.
- e. Provide safe, efficient, and attractive circulation systems which minimize conflicts between different forms of traffic such as pedestrians, automobiles, transit, and service vehicles.
- f. Provide safe, efficient, and attractive vehicular access to the Medical Center complex from major regional highways, from the Downtown business district, from neighborhoods and communities throughout the region, and from other major centers of business and employment.
- g. Encourage and assist in the provision of an increased supply of good housing in a suitable living environment within and nearby the redevelopment area.

2. Additional Social, Economic, and Environmental Objectives

- a. Strengthen the basic attractiveness, efficiency and effectiveness of the economy of Phoenix and the Phoenix region.
- b. Increase and improve the range, variety, and quality of economic goods and services available to both residents of and visitors to Phoenix.
- c. Increase and improve the quality and accessibility of job opportunities in the City and for residents of the central area of Phoenix.
- d. Make efficient use of existing and future public investments and institutional facilities and services of the Good Samaritan Hospital.
- e. Provide a hospitable and secure environment for private investment and, thus, maximize opportunities for such investment.

- f. Assure fair and equitable access to the facilities, services, and opportunities of the City by all persons.
- g. Encourage provision of housing and other facilities to meet the needs of residents of the area affected by the Redevelopment Plan.
- h. Encourage and assist in the conservation and effective use of energy, water, land, and other scarce and valuable resources through implementation of the Concept Plan 2000.
- i. Protect, improve, and make effective use of desirable natural and man-made environmental features and conditions to enhance human comfort and economic activity.
- j. Enhance the sense of community and neighborhood within the larger downtown area to increase its attractiveness as a place in which to live, work, and play.
- k. Help build a sense of regional identity and community.
- l. Encourage a high quality of environmental design in the project area.
- m. Maximize opportunities to create a safe and pleasing environment for those who live in, work in, or visit the redevelopment area.

3. Functional and Design Objectives

The Good Samaritan Redevelopment Area should be developed to serve as a key part of the central area of Phoenix, which includes also the Government Mall, the Downtown Business District, and the North Central Avenue commercial corridor. The redevelopment area should serve the following functions:

- a. To provide for the long-term expansion of Good Samaritan Hospital as a major health care institution serving Central Phoenix, the larger region, and the State of Arizona.
- b. To provide for the development of new multi-family housing for medical center employees and others and for specialized housing for the elderly and disabled.
- c. To accommodate the expansion of medical offices within the vicinity of the hospital including the new campus of the Arizona Health Plan.
- d. To allow for the consolidation of the corporate and administrative offices of the Samaritan Health Service, a nonprofit organization providing health care through seven institutions located throughout Arizona.
- e. To accommodate development in response to the future interchange of Seventh Street with the Papago Expressway.
- f. To provide for expanded and improved retail services to meet the needs of employees and visitors to the medical center and residents of the surrounding neighborhood.
- g. To allow for the establishment of miscellaneous uses and activities which support the broad health care delivery role of the

- medical center, including medical center related research and development activities and facilities oriented to the patients, patient visitors, and visiting medical professionals.
- h. To provide for the creation of park areas, open space, and pedestrian amenities designed to enhance the visual environment and to encourage safe and enjoyable pedestrian movement and outdoor socialization.
 - i. To establish a system of safe and efficient automobile circulation and access to the medical center complex for emergency vehicles, patients, visitors, and employees.
 - j. To coordinate public and private redevelopment actions with adjoining redevelopment and revitalization programs, e.g. Downtown Redevelopment, Neighborhood Housing Services.
 - k. To provide for the compatible growth of medical related facilities with a minimum of disruption to residential neighborhoods adjoining the redevelopment area.
 - l. To create a sense of identity symbolizing the high intensity nature of the medical complex and required support service functions, yet minimizing and buffering its impact on the nearby residential environment.

4. Program and Process Objectives

The methods and processes by which functional, design, and other objectives are achieved are as important as these objectives themselves. Thus, the following program and progress objectives should be pursued:

- a. Assure that all development actions within the project area are in reasonable accord with, and help achieve, the objectives of this plan.
- b. Eliminate delays, requirements, and costs which are not necessary or important to the achievement of the objectives of this plan.
- c. Expedite efforts to undertake projects which will help implement the plan by actively assisting in land assembly, the coordination of various required public and private actions, and in other ways.
- d. Assure that all tenants, residents, property owners, prospective developers, and others involved in or affected by efforts to improve the project area are treated equitably and are adequately compensated for any significant loss or damage which may be imposed on them by public actions related to implementation of this plan.
- e. Provide reasonable options to permit individual property owners and tenants to remain in or near the Good Samaritan Redevelopment Area.

C. GENERAL LAND-USE PLAN

1. Land-use Map

Figure 4, The General Land-use Plan, indicates seven functional categories of land-use and development. Potential major vehicular circulation routes are indicated on Figure 5, Circulation Concept.

The functional land-use and development categories are distinguished by the basic activities which are to be performed within their boundaries, the anticipated intensity of development, and the relationships between these developments and activities, and provisions for automobile parking and circulation and pedestrian movement.

The boundaries between the districts should not be regarded as rigid and precise. However, at the scale of this plan they do represent an optimum definition of the principal or dominant categories of land use to be encouraged and provided for in fulfillment of the objectives of this plan. The General Land-Use Plan indicates also a recommended land use pattern for the area surrounding the Good Samaritan Redevelopment Area. (See Figure 4).

Further refinement and detailing of the General Land-Use Plan should be accomplished in the administration of this plan, through the project proposal and implementation process, and through the expansion, revision, and refinement of the City's Concept Plan 2000 for Central Phoenix. This Good Samaritan Redevelopment Area Plan should be used as a guide for the development and review of specific project proposals.

