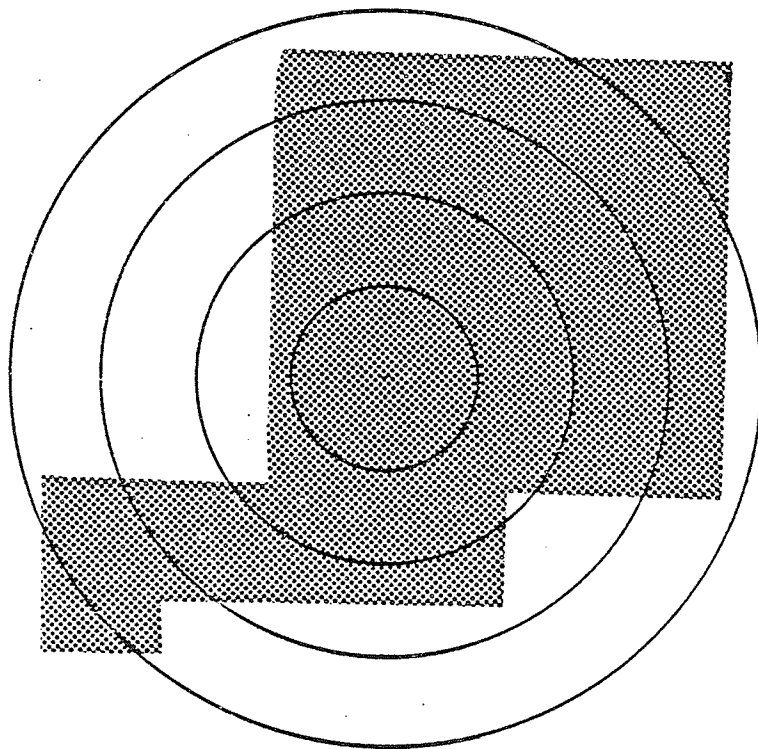


**COMMUNITY DEVELOPMENT
TARGET AREA F**

REDEVELOPMENT PLAN



DECEMBER, 1979

RESOLUTION NO. 15314

A RESOLUTION OF THE CITY COUNCIL OF PHOENIX, ARIZONA, APPROVING THE COMMUNITY DEVELOPMENT TARGET AREA F 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 15287 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 F 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 F Redevelopment Plan dated December, 1979, consisting of 17 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 F 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 F 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 F 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 F 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 F 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. HANCE

M A Y O R

ATTEST:

DOXA CULBERTSON

City Clerk

APPROVED AS TO FORM:

L. VERDE RHUE

ACTING City Attorney

REVIEWED BY:

MARVIN A. ANDREWS

City Manager

TARGET AREA F URBAN REDEVELOPMENT PLAN

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TARGET AREA F REDEVELOPMENT PLAN

I. INTRODUCTION

This Redevelopment Plan is for the redevelopment of a portion of Sunnyslope, in 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 F. The Redevelopment Plan will be included as an element of the Revitalization Program for Target Area F. 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 F, 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 F URBAN REDEVELOPMENT AREA

A. Project Area Boundaries

Target Area F is located in the Sunnyslope Area of Phoenix, approximately 10 miles north of the downtown central business district.

Target Area F project boundaries are described below:

Central Avenue east to 3rd Street from Dunlap south to Ruth Avenue, north on 3rd Street to Alice Avenue and east to 7th Street, 7th Street east to 12 Street from Dunlap south to Alice Avenue and 7th Street east to 16th Street from Dunlap north to Peoria Avenue.

