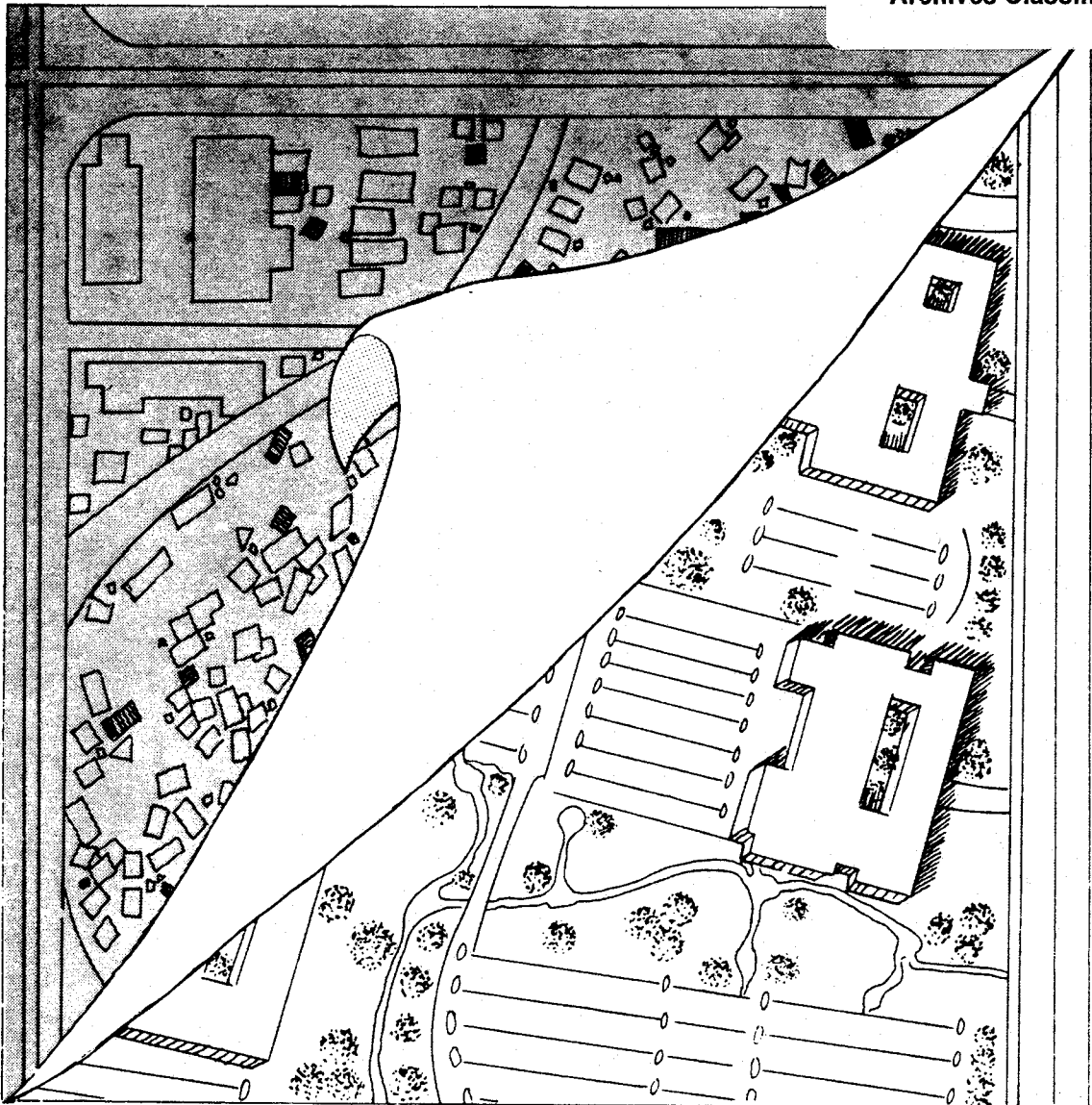


*J. Mer*

# 7TH STREET AND BUCKEYE ROAD REDEVELOPMENT PLAN

DO NOT REMOVE  
City of Phoenix  
Planning Department  
Archives Classification #757A



SEVENTH STREET AND BUCKEYE ROAD  
REDEVELOPMENT PLAN

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

Terry Goddard, Mayor

Council Members

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

City Staff

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

RESOLUTION NO. 17582

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

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

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

WHEREAS, a Redevelopment Plan for the Seventh Street and Buckeye Road Redevelopment Area dated May 26, 1989, consisting of 28 pages and Exhibits A and B attached thereto, has been prepared and referred to the Council of the City of Phoenix for review and approval, and

WHEREAS, the City Planning Commission of the City of Phoenix has previously reviewed such Redevelopment Plan for the Seventh Street and Buckeye Road Redevelopment Area and has submitted its written recommendations respecting the proposed Plan to the Council of the City of Phoenix, and

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

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

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

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

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

ATTEST:

Sicky Miel  
City Clerk

APPROVED AS TO FORM:

V. H. [Signature]  
ACTING  
City Attorney

[Signature]  
MAYOR

SEVENTH STREET AND BUCKEYE ROAD  
REDEVELOPMENT PLAN  
TABLE OF CONTENTS

	<u>Page</u>
I. INTRODUCTION	1
II. DESCRIPTION OF URBAN REDEVELOPMENT AREA	2
A. Redevelopment Area Boundaries	
B. Existing Land Use and Zoning	
C. Existing Building Conditions	
D. Street Improvements	
E. Utility Inventory	
III. REDEVELOPMENT PLAN OBJECTIVES	11
A. Objectives	
IV. LAND USE PLAN	12
A. Proposed Land Use Map	
B. Uses Permitted in the Redevelopment Area	
C. Planning Criteria and Standards	
D. Circulation and Transit	
V. PROPOSED REDEVELOPMENT ACTIONS	18
A. Continued Planning	
B. Technical Assistance and Counseling	
C. Provision of Public Services	
D. Funding and Economic Development	
E. Preparation of Land for Redevelopment	
F. Rehabilitation of Structures	
G. Relocation	
H. Removal or Installation of Public Improvements and Facilities	
VI. MANAGEMENT AND IMPLEMENTATION OF THE REDEVELOPMENT PLAN	21
A. Activities to be Undertaken by the City	
B. Redevelopment Area Improvement Budget and Program	
C. Project and Action Proposal Review	
D. Financing	
E. Statement of the Proposed Method of Financing the Redevelopment Project	
F. Statement of the Redevelopment Plan Completion	
VII. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS	24
A. Boundaries, Existing Use and Conditions	
B. A Statement of the Proposed Changes	
C. A Statement as to the Kind and Number of Site Improvements	
D. A Statement of the Proposed Method and Estimated Cost	
E. A Statement of a Feasible Method Proposed for the Relocation	
VIII. PROCEDURES FOR AMENDING OR SUPPLEMENTING THIS REDEVELOPMENT PLAN	26
IX. EXHIBITS	27
A. Legal Description	
B. General Relocation Policy	

SEVENTH STREET AND BUCKEYE ROAD  
REDEVELOPMENT PLAN  
LIST OF FIGURES

	<u>Page</u>
Figure 1 Central City Village Redevelopment Area Map	1
Figure 2 Redevelopment Area Boundary Map	4
Figure 3 Existing Land Use	5
Figure 4 Existing Zoning Map	6
Figure 5 Existing Building Conditions Map	7
Figure 6 City of Phoenix Utilities Map	9
Figure 7 Public Utilities Map	10
Figure 8 Proposed Land Use Plan	14
Figure 9 Circulation and Transit Map	17

I.