2. Land-use Provisions and Requirements

In addition to the applicable local codes and ordinances that are currently in effect or that may be imposed by action of the City, the development or redevelopment of land in the redevelopment area shall be subject to the guidelines set forth here. Where any conflict may arise, the more restrictive shall apply. These guidelines may be translated into more definitive criteria, including specific land-use control and building requirements such as bulk, height, coverage, and parking requirements, through disposition agreements when land is disposed of for redevelopment. As shown in Figure 4, The General Land-use Plan, the following predominant land-uses, together with customary accessory uses and utility and public safety facilities shall be permitted in the area. In addition, some uses now located in the area which are supportive of the indicated intended uses may be allowed to remain.

a. **Single Family Residential**

Only one area within the boundaries of the redevelopment area is designated for single family use. This is the tier of lots between Thirteenth Street and the eastern boundary of the redevelopment area. The term "single family" used in this plan refers to the general characteristics of the remaining homes in the area which may include one or two smaller "rental units" on the lot as permitted by the existing R-3 zoning.

In order to assure the long term stability of areas that contribute to the success of this plan and the achievement of its objectives, areas of characteristically single family homes adjacent to the redevelopment area are designated to be preserved and upgraded. A broad array of public and private actions may be undertaken to enhance the residential quality and stability of these areas, but such actions are not proposed as a part of this plan.

b. **Multifamily Residential**

Three areas are indicated within the Good Samaritan Redevelopment Area for multifamily residential use, which could include walkup or garden apartments and elevator buildings.

The area of, multifamily residential use at Willetta and Ninth Street is anticipated to include apartments for the elderly and disabled as well as nursing home facilities.

A multifamily area to the east of Twelfth Street would be part of and integral to a multiuse planned development of the area bound by Twelfth Street on the west, Thirteenth Street on the east, McDowell on the north and Culver Street on the south. It is anticipated that this area will be oriented primarily to the housing needs of medical center employees. Attention should also be given to buffering and transitional use considerations adjacent to the area to remain in single family residential use to the east of Thirteenth Street.

The third area indicated for multifamily use is located at the northeast corner of and extending beyond the redevelopment area. It consists primarily of existing and recently expanded nursing home facilities.

Parking would be provided in areas of multifamily use in accordance with applicable zoning requirements with consideration to be given to the reduction of these requirements for apartments to be occupied exclusively by the elderly and disabled and where parking facilities can be used jointly with offices, hospital uses or other uses with primarily daytime occupancy.

c. **Medical Office**

This land use category provides primarily for the offices of doctors, physicians and related health care professionals, and clinics involving patient visitation and treatment. Other types of offices as well as retail sales and services may under controlled circumstances be allowed in conjunction with medical offices.

The large area designated for this use to the west and north of the Good Samaritan Hospital complex includes major facilities which are either existing or under development, including the expanding offices of the Arizona Health Plan (AHP). A second, smaller area designated for this use is to the south of the hospital campus at Twelfth and Willetta Streets.

Parking would be provided in accordance with applicable zoning requirements with consideration given to the high intensity of medical office and clinic uses and opportunities for joint use of parking facilities during non-office hours.

d. **Commercial**

The areas designated for this land use category would allow both the sale of retail goods and services oriented to the needs of the surrounding residential neighborhoods and of the patients, employees, and visitors to the Medical Center, as well as general, commercial and professional offices, and the offices and facilities for institutions of a medical, religious, or educational nature.

Special attention would be given to the development of an improvement strategy for the East McDowell business area, with that portion of this area located within the Good Samaritan Redevelopment Area acting as a catalyst for upgrading this larger area.

Parking would be provided in accordance with City zoning requirements with consideration given to joint parking use opportunities as well to the unique access and parking requirements of specialized retail uses such as restaurants.

e. **Mixed Use Area**

Two areas are indicated as locations for mixed use developments. The uses could include: (1) Hotels or motels with banquet and meeting facilities, restaurants, bars, commercial entertainment, and retail sales and services. (2) Medically related research and development activities which could include carefully controlled laboratories, experimental and testing facilities, medically related light manufacturing, offices, and related storage and distribution facilities. (3) Multifamily residential as mentioned in section b above. (4) Medical offices as described in section c above. (5) Some carefully controlled commercial activities which are compatible with and a part of the total mixed use development.

The area designated for this use at the intersection of Willetta and Seventh Streets would take advantage of this location at the interchange with the Papago Expressway as well as the adjacent medical center uses. The second Mixed Use Area would provide for the development at the southeast corner of Twelfth Street and McDowell Road of a "hoptel", or a motel with close functional ties to the hospital complex. This facility would be oriented to the needs of patients, patient families and visiting professionals of the Medical Center, including the possible provision of meeting, instructional, and seminar facilities. It would be developed as an integral part of the mixed use development of the larger area extending from Twelfth to Thirteenth Street and from McDowell Road to Willetta Street. Development along the Thirteenth Street frontage must be compatible with the characteristically single family area along the east side of 13th Street and immediately to the east of the redevelopment area.

Parking would be provided in accordance with City zoning requirements with proper consideration to be given to joint use parking opportunities for office and hospital related uses.

f. Hospital

The large area designated for the Good Samaritan Hospital campus may include the full array of hospital facilities ranging from patient care to specialized facilities for treatment and research, as well as associated administrative, residential, parking and retail uses. This area is projected to be adequate to accommodate the long-term growth and development of the hospital campus including the replacement of outmoded facilities and intensification of hospital activities and uses.

Major parking facilities are anticipated as part of this area including both lots and garages, with provision for the joint use of these facilities by adjacent medical center related uses.

g. Park

A small, strategically located park is proposed as part of the open space and pedestrian system within the redevelopment area. This park will probably be constructed by the developers working in the area and could remain under their control.

It is anticipated that this site would be improved with landscaping and pedestrian amenities to encourage socialization and passive recreation by patients, employees and visitors of the medical center. The park would serve as well the residents of the adjoining elderly housing and nursing home and patrons of the nearby mixed use complex.

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the integrity of the financial system and for the ability to detect and prevent fraud. The text outlines the various methods used to collect and analyze data, including the use of statistical techniques and computerized systems. It also discusses the challenges associated with data collection and analysis, such as the need for standardized procedures and the potential for bias and error. The document concludes by stating that the information presented here is intended to provide a general overview of the field and to serve as a starting point for further research and study.