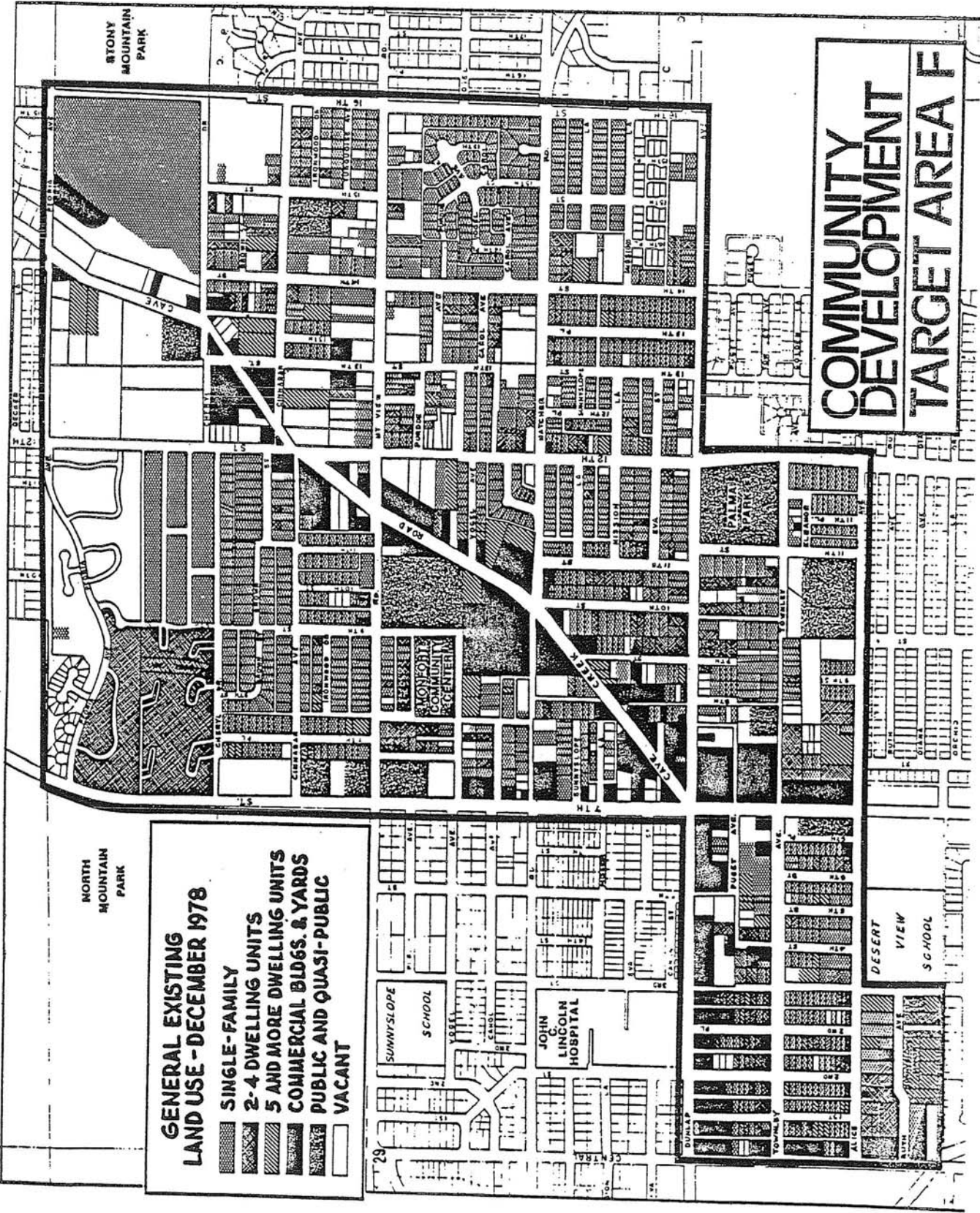
A legal description of Target Area F boundaries provided in Appendix I.

B. Existing Land Use

Existing land use in the project area (Target Area F) is shown on Plate I. Target Area F is characterized by a wide array of both old and new residential and commercial uses, with residential uses predominating.

Residential development is primarily single-family although mobile homes and small apartment complexes are scattered throughout the area. The residential character in the Target Area varies considerably in age, size, architecture and quality of original construction.