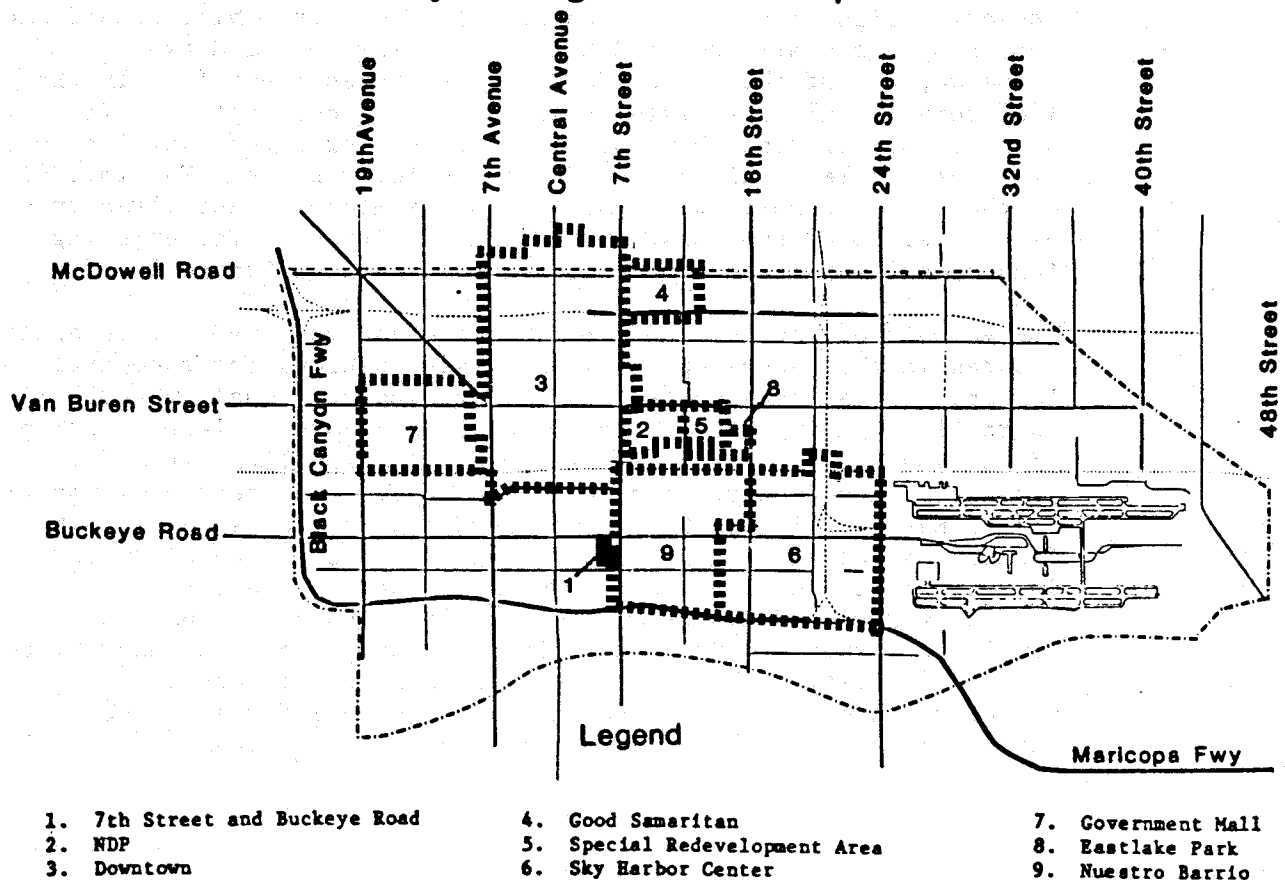
INTRODUCTION

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

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

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

Figure 1  
Central City Village Redevelopment Areas



## II. DESCRIPTION OF URBAN REDEVELOPMENT AREA

### A. Redevelopment Area Boundaries

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

### B. Existing Land Use and Zoning

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

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

Although six residential structures remain in the area, the entire redevelopment area is zoned for commercial and industrial development. Properties in the redevelopment area are primarily zoned A-1, a light industrial zoning district, and A-2, a more intensive industrial district. The lots adjacent to Buckeye Road are currently zoned C-3, the most intensive commercial zoning district. The existing zoning for the redevelopment area is shown on Figure 4.

C. Existing Building Conditions

In conjunction with the 1987 land use survey, City of Phoenix housing inspectors conducted a building condition survey in the 7th Street and Buckeye Road Redevelopment Area. The housing inspectors rated the conditions of electrical service, plumbing, structural appearance, and natural light and ventilation. Based on the cumulative numerical rating of the exterior conditions, all buildings were aggregated into one of the four categories shown on the following table:

Normal Repairs Required	9.1%
Minor Repair Required	13.6%
Major Repair Required	29.5%
Extensive Repairs Required	<u>47.8%</u>
	100.0%

These four categories reflect the level of existing building quality by evaluating the amount of repairs needed to bring the structures into conformance with the City's building codes for existing development. Almost half of the buildings surveyed in the redevelopment area were classified under the "Extensive Repairs Required" category. The cost to rehabilitate these structures could be more than half the value of the buildings. This predominance of deteriorating buildings is a clear indication of the need for redevelopment efforts in this area.

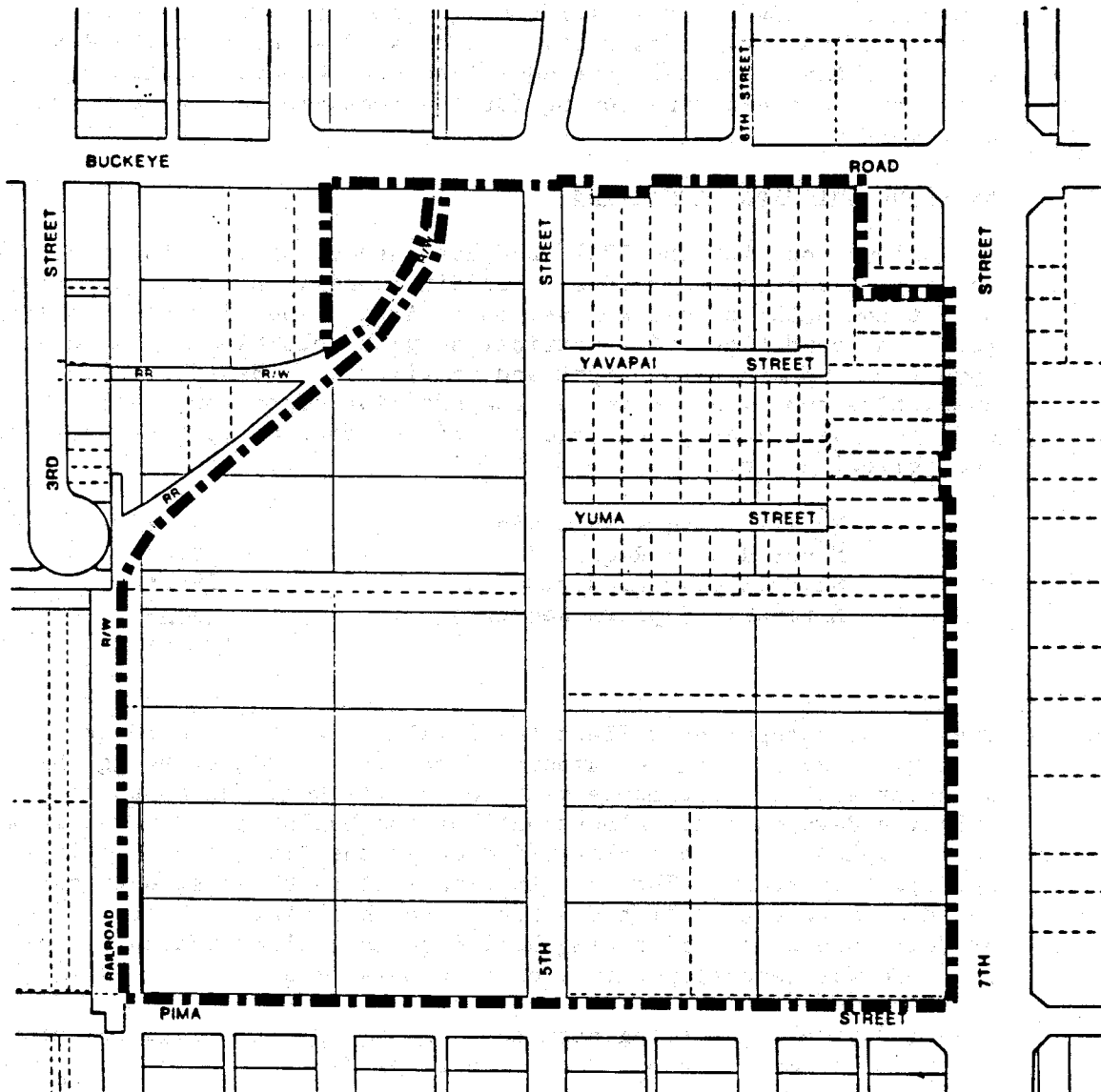
The condition of existing structures in the project area is shown on Figure 5, Existing Building Conditions Map.

It should be noted that the industrial warehouse buildings located in the southwest corner of the 7th Street and Buckeye Road Redevelopment Area have been improved by the property owner and leased to six businesses since the 1987 building condition survey. These buildings were classified as being in the "extensive repair required" category in the survey. The recent improvements consisted of repainting the exterior walls, reroofing the buildings, installing property fences, electrical work, clearing an abandoned railroad spur and other property improvements.

The statistics used in this plan represent the conditions of the redevelopment area at the time the City Council passed the slum declaration resolution.



Figure 2  
Redevelopment Area Boundary Map








7th Street And Buckeye Road Redevelopment Area



Figure 3  
Existing Land Use Map



Legend

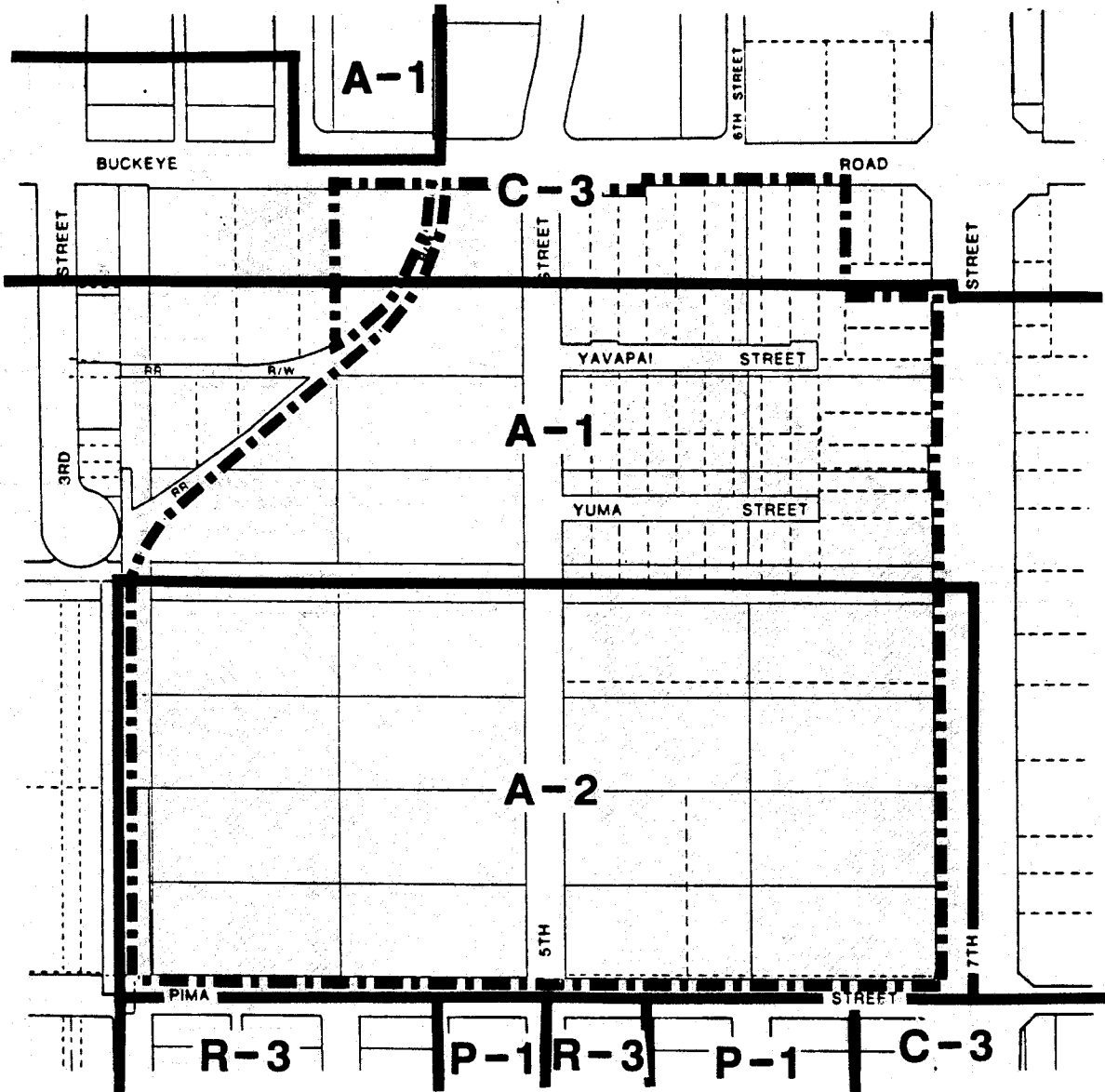
- |   |  |  |
|---|--|--|
|  Vacant      |  Commercial |  Light Industry |
|  Residential |  |  Heavy Industry |

Survey Date July 1987

7th Street And Buckeye Road Redevelopment Area



Figure 4  
Existing Zoning Map



Legend

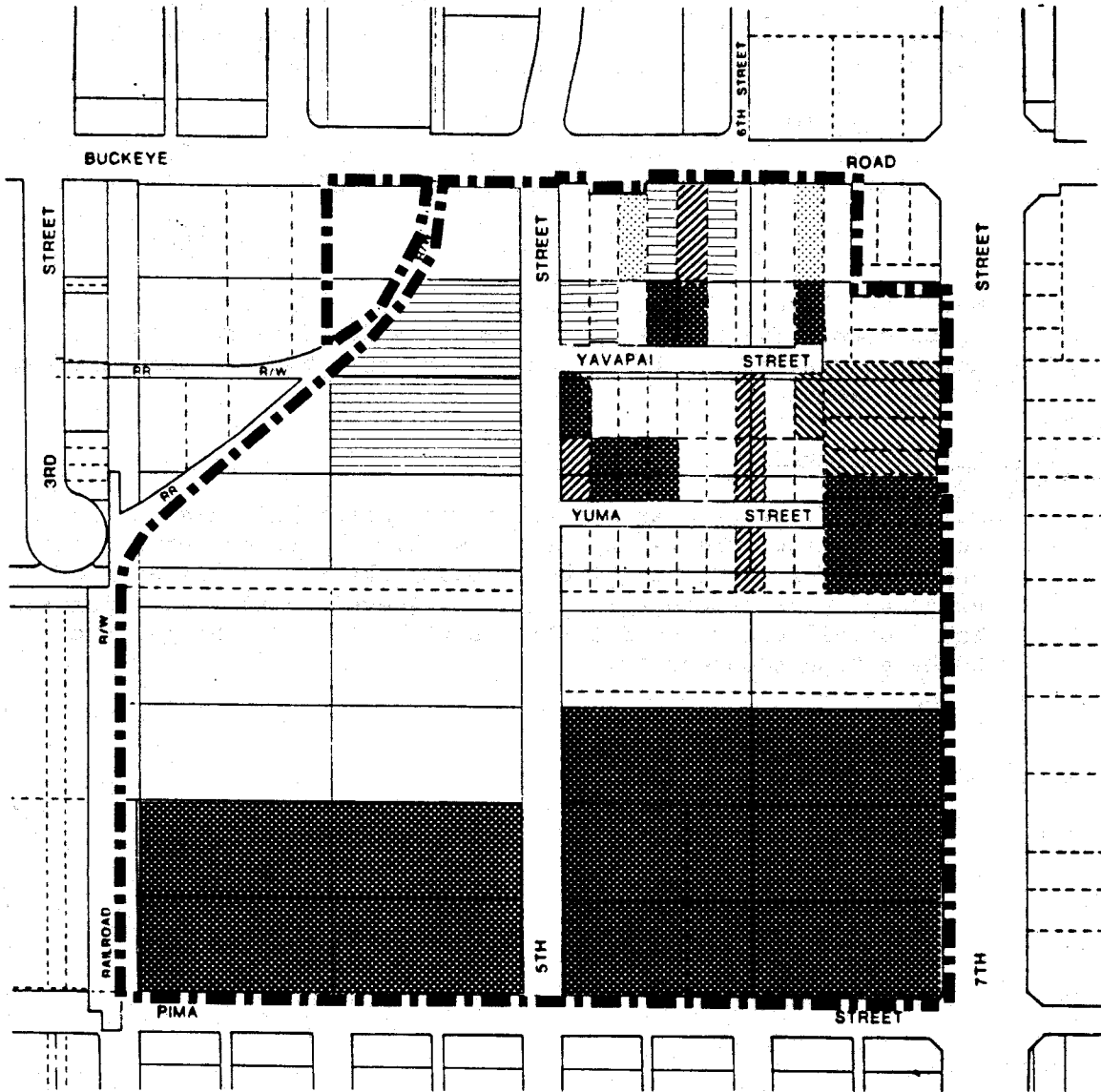
- A-1 Light Industry District
- A-2 Heavy Industry District
- C-3 General Commercial District
- P-1 Limited Parking District
- R-3 Multi Family District

Survey Date January 1989

7th Street And Buckeye Road Redevelopment Area



**Figure 5**  
**Existing Building Condition Map**



**Legend**

- |   |   |
|---|---|
|  Normal Maintenance    |  Major Repair Required     |
|  Minor Repair Required |  Extensive Repair Required |

Survey Date July 1987

**7th Street And Buckeye Road Redevelopment Area**



D. Street Improvements

In conjunction with the 1987 building condition survey, the City of Phoenix Planning Department staff surveyed the existing street improvements in the 7th Street and Buckeye Redevelopment Area. The results of the street improvement survey are as follows:

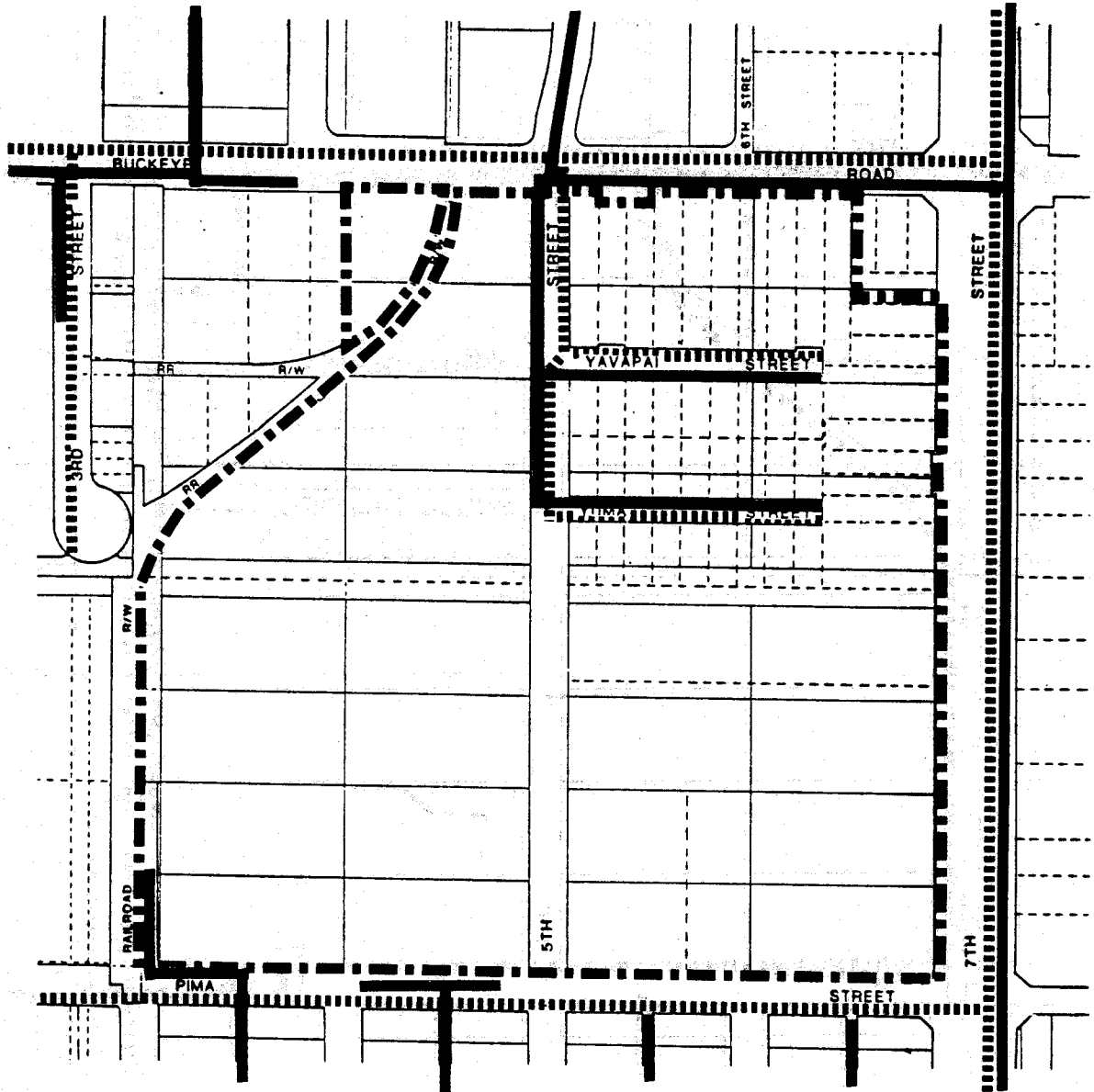
Fully improved	24%
Paved with curb and gutter but no sidewalk	17%
Paved but no curb and gutter or sidewalk	21%
Unimproved	<u>38%</u>
	100%

Over one-third of the streets in the redevelopment area are unimproved. The north-south connecting 5th Street is the primary unimproved street in the redevelopment area but has been approved to be abandoned.

E. Utility Inventory

Major water, sewer, gas and telephone facilities exist along several of the streets and alleys within the redevelopment area. Any plans for future development must take into consideration existing infrastructure serving the redevelopment area. Figures 6 and 7 detail underground utilities within the 7th Street and Buckeye Redevelopment Area.

Figure 6  
City Of Phoenix Utilities Map



Legend

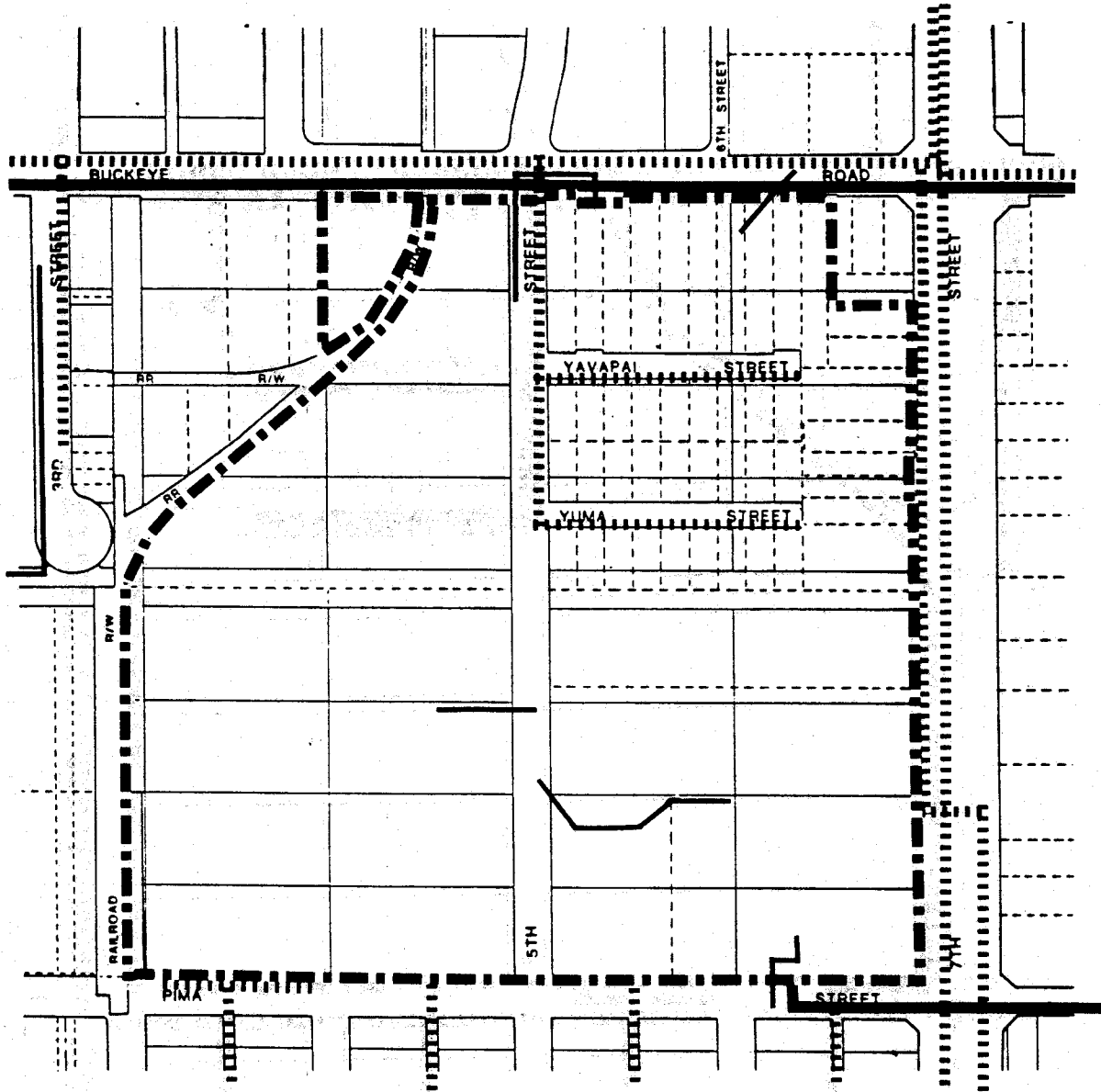
- ..... Water
- Wastewater

Survey Date January 1989

7th Street And Buckeye Road Redevelopment Area



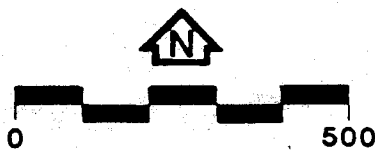
Figure 7  
Public Utilities Map



- Legend
- Electricity
  - ..... Gas
  - Telephone

Survey Date November 1987

7th Street And Buckeye Road Redevelopment Area



### III. REDEVELOPMENT PLAN OBJECTIVES

#### A. Objectives

The objectives for the 7th Street and Buckeye Road Redevelopment Area have been established to guide redevelopment activities and further revitalization of the area. The objectives are based upon a realistic assessment of current conditions, problems and opportunities within the area. The redevelopment objectives are as follows:

1. Eliminate substandard, deteriorating and obsolete buildings and environmental deficiencies which detract from the functional, aesthetic and economic welfare of the redevelopment area.
2. Promote compatible land uses within and around the redevelopment area.
3. Assemble land into functional parcels compatible with the proposed land uses.
4. Provide efficient, safe and functional circulation systems which minimize conflicts between different modes of transportation within and around the redevelopment area.
5. Prevent the reoccurrence of blight conditions in the redevelopment area.
6. Encourage the employment of residents from the adjacent neighborhoods in the construction, operations and maintenance of redevelopment projects.
7. Encourage coordination of the 7th Street and Buckeye Road Redevelopment Plan projects with the efforts of other redevelopment areas in the Central City Village.
8. Enhance the sense of community and neighborhood within the Central City Village to increase the area's attractiveness as a place to live, work and play.
9. Ensure that the stability and protection of the surrounding residential areas is not affected by future projects in the 7th Street and Buckeye Road Redevelopment Area.



#### IV. LAND USE PLAN

##### A. Proposed Land Use Map

The 7th Street and Buckeye Road Redevelopment Area is small in land area (approximately 33 acres) when compared to other redevelopment areas in the city. A majority of the existing redevelopment areas in Phoenix cover one hundred acres or more. Whereas these other redevelopment areas encompass dozens of projects, the potential for one larger development or a few smaller projects could take place in 7th Street and Buckeye Road Redevelopment Area. The land use plan is intended to provide guidance for either one project or multiple projects.

After all environmental issues have been appropriately addressed, future development in the redevelopment area should become more consistent with the more intensive commercial and industrial zoning. All residents living in the six remaining dwelling units should be relocated from this industrial and commercial area into a residential area before more intensive redevelopment occurs. All relocation efforts will be in accordance with the City's Relocation Policy as provided in Exhibit B if acquisition of the property is in anyway assisted by the City.

The Proposed Land Use Map, Figure 8, illustrates the location and extent of the proposed land uses. The map is a graphic representation of the proposed land use for the project area. The general categories of land uses described in the following sections are:

1. Industrial
2. Community Commercial

These proposed land uses are in conformance with the General Plan for Phoenix: 1985-2000.

##### B. Uses Permitted in the Redevelopment Area

As shown on the Proposed Land Use Plan, the following predominant land uses, together with customary accessory uses and utility and public safety facilities as required, shall be permitted in the area.

1. Industrial

The intent of this classification is to further define industrial land use which is designated on the General Plan for Phoenix: 1985-2000 for this redevelopment area. Generally included in this category are manufacturing, distribution, office, service and maintenance facility land uses. More specifically, clean manufacturing such as electronics assembly, warehouse and distribution facilities for retail chains and wholesalers, industrial office complexes, and service and maintenance facilities are

examples of permitted uses. Larger land parcels should be created to provide adequate building sites for these industrial land uses.