The second part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the integrity of the financial system and for the ability to detect and prevent fraud. The text outlines the various methods used to collect and analyze data, including the use of statistical techniques and computerized systems. It also discusses the challenges associated with data collection and analysis, such as the need for standardized procedures and the potential for bias and error. The document concludes by stating that the information presented here is intended to provide a general overview of the field and to serve as a starting point for further research and study.

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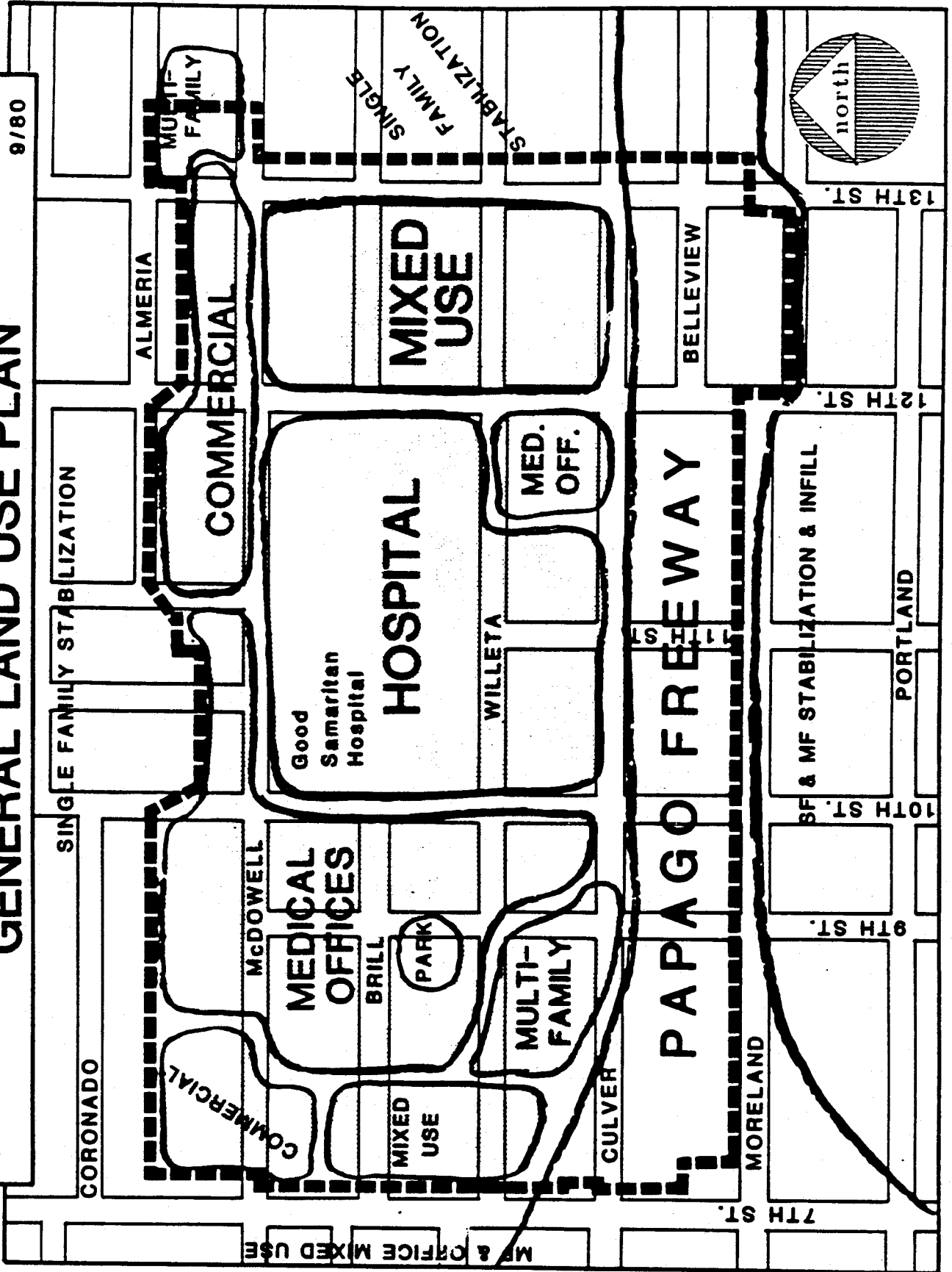
The fourth part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the integrity of the financial system and for the ability to detect and prevent fraud. The text outlines the various methods used to collect and analyze data, including the use of statistical techniques and computerized systems. It also discusses the challenges associated with data collection and analysis, such as the need for standardized procedures and the potential for bias and error. The document concludes by stating that the information presented here is intended to provide a general overview of the field and to serve as a starting point for further research and study.

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GOOD SAMARITAN REDEVELOPMENT AREA GENERAL LAND USE PLAN

9/80



3. Circulation Concept

The ultimate redevelopment of this area into a major medical center with a wide array of complementary uses will, in conjunction with the construction of the Papago Freeway, provide an opportunity to redesign the obsolete circulation system to increase access, reduce congestion, and encourage pedestrian activity. The circulation concept discussed below presents an idea of how the street system could be altered to better serve the redevelopment area. It is presented as a concept and will require refinement as development progresses.

There are at this time no public commitments of funds to construct the suggested street improvements (other than commitments made to construct the Papago Freeway) and in all likelihood, new local street improvements will have to be financed as part of new developments.

The major elements of the circulation concept of the Good Samaritan Redevelopment Area, Figure 5, include the following:

a. Willetta Parkway.

As development progresses, Willetta Street could be upgraded to serve as an internal distribution roadway for the wide variety of users comprising the Medical Center. Included in this concept would be the realignment of the street to provide an improved intersection with Seventh Street. The final location of this intersection will be determined by a combination of factors, including:

- i. The spacing of the intersection between McDowell Road and the entrance and exit ramps from the future Papago Freeway.
- ii. The creation of usable and efficient development tracts to the north and south of the intersection.
- iii. The location of the opposing intersection of Willetta on the west side of Seventh Street.
- iv. The location and nature of utility lines currently located in the alley and street rights-of-way.