Subdivision development in Target Area F has occurred from the 1920's to the present. Approximately 50 percent of the residential subdivision development occurred prior to annexation of the Target Area to the City of Phoenix in 1959. Some of the earliest development in the Target Area occurred south of Dunlap Avenue. Newer areas of residential development have occurred near the northern and eastern boundaries of the Target Area adjacent to the Phoenix Mountain Preserve. A 100 million dollar 400 acre resort-residential community, (Pointe Tapatio) is currently under construction east of 7th Street, north of Peoria Avenue.



COMMUNITY DEVELOPMENT TARGET AREA F

GENERAL EXISTING LAND USE - DECEMBER 1978

- SINGLE-FAMILY
- 2-4 DWELLING UNITS
- 5 AND MORE DWELLING UNITS
- COMMERCIAL BLDGS. & YARDS
- PUBLIC AND QUASI-PUBLIC
- VACANT

NORTH MOUNTAIN PARK

STONY MOUNTAIN PARK

SUNNYSLOPE SCHOOL

JOHN C. LINCOLN HOSPITAL

DESERT VIEW SCHOOL

Commercial land uses are primarily located along the major roadways (Central and Dunlap Avenues, 7th Street and Cave Creek Road) where development has occurred in a strip commercial fashion. Such uses provided a variety of retail and service activities serving local and community area residents.

Public and quasi-public land uses in the Target Area include the Sunnyslope Community Center, Palma Park, a U.S. Post Office, State Department of Economic Security Office, the Acacia Branch Library, a number of churches and an Arizona Public Service substation.

Approximately 15 percent of the land in Target Area F is vacant. Phoenix residents own 85 percent of the vacant land in the Target Area with 10 percent held by out of state owners.

C. Existing Property Conditions

Existing property conditions in Target Area F are shown on Plate II Existing Housing Conditions. In the Fall of 1978, a 100 percent windshield survey of all residential structures in Target Area F was conducted by City of Phoenix housing inspectors. The "Existing Housing Conditions" map Plate II provides by subarea the number of residential dwelling units and that percentage of each subareas total housing stock that has been identified as being not feasible to rehabilitate or requiring major rehabilitation.

In general, those units identified as being "possibly not feasible to repair" should be considered for blight elimination because the cost necessary to bring them to standard condition are equal to and in some cases may exceed the cost of providing replacement housing. Also, the existence of such units may be 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.

