

COMMUNITY
DEVELOPMENT
**TARGET
AREA B**
REDEVELOPMENT
PLAN

City of Phoenix

Formally Adopted by the
Mayor and City Council
City of Phoenix, 1980, Expanded 1998





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The Redevelopment Plan Dated December 1979 Was Formally Adopted by The Mayor And City Council of The City of Phoenix on January 15, 1980. The Plan Was Amended: February 24, 1981, January 16, 1985, March 25, 1987, June 1, 1988, October 14, 1998, July 2, 2003, November 3, 2004.

The Findings For The Designation And Expansion of The Redevelopment Area Were Adopted November 20, 1979 And August 26, 1998.

FM Listening Systems or Qualified Sign Language Interpreters are available with 72 hours notice. Materials in alternate formats (large print, braille, audio cassette or computer diskette) are available upon request. For further information call Theresa Damiani, Planning Department, at Voice/262-6368 or City TDD Relay/534-5500.

Prepared by the City of Phoenix Planning Department

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I. INTRODUCTION

This Redevelopment Plan is concerned with the redevelopment of a portion of South Mountain Village, Phoenix, Arizona. The area is currently receiving extensive community development related improvements and is known through the city's Community Development Program as Target Area B. The Redevelopment Plan will be included as an element of the Revitalization Program for Target Area B. The Redevelopment Plan has been prepared to meet the requirements of Arizona Revised Statutes 36-1471.

This Redevelopment Plan provides a broad framework for the stabilization, development, and redevelopment of Target Area B, and consists of the following components:

Project boundaries	Existing land use
Existing property conditions	Redevelopment objectives
Land use plan	Actions to implement the plan

The plan provides the legal basis to enable public acquisition and disposition of property for the purpose of eliminating conditions of blight. Such conditions are evident throughout the Target Area necessitating spot removal in conjunction with other revitalization strategies.

II. DESCRIPTION OF TARGET AREA B URBAN REDEVELOPMENT AREA

A. PROJECT AREA BOUNDARIES

Target Area B is located in South Mountain Village of Phoenix, approximately three miles south of the downtown business district. The boundaries of the Target Area B project are variable parcels north of Broadway Road to Elwood Street, Southern Avenue to the south, 7th Avenue to the west, and 24th Street to the east. Figure 1, Project Area Boundary Map, indicates the precise boundaries. A legal description of the Target Area is provided in Exhibit A. Areas directly abutting the Target Area may receive CD funded projects, including redevelopment activities, if such actions are directly related to the redevelopment of the Target Area.

B. EXISTING LAND USE

Existing land use in the project area (Target Area B) is shown on Figure 2, "Generalized Existing Land Use". The area is characterized by a mixture of old and new structures and by rural and suburban housing areas. Residential development is primarily single-family, although a few apartment projects and mobile home parks are scattered throughout the Area. Single-family residences vary considerably in age, size, architecture, and quality of original construction.

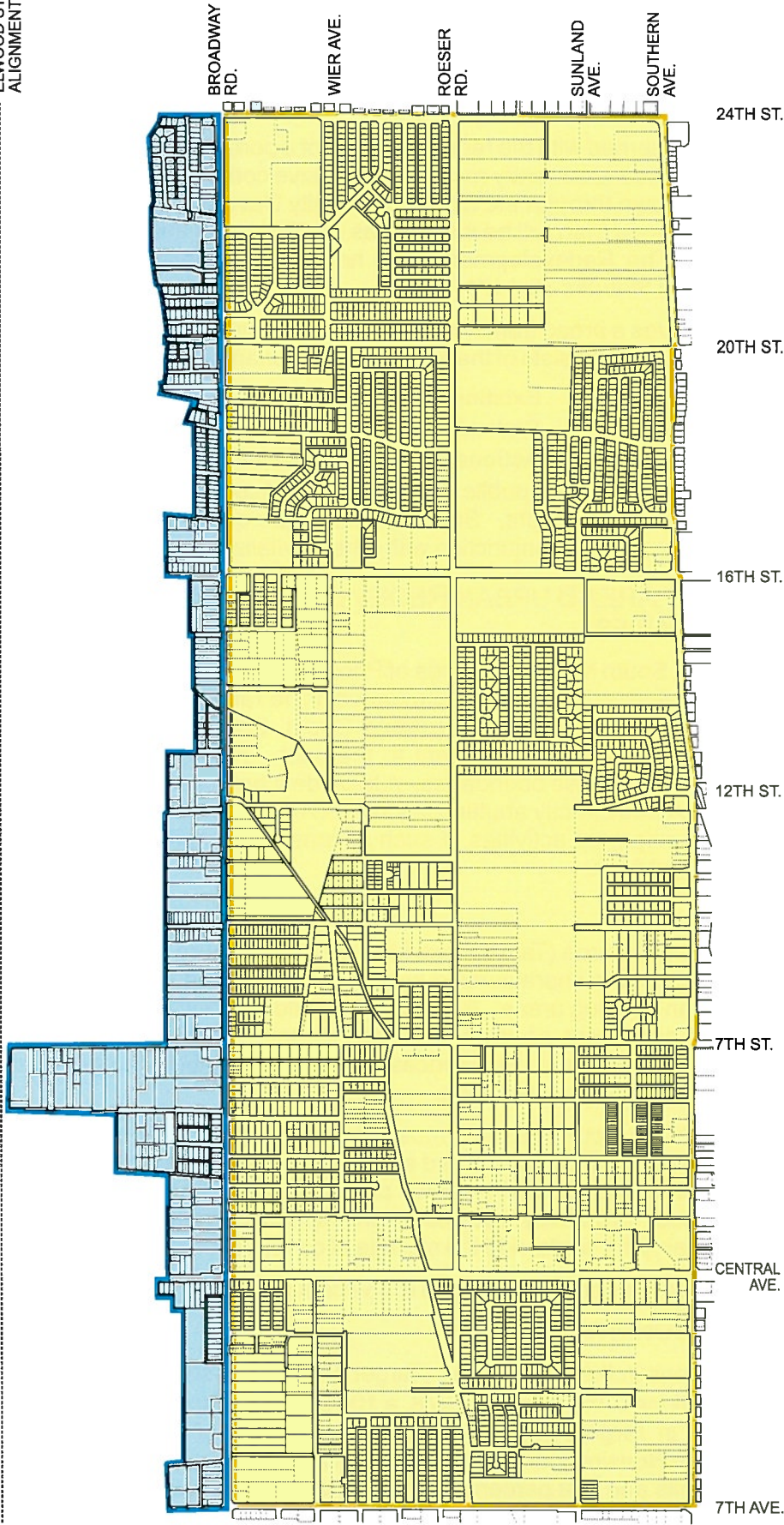
A wide array of commercial activity exists, most of it on Central Avenue with the remainder extending east along Broadway Road and Southern Avenue to just past 16th Street. The businesses along Central Avenue primarily serve neighborhood and highway commercial needs. Broadway Road has more intensive commercial land uses including automotive repair, junk yards, and the storage of construction materials.

Approximately one-third of the land in Target Area B is vacant or put to agricultural uses.

C. EXISTING PROPERTY CONDITIONS

Existing property conditions in the project area (Target Area B) are shown on Figure 3, "Existing Housing Conditions". In the Fall of 1978, a 100 percent windshield survey of all residential structures in Target Area B was conducted by City of Phoenix housing inspectors. The "Existing Housing Conditions" map provides, by sub-area, the number of residential dwelling units and that percentage of each sub-area's total housing stock that has been identified as being not feasible to rehabilitate or requiring major rehabilitation.