Special street tree planting, sidewalk treatment, and streetscape improvements would define the special role of this street throughout its length.

b. Brill Mall.

East Brill Street would be closed and vacated as a vehicular circulation street for most of its length from Seventh Street to Thirteenth Street. The right-of-way would be retained in part free from the development of buildings or other structures due to the presence of major utility distribution lines. Also special landscaping and streetscape improvements will be used

to create a pedestrian mall interconnecting the diverse uses and activities along the length of the street from Seventh Street to Thirteenth Street.

- c. **North Ninth Street Vacation.**
Portions of Ninth Street between McDowell Road and the future Papago Expressway may be vacated and, dependent on the requirements for utility relocation and easement retention, the right-of-way will be made available for consolidation and development with adjoining properties with consideration given to north-south pedestrian circulation opportunities along "mini-malls".
- d. **North Tenth and North Twelfth Street Improvements.**
As development proceeds both of these streets may be widened and improved between McDowell and the Papago to allow for the intense and complex circulation requirements of the Medical Center.
- e. **Street Closures at Thirteenth Street.**
Access to Willetta, Brill and Culver Streets will be closed from North Thirteenth Street together with the creation of cul-de-sacs for access from North Twelfth Street or the vacation and consolidation of the right-of-way for development of these streets between Twelfth and Thirteenth Streets. This will stop medical center related vehicular traffic from penetrating the neighborhood east of Thirteenth Street. There may, however, be provision for pedestrian access to this neighborhood.

GOOD SAMARITAN REDEVELOPMENT AREA

CIRCULATION CONCEPT

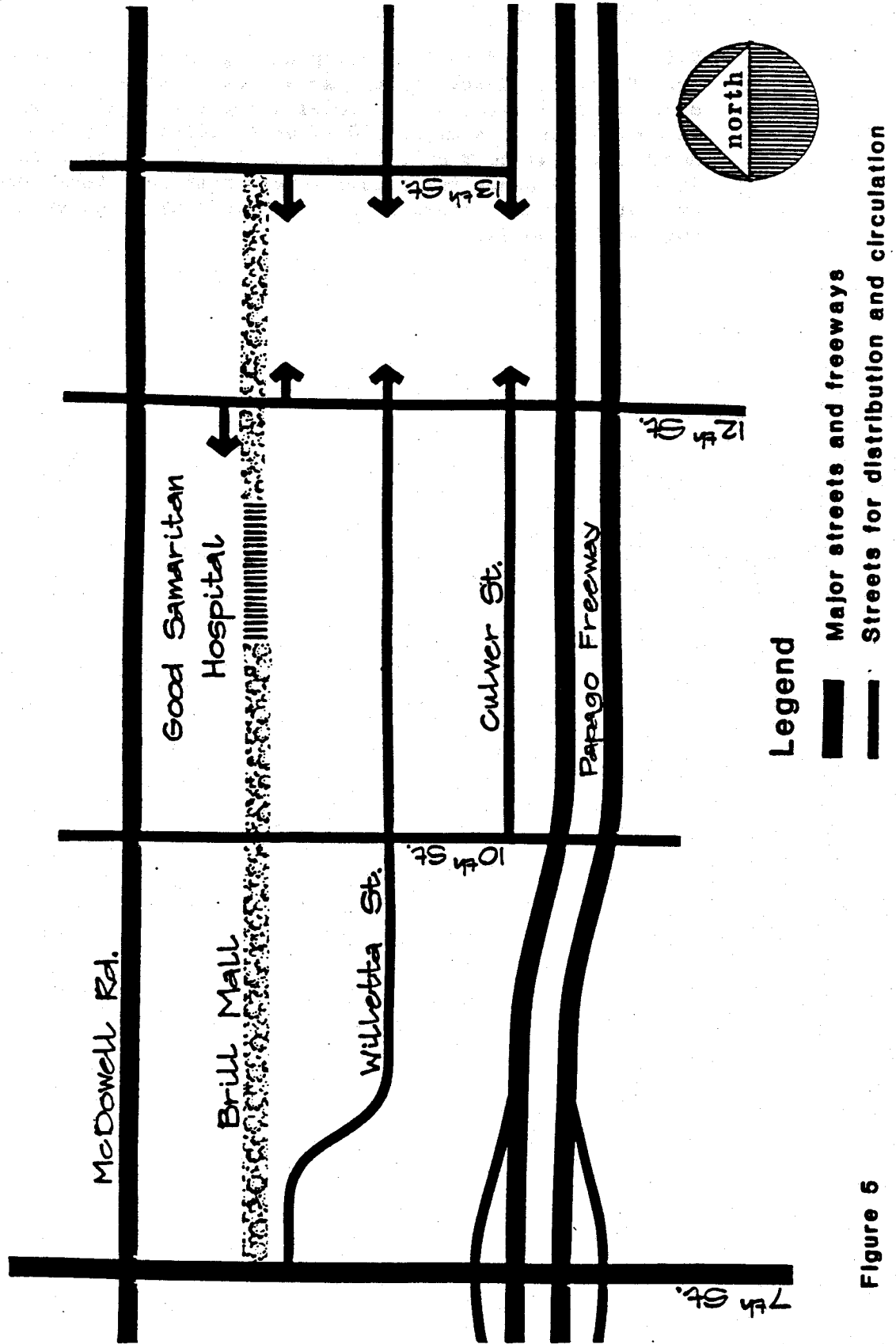
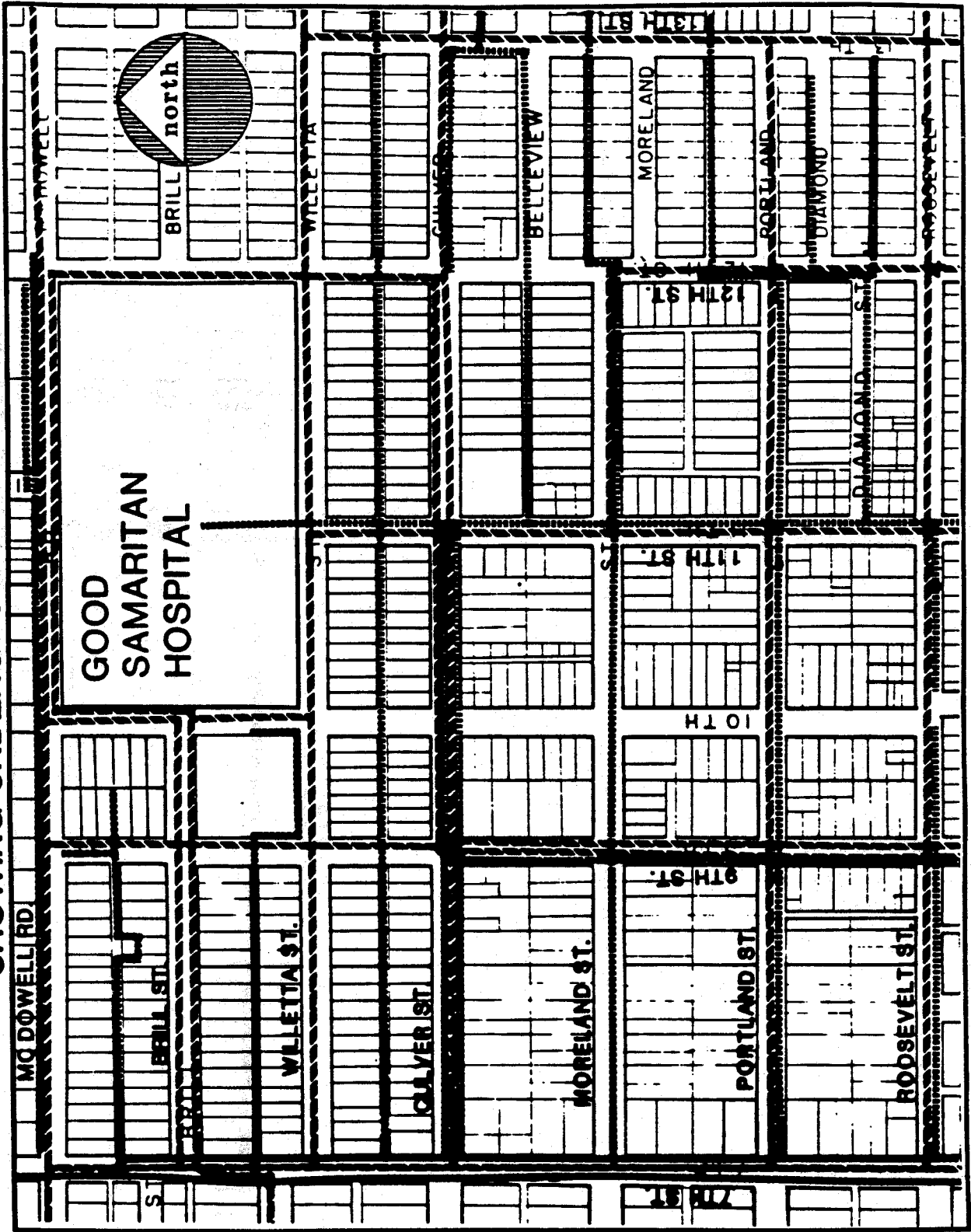


Figure 6

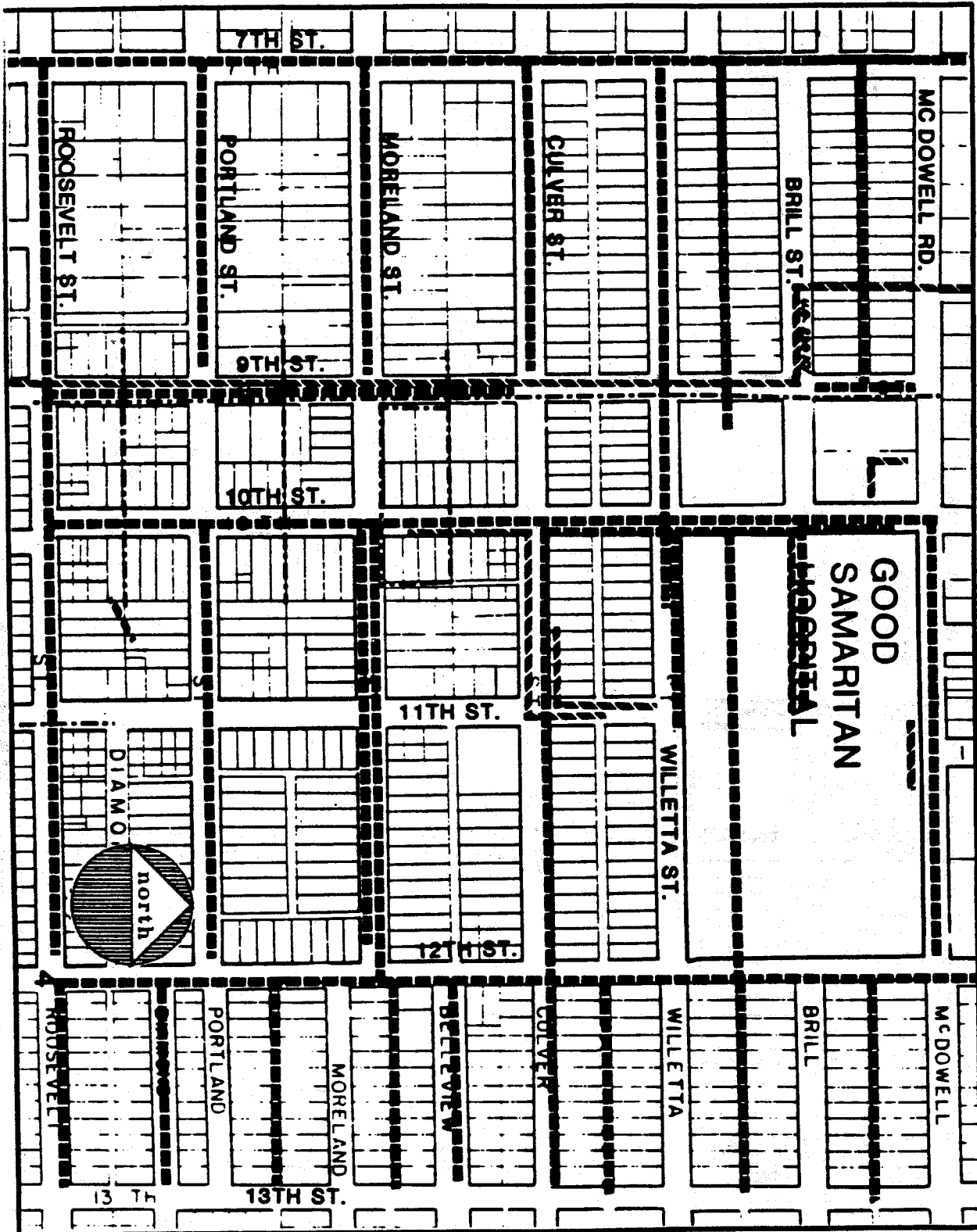
4. Utility Inventory

Figures 6 and 7 detail existing underground utilities within the Good Samaritan Redevelopment Area. Major water, sewer and gas lines exist along several of the local streets and alleys within the redevelopment area. A major 230 KV underground electrical line runs north/south along 9th Street and west of 9th Street on Brill Street. Any plans for future development must take into account existing infrastructure serving the redevelopment area and surrounding neighborhoods.

**GOOD SAMARITAN REDEVELOPMENT AREA
SHOWING UNDERGROUND UTILITY LINES**



**GOOD SAMARITAN REDEVELOPMENT AREA
SHOWING UNDERGROUND UTILITY LINES**



5. Planning Criteria and Standards

The criteria and standards for the development of individual land-use areas or parcels included within the existing codes and ordinances of the City and in the City's plan for the central area will apply in the Redevelopment Area. They shall provide the detailed guidance required with respect to densities, site coverage, setbacks, building height, landscaping, parking, and other aspects of development. At the same time, efforts may be made to update or supplement the City's codes and plans as necessary to facilitate and provide a sound regulatory framework for new, innovative development in accordance with this plan. Additional controls and limitations may be applied to any property acquired and/or disposed of by the City or for which any public assistance in development and/or rehabilitation is provided. Standards for population and building intensity, land coverage, and other features of development should be such as to help in the achievement of plan objectives, and especially to accomplish the following:

- a. To avoid overcrowding and the creation of conflicts and congestion on public streets.
- b. To maintain sufficient open space to provide for landscaping and other amenities and for pedestrian movement and activity.
- c. To maintain a balance between demands on and capacities of public utilities, facilities and services.
- d. To ameliorate extreme climatic conditions and encourage energy conservation.
- e. To enhance and encourage the use of public facilities, open spaces and pedestrian ways.

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

- a. The location, amounts and types of parking to be provided.
- b. The development of an integrated system of pedestrian facilities.
- c. The provision, landscape development and improvement of open space areas, setbacks, street rights-of-way, and other open or public areas.
- d. Building height and setback.
- e. Vehicle loading and service.
- f. Facilities and/or designs to reflect climatic conditions and the need for energy conservation.
- g. Control of signs and other features of site and structure design.
- h. The location and design standards for all major streets and streetscape improvements.
- i. The location and nature of facilities required to meet public transportation uses.
- j. Proposed land-uses.
- k. Proposed population and building densities and land coverage.

D. PROPOSED REDEVELOPMENT ACTIONS

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

1. Continuing Planning

The City shall continue efforts to assess and respond to changed conditions, needs, and desires of residents, property owners, and institutions in the project area. The City shall also continue to respond to the economy of the region, and to coordinate and manage resources to achieve plan objectives. This planning effort may result in the publication from time to time of reports, regulations, guidelines, plans, project proposals, work papers, or other documents which aid in achieving the objectives of this plan. In addition, the City may hold public meetings to elicit information on the public needs and desires for the project area.

The City may also participate in planning efforts with other public and private interests to accomplish the objectives of this plan. The City shall coordinate planning and implementation activities and bring zoning and other regulations and plans for public facilities into conformance with the plan. In addition, the City shall take administrative actions which expedite the review of and action on development proposals.

2. Technical Assistance and Counseling

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

3. 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.

4. Funding and Economic Development

The City may engage in special economic development actions within the project area. It may package development proposals and coordinate and solicit such proposals. The City may provide special counseling and technical assistance to businesses willing to locate within the project area.

5. Preparation of Land for Redevelopment

The City may undertake a variety of actions to prepare land for redevelopment. These may include:

- a. 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.
- b. Clearance and Land Preparation
Hold, improve, clear or prepare for redevelopment any such property.
- c. 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.
- d. Contracts
Enter into contracts with redevelopers of property containing covenants, restrictions and conditions regarding the use of such property for residential, commercial, industrial, recreation or other purposes or for public or quasi-public purposes to achieve the objectives of this plan.
- e. Covenants
Make any of the covenants, restrictions or conditions of the foregoing contracts covenants running with the land, and provide appropriate remedies for any breach of any such covenants or conditions, including the right in the municipality to terminate such contracts any interest in the property created pursuant thereto.
- f. 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.

6. Rehabilitation of Structures

The City may participate in and support efforts to preserve and rehabilitate structures to achieve their long-term sound condition. Determination of structures for rehabilitation may be based on historic, architectural, or cultural merit of the structure; condition of the structure; condition of surrounding structures; lot size; layout; accessibility; and usefulness.

7. Relocation

The City shall assist in the relocation of those residents and businesses displaced as a result of property acquisition by the City in fulfillment of this plan. Those residents and businesses displaced by public action shall be provided with the opportunity of being

relocated in accommodations which are equal to or better than those from which they are being vacated and which are adequate, safe, sanitary, and are within their financial means in accordance with the City's Relocation Policy.

8. 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.