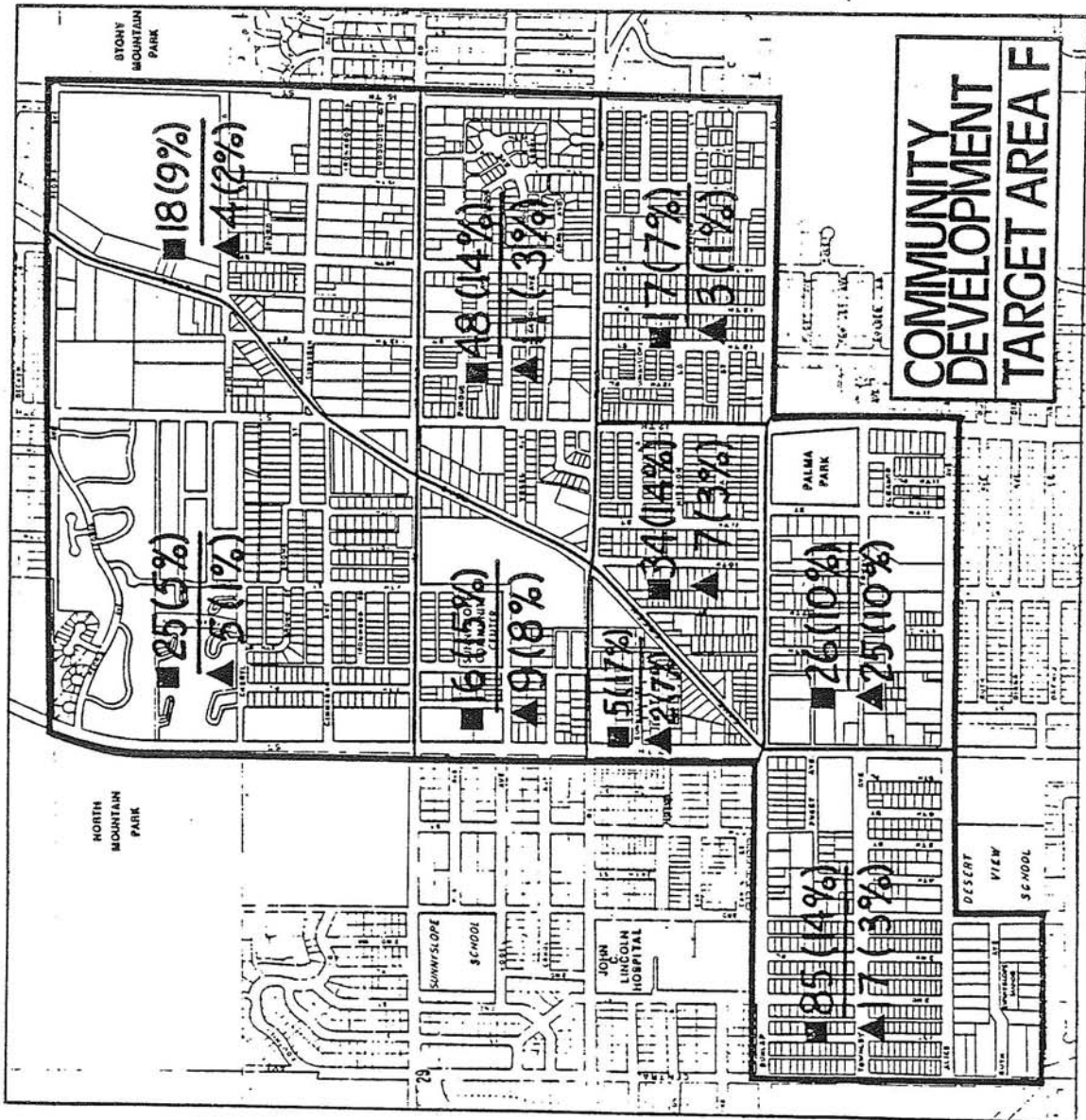


PLATE II

LEGEND:

EXISTING HOUSING CONDITIONS

■ NUMBER AND PERCENTAGE OF UNITS REQUIRING MAJOR REHABILITATION.

▲ NUMBER AND PERCENTAGE OF UNITS NOT FEASIBLE TO REHABILITATE.

A few burnt out, boarded up and abandoned housing units and commercial structures exist in Target Area F. To address all these problems, a comprehensive rehabilitation and blight elimination strategy is required.

III. URBAN REDEVELOPMENT PLAN OBJECTIVES

The redevelopment plan objectives for Target Area F 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 governmental 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

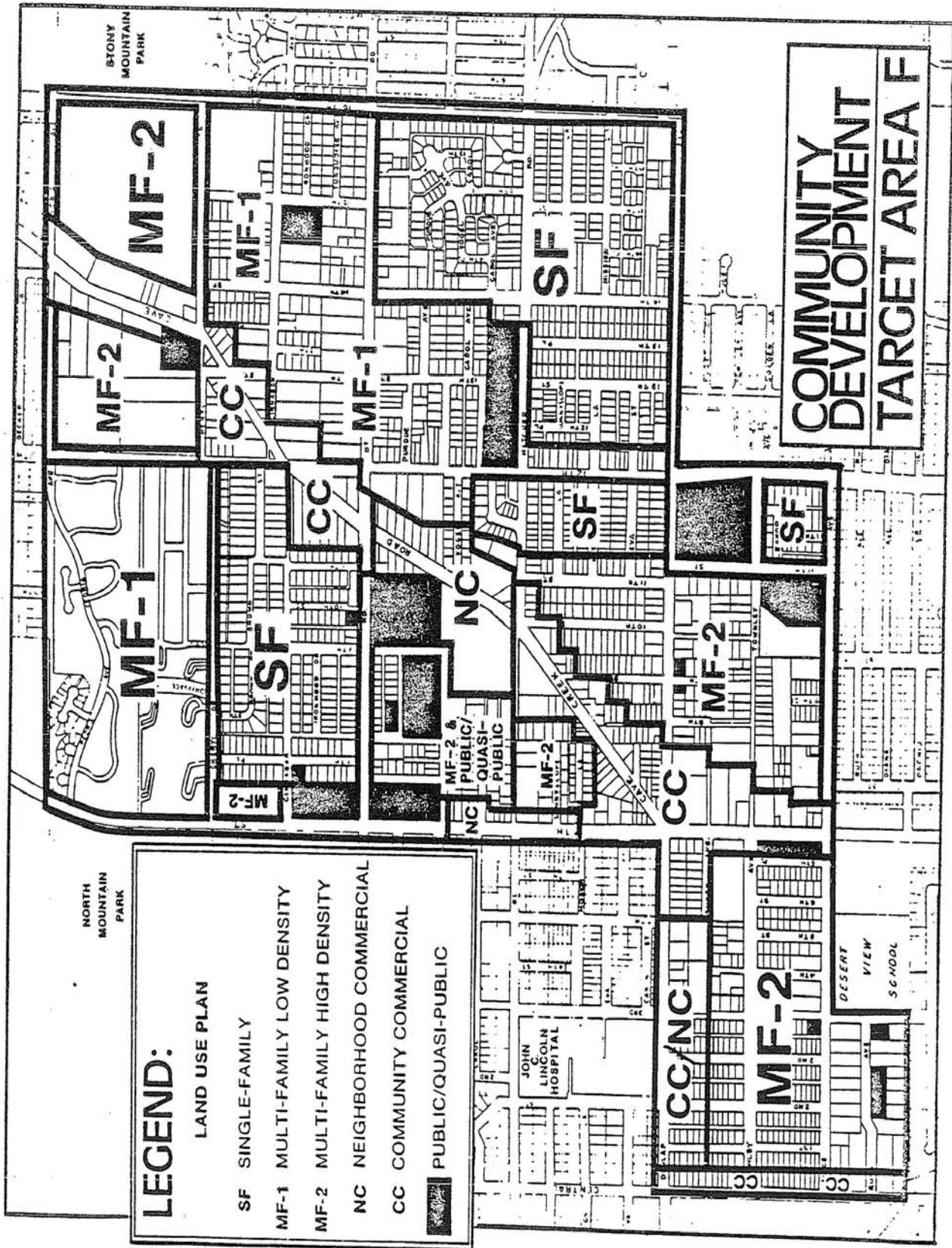
A. Introduction

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 F recognizes certain givens such as the present use of land, the physical attributes of the community and noticeable land use trends. The Land Use Plan depicted on Plate III attempts to design all elements of the future community so that they fit together with a minimum of disruption on each other and result in compatible, well designed, efficiently-working neighborhoods.

B. Planning Principles for the Land Use Plan

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

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.



LEGEND:

LAND USE PLAN

- SF SINGLE-FAMILY
- MF-1 MULTI-FAMILY LOW DENSITY
- MF-2 MULTI-FAMILY HIGH DENSITY
- NC NEIGHBORHOOD COMMERCIAL
- CC COMMUNITY COMMERCIAL
- MF-2 & PUBLIC/QUASI-PUBLIC

COMMUNITY DEVELOPMENT TARGET AREA F

PT. A TR. III

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 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 extent possible 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 F, several types of housing are needed in a balanced supply – single-family detached and semi-detached, multi-family apartments, efficiency units and units with several bedrooms, housing with little land area per dwelling unit, and housing with substantial area per unit.

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

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. The "Single-Family" category constitutes the largest single land use category in the Target Area. It is designed to provide for the continuation of single-family home development at moderate densities. The establishment of these density categories will coincide with the prevailing densities evident throughout the Target Area. For those 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 develop ability 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 for parks, recreational opportunities and various public purposes. The creation of open space through a cluster option is achieved by allowing a 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.

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

The “Multi-Family Low Density” category allows single-family detached and semi-detached houses, townhouses, patio houses, multi-family houses and garden apartments. Densities will range from approximately (five) to fifteen (15) units to the acre. The specific location of the various densities will be determined by the surrounding character of existing development and by following good planning principles.

The “Multi-Family High Density” category allows, with greater density, those uses permitted in the “Multi-Family Low Density” category. Permitted densities may be as high as forty-three (43) units to the acre depending upon the character of existing surrounding development and site plan adherence to sound 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 service offered, and the trading area required to support the commercial activity. Within the Target Area F, 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 the convenience of needs to immediate surrounding residential areas. The types of uses permitted in these 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. 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, specialty shops, banks and garden centers.

E. 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. This district also provides guidance for the expansion or addition of new public or institutional land uses within the Target Area.

F. 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 F. All development, both residential and commercial resulting from public action (redevelopment activities) will be subject to review and recommendation by the Target Area F Citizens Advisory Committee for appropriateness of the proposal as measured against the plan objectives. All development proposals 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 Coordination Office.

All multi-family and commercial development will 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 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 F Citizens Planning Committee. Upon such approval, the City will take the necessary actions to achieve the objectives of this Redevelopment Plan. Such redevelopment actions will 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 F spot acquisition and clearance of deteriorating 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 them within the Target Area, in accommodation 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 F. A legal description is provided as Appendix I.
2. A map showing the existing uses and conditions of the real property therein.
Existing uses and conditions have been previously described (See Plates I and II).
3. A land use plan showing proposed uses of the area.
The land use plan has been previously discussed (See Plate III).
4. Information showing the standards of population densities, land coverage and building intensities in the area after redevelopment.
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 F. 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 or revenues from its disposal to redevelopers. (1)
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 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 shall be offered a purchase price of fair market value based upon the appraisals. If after a reasonable period of time the offer is not accepted, eminent domain proceedings may be instituted to acquire the subject property.

(1) Amended February 24, 1981, Resolution No. 15576.

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 primarily be accomplished utilizing Federal Community Development Block Grant funds. Financing for this project will be accomplished from a variety of sources, including Federal Community Development Block Grant funds, loans, grants and other legally available monies.

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.

APPENDIX
LEGAL DESCRIPTION
OF COMMUNITY DEVELOPMENT
TARGET AREA F

Those portions of Sections 28, 32 and 33, Township 3 North, Range 3 East, G&SRB&M, in the City of Phoenix, Maricopa County, Arizona, lying within the lines described as follows:

BEGINNING at the intersection of the monument lines of Central Avenue and Dunlap Avenue, which is located at the North quarter corner of said Section 32;

thence Southerly along the monument line of Central Avenue to the Southwest corner of the North half of the Southwest quarter of the Northeast quarter of said Section 32;

thence Easterly along the South line of said North half to the Southeast corner of said North half of the Southwest quarter of the Northeast quarter of Section 32, said corner being located in the monument line of 3rd Street;

thence Northerly along the monument line of 3rd Street to its intersection with the monument line of Alice Avenue;

thence Easterly along the monument line of Alice Avenue to its intersection with the monument line of 12th Street;

thence Northerly along the monument line of 12th Street to its intersection with the monument line of Dunlap Avenue, which is coincident with the South line of said Section 28;

thence Easterly along the monument line of Dunlap Avenue to the Southeast corner of said Section 28;

thence Northerly along the East line of said Section 28 to the Northeast corner of said Section 28;

thence Westerly along the North line of said Section 28 to its intersection with the monument line of 7th Street;

thence Southerly along the monument line of 7th Street to its intersection with the monument line of Dunlap Avenue at the Southwest corner of said Section 28;