## 2. Community Commercial

This land use category is intended to provide for some commercial redevelopment if several projects are built rather than larger industrial developments. As identified in the General Plan for Phoenix: 1985-2000, community commercial uses serve a larger area and population than the neighborhood commercial uses which are the least intense level of commercial land use. For community commercial uses, location and access is of greater importance and these uses should be located along major streets. The types of uses permitted in this category include but are not limited to: service stations, banks, restaurants, and motels. Smaller land parcels for these types of uses are more appropriate than the larger scale industrial sites.

The land uses, building intensities and land coverages for the redevelopment area are dependent on the number of projects to be built within the redevelopment area boundaries. If the area is redeveloped into multiple projects the existing zoning district requirements will regulate the land uses, intensities and coverages. The A-1 and A-2 requirements will limit the industrial projects and the C-3 ordinances will control the commercial development along Buckeye Road. Refer to Figure 4, the Existing Zoning Map.

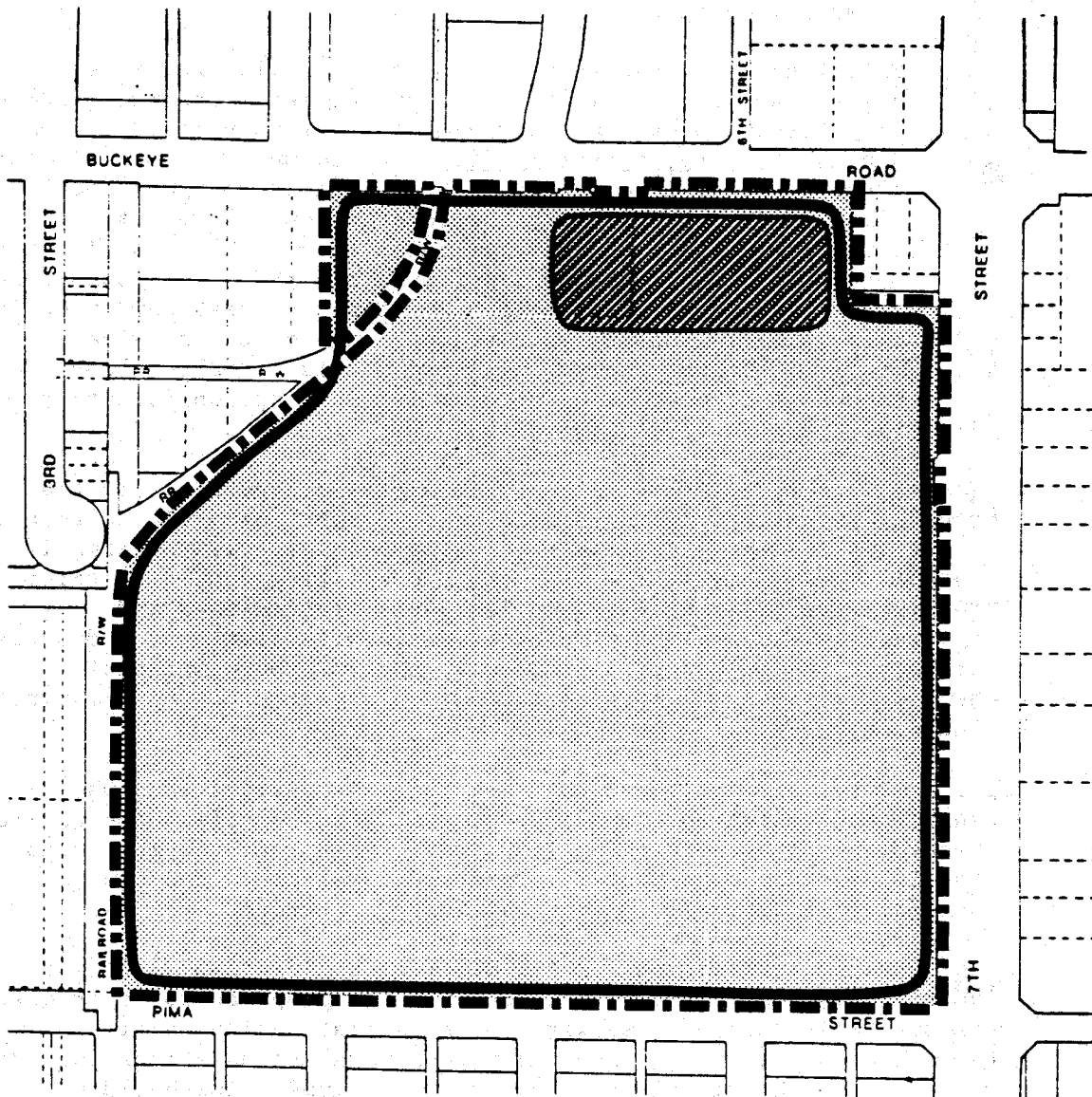
If a larger project is to be built, only industrial land uses should be considered since the General Plan identifies the entire redevelopment area as being industrial. The redevelopment area should be rezoned to Commerce Park and developed under the requirements established for that zoning district.

In 1985, an application for A-1 mid-rise zoning (Z-292-85) was approved by the City Council. The project proposed to cover most of the redevelopment area with an industrial office facility. Attached to the zoning approval were several stipulations including building height and floor area ratios maximums. The building intensity and land coverage restrictions approved with this zoning case are limited to this project only. The zoning has not vested and the developer received a time extension until July 19, 1989 to meet all requirements.

Parking is to be provided with each land use classification in accordance with applicable zoning ordinances.

Those uses which may present a significant hazard to the area because of the generation, use, storage or method of disposal of significant amounts of toxic or hazardous substances, materials, and/or waste will not be allowed in the area. Guidelines and/or procedures may be developed to screen, control and make specific recommendations on a case-by-case basis relative to conditions under which specific proposed users who fall under this category may be allowed in this redevelopment area.

Figure 8  
Proposed Land Use Map



\* Legend

-  Industrial
-  Community Commercial

\* NOTE: This land use plan does not prohibit the development of a larger project over the entire redevelopment area.

7th Street And Buckeye Road Redevelopment Area



C. Planning Criteria and Standards

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

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

1. To avoid overcrowding of structures and the creation of traffic congestion on public streets.
2. To maintain sufficient open space to provide for landscaping and other amenities and for pedestrian movement and activity.
3. To maintain a balance between demands on and capacities of public utilities, facilities and services.
4. To ameliorate extreme climatic conditions and encourage energy conservation.
5. To ameliorate negative environmental conditions.

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

1. The location, amounts and types of parking to be provided.
2. The provision for landscaped development and improvement of open space areas, setbacks, streets, rights-of-way, and other open or public areas.
3. Appropriate building height and setbacks.
4. Adequate vehicle loading and service.
5. Appropriate vehicular circulation patterns.

6. Facilities and/or designs to reflect climatic and environmental conditions and the need for energy conservation.
7. Control of signs and other features of site and structure design.
8. Location and design standards for all major streets and streetscape improvements.
9. Location and nature of facilities required to meet public transportation uses and needs.
10. Specific land uses.
11. Specific building intensities and land coverage.
12. Compliance with City of Phoenix Dark Sky Ordinance.
13. Compliance with City of Phoenix Water Conservation Goals and Policies.

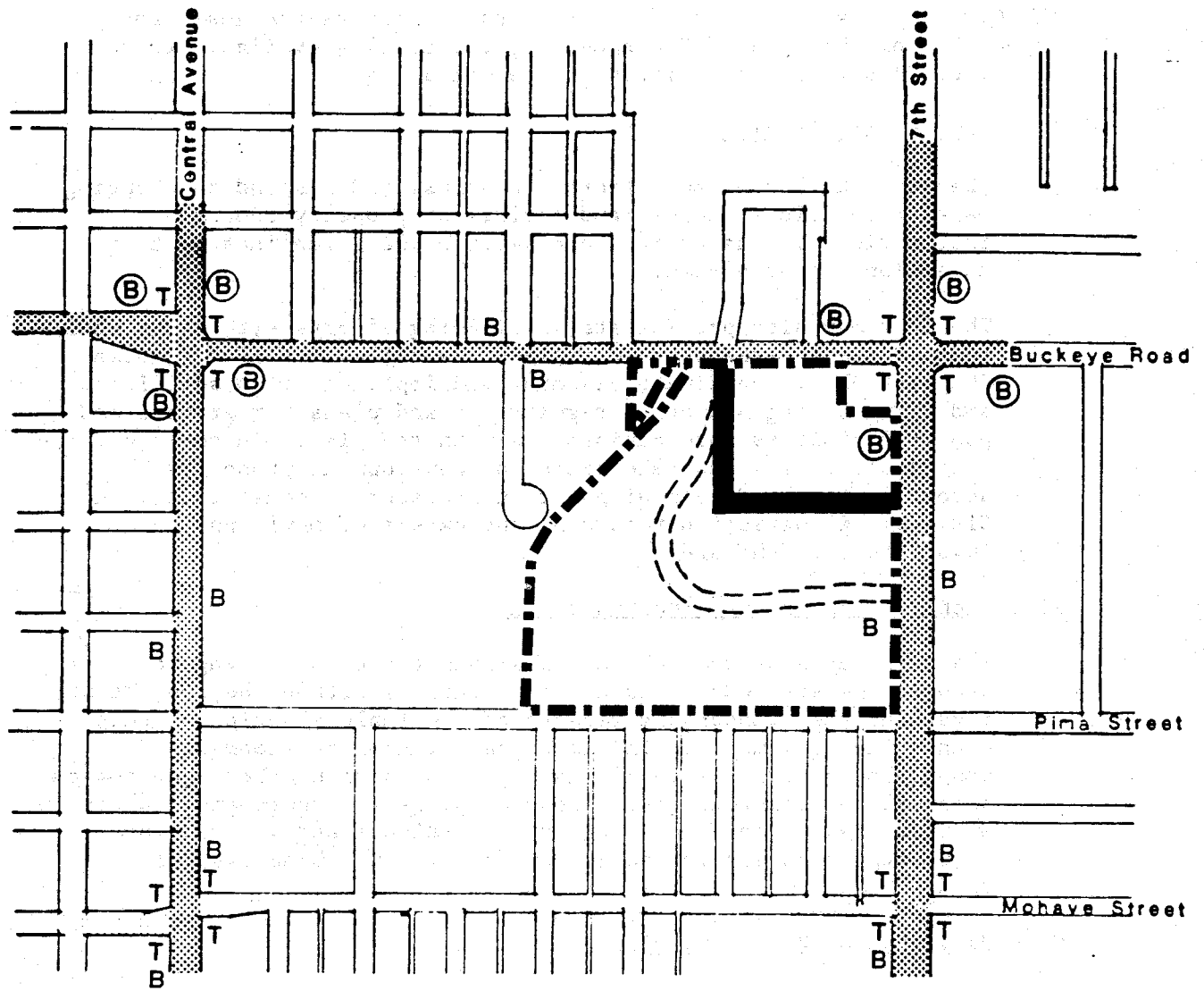
D. Circulation and Transit

As implied by its title, the 7th Street and Buckeye Road Redevelopment Area is bounded by two streets, both of which are classified as major streets. Figure 9, the Proposed Circulation and Transit Map, identifies the area street classifications. These major streets provide necessary access for traffic generated by the area's commercial and industrial land uses such as those proposed on the Land Use Plan.

Whether future development consists of one large parcel or several smaller projects, vehicular circulation should be directed toward these two major streets to protect the residential neighborhood to the south of the redevelopment area. The location of any future streets or driveways intersecting with 7th Street should be coordinated with the existing medians and left hand turn lanes. The two future street patterns have been shown on Figure 9 show the approximate locations of the 7th Street medians. The existing north-south street between Buckeye Road and Pima Street, 5th Street, has been approved to be abandoned by the Abandonment Hearing Officer.

Access to mass transit for people who work in this redevelopment area is provided on both major streets. Figure 9 locates bus stops for the area bus routes and the area traffic signals. Most bus stops will include shelter/accessory pads and right-of-way per City of Phoenix Standard Detail P-1258. Exceptions to this detail include bus stops on all legs of Buckeye Road intersections with Central Avenue and 7th Street which will include a bus bay and shelter/accessory pad per City of Phoenix Standard Detail P-1257. Driveways should be placed a minimum of 60 feet from the bus stop locations to avoid sight distance constraints.

Figure 9  
Proposed Circulation And Transit Map



\* Legend

- |                                 |   |
|---------------------------------|---|
| --- Redevelopment Area Boundary | --- Alternative Future Streets          |
| Major Streets                   | B Bus Stop With Improvements Per P-1258 |
| Collector Streets               | Ⓟ Bus Stop With Improvements Per P-1257 |
| Local Streets                   | T Traffic Signal                        |

\* NOTE: This plan does not prohibit an internal street system if the future development consists of one project.

7th Street And Buckeye Road Redevelopment Area



V. PROPOSED REDEVELOPMENT ACTIONS

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

A. Continuing Planning

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

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 private and public facilities into conformance with the plan. In addition, the City shall review and take action on development proposals according to the City's disposition procedures, consistent with City Council direction regarding the extent of municipal involvement in the area.

B. Technical Assistance and Counseling

The City may provide technical assistance and counseling to property owners, 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 property owners and tenants on available assistance, and prepare educational and informational documents which aid in the achievement of the objectives of this plan.

C. Provision of Public Services

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

D. 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 or relocate within the project area.

E. Preparation of Land for Redevelopment

The City shall undertake a variety of actions within the 7th Street and Buckeye Road Redevelopment Area to prepare land for redevelopment. These may include:

1. Environmental Assessment

The 7th Street and Buckeye Road Redevelopment Area is located within an area of environmental concern designated as the East Washington State Superfund Area. At least one site within the redevelopment area is under investigation by the State of Arizona as a potential contributor to groundwater contamination. Acquisition of a property which contains hazardous waste or previously had a release of a hazardous material to the environment exposes the current owner to potential liability for the cleanup of any resulting contamination.

Similar liability may be imposed under Federal law upon an owner of a property that contains hazardous substances or produced hazardous materials that were disposed of at another location where contamination has occurred. In addition, the new owner may have to obtain certain permits under state groundwater protection laws, a costly and time-consuming process.

Because of these concerns, an environmental assessment shall be required prior to acquisition by the City of any property in the redevelopment area. The assessment shall determine whether regulated substances are present at the site or were previously produced on-site and disposed at another location. The assessment shall be performed by an environmental consulting firm determined by the City to be qualified to do so. The assessment shall include a review of historic processes and practices at the site, past and present site usage, review of appropriate records, a detailed site reconnaissance, and environmental sampling if appropriate.

The report shall be evaluated prior to concluding any purchase agreement for sites within the redevelopment area. A more detailed assessment, including extensive soil and groundwater sampling, may be required if necessary to determine the extent of contamination. The assessment report shall be used to determine the fair market value of the property, taking environmental costs into account, and to determine whether or not the land should be required.

2. 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.



3. Clearance and Land Preparation

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

4. 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.

5. Contracts

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

6. Covenants

Make any of the covenants, conditions and restrictions of the foregoing contracts covenants running with the land, and provide appropriate remedies for any breach of any such covenants or conditions, including the right in the municipality to terminate such contracts any interest in the property created pursuant thereto.

7. Subdivision

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

F. Rehabilitation of Structures

The City 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 structures; condition of the structures; lot size; layout; accessibility; and usefulness.