E. MANAGEMENT AND IMPLEMENTATION OF THE REDEVELOPMENT PLAN

Sections B and C describe the objectives and plan for the Good Samaritan Redevelopment Area. Section D 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. Many different public agencies may be involved, but the success of this plan depends on a wide range of private initiative and participation. To obtain a sustained level of coordinated action, strong organizational and management resources must be provided. It is anticipated that such resources would be provided primarily by a master developer selected by the City. The plan for the development and use of these resources is as follows:

1. Activities to Be Undertaken by the City

- By itself and/or in cooperation with other responsible departments of government and private agencies, the City will coordinate:
- a. The conduct of studies and analyses and prepare plans, project proposals, budgets, contracts, recommendations for codes and legislation applications, and other documents and materials required to advance the implementation of plan objectives.
 - b. The preparation and dissemination of informational, educational, training and marketing materials; convening and otherwise initiating and participating in planning, marketing, negotiating, and other meetings and activities for the purpose of advancing the objectives of the plan.
 - c. 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 construction and operation of parking, pedestrian, park, recreational, educational, or other facilities and/or the promulgation and administration of leases, regulations, fee, insurance programs, subsidies, cost-sharing, and other measures required to achieve plan objectives.
 - d. 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.
 - e. 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.
 - f. Other things which are legally permitted and are required to implement the plan.

2. Redevelopment Area Improvement Budget and Program
The City will prepare a work program for public activities and for public improvements in the redevelopment area. Subject to the demands for land and improvements by project area developers, the City will prepare a program budget(s) to accomplish the public actions deemed necessary by the City Council, to assist these developments. The budget(s) will identify project and program expenditure categories as specifically as possible as well as sources of funding. Project budgets will be submitted to the City Council for approval through normal budgetary review processes. No expenditures or binding commitments for expenditure may be made which are not part of a budget approved by the Council.

3. Project and Action Proposal Review
Any project or activity to be undertaken in the redevelopment area, privately or by a public agency, which requires public action or approval, will be subject to review by the City. The City will assure adequate coordination of advice and review by different departments of City government and of other affected governmental entities. The City will develop and publish criteria and procedures to govern this review process. These will detail the following general guidelines:
 - a. Any project or activity proposal may be presented to and discussed with the City and the City may provide advice and technical planning or similar assistance related to such proposals on an informal basis.
 - b. All formal requests or applications for public action and all public project proposals will be submitted to the City for review. At its discretion (with exceptions as noted below) the City may issue a report reviewing and commenting on the impact of the proposal upon plan objectives.
 - c. For all proposals requiring City Council action, a report shall be prepared which:
 - (1) Describes estimated costs and impacts of the proposal in relation to plan objectives.
 - (2) 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.
 - (3) 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.

- (4) Presents budgets, approvals, agreements, studies, opinions, and/or other evidence indicating the feasibility of required public actions.
- d. For all proposals requiring City Council action and for such others as it may deem appropriate, the City will develop and implement procedures which will assure adequate public review and which will meet all legal or administrative requirements for public hearings.

4. 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.

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

The redevelopment project will be financed primarily, if not entirely, by private investments which will be attracted to the project area as a result of the concentration of allied development opportunities in a relatively small area, rather than the dispersal of such investments through a much larger area, which would occur without this plan. Any public financing will result from the Redevelopment Area Improvement Budget and Program described above. Possible sources of public financing may include but are not limited to: federal, state and private grants or loans, improvement district financing, revenue bond financing, and contributions.

F. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

1. Boundaries, Existing Use and Conditions, General Land-use Plan, and Information Showing Standards of Population Densities, Land Coverages, and Buildings in the Area after Redevelopment

Information on Boundaries, existing use and conditions, and the general land-use plan has been previously discussed. The boundaries of the redevelopment project are described in Section A of this plan. Existing land-use and property conditions are also described in Section A.

The general land-use plan and information showing standards of population density, land coverages, and buildings in the area after redevelopment are discussed in Section C.

2. A Statement of the Proposed Changes, If Any, in Zoning Ordinances or Maps, Street Layouts, Street Levels or Grades, Building Codes, and Ordinances

The scope of redevelopment is large and the time of implementation long. Due to the scope, scale and projected time schedule of the project it is unreasonable at this time to project a comprehensive list of changes which could be needed to implement this plan. Instead, the 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 C does indicate the anticipated nature and incidence of most such changes.

At this time, the City proposes a review and revision of zoning codes applicable to the Downtown development area to bring them into compliance with Downtown plan objectives. Some of these changes will be applicable to this redevelopment area and will be used when appropriate.

The street system within the project area may be subject to major changes as a result of implementation of this plan. These changes could include clarifying the functions of streets, closure of streets to assemble reasonably sized parcels of land for development and reduce traffic in residential areas, realignment of streets for similar purposes, and beautification of streets.

3. A Statement As to the Kind and Number of Site Improvements and Additional Public Utilities Which Will Be Required to Support the New Land-uses in the Area after Redevelopment

The number(s) and kind(s) of site improvements and public utility(ies) will be determined through the project area improvement budget and program and the project and action proposal review processes. All improvements shall conform to the objectives of this plan.

4. 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. When property is acquired by the City using non-Federal funds, relocation shall be in accordance with the City of Phoenix Relocation Policy. All properties to be so acquired by the City will be appraised by a qualified independent fee appraiser using accepted appraisal techniques. The property owner will be offered a purchase price of fair market value based upon the appraisal. If, after a reasonable period of time, the offer is not accepted, eminent domain proceedings may be instituted to acquire the subject property.