ELWOOD ST.
ALIGNMENT



Project Area Boundary
As Expanded October, 1998

Figure 1

LEGEND

Existing Target Area B Boundary

Target Area B Expansion

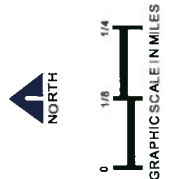
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1998





Generalized Existing Land Use
December, 1978

Figure 2



LEGEND

- Single Family
- 2-4 Dwelling Units
- 5 and More Dwelling Units
- Public and Quasi-Public
- Commercial Bldgs. and Yards
- Vacant

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1998

In general, those units identified as being "possibly not feasible to repair" should be considered for blight elimination in that the costs necessary to bring them up to standard condition are equal to and in some cases may exceed the cost of providing replacement housing. Also, the existence of such units acts as a disincentive to surrounding property owners who may otherwise choose to improve their property. Units requiring major rehabilitation, in many instances, may be reclassified as "not feasible to rehabilitate" at the time an interior inspection of the housing unit is conducted.

At the time of the housing conditions survey approximately 136 structures within the Target Area were identified as being abandoned, boarded up or burnt-out.

III. URBAN REDEVELOPMENT PLAN OBJECTIVES

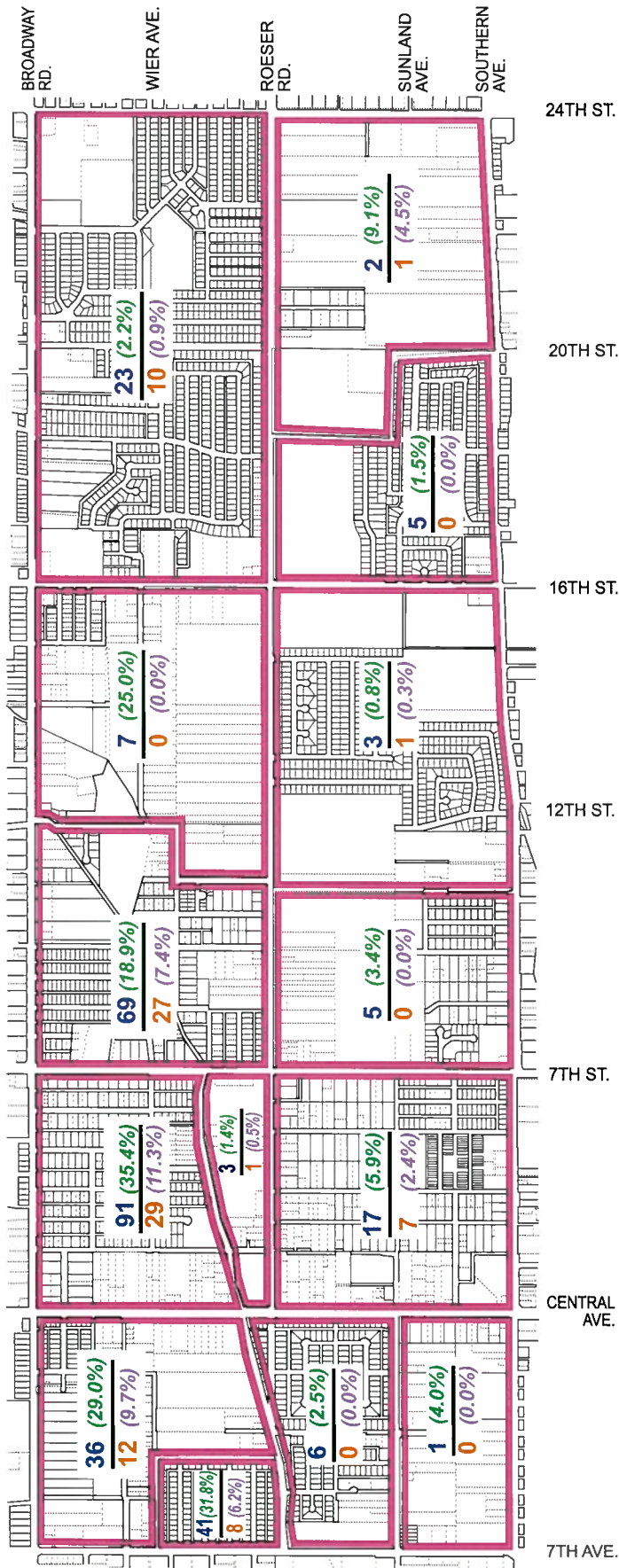
The redevelopment plan objectives for Target Area B are based upon a realistic assessment of current conditions, problems and potentials of the Area. They are established to guide redevelopment activities and to further revitalization of the Area. Redevelopment objectives are as follows:

1. Ensure the stability of existing viable residential areas and stabilize declining residential neighborhoods by removing structurally substandard buildings and blighting influences which act as a disincentive for private reinvestment.
2. Eliminate environmental deficiencies, including small and irregular lot subdivisions, incompatible land uses, and inadequate street layout.
3. Removal of impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by improved public utilities.
4. Encourage and assist in the provision of a sufficient number of low and moderate income housing units in a suitable living environment.
5. Ensure the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, and preservation of the environment.
6. Provide a sufficient number of adequate housing units for those households involuntarily displaced as a result of redevelopment activity so that those households that choose to may continue living in the area.
7. Provide adequate public services and facilities to meet the needs of the Target Area.
8. Encourage the location and design of transportation routes, compatible with land uses and the existing street system, which will promote the free and safe flow of traffic.
9. Create a sense of community and neighborhood throughout the Target Area in order to enhance its attractiveness as a place to live, work, and play.

IV. LAND USE PLAN

A. INTRODUCTION

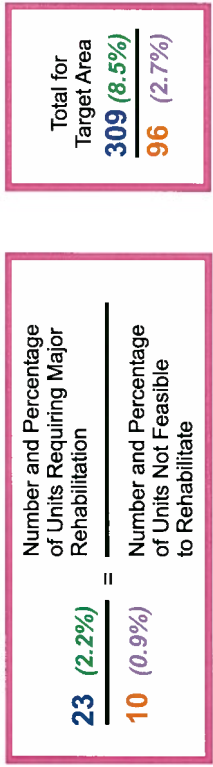
The Land Use Plan represents the goals and ideals of the community as realized in the use of the land. It is based upon a combination of both existing patterns of development and future proposals for the use of land. It is a means of recognizing existing conditions and using them to reach long range goals. To this end, the Land Use Plan for Target Area B recognizes certain givens such as the present use of land, the physical attributes of the community and noticeable land use trends. To these facts, certain principles are applied which attempt to improve the Target Area and to guide future development. The Land Use Plan depicted on Figure 4 designs all elements of the future community so that they fit together to their mutual benefit with a minimum of disruption to each other, the result



Existing Housing Conditions Fall, 1978

Figure 3

LEGEND



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1998

being compatible, well designed, efficiently-working neighborhoods. All land uses have been assigned to one of six general land use categories.

B. PLANNING PRINCIPLES FOR THE LAND USE PLAN

The following planning principles embody the policies of the City of Phoenix in the redevelopment of Community Development Target Area B.

1. The Land Use Plan should acknowledge the existing private and public use of land throughout the Target Area at the prevailing land use intensity.
2. The Land Use Plan should recognize the inherent incompatibility of certain land uses and strive to segregate those that are potentially incompatible.
3. The Land Use Plan should foster a diversity of housing types based upon the diverse neighborhood characteristics existing throughout the Target Area.
4. The Land Use Plan should foster aesthetically pleasing commercial areas which are conveniently situated and designed for the ease and safety of pedestrian and vehicular access.
5. The Land Use Plan should ensure that all new and existing housing will be served to the best possible extent by adequate commercial, recreational, educational, social and transportation facilities, as well as employment opportunities. In keeping with sound planning principles, the Plan attempts to achieve a balance of employment opportunities and residential development.

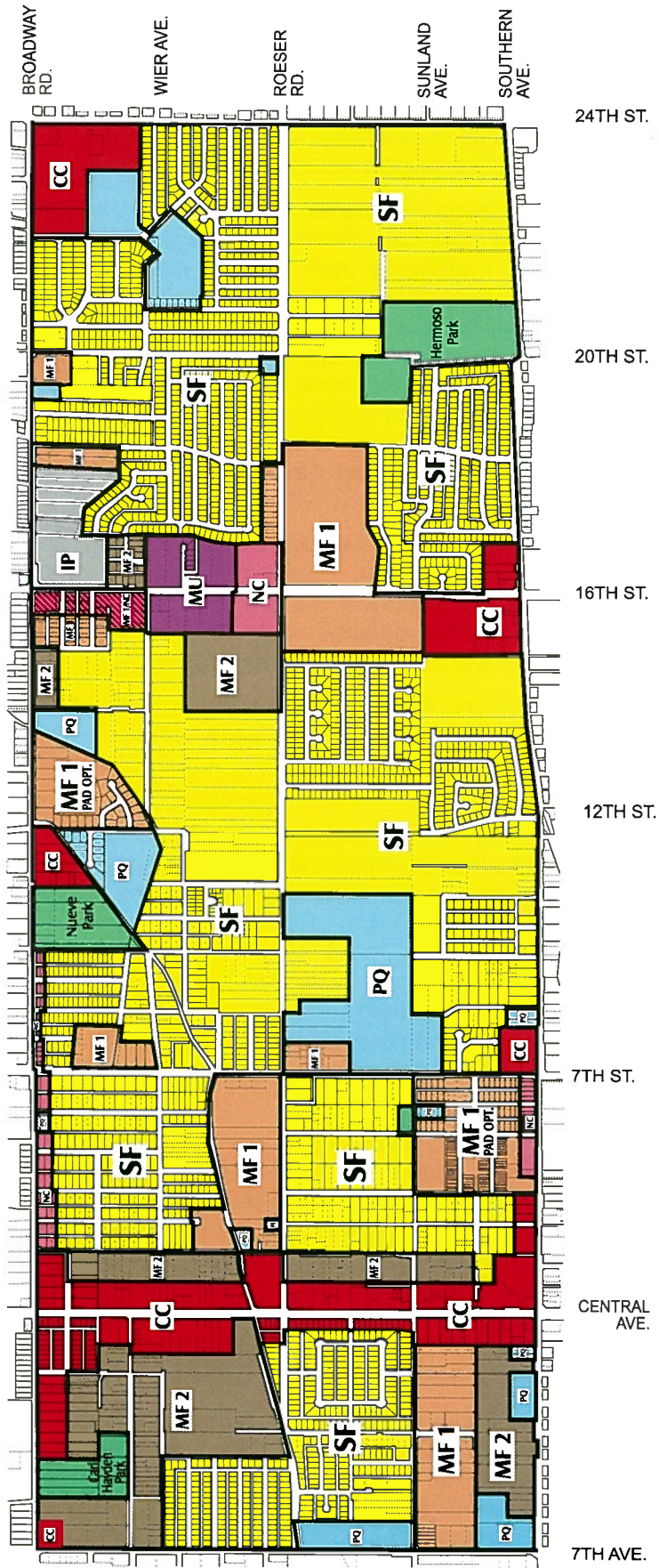
C. RESIDENTIAL AREAS

The demand for housing is met by a combination of what exists and what is added. New additions to the housing stock should consist of a range of housing types that meet a wide variety of needs, inclinations and economic circumstances. To meet the housing requirements of Target Area B, several types of housing are needed in a balanced supply--single-family detached and semi-detached, multifamily apartments, efficiency units and units with several bedrooms, housing with little land area per dwelling unit, and housing with substantial land area per unit.

Following is a description of the proposed residential land use categories within Target Area B.

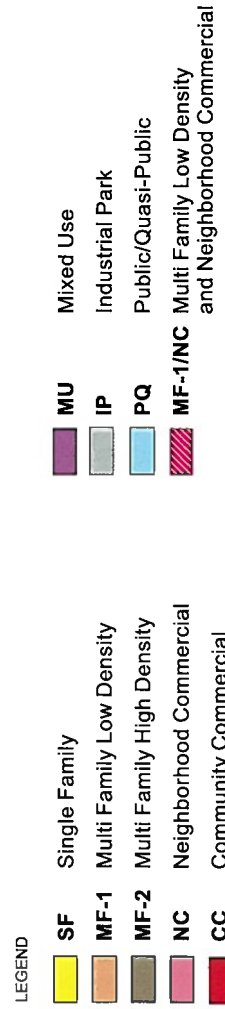
The bulk of new residential development will represent the expansion of existing neighborhoods. The Land Use Plan is designed to continue the general pattern of residential development that exists throughout the Target Area. It is designed to provide for the continuation of development of single-family homes at moderate densities. The establishment of these density categories will coincide with the prevailing densities evident throughout the Target Area. For those large vacant areas designated "Single-Family" several factors will act as determinants for the future density. They include the prevailing residential character of the surrounding housing developments as well as the inherent capabilities of the physical environment and infrastructure improvements to support the future development.

To enhance the developability of large tracts of vacant land, the option of cluster development (Planned Area Development) should be considered. Cluster development is a planning technique which is designed to encourage imaginative subdivision layout and to provide open space by allowing a reduction in the minimum lot size within a standard subdivision without reduction in the minimum lot size within a standard subdivision without necessarily increasing the overall density. To ensure the open space created by reducing lot sizes is of sufficient size to be usable, a stipulation of minimum tract size should be established.



Land Use Plan
As Amended

Figure 4



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the City of Phoenix
Planning Department
2005

By clustering the number of homes which would normally be distributed over a wider area, the home builder reduces the costs of extensive improvements such as streets, curbs, and water lines. In turn, the city ultimately saves on maintenance costs.

Two "Multifamily Residential" land use categories are established within the Target Area. Each is differentiated by the range of allowable densities to be permitted. Each is established in recognition of existing multifamily uses and the need for providing a variety of housing types at varying densities. Lands proposed as "Multifamily" are so situated that the multifamily projects will have immediate access to a range of shopping facilities or to areas where such facilities are anticipated. Another consideration is that multifamily projects be provided direct and unimpeded access to schools and other public facilities. In the development of multifamily projects, special consideration must be given to site design so that natural barriers, major streets, commercial land, or open space will permit the project to blend with existing development patterns, including nearby single-family homes.

The "Multifamily Low Density" category allows single-family detached and semi-detached houses, town houses, patio houses, multifamily houses and garden apartments. Densities will range from approximately five (5) to 15 units to the acre. The specific location of the various densities will be determined by the surrounding character of existing development in accordance with established planning principles.

The "Multifamily High Density" category allows, with greater density, those uses permitted in the "Multifamily Low Density" category. Permitted densities may be as high as 43 units to the acre depending upon the character of existing surrounding development and site plan adherence to established planning principles.

In each of the residential categories, common accessory uses to the principle use shall be permitted. Parking, in support of other permitted uses, recreational facilities, and public and institutional facilities primarily serving local residents shall also be permitted.

D. COMMERCIAL AREAS

Commercial uses vary widely and have different locational requirements depending upon the type of goods or services offered, and the trading area required to support the commercial activity. Within Target Area B, two (2) general types of commercial classifications are proposed: "Neighborhood Commercial" and "Community Commercial".

"Neighborhood Commercial" activities are considered the least intense level of community services because they are designed for the immediate neighborhood which constitutes a relatively small population. The general intent of these districts is to provide small areas throughout the Target Area where retail and service establishments may be located to provide for the convenience of needs of nearby residential areas. Generally, such commercial activities require a service population of 5,000 people for support. The types of uses permitted in these commercial areas include but are not limited to: local grocery stores, delicatessens, meat markets, drug stores, local services such as barber and beauty shops, coin-operated laundries and bank branches.

"Community Commercial" activities are intended to serve a larger area and population which would include the Target Area and adjacent areas. Such commercial activities generally require a service population of 25,000 people for support. For such businesses location and accessibility are of great importance. As such, they should be located along major streets. The "Community Commercial" districts discourage the small, incremental growth of marginal land uses. Within this district, a wide range of retail services and office uses are permitted, including but not limited to: restaurants, motels, offices requiring visibility, supermarkets, service stations, banks, home improvements, and other general retail establishments.

E. MIXED LAND USE AREA

The area along 16th Street south of Broadway Road to Sunland Avenue presents a unique opportunity to be a focus for strategic public investment which can provide impetus for other significant investments by the private sector in Target Area B.

Several desirable aspects of this area are: access to downtown via the new 16th Street bridge, access to Arizona State University and the East Valley via Broadway Road, and the existence of large parcels of land near the Rio Salado Project. In order to take advantage of these assets and to insure quick response by the city to private sector interest, increased flexibility in the arrangement of land uses is necessary.

The "Mixed Use" classification accomplishes this action by directing future development resulting from city land sales to a broad array of opportunities. Specific sites have not been selected, but the mix of proposed land uses include medium to high density residential, neighborhood and community commercial development, and industrial uses. Industrial uses would only be permitted within the Industrial Park zoning classification.

F. INDUSTRIAL PARK AREA

Vital to the revitalization/redevelopment of an area is the provision for and proximity of employment opportunities. As such, provision has been made in the Plan for an area to be designated for industrial park uses. As noted in the city's development guide, "...the industrial park district shall provide sufficient space in appropriate locations for certain types of business and manufacturing which shall be free from offense in modern, landscaped building, ..."

It is the intention of this plan that the area so designated accommodate only those uses permitted in the Industrial Park zoning classification and that those uses fully subscribe and abide by the performance standards, district restrictions, yard, height and area requirements, and parking requirements as specified in the Phoenix City Code.

G. PUBLIC AND QUASI-PUBLIC AREAS

The final land use classification, Public/Quasi-Public, is established in recognition of such uses existing throughout the Target Area. Although the Plan does not anticipate the expansion of any such existing uses or the addition of new ones, it allows public and institutional land uses throughout the Target Area so long as they primarily serve local residents.

H. PLANNING CRITERIA AND STANDARDS FOR DEVELOPMENT

The criteria and standards for development of land use areas and individual parcels as presented in the codes and ordinances of the City of Phoenix shall apply to the general land use classifications depicted on the Land Use Plan for Target Area B. All development, both residential and commercial resulting from public action (redevelopment activities, land purchase, etc.), will be subject to review and recommendation by the Target Area B Citizens Advisory Committee for appropriateness as measured against the objectives of the Plan. All development proposals initiated by the city for the construction of two or more residential dwelling units and all proposals for commercial development initiated through public action are subject to site plan and design review by the city's Development Services Department.

All multifamily and commercial development should be landscaped and provide a sufficient buffer area between adjacent residential lands as identified on the Land Use Plan. Buffer areas may vary depending upon the intensity of the proposed use, with due consideration given to building height and setback.

V. PROPOSED REDEVELOPMENT ACTIONS

Any redevelopment activity which requires public action will be subject to the review and approval of the Target Area B Citizens Advisory Committee. Upon such approval, the city will take the necessary actions to achieve the objectives of this Redevelopment Plan. Such redevelopment actions shall include but not be limited to the following:

1. A continued thorough examination of existing conditions within the Target Area, and of the needs and desires of current Area residents shall be carried out.
2. As an implementation strategy for the revitalization of Target Area B, spot acquisition and clearance of deterioration and dilapidated structures with subsequent land assemblage and sale for redevelopment will occur.
3. Residents and businesses displaced as a result of public actions will be provided relocation assistance in accordance with the city's relocation policy. Every effort shall be made to relocate those residents and businesses that request so to relocate them within the Target Area, in accommodations which are adequate, safe and sanitary.
4. Clearance of structures which are substandard, incompatible with the land use objectives, and/or necessary for parceling and redevelopment.
5. Public improvements shall be removed and/or installed as required to achieve plan objectives.

VI. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

1. **A statement of boundaries of the redevelopment project area.**

As previously discussed, the boundaries of the redevelopment project area are coterminous with Community Development Target Area B. A legal description is provided as EXHIBIT A.

2. **A map showing the existing uses and conditions of the real property therein.**

Existing uses and conditions have been previously described (See Figures 2 and 3).

3. **A land use plan showing proposed uses of the area.**

The land use plan has been previously discussed (See Figure 4).

4. **Information showing the standards of population densities, land coverage and building intensities in the area after development.**

General standards of population density (dwelling units per acre) in the area after redevelopment have previously been discussed. Applicable local codes and ordinances serve as standards for land coverage and building intensities.

5. **A statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, building codes and ordinances.**

Zoning will be changed for all lands impacted as a result of public redevelopment actions to become consistent with the Land Use Plan. Certain streets may be constructed or provided additional right-of-way to enhance land use patterns within the area. Street levels or grade will not change. Existing city building codes and ordinances will apply.

6. **A statement as to the kind of number of site improvements and additional public utilities which will be required to support the new land uses in the area after redevelopment.**

As previously stated, the redevelopment project area is coterminous with Community Development Target Area B. As a result of the Community Development Program most of the streets and public utilities will be upgraded to acceptable city standards for

planned reuse. Additional site improvements and public utilities may be identified through the project review process. All necessary improvements will conform to the objectives of this plan.

7. **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 and revenues from its disposal to redevelopers.**

Property will be acquired in accordance with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. All properties to be acquired will be appraised by a qualified independent fee appraisers using accepted appraisal techniques. The property owner shall 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. The scope and timing of redevelopment projects precludes a precise and comprehensive determination of the costs and revenues for the acquisition and preparation of land.

8. **A statement of the proposed method of financing the redevelopment project.**

Financing of the project will be accomplished utilizing federal Community Development Block Grant funds.

9. **A statement of feasible method proposed for the relocation of families to be displaced from the redevelopment project area.**

Families and businesses displaced from the redevelopment area shall be relocated in accordance to the City of Phoenix Relocation Policy.

VII. PROCEDURES FOR AMENDING OR SUPPLEMENTING THIS GENERAL PLAN

From time to time, the General 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 and recommendations.

If 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 affected by the proposed modification.

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

VIII. EXHIBITS

A. LEGAL DESCRIPTION OF COMMUNITY DEVELOPMENT TARGET AREA B

Those parts of Sections 20, 21, 22, 27, 28 and 29, all in Township 1 North, Range 3 East, G&SRB&M, described as follows:

BEGINNING at the intersection of the monument lines of 7th Avenue and Broadway Road, which is located at the Northwest corner of said Section 29;

thence Southerly along said monument line of 7th Avenue to the monument line of Southern Avenue at the Southwest corner of said Section 29;

thence Easterly along said monument line of Southern Avenue to the monument line of 24th Street;

thence Northerly along said monument line of 24th Street to the Northeast corner of ALICIA, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 66 of Maps at page 12;

thence generally Westerly along the North line of said ALICIA, being identical with the South right of way line of the North branch of the San Francisco Canal, to the Northwest corner of said ALICIA;

thence continuing Westerly along said South right of way line to an iron pipe therein marking the

Northwest corner of the parcel of land described in the instrument recorded in Document No. 88-408866, records of said County;

thence Southwesterly along the West line of said parcel of land to the Northeast corner of the parcel of land described in the instrument recorded in Document No. 88-219040, records of said County;

thence Northwesterly along the Northerly line of last said parcel of land and the Northwesterly prolongation thereof a distance of 104.93 feet to a corner of the parcel of land described in the instrument recorded in Document No. 86-429690, records of said County;

thence Northwesterly along the Northerly line of last said parcel of land a distance of 14.14 feet to a corner thereof;

thence Northeasterly, continuing along last said Northerly line, a distance of 30.24 feet to a corner of last said parcel of land;

thence Northwesterly, continuing along last said Northerly line, a distance of 24.69 feet to the Southeast corner of Lot 54, ALICIA UNIT TWO, according to the plat of record in the office of the County Recorder of said County, in Book 68 of Maps at page 48, being a point in the East line of last said subdivision;

thence Southwesterly along said East line to the line which is parallel with and 8 feet Southwesterly of the South line of said Lot 54, being also the centerline of the 16 foot wide alley which adjoins last said South line and the South line of Lot 53 in said ALICIA UNIT TWO;

thence Northwesterly along said parallel line to the monument line of 19th Street, as shown on last said plat;

thence Southwesterly along last said monument line to the monument line of Pueblo Avenue, as shown on the plat of BELMONT PARK, according to the plat of record in the office of the County Recorder of said County, in Book 31 of Maps at page 42;

thence Westerly along last said monument line to the monument line of 17th Street, as shown on last said plat;

thence Northerly along last said monument line to the monument line of Wood Street;

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

thence Southerly along last said monument line to the Easterly prolongation of the North line of Lot 13, Block 4, NORMAN ACRES, according to the plat of record in the office of the County Recorder of said County, in Book 29 of Maps at page 36;

thence Westerly along last said prolongation, along last said North line, and along the Westerly prolongation thereof, to the monument line of 15th Street, as shown on last said plat;

thence Northerly along last said monument line to the Easterly prolongation of the North line of Lot 2, Block 3 in said NORMAN ACRES;

thence Westerly along last said prolongation, along the North line of said Lot 2, and along the Westerly prolongation thereof to the Easterly right of way line of the Pancho Mesa Canal;

thence Southwesterly along said Easterly right of way line to the Easterly prolongation of the South line of the North 12.5 feet of Lot 19, CENTERGROVE TRACT, according to the plat of record in the office of the County Recorder of said County, in Book 18 of Maps at page 7;

thence Westerly along last said prolongation, along last said South line, and along the Westerly prolongation thereof to the monument line of 13th Street, as shown on last said plat;

thence Northerly along last said monument line to the monument line of Wood Street, as shown on last said plat;

thence Westerly along last said monument line and the Westerly prolongation thereof to the monument line of 12th Street, as shown on the plat of MONTE VISTA ACRES, according to the plat of record in the office of the County Recorder of said County, in Book 20 of Maps at page 24, being also a point in the Easterly prolongation of the North line of Lot 16 in said MONTE VISTA ACRES;

thence Westerly along last said prolongation, along said North line of Lot 16, and along the Westerly prolongation thereof to the monument line of 7th Street, as shown on last said plat;

thence Northerly along last said monument line to the monument line of Elwood Street, as shown on the plat of CC&F SOUTH VALLEY INDUSTRIAL CENTER, according to the plat of record in the office of the County Recorder of said County, in Book 284 of Maps at page 11;

thence Westerly along last said monument line to the centerline of 5th Street, here being 60 feet wide;

thence Southerly along last said centerline and the Southerly prolongation thereof to the Easterly prolongation of the North line of the parcel of land described in the instrument recorded in Document No. 96-021694, records of said County;

thence Westerly along last said prolongation, along last said North line, and along the Westerly prolongation thereof, to the monument line of 3rd Street;

thence Southerly along last said monument line to the Northeast corner of Lot 5, BOWLES SUBDIVISION, according to the plat of record in the office of the County Recorder of said County, in Book 9 of Maps at page 21;

thence Westerly along the North line of said Lot 5 and the Westerly prolongation thereof to the monument line of Central Avenue;

thence Northerly along last said monument line to the monument line of Riverside Street, as shown on the plat of CENTRAL GARDENS, according to the plat of record in the office of the County Recorder of said

County, in Book 31 of Maps at page 3;

thence Westerly along last said monument line to the Northerly prolongation of the centerline of the 20 foot wide North-South alley adjoining the West line of Lots 33, 34 and 35 in said CENTRAL GARDENS;

thence Southerly along last said prolongation, and along last said centerline to the Easterly prolongation of the centerline of the East-West alley adjoining the South line of Lots 36, 37 and 38 in said CENTRAL GARDENS;

thence Westerly along last said prolongation and along last said centerline to the Northerly prolongation of the centerline of the 20 foot wide North-South alley adjoining the East line of Lot 94 in said CENTRAL GARDENS;

thence Southerly along last said prolongation and along last said centerline to the line which is parallel with and 30 feet Southerly of the South line of Lots 67 through 94, inclusive, of said CENTRAL GARDENS;

thence Westerly along last said parallel line to the monument line of 6th Avenue, as shown on last said plat;

thence Northerly along last said monument line to the Easterly prolongation of the centerline of Bunger Lane, as shown on the plat of RIVERVIEW, according to the plat of record in the office of the County Recorder of said County, in Book 37 of Maps at page 40;

thence Westerly along last said prolongation, along last said centerline and along the Westerly prolongation thereof, to the monument line of 7th Avenue;

thence Southerly along last said monument line to the monument line of Broadway Road and the POINT OF BEGINNING.

Prepared December 28, 1998, in
Title Section, Real Estate Division
By MARSHALL J. MALINA, Property Specialist

Marshall J Malina

Checked *Roger M. Mitchell* Date *12-28-98*

Facsimile of official resolution
for purpose of reference only

B. RESOLUTIONS

RESOLUTION NO. 15286

A RESOLUTION FINDING THE EXISTENCE OF A SLUM AREA IN THE CITY OF PHOENIX; DECLARING THE NECESSITY FOR REDEVELOPMENT OF SUCH AREA; AND DECLARING AN EMERGENCY.

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

WHEREAS, such Statutes require that certain findings be made by local governing body of a municipality prior to the exercise of the powers granted thereby,

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

SECTION 1. A slum area is hereby found to exist within the corporate limits of the City of Phoenix which constitutes a serious and growing menace, and injurious to the public health, safety, morals and welfare of the residents of the City of Phoenix. Such area is legally described in Exhibit One and delineated by map in Exhibit Two, both of which are attached hereto and made a part hereof by reference.

SECTION 2. The redevelopment of such area is necessary in the interest of the public health, safety, morals and welfare of the residents of the City of Phoenix.

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 reference clause of said Charter.

PASSED by the Council of the City of Phoenix this 20 day of November 1979.

Margaret T. Heuce
MAYOR

ATTEST:

[Signature] City Clerk

APPROVED AS TO FORM:

[Signature] Acting City Attorney

REVIEWED BY:

[Signature] City Manager

Facsimile of official resolution
for purpose of reference only

RESOLUTION NO. 15313

A RESOLUTION OF THE CITY COUNCIL OF PHOENIX, ARIZONA, APPROVING THE COMMUNITY DEVELOPMENT TARGET AREA B REDEVELOPMENT PLAN AND FINDING THAT SUCH PLAN IS FEASIBLE AND IN CONFORMITY WITH THE GENERAL PLAN FOR DEVELOPMENT OF THE CITY OF PHOENIX; AND DECLARING AN EMERGENCY.

WHEREAS, the Council of the City of Phoenix, by Resolution Number 15286 adopted on the 20th day of November, 1979, found that a slum area exists within the corporate limits of the City of Phoenix described as Community Development Target Area B 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, a Community Development Target Area B Redevelopment Plan dated December, 1979, consisting of 11 pages and Exhibits I and II 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 Community Development Target Area B Redevelopment Plan and has timely 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 Community Development Target Area B Redevelopment Plan.

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

IT IS HEREBY FOUND AND DETERMINED:

SECTION 1. That the Community Development Target Area B Redevelopment Plan dated December, 1979, is feasible and in conformity with the general plan for the development of the City of Phoenix as a whole.

SECTION 2. The Community Development Target Area B Redevelopment Plan dated December, 1979, is hereby approved and adopted.

SECTION 3. The Phoenix City Clerk is hereby directed to file a copy of the approved Community Development Target Area B Redevelopment Plan dated December, 1979, with the minutes of this meeting.

SECTION 4. 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 15 day of January, 1980.

MARGARET T. HANGE
MAYOR

ATTEST:

DONNA CULBERTSON City Clerk

APPROVED AS TO FORM:

L. VERDE RHUE Acting City Attorney

REVIEWED BY:

MARVIN A. ANDREWS City Manager

Facsimile of official resolution
for purpose of reference only

RESOLUTION NO. 15575

A RESOLUTION OF THE CITY COUNCIL OF PHOENIX AMENDING THE COMMUNITY DEVELOPMENT TARGET AREA B REDEVELOPMENT PLAN; AND DECLARING AN EMERGENCY.

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

SECTION 1. That Section VI, Subsection 7, of the Community Development Target Area B Redevelopment Plan dated December, 1979 be amended to read as follows:

7. 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 SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY'S RELOCATION POLICY EXCEPT THAT FOR PROJECTS WHICH ARE FEDERALLY FUNDED, SUCH PROPERTY ACQUISITION SHALL COMPLY WITH ~~property will be acquired in accordance with the requirements of~~ the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. All properties to be acquired will be appraised by ~~two~~ A qualified independent fee appraisers using accepted appraisal techniques. The property owner ~~will~~ SHALL be offered a purchase price of fair market value based upon the ~~two~~ appraisals. If after a reasonable period of time the offer is not accepted, eminent domain proceedings may be instituted to acquire the subject property.

The scope and timing of redevelopment projects precludes a precise and comprehensive determination of the costs and revenues for the acquisition and preparation of land.

SECTION 2. 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 24 day of February, 1981.

MARGARET T. HANCE
MAYOR

ATTEST:

DONNA CULBERTSON City Clerk

APPROVED AS TO FORM:

L VERDE RHUE Acting City Attorney

REVIEWED BY:

SELDEN G. KENT Acting City Manager

Facsimile of official resolution
for purpose of reference only

RESOLUTION NO. 16510

A RESOLUTION AMENDING THE TARGET AREA B REDEVELOPMENT PLAN FOR THE PROPERTIES ALONG 16TH STREET BETWEEN BROADWAY ROAD AND SUNLAND AVENUE AND ALONG THE SOUTH SIDE OF BROADWAY ROAD BETWEEN 14TH AND 18TH STREETS, BY REDESIGNATING SOME MULTI-FAMILY RESIDENTIAL DISTRICTS; BY REDESIGNATING SOME SINGLE-FAMILY RESIDENTIAL DISTRICTS; BY REDESIGNATING SOME BUSINESS DISTRICTS, COMMUNITY AND NEIGHBORHOOD COMMERCIAL DISTRICTS AS MIXED LAND USE, INDUSTRIAL PARK, NEIGHBORHOOD COMMERCIAL, AND MULTI-FAMILY RESIDENTIAL; BY ADOPTING A NEW PLATE 3; AND DECLARING AN EMERGENCY.

Whereas, the City Council adopted the Target Area B Redevelopment Plan by Resolution No. 15313; and

Whereas, The City Council has determined that certain changes are required to achieve the objectives of the Redevelopment Plan,

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

SECTION 1. That the Target Area B Redevelopment Plan adopted by Resolution No. 15313 is hereby amended for the properties along 16th Street between Broadway Road and Sunland Avenue, and along the south side of Broadway Road between 14th and 18th Streets, by redesignating some multi-family residential districts; redesignating some single-family residential districts; redesignating some business districts, community and neighborhood commercial districts as mixed land use, industrial park, neighborhood commercial and multi-family residential, as shown on Plate 3 which is attached hereto as Exhibit "A" and by this reference made a part hereof, and which replaces in its entirety the map presently designated as Plate 3.

SECTION 2. That the Target Area B Redevelopment Plan is hereby amended by adding new paragraphs E and F to Chapter IV as shown on Exhibit "B" attached hereto and by this reference made a part hereof and by relettering the present paragraph E and F to G and H.

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 16 day of January, 1985.

TERRY GODDARD
MAYOR

ATTEST:

DONNA CULBERTSON City Clerk

APPROVED AS TO FORM:

L. VERDE RHUE Acting City Attorney

REVIEWED BY:

PETER F. STARBUCK Assistant City Manager

Facsimile of official resolution
for purpose of reference only

RESOLUTION NO. 17294

A RESOLUTION AMENDING THE TARGET AREA B REDEVELOPMENT PLAN TO REQUIRE ONE APPRAISAL FOR PROPERTIES TO BE ACQUIRED BY THE CITY OF PHOENIX.

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

SECTION 1. That the Target Area B Redevelopment Plan is amended to require one appraisal for properties which are to be acquired by the City of Phoenix by amending SECTION VI, Item 7, Page 11, to read as follows:

- 7. 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 and revenues from its disposal to redevelopers. Property will be acquired in accordance with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. All properties to be acquired 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. The scope and timing of redevelopment projects precludes a precise and comprehensive determination of the costs and revenues for the acquisition and preparation of land."

Passed by the Council of the City of Phoenix this 1 day of June, 1988.



 MAYOR

ATTEST:


 _____ City Clerk

APPROVED AS TO FORM:


 _____ Acting City Attorney

REVIEWED BY:


 _____ Assistant City Manager

Facsimile of official resolution for purpose of reference only

RESOLUTION NO. 19136

A RESOLUTION FINDING THE EXISTENCE OF A REDEVELOPMENT AREA IN THE CITY OF PHOENIX, AND DECLARING THE NECESSITY FOR REDEVELOPMENT AREA.

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

WHEREAS, such statues require certain findings be made by the local government body of a municipality prior to the exercise of the powers granted thereby; and

WHEREAS, within the boundaries of the Map attached hereto as Exhibit A:

1. Land Use: The land use survey revealed that there are many large irregularly shaped lots littered with garbage and discarded debris. Many of the large linear lots north of Broadway Road are split between commercial and residential zoning districts with nonconforming and illegal land uses spilling over into adjacent residential districts.
2. Building Conditions: Based on the field survey, approximately 30% of the building structures are in good condition or need minor repair while 70% need major rehabilitation or are not economically feasible to repair. Similarly, 37% of the yards are in good condition or show signs of minor neglect while 63% show major neglect. There are 384 housing units and 93 commercial uses.
3. Street Conditions: There is a total of 2.43 miles of unpaved streets although most of the local streets are paved. Many of the paved streets, however, lack curbs and sidewalks.
4. Water and Sewer Conditions: There is insufficient sewer capacity in the expansion area to support any significant new redevelopment projects. Temporary facilities are being designed with a permanent solution scheduled for the Capital Improvement Program within five years.
5. Neighborhood Maintenance Ordinance Enforcement: Since 1995 there have been 270 property maintenance violation cases reported within the proposed expansion area. There have also been zoning ordinance violations including commercial uses in residential districts.
6. Fire: The Fire Department recorded 1,378 fire/emergency medical service calls in the area since 1995 including 14 arson cases and five suspicious fire calls.
7. Crime: In 1997, all crime rates in the proposed expansion area were significantly higher than the city average.

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

SECTION 1. That in view of the factors recited herein, it is hereby determined that within the boundaries of the Map attached hereto as Exhibit A, and incorporated herein by this reference, there is faulty lot layout in relation to size, adequacy, accessibility and usefulness for development; there are unsanitary and unsafe conditions; there is a deterioration of site or other improvements; and there is a diversity of ownership; all of which individually or in combination substantially impairs or arrests the sound growth of Phoenix, retards the provisions of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use. Therefore, a redevelopment area is hereby found to exist in the City of Phoenix within the boundaries of the Map attached hereto as Exhibit A.

SECTION 2. The redevelopment of that area is necessary in the interest of the public health, safety, morals or welfare of the residents of the City of Phoenix.

PASSED by the Council of the City of Phoenix this 26 day of August, 1998.

ATTEST:

Vicky Miel City Clerk

APPROVED AS TO FORM:

M. G. S. D. Hauer Acting City Attorney

REVIEWED BY:

Paul O'Connell City Manager

[Signature]
MAYOR

Facsimile of official resolution for purpose of reference only

RESOLUTION NO. 19168

A RESOLUTION OF THE COUNCIL OF THE CITY OF PHOENIX AMENDING THE TARGET AREA B REDEVELOPMENT PLAN; AND DECLARING AN EMERGENCY.

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


SECTION 1. That the Target Area B Redevelopment Plan (the "Plan"), dated December, 1979, approved by the City Council of Phoenix on January 15, 1980 by Resolution No. 15313 and recorded by the Maricopa County Recorder January 24, 1980 at Docket 14180 on pages 597-614, as amended by Resolution No. 16510 dated January 16, 1985, by Resolution No. 16985 dated March 25, 1987 and by Resolution No. 17294, dated June 1, 1988, is hereby amended by adding the Target Area B Expansion Area, depicted in Exhibit A, attached hereto and incorporated herein by this reference, to the Project Area depicted on Page 1 of the Plan.

SECTION 2. 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.

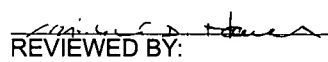
PASSED by the Council of the City of Phoenix this 14th day of October 1998.


MAYOR

ATTEST:


City Clerk

APPROVED AS TO FORM:


Acting City Attorney

REVIEWED BY:


City Manager

Facsimile of official resolution
for purpose of reference only

RESOLUTION NO. 19968

A RESOLUTION OF THE COUNCIL OF THE CITY OF PHOENIX AMENDING LAND USE DESIGNATIONS IN THE TARGET AREA B REDEVELOPMENT PLAN.

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

SECTION 1. That the Target Area B Redevelopment Plan (the "Plan"), dated December, 1979, approved by the City Council of Phoenix on January 15, 1980 by Resolution No. 15313 and recorded by the Maricopa County Recorder January 24, 1980 at Docket 14180 on pages 597-614, as amended by Resolution No. 16510 dated January 16, 1985, by Resolution No. 19168, dated October 8, 1998, is hereby amended by changing certain existing land use designations to be consistent with the land use designations shown in the Phoenix General Plan adopted in 2001 and to reflect changing conditions in the area. The amended land uses are depicted in the attached Exhibit A, incorporated herein by this reference.

SECTION 2. WHEREAS, the immediate operation of the provisions of this resolution is necessary for the preservation of the public peace, health, and safety, and EMERGENCY is hereby declare 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 exempts from the referendum clause of said Charter.

PASSED by the Council of the City of Phoenix this 2nd day of July, 2003.

ACTING MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

REVIEWED BY:

CITY MANAGER

Facsimile of official resolution for purpose of reference only

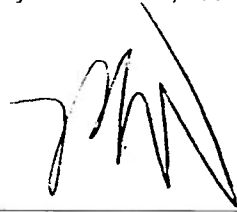
RESOLUTION NO. 20170

A RESOLUTION AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO AMEND LAND USE DESIGNATIONS IN THE TARGET AREA B REDEVELOPMENT PLAN.

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

SECTION 1. The land use designations in the Target Area B Redevelopment Plan are amended to be consistent with the General Plan land use designations adopted on September 22, 2004 in the General Plan Map Change No. 8. The amended land use designations accompany and are annexed to this Resolution and declared a part hereof.

PASSED by the Council of the City of Phoenix this 3rd day of November, 2004.

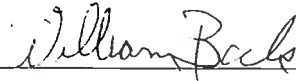


MAYOR

ATTEST:

 CITY CLERK

APPROVED AS TO FORM:

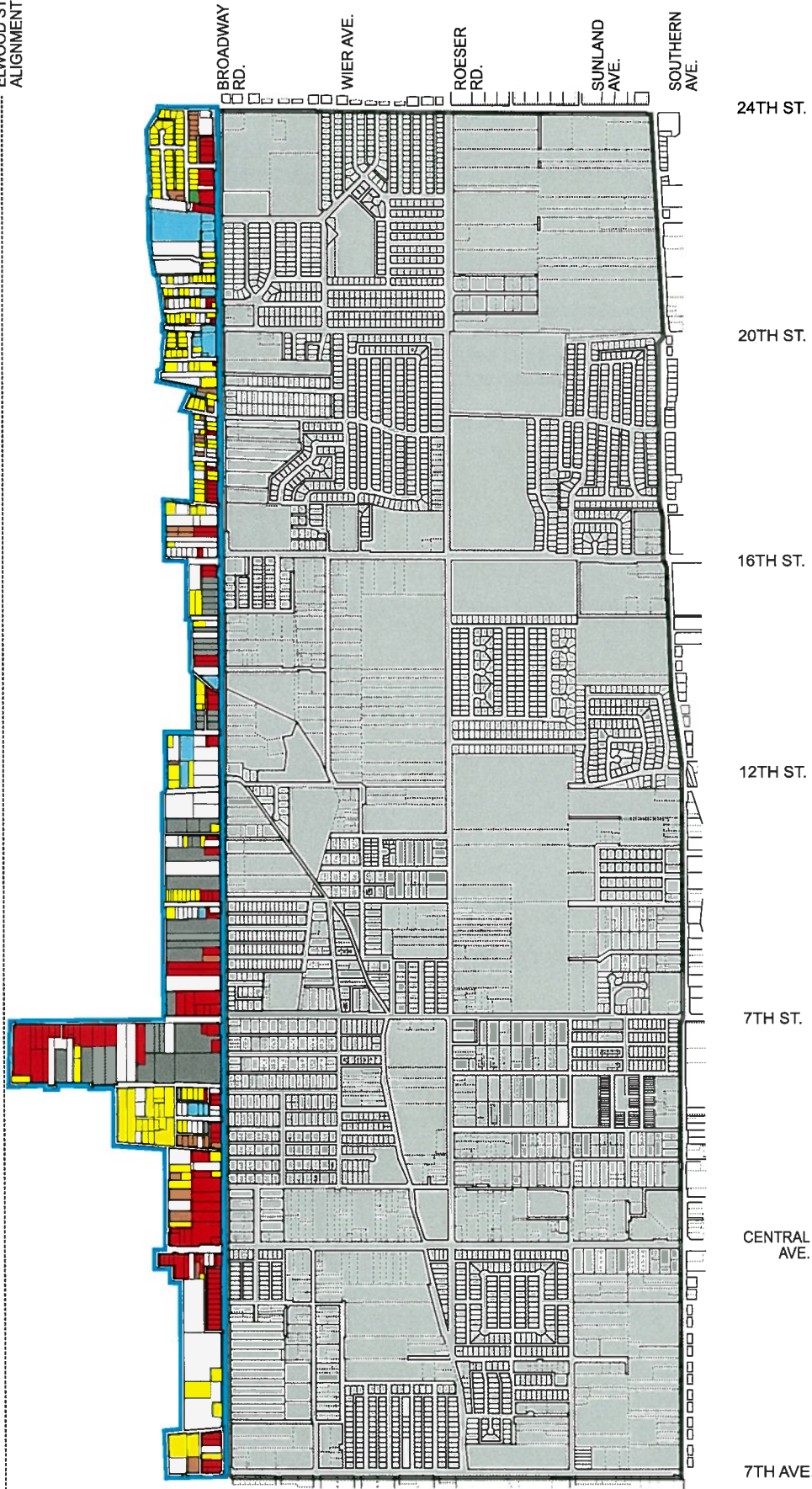
 CITY ATTORNEY

REVIEWED BY:

 CITY MANAGER

Facsimile of official resolution
for purpose of reference only

ELWOOD ST.
ALIGNMENT



1998 Expansion Amendment
Generalized Existing Land Use

Figure 5

LEGEND

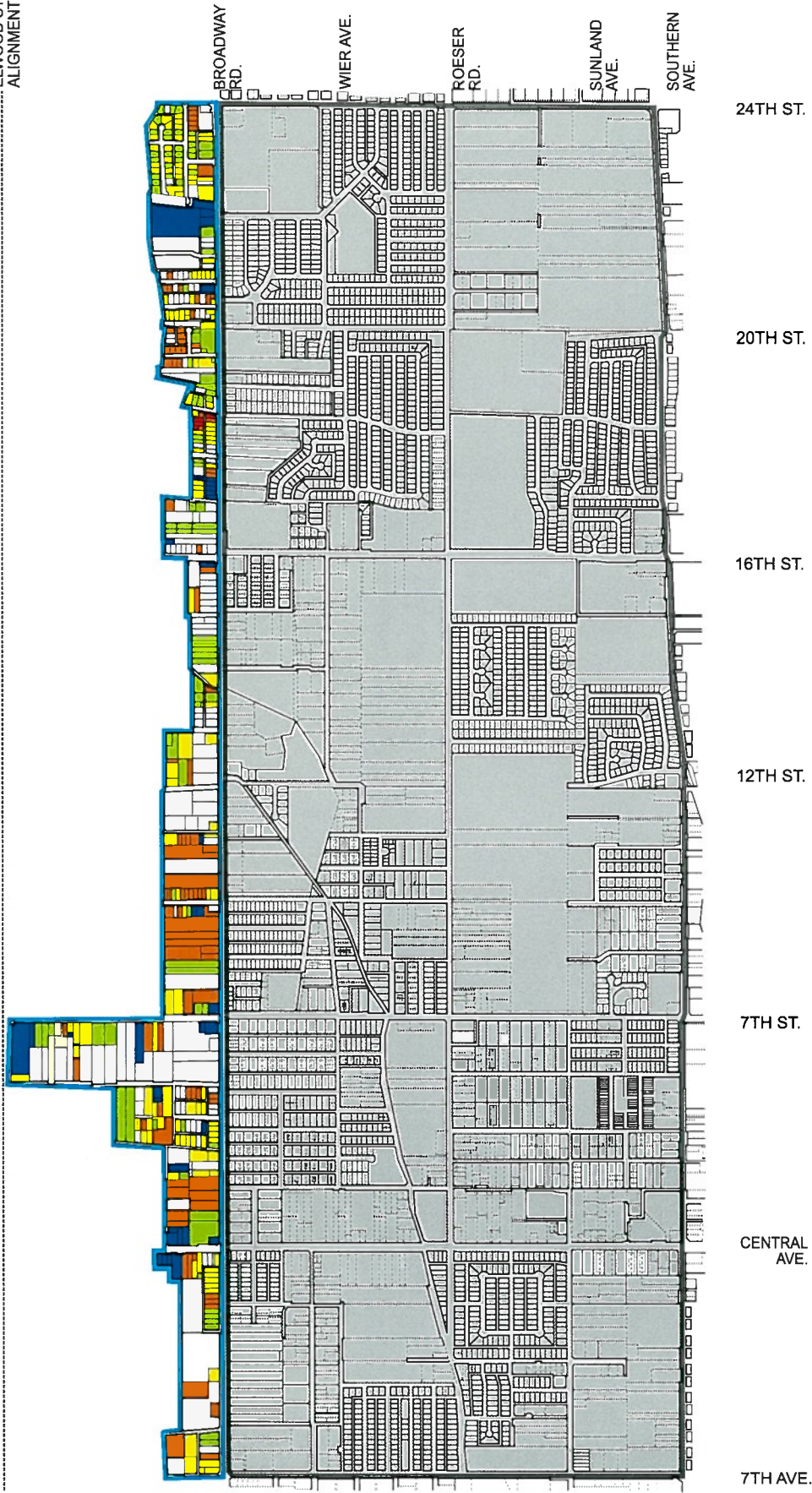
- Residential Single Family
- Residential 5-15 DU/ac.
- Commercial
- Warehouse/Distribution
- Institutional
- Recreational/Open Space
- Vacant
- Existing Target Area B Boundary
- Target Area B Expansion Boundary

Prepared by
the City of Phoenix
Planning Department
1998

NORTH

0 1/8 1/4
GRAPHIC SCALE IN MILES

ELWOOD ST.
ALIGNMENT



1998 Expansion Amendment Generalized Building Conditions

Figure 6

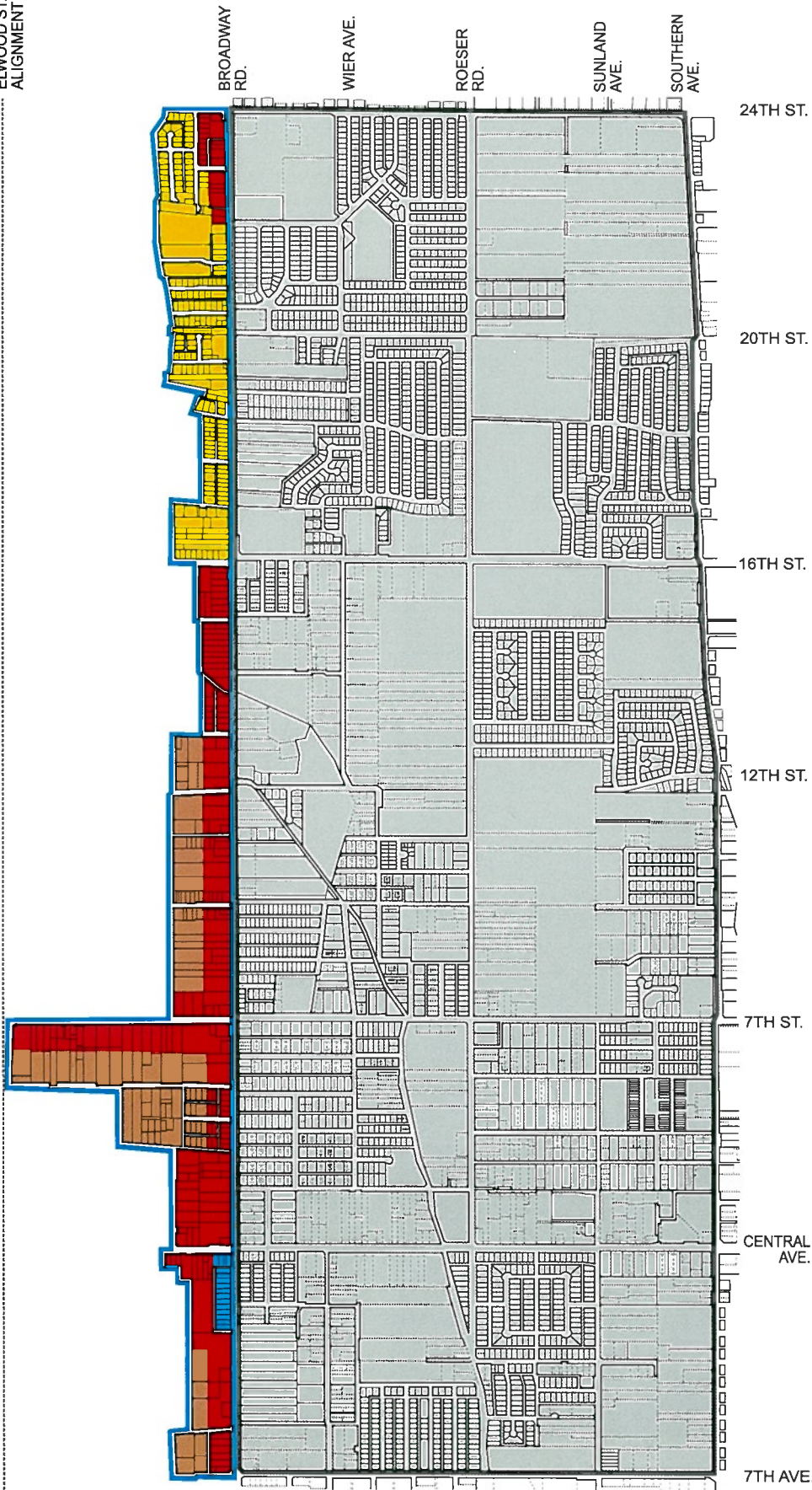
LEGEND

- Good
- Needs Minor Repairs
- Needs Major Repairs
- Rehabilitation is Not Feasible
- Vacant
- Existing Target Area B Boundary
- Target Area B Expansion Boundary

0 1/8 1/4
GRAPHIC SCALE IN MILES

Prepared by
the City of Phoenix
Planning Department
1998

ELWOOD ST.
ALIGNMENT



1998 Expansion Area as Amended
Proposed General Land Use

Figure 7

LEGEND

- Residential 5-15 DU/ac.
- Residential 15+ DU/ac.
- Commercial
- Existing Target Area B Boundary
- Target Area B Expansion Boundary
- Public/Quasi-Public

Prepared by
the City of Phoenix
Planning Department
2005