G. Relocation

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

H. Removal or Installation of Public Improvements and Facilities

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

## VI. MANAGEMENT AND IMPLEMENTATION OF THE REDEVELOPMENT PLAN

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

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

### A. Activities Which the City May Undertake

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

1. The conduct of studies and analyses and preparation of plans, project proposals, budgets, contracts, recommendations for codes and legislation applications, and other documents and materials required to advance the implementation of plan objectives.
2. The preparation and dissemination of informational, educational, training and marketing materials: convening and otherwise initiating and participating in planning, public information, negotiating, and other meetings and activities for the purpose of advancing the objectives of the plan.
3. The implementation and carrying out of any plan, project, or operational activity directed and approved by the City Council and for which adequate resources are available. These may include the promulgation and administration of leases, regulations, fees, insurance programs, subsidies, cost-sharing, and other measures required to achieve plan objectives.
4. The making and entry into contracts necessary or incidental to the exercise of its powers; and the performance of its duties, subject to the limitations of its other powers and resources.
5. The collection, acceptance, and disbursement of funds, property, services, and other things of value from donations, grants, fees, rents, use charges, tax levies, and other sources, subject to overall budgetary and program approval by the City Council, for the purpose of achieving plan objectives.
6. Other actions which are legally permitted and are required to implement the plan.

B. Redevelopment Area Improvement Budget and Program

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

C. Project and Action Proposal Review

Any project or activity to be undertaken in the redevelopment area, private or by a public agency, which requires public action or approval, will be subject to review by the City or appropriate agency designated by the Council. The City will assure adequate coordination of advice and review by different departments of City government and of other affected governmental entities. The City may develop and publish criteria and procedures to govern this review process. These will detail the following general guidelines:

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

D. Financing

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

- E. 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, and contributions.

Prior to the exercise of any redevelopment activity by the City relating to a redevelopment project within this redevelopment area, including the execution of an agreement to perform redevelopment activities or the acquisition of real property, the City shall, by ordinance or resolution, declare: (i) the proposed method and estimated cost of the acquisition and preparation for redevelopment of that portion of the redevelopment area in which the redevelopment project is located; (ii) an estimate of the proceeds or revenues to be received from the disposal of such real property to redevelopers; and (iii) the method of financing the redevelopment activities relating thereto. Such provisions in the ordinance or resolution shall be deemed to be an addendum to this Redevelopment Plan.

- F. A Statement of Redevelopment Plan Completion

Unless otherwise extended by City Council action, the 7th Street and Buckeye Road Redevelopment Plan shall terminate ten years from the City Council formal approval date.

VII. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

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

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

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

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

Implementation of this plan shall be incremental, and changes to the above shall be made as necessary during the administration and implementation of this plan. Section IV generally indicates the anticipated nature and incidence of most such changes.

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

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

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

Property acquisition by the City involving the use of Federal funds shall be in accordance with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. (Public Law 91-646). When property is acquired by the City using non-federal funds, relocation shall be in accordance with the City of Phoenix Relocation Policy. All residential properties to be so acquired by the City will be appraised by a qualified independent fee appraiser using accepted appraisal techniques.

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

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

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

- E. A Statement of a Feasible Method Proposed for the Relocation of Families to be Displaced from the Redevelopment Project  
Families and businesses displaced as a result of property acquisition by the City in the redevelopment project area shall be relocated in accordance with the Arizona Revised Statutes, and when Federal funds are used, the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

VIII. PROCEDURES FOR AMENDING OR SUPPLEMENTING THIS REDEVELOPMENT PLAN

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

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

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



IX. EXHIBITS

A. Legal Description

B. General Relocation Policy

EXHIBIT A

LEGAL DESCRIPTION  
7TH STREET AND BUCKEYE ROAD  
REDEVELOPMENT AREA

PART NO. 1:

That portion of the Northeast quarter of the Northeast quarter of Section 17, Township 1 North, Range 3 East, G&SRB&M, described as follows:

BEGINNING at the Northwest corner of Lot 8, Block 1, PARK VIEW, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 1 of Maps at Page 52;

thence Easterly along the North line of said Block 1 to the West line of the East 92 feet of the West 138 feet of said Lot 8;

thence Easterly along said South line to the East line of the West 138 feet of said Lot 8;

thence Northerly along said East line to said North line;

thence Easterly along said North line to the West line of the East 140 feet of Lot 1 in said Block 1;

thence Southerly along last said West line and the Southerly prolongation thereof to the South line of the North 22.8 feet of Lot 2 in said Block 1;

thence Easterly along last said South line to the East line of said Block 1;

thence Southerly along last said East line to a point therein that is 408.3 feet South of the Northeast corner of said Block 1;

thence West to the West line of the East 7 feet of said Block 1;

thence South along last said West line a distance of 77.8 feet;

thence East to the East line of said Block 1;

thence Southerly along last said East line and the Southerly prolongation thereof to the Northeast corner of Block 8 in said subdivision;

thence continue Southerly along the East line of said Block 8 to a point that is 16 feet Northerly of the Southeast corner thereof;

thence Southwesterly to a point in the South line of said Block 8 that is 7 feet Westerly of said Southeast corner;

thence Westerly along last said South line and its Westerly prolongation to the Southeast corner of Block 7 in said subdivision;

thence Westerly along the South line of said Block 7 and the westerly prolongation thereof to the West line of the East half of Norris Avenue (abandoned) as shown on said plat of PARK VIEW, and now known as 3rd Street;

thence Northerly along last said West line, said West line also being the center line of said Norris Avenue (abandoned), to its intersection with the center line of Yuma Street, formerly South Sixth Street as shown on said plat, said intersection also being the beginning of circular curve concave Southeasterly, having a radius of 247.61 feet and a chord bearing of North 32 degrees 41 minutes 19 seconds East;

thence Northeasterly along the arc of said curve a distance of 144.08 feet to the point of tangency;

thence North 49 degrees 21 minutes 30 seconds East along said tangent a distance of 396.55 feet to the point of curvature of a circular curve concave Northwesterly and having a radius of 424.66 feet;

thence Northeasterly along the arc of said curve a distance of 69.24 feet to the point of tangency;

thence North 40 degrees 01 minute East along last said tangent a distance of 9.74 feet to the point of curvature of a circular curve concave Northwesterly and having a radius of 304.18 feet;

thence Northerly along the arc of said curve to the South line of the North 7 feet of Lot 1, Block 2 in said PARK VIEW;

thence Easterly, along last said South line and Easterly prolongation thereof, to the West line of said Block 1;

thence to the POINT OF BEGINNING.

Part No. 2:

Those portions of Lots 1 and 2, Block 2, PARK VIEW, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 1 of Maps at Page 52, lying Northwesterly of the line described as follows:

BEGINNING at a point in the North line of said Lot 1 that is 142.31 feet Westerly of the Northeast corner thereof;

thence South 0 degrees 01 minute West a distance of 0.91 feet to the point of curvature of a circular curve concave Northwesterly and having a radius of 284.18 feet;

thence Southerly and Southwesterly along the arc of said curve a distance of 446.31 feet to the terminus;

EXCEPT the North 7 feet of said Lot 1.

Prepared December 11, 1987 in  
Technical Writer Section,  
Real Estate Division  
by CHARLES JENKINS  
Real Estate Technical Writer I

## EXHIBIT B

### CITY OF PHOENIX

#### GENERAL RELOCATION POLICY

Relocation activities for the 7th Street and Buckeye Road Redevelopment Plan will be carried out by the Relocation Section, Urban Development and Housing Department of the City of Phoenix. The City of Phoenix will assume responsibility for assurance that relocation assistance and payments are made in accordance with Public Law 91-646, and appropriate regulations thereof. Essential services to be provided by the Relocation Section are:

- o Provision of fair, timely and reasonable relocation payments and assistance.
- o Provision of relocation advisory assistance program.
- 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 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.