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

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

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

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

G. PROCEDURES FOR AMENDING OR SUPPLEMENTING THIS REDEVELOPMENT PLAN

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

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

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

H. EXHIBITS

- 1. Legal Description**
- 2. General Relocation Policy**

CITY OF PHOENIX
REAL ESTATE DIVISION - TITLE SECTION

EXHIBIT 1

LEGAL DESCRIPTION OF
PROPOSED ADDITIONAL DOWNTOWN REDEVELOPMENT BOUNDARY
GOOD SAMARITAN REDEVELOPMENT AREA

That part of Section 4, Township 1 North, Range 3 East, G&SRB&M, and that part of Section 33, Township 2 North, Range 3 East, G&SRB&M, lying within the following described line:

BEGINNING at the Southwest corner of Lot 5, Block 3, BRILL'S ADDITION AMENDED, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 2 of Maps at page 45;

thence Easterly along the South line of said Lot 5 and its Easterly prolongation to the West line of Lot 22, BELVEDERE AMENDED, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 9 of Maps at page 10;

thence Southerly along said West line to the Southwest corner of said Lot 22;

thence Easterly along the South line of said Lot 22 and its Easterly prolongation to the Southeast corner of Lot 34 of said BELVEDERE AMENDED;

thence Northerly along the East line of said Lot 34 to the Westerly prolongation of the South line of Lot 11, BELLEVIEW PLACE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 16 of Maps at page 10;

thence Easterly along last said South line and its Westerly prolongation to the Southeast corner of said Lot 11;

thence Northerly along the East line of said Lot 11 to the Northeast corner thereof;

thence Northeasterly to the Southeast corner of Lot 1 of said BELLEVIEW PLACE;

thence Northerly along the East line of last said Lot 1 to the Northeast corner thereof;

thence Northwesterly to the Southeast corner of Lot 1, RESUBDIVISION OF BLOCK 7 OF BURROUGHS ADDITION REPLATTED, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 9 of Maps at page 30;

thence Northerly along the East line of last said Lot 1 and its Northerly prolongation to the South line of the North 2.5 feet of Lot 2, Block 2, BURROUGHS ADDITION REPLATTED, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 7 of Maps at page 18;

thence Easterly along last said South line and its Easterly prolongation to the Southerly prolongation of the East line of Lot 37, RANCHITOS BONITOS, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 3 of Maps at page 31;

thence Northerly along last said East line and its Southerly prolongation to the South right of way line of Almeria Road as shown on the plat of GOVERNOR SQUARE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 26 of Maps at page 1;

thence Westerly along said right of way line to the East right of way line of 13th Street;

thence Southerly along last said right of way line to the Easterly prolongation of the North line of Lot 2, Block 2, VALLE DEL SOL, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 28 of Maps at page 1;

thence Westerly along last said North line and its Easterly and Westerly prolongation to the Northwest corner of Lot 22 of last said Block 2;

thence Northwesterly to the intersection of the West right of way line of 12th Street with the South right of way line of Almeria Road;

thence Westerly along last said right of way line to the East right of way line of 11th Street;

thence Southwesterly to the Northeast corner of Lot 1, FRANCES HEIGHTS AMENDED, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 7 of Maps at page 35;

thence Westerly along the North line of last said Lot 1 and its Westerly prolongation to the Northwest corner of Lot 2 of said FRANCES HEIGHTS AMENDED;

thence Southerly along the West line of last said Lot 2 to the Easterly prolongation of the North line of Lot 1, WASSON PLACE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 22 of Maps at page 25;

thence Westerly along last said North line and its Easterly and Westerly prolongation to the Northwest corner of Lot 3 of said WASSON PLACE;

thence Northwesterly to the Northeast corner of Lot 1, FOX PLACE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 21 of Maps at page 16, said corner being on the South line of an East-West alley;

thence Westerly along last said South line to the West line of the East 8 feet of Lot 1, HOMEWOOD TRACT, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 3 of Maps at page 26;

thence Northerly along last said West line to the North line of the South 200.65 feet of last said Lot 1;

thence Westerly along last said North line to the East right of way line of 10th Street;

thence Northwesterly to the intersection of the monument line of 10th Street with the Easterly prolongation of the South line of that certain East-West alley lying within Block 6, HURLEY HEIGHTS SUBDIVIDED, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 7 of Maps at page 11;

thence Westerly along last said South line and its Easterly and Westerly prolongation to the Northeast corner of Lot 13, Block 5, of said HURLEY HEIGHTS SUBDIVIDED;

thence Southerly along the East line of said Lot 13 to the Southeast corner thereof;

thence Southwesterly to the intersection of the South line of the North 7 feet of Lot 1, MILLER SUBDIVISION, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 5 of Maps at page 16, with the East line of said Lot 1;

thence Southerly along last said East line and its Southerly prolongation to the South line of Lot 16, Block 1 of EVERGREEN HEIGHTS AMENDED, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 4 of Maps at page 55;

thence Southeasterly to the Northeast corner of Lot 18, Block 1 of said EVERGREEN HEIGHTS AMENDED;

thence Southerly along the East line of said Lot 18 to the Southeast corner thereof;

thence Southwesterly to the Northeast corner of Lot 17, Block 2 of said EVERGREEN HEIGHTS AMENDED;

thence Southerly along the East line of said Lot 17 to the Southeast corner thereof;

thence Southeasterly to the Northeast corner of Lot 18, Block 2 of said EVERGREEN HEIGHTS AMENDED;

thence Southerly along the East line of said Lot 18 to the Southeast corner thereof;

thence Southerly to the Northwest corner of the East 101 feet of Lot 4, Block 3 of said BRILL'S ADDITION AMENDED;

thence Southerly along the West line of the East 101 feet of said Lot 4 and its Southerly prolongation to the South line of Lot 3 of said Block 3;

thence Easterly along last said South line to the Southeast corner of said Lot 3, being identical with the Northwest corner of Lot 5 of said Block 3;

thence Southerly along the West line of said Lot 5 to the Southwest corner thereof and the POINT OF BEGINNING.

Prepared July 24, 1980, in
 Title Section, Real Estate Division
 by MARSHALL J. MALINA
 Real Estate Technical Writer I

Marshall J. Malina
 Checked llp Date 7-25-80

EXHIBIT 2

GENERAL RELOCATION POLICY
FOR PROPERTIES ACQUIRED BY THE CITY WITHIN THE REDEVELOPMENT AREA

Relocation activities for the Good Samaritan Area Redevelopment Plan which result from property acquisition by the City will be carried out by the Relocation Section, Housing and Urban Redevelopment Department of the City. 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 for properties acquired by the City are:

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

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

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

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