



GOOD SAMARITAN AREA REDEVELOPMENT PLAN

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

CITY COUNCIL

Margaret T. Hance, Mayor
Joy W. Carter, Vice-Mayor
Howard Adams
Calvin Goode
Ken O'Dell
Barry Starr
Jim White

PLANNING COMMISSION

John C. King, Chairman
George J. Chasse
Larry Chavez
Jerry Clark
Armen Ervanian
Ron Haarer
Leslie Hatfield

RESOLUTION NO. 15492

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

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

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

WHEREAS, the Good Samaritan Area Redevelopment Plan dated September, 1980, consisting of 44 pages and Exhibits 1 and 2 has been prepared and referred to the Council of the City of Phoenix for review and approval, and

WHEREAS, the City Planning Commission of the City of Phoenix has previously reviewed such Good Samaritan Area Redevelopment Plan and has submitted its written recommendations respecting the proposed Plan to the Council of the City of Phoenix, and

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

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

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

(a) The Good Samaritan Area Redevelopment Plan dated September, 1980, is feasible and in conformity with the general plan for the develop-

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

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

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

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

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

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

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

Margaret T. Hance
MAYOR

ATTEST:

Deirdre L. Burton City Clerk

APPROVED AS TO FORM:

Andy B. ... City Attorney

REVIEWED BY:

Peter J. Starnett ASSISTANT
City Manager

GOOD SAMARITAN AREA
REDEVELOPMENT PLAN

CITY OF PHOENIX
SEPTEMBER 1980

CONTENTS

	<u>PAGE</u>
<u>Introduction</u>	1
A. DESCRIPTION OF URBAN REDEVELOPMENT AREA	3
1. Project Area Boundaries	3
2. Existing Land-use	3
3. Project Area Boundary Map	5
4. Existing Land-Use Map	7
5. Existing Property Conditions	9
6. Structural Condition Map	13
B. PLAN OBJECTIVES	15
1. Basic Redevelopment Objectives	15
2. Additional Social, Economic, and Environmental Objectives	15
3. Functional and Design Objectives	16
4. Program and Process Objectives	17
C. GENERAL LAND-USE PLAN	18
1. Land-use Map Discussion	18
2. Land-use Provisions and Requirements	18
3. Land-use Plan Map	23
4. Circulation Concept	25
5. Circulation Map	27
6. Utility Inventory	28
7. Utility Location Maps	29-30
8. Planning Criteria and Standards	31

CONTENTS

	<u>PAGE</u>
D. PROPOSED REDEVELOPMENT ACTIONS	32
1. Continuing Planning and Administration	32
2. Technical Assistance and Counseling	32
3. Provision of Public Services	32
4. Funding and Economic Development	32
5. Preparation of Land for Redevelopment	33
6. Rehabilitation of Structures	33
7. Relocation	33
8. Removal or Installation of Public Improvements and Facilities	34
E. MANAGEMENT AND IMPLEMENTATION OF THE REDEVELOPMENT PLAN	35
1. Activities To be Undertaken by the City	35
2. Redevelopment Area Improvement Budget and Program	36
3. Project and Action Proposal Review	36
4. Financing	37
5. A Statement of the Proposed Method of Financing the Redevelopment Project	37
F. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS	38
1. Boundaries, Existing Uses and Conditions, General Land-use Plan and Information Showing Standards of Population Densities, Land Coverages and Buildings in the Area after Redevelopment.	38
2. A Statement of the Proposed Changes, If Any, in Zoning Ordinances or Maps, Street Layouts, Street Levels or Grades, Building Codes, and Ordinances	38
3. A Statement As to the Kind and Number of Site Improvements and Additional Public Utilities Which Will Be Required to Support the New Land-uses in the Area after Redevelopment	38

CONTENTS

PAGE

4.	A Statement of the Proposed Method and Estimated Cost of the Acquisition and Preparation for the Redevelopment Project Area and the Estimated Proceeds or Revenues from Its Disposal to Redevelopers	39
5.	A Statement of a Feasible Method Proposed for the Relocation of Families To Be Displaced from the Redevelopment Project	39
G.	PROCEDURES FOR AMENDING OR SUPPLEMENTING THIS GENERAL PLAN	40
H.	EXHIBITS	41
1.	Legal Description	42
2.	General Relocation Policy	44

INTRODUCTION

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

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

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

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

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

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

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

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

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

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

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

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

A. DESCRIPTION OF URBAN REDEVELOPMENT AREA

1. Project Area Boundaries

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

The legal description is provided as Exhibit 1.

2. Existing Land-use

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

Commercial

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

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

Residential

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

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

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

Quasi-Public

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