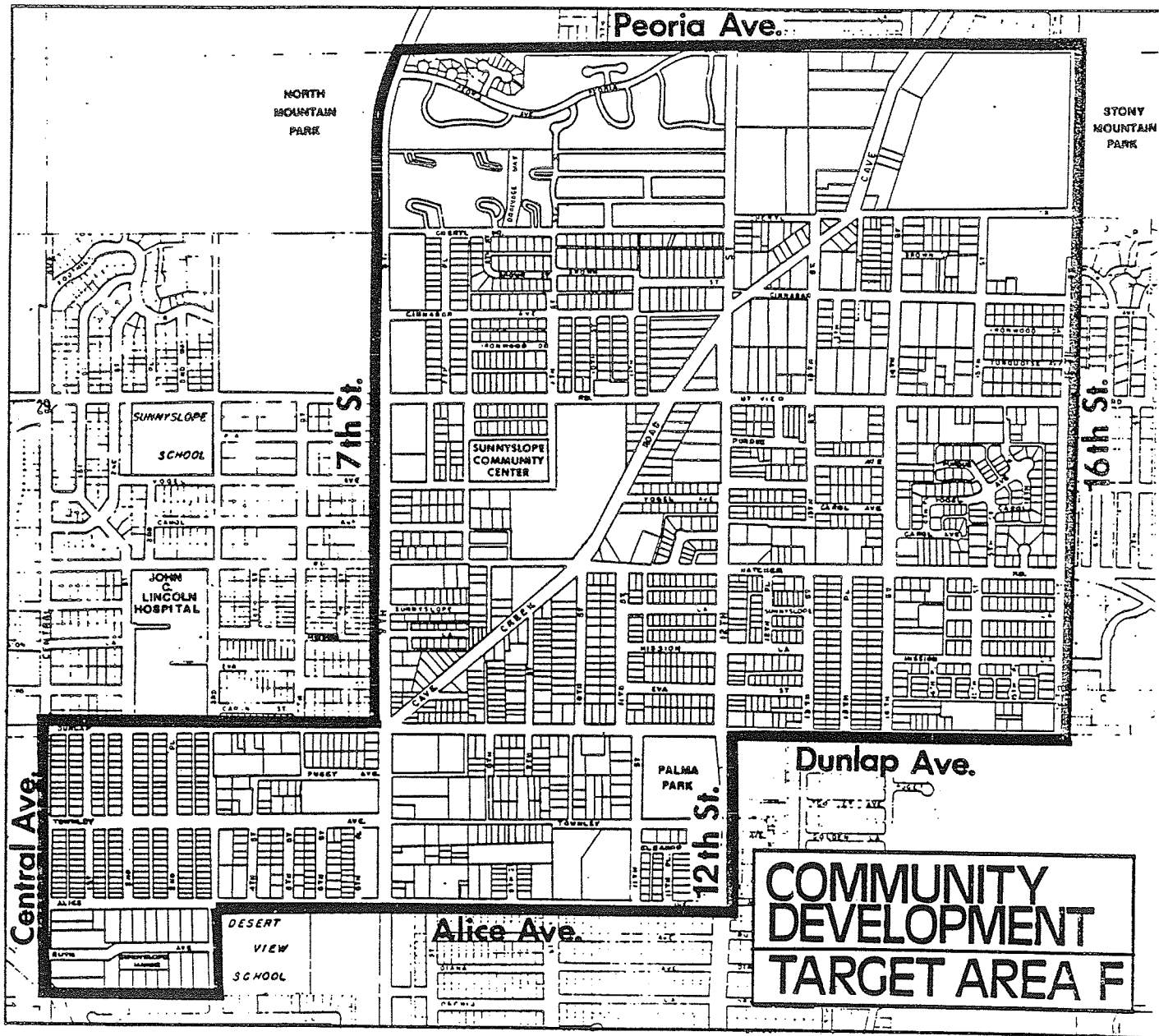
thence Westerly along the monument line of Dunlap Avenue to the POINT OF BEGINNING.

Prepared November 9, 1979, in
Title Section, Real Estate Division
by WILLIAM DIXON
Real Estate Technical Writer III



Checked  Date 11-9-79

EXHIBIT I



Redevelopment Project Area Boundaries