

# ISAAC REDEVELOPMENT AREA PLAN



City of Phoenix  
Planning Department



**REDEVELOPMENT  
PLAN**

for the

**ISAAC  
REDEVELOPMENT  
AREA**



**City of Phoenix**

Formally adopted by the Mayor and City Council  
on March 26, 1986

Expanded: December 16, 1998

Prepared by the City of Phoenix Planning Department

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## I. INTRODUCTION

The reversal of the spread of blight in Phoenix's older neighborhoods and their stabilization are of great concern to the City, State, and region. Unfortunately, deterioration, obsolescence, and incompatible land uses have been a barrier to reinvestment in these areas. In response to these problems, the City has initiated a demonstration revitalization effort, targeting two neighborhoods for concentrated stabilization activity.

Much of the deterioration in building conditions falls within the older, Central City area. One of the neighborhoods selected for the demonstration program is the Isaac Redevelopment Area, which is located along the outer boundary of this concentration of deterioration. The Isaac Redevelopment Area, therefore, provides a unique opportunity to slow the growth of blight through a redevelopment program. The success of this plan will rest upon the leveraging of both private sector investment and self-help efforts by residents, and on the resulting encouragement such activities may give to private parties outside of the redevelopment area.

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.

## II. DESCRIPTION OF URBAN REDEVELOPMENT AREA

### A. Redevelopment Area Boundaries

The redevelopment area boundaries are generally described as Palm Lane on the north; McDowell Road and the I-10 Freeway on the south; 32<sup>nd</sup> and 33<sup>rd</sup> Avenues on the east; and 35<sup>th</sup> Avenue on the west. Figure 1, Redevelopment Area Boundary Map, indicates the project boundaries. The legal description is provided as Exhibit I.

See Exhibits for 1998 expansion.

### B. Existing Land-Use

Land use in the redevelopment area is shown in Figure 2, Existing Land Use Map.

Much of the land use in the redevelopment area is commercial or industrial, located along 35<sup>th</sup> Avenue, McDowell Road, and the block extending from 34<sup>th</sup> to 32<sup>nd</sup> Avenues and McDowell to Granada. Current C-2, C-3, and Industrial Park zoning has permitted the development of a number of large, unsightly businesses with outdoor displays of merchandise and junk. The effect of this type of activity adjacent to a school and single family homes has been to discourage maintenance and improvements to the housing stock and property.

The residential portion of the redevelopment area--primarily Palm Lane, Granada, and 32<sup>nd</sup> Avenue--consists of detached, single-family dwellings. Some lots contain small cottages at the rear in addition to the main house.

### C. Existing Building Conditions

The condition of existing structures in the project area is shown in Figure 3, Existing Building Conditions Map.

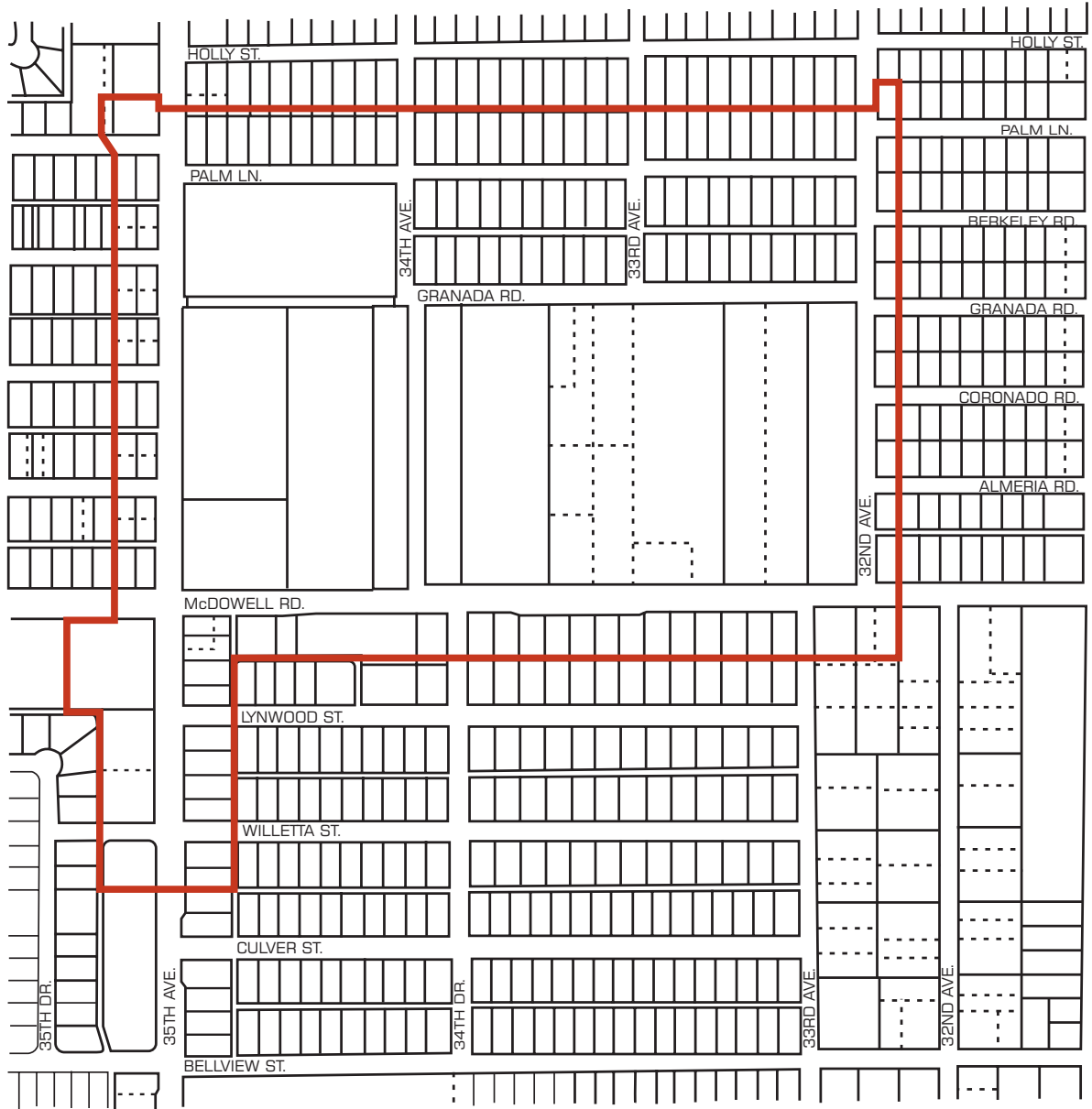


FIGURE 1  
REDEVELOPMENT AREA BOUNDARY

\*See Exhibits for 1998 Expansion



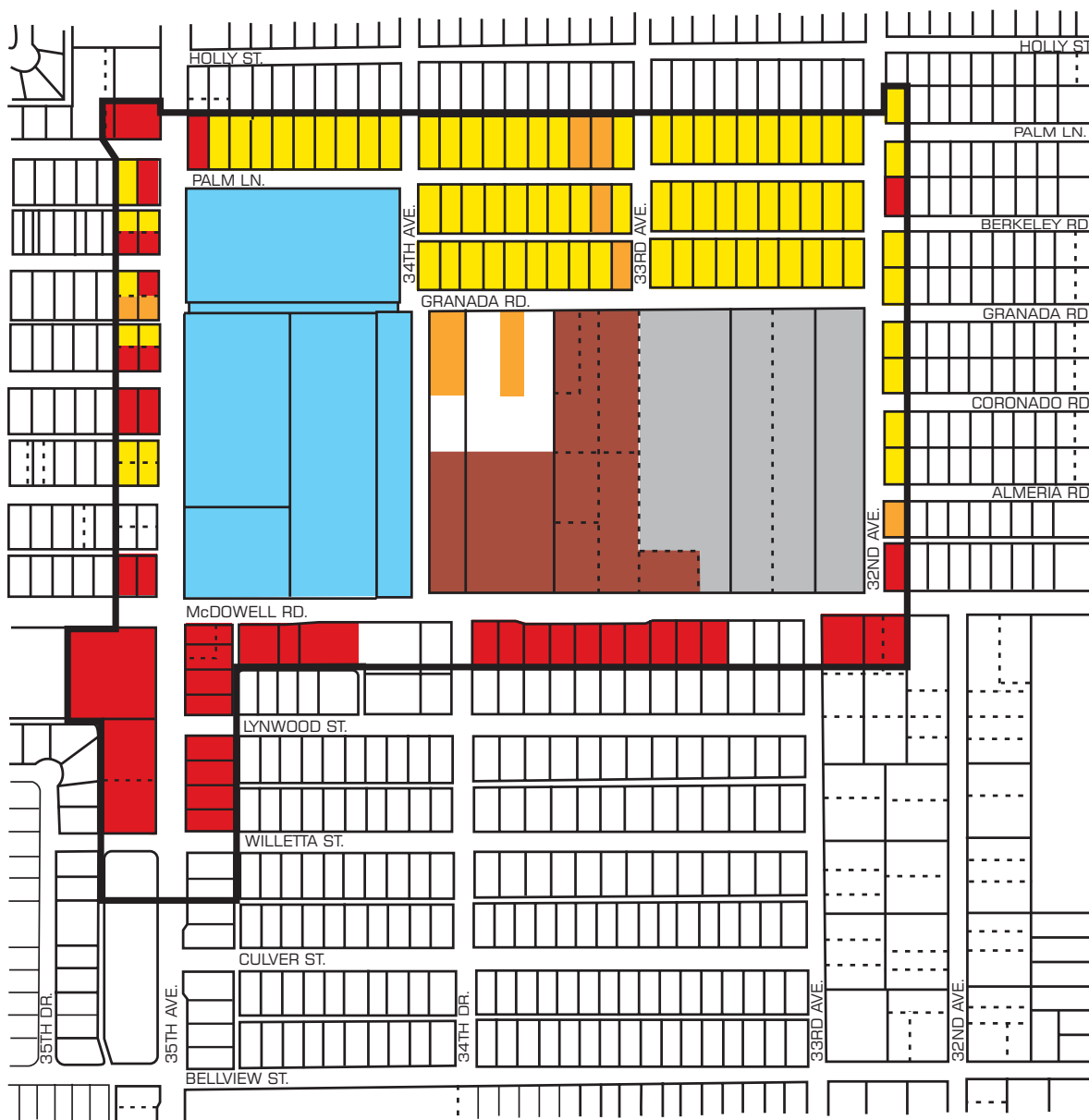


FIGURE 2  
**EXISTING LAND USE  
 AUGUST 1985**

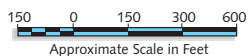
\*See Exhibits for 1998 Expansion

LEGEND

- Single Family Residential
- Two Family Residential
- Multi-Family Residential

- Commercial
- Industrial
- Public/Quasi-Public

- Vacant/Not Rated
- Isaac Redevelopment Area Boundaries



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 City of Phoenix  
 Planning Department





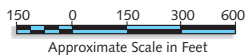


FIGURE 3  
**BUILDING CONDITIONS**  
**AUGUST 1985**

\*See Exhibits for 1998 Expansion

LEGEND

- Standard
- Minor Repairs Needed
- Substandard
- Vacant/Not Rated
- Isaac Redevelopment Area Boundaries



In July and August, 1985, City of Phoenix housing inspectors and planning staff conducted a survey of exterior conditions in the Isaac Redevelopment Area. Units were rated on structural, mechanical and maintenance conditions or conformity with residential safety provisions of the Phoenix Building Code. The results of that survey are as follows:

Standard	12.5%
Minor Repair	79.5%
Substandard	<u>8.0%</u>
	100.0%

Dwelling units identified as substandard are considered to require major repairs or are not feasible to rehabilitate.

**D. Street Improvements**

In conjunction with the 1985 building condition survey, the City of Phoenix planning staff determined the extent of street improvements necessary in the Isaac Redevelopment Area. Although nearly half of the streets are fully improved with pavement and sidewalks, all of the streets are old and in poor condition. Most have potholes, cracked or settling surfaces, and gutters and sidewalks overgrown with grass and weeds. The redevelopment area also includes several open irrigation ditches requiring improvement.

The results of the street improvement survey are as follows:

Unpaved	0%
Paved but no curb or sidewalk	39%
Paved with curb and gutter but no sidewalk	14%
Fully improved	<u>47%</u>
	100%

Open irrigation ditch 140'

**E. Utility Inventory**

Figures 4 through 7 detail underground utilities within the Isaac Redevelopment Area. 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 account existing infrastructure serving the redevelopment area and surrounding neighborhood.

**III. REDEVELOPMENT PLAN OBJECTIVES**

The objectives for the project area are based upon a realistic assessment of current conditions, problems and opportunities within the area. They are established to guide redevelopment activities and to further revitalization of the project area and its surroundings. The redevelopment objectives are as follows:

**A. Basic Redevelopment Objectives**

1. Eliminate substandard, deteriorating, and obsolescent commercial and residential blighting influences, and environmental deficiencies which detract from the functional unity, aesthetic appearance, and economic welfare of this section of the City. In doing so, control opportunities to prevent the recurrence of blight and blighting conditions.
2. Preserve the existing residential and commercial stock and character where feasible and create an environment within the area which will contribute to the health, safety, and general welfare of the City and preserve the value of the properties remaining within and adjacent to the area.

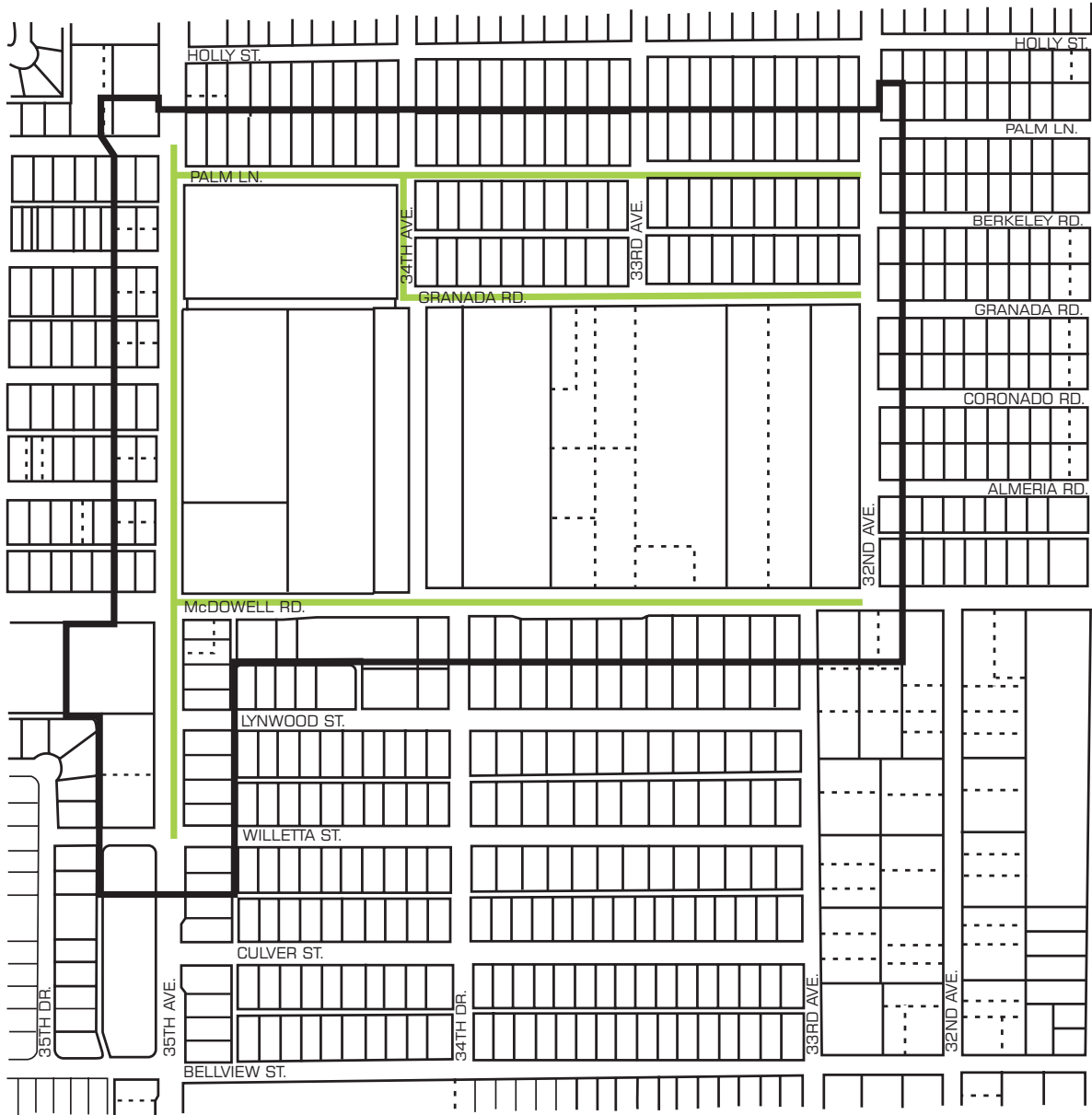




FIGURE 4

## MAJOR UNDERGROUND UTILITIES - GAS LINES

\*See Exhibits for 1998 Expansion

LEGEND

-  Gas Lines
-  Isaac Redevelopment Area Boundaries



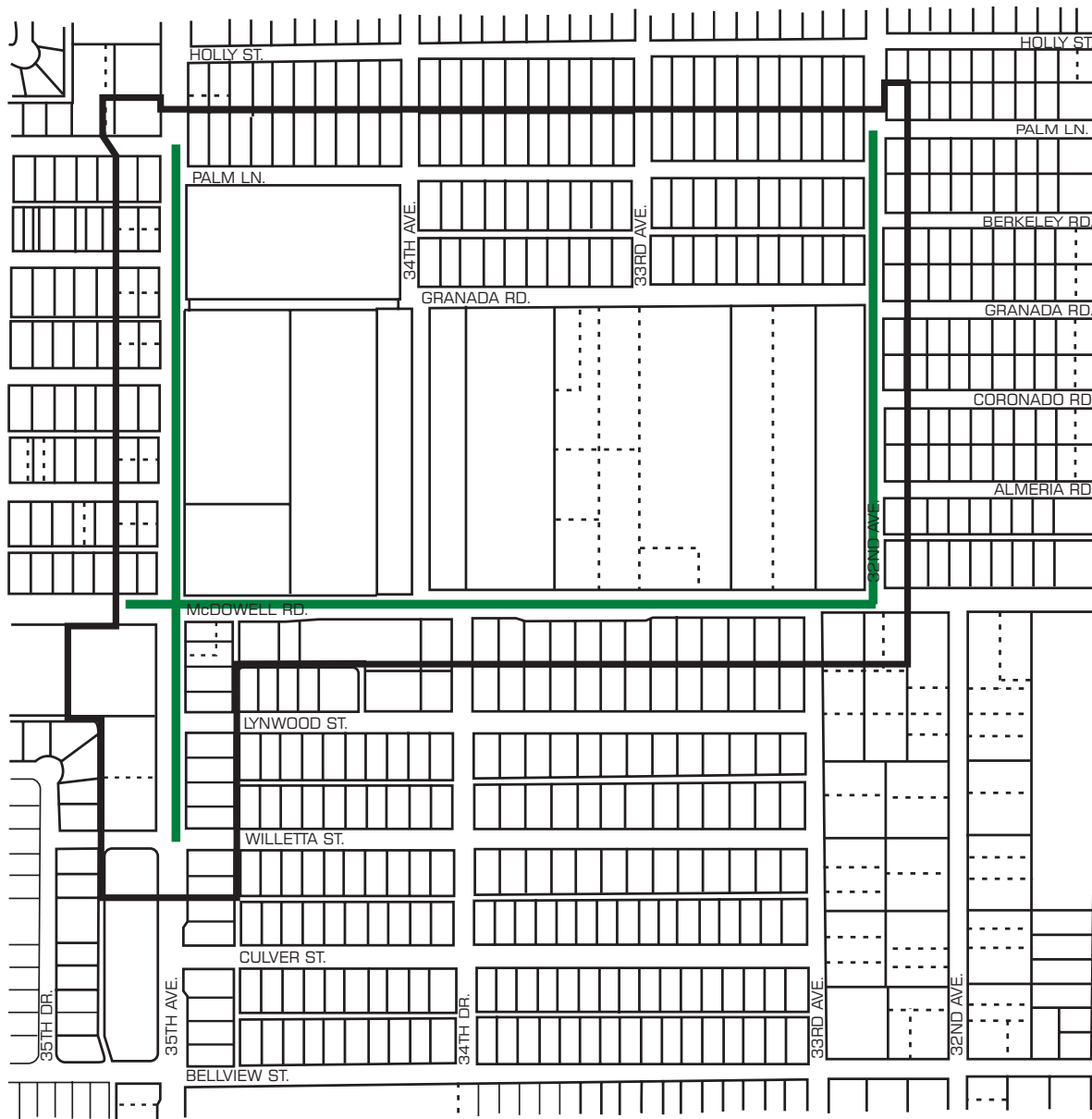




FIGURE 5

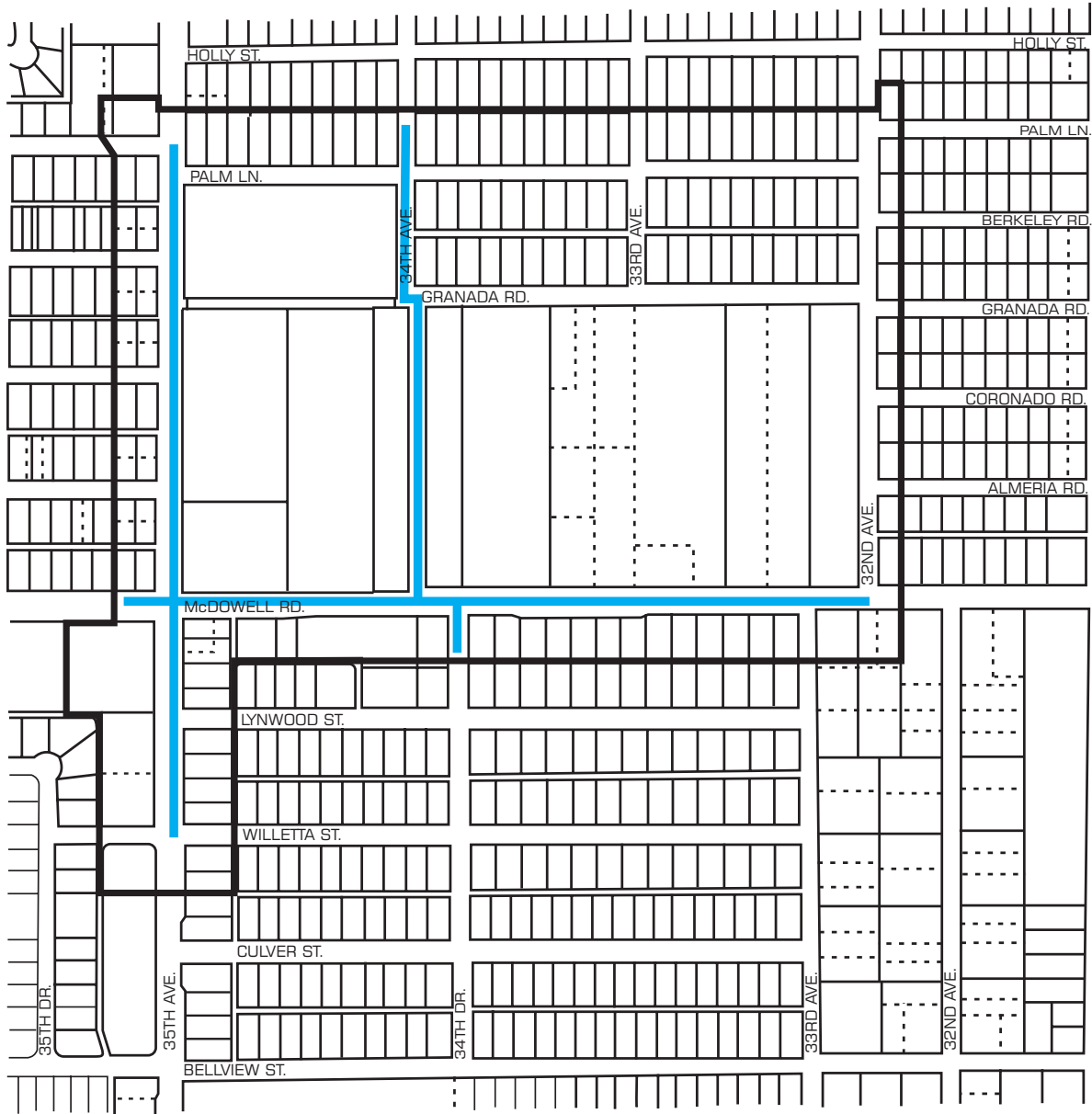
**MAJOR UNDERGROUND UTILITIES - TELEPHONE LINES  
AUGUST 1985**

\*See Exhibits for 1998 Expansion

LEGEND

-  Telephone Lines
-  Isaac Redevelopment Area Boundaries







**FIGURE 6**  
**MAJOR UNDERGROUND UTILITIES - WATER LINES**  
**AUGUST 1985**

\*See Exhibits for 1998 Expansion

LEGEND

-  Water Lines
-  Isaac Redevelopment Area Boundaries

150 0 150 300 600  
 Approximate Scale in Feet



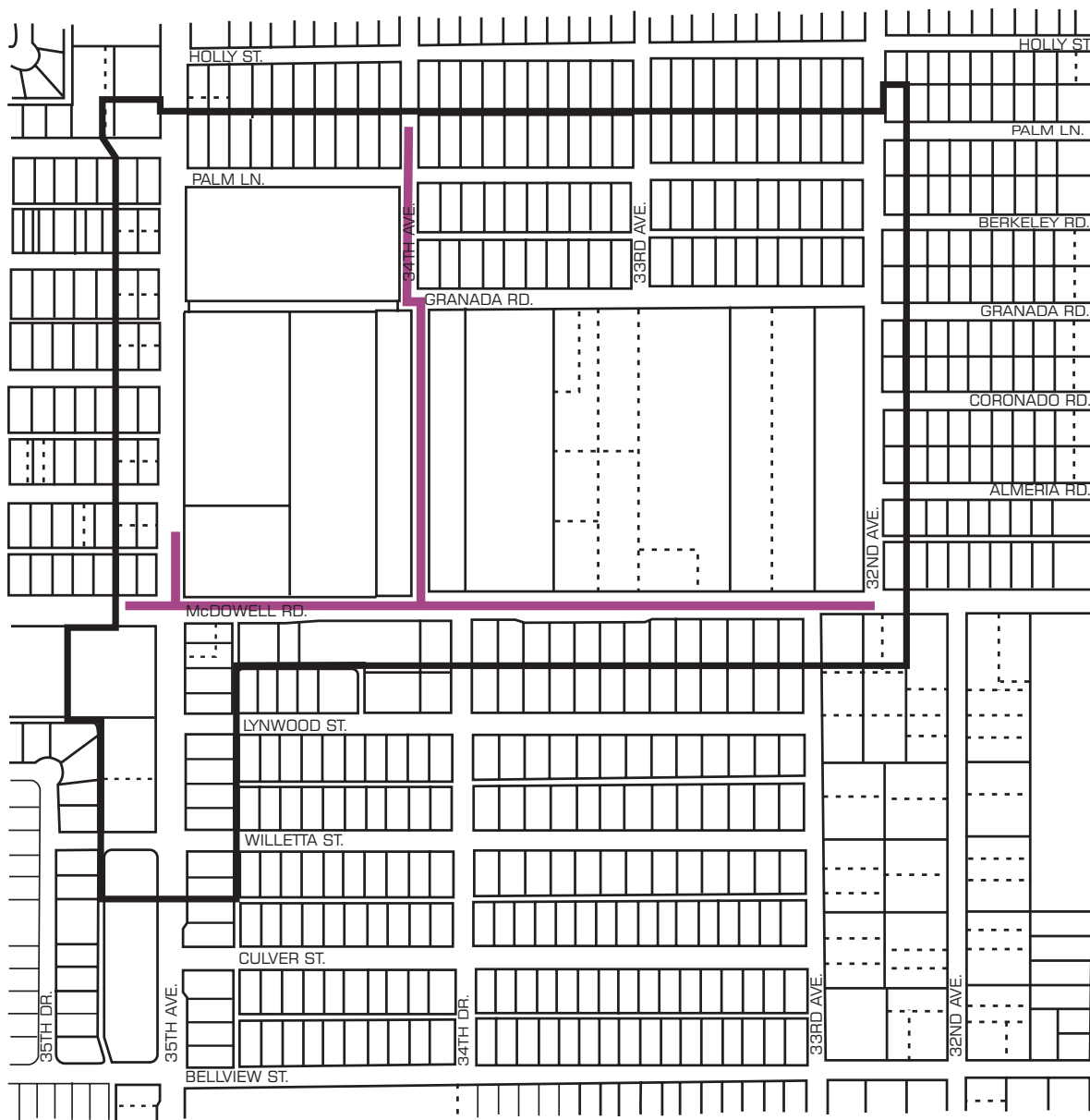




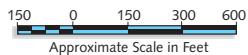
FIGURE 7

**MAJOR UNDERGROUND UTILITIES - SEWER LINES  
AUGUST 1985**

\*See Exhibits for 1998 Expansion

LEGEND

-  Sewer Lines
-  Isaac Redevelopment Area Boundaries



- 3. Encourage the redevelopment of underutilized, vacant and cleared properties through application of Design Guidelines and Conditions, Covenants, and Restrictions.
- 4. Where necessary, assemble land into parcels functionally compatible with respect to shape and size for disposition and redevelopment in accordance with contemporary development needs and standards.
- 5. Provide opportunity for safe, efficient, and attractive circulation systems which minimize conflicts between different forms of traffic such as pedestrians, automobiles, transit, and service vehicles.

**B. Additional Social, Economic, and Environmental Objectives**

- 1. Increase and improve the range, variety, and quality of economic goods and services available to both residents of and visitors of Phoenix.
- 2. Increase and improve the quality and accessibility of job opportunities in the City and for residents of the Isaac area of Phoenix.
- 3. Provide a hospitable and secure environment for private investment and thus maximize opportunities for such investment.
- 4. Assure fair and equitable access to the facilities, services, and opportunities of the City by all persons.
- 5. Encourage and assist in the conservation and effective use of energy, water, land, and other scarce and valuable resources through implementation of the General Plan.
- 6. Protect, improve, and make effective use of desirable natural and man-made environmental features and conditions to enhance human comfort and economic activity.
- 7. Enhance the sense of community and neighborhood within the Maryvale Village to increase its attractiveness as a place in which to live, work, and play.
- 8. Help build a sense of neighborhood identity and community.
- 9. Encourage a high quality of environmental design in the Isaac Area.
- 10. Maximize opportunities to create a safe and pleasing environment for those who live in, work in, or visit the redevelopment area.

**IV. LAND USE PLAN**

**A. Proposed Land Use Map**

The 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 pattern for the project area. The general categories of land uses described in the following sections are:

- Single Family Residential
- Multi-Family Residential
- Neighborhood Commercial
- Industrial Park
- Public/Quasi Public
- Parking

These proposed land uses are in conformance with the General Plan for the City of Phoenix.

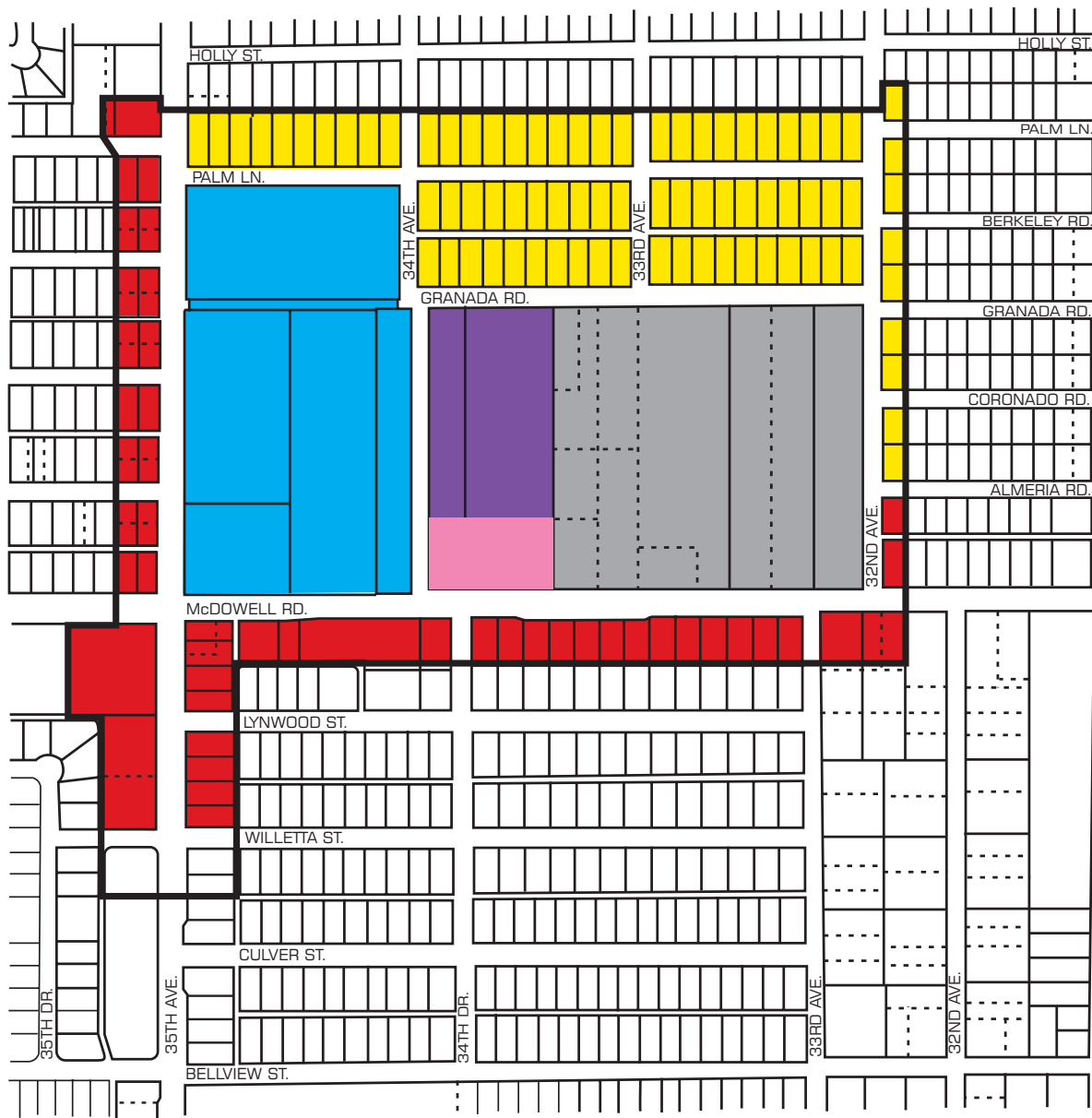


FIGURE 8

**PROPOSED LAND USE  
AUGUST 1985**

\*See Exhibits for 1998 Expansion

LEGEND

- Single Family Residential
- Multi-Family Residential
- Neighborhood Commercial

- Public/Quasi-Public
- Multi-Family Residential or Commercial

- Industrial Park
- Isaac Redevelopment Area Boundaries





**B. Uses Permitted In the Redevelopment Area**

In addition to the applicable local codes and ordinances that are currently in effect or that may be imposed by action of the City, the development or redevelopment of land in the redevelopment area shall be subject to the guidelines set forth herein. Where any conflict may arise, the more restrictive shall apply. These guidelines may be translated into more definitive criteria, including specific standards governing signs; site design; building bulk, mass, height, and appearance; parking requirements; landscaping requirements; and other criteria to ensure that the objectives of creating an attractive and marketable area are realized. As shown in Figure 6, the Proposed Land-Use Map, 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. Single-Family Residential**

In order to assure the stability of the area, that part of Isaac currently occupied by single family homes will remain so under the redevelopment plan. This plan provides for moderate densities of 2 to 5 dwelling units per acre. This portion of the redevelopment area, delineated by Granada Road, Palm Lane, 35<sup>th</sup> Avenue and 32<sup>nd</sup> Avenue, is currently zoned R1-6.

To further secure the residential character of the Isaac neighborhood, homeowners living south of McDowell between 35<sup>th</sup> and 33<sup>rd</sup> Avenues will be eligible to participate in a variety of City-sponsored home improvement programs. Although these residences do not lie within the redevelopment area, but are adjacent to its boundaries, their maintenance will be vital to the success of this plan.

**2. Multi-Family Residential**

New housing development in the Isaac neighborhood will consist of multi-family residences to be built in the area generally bounded by 34<sup>th</sup> Avenue on the west, Granada Road on the north, and McDowell Road on the south. This part of the redevelopment area is zoned R-3 and C-3, and is currently occupied by unsightly commercial uses.

The preferred types of multi-family housing for Isaac are owner-occupied townhouses or patio homes. Such lower-density multi-family uses, providing approximately 5 to 15 units to the acre, will enhance the stability of residential life in the area, while providing a buffer between the adjacent industrial activities on the east and the Isaac School directly to the west.

**3. Neighborhood Commercial**

Commercial activities vary widely and have different locational requirements depending upon the type of goods or services offered, and the trading area required to support the business. Within the Isaac Redevelopment Area, "Neighborhood Commercial" uses are proposed generally for the south side of McDowell Road and the west side of 35<sup>th</sup> Avenue. Additional commercial uses may be planned for the northeast corner of 34<sup>th</sup> Avenue and McDowell.

"Neighborhood Commercial" activities are considered the least intensive level of commercial use because they are designed for the immediate neighborhood, which constitutes a relatively small population. The general intent of the neighborhood commercial district in Isaac is to provide an area where retail and service establishments may be located to provide for the needs of residents. Generally, such businesses require a service population of 5,000 people for support.

In addition, the neighborhood commercial designation of portions of McDowell Road and 35<sup>th</sup> Avenue will discourage the continuation of commercial activities which are incompatible with the residential character of the area. Specifically, the plan for neighborhood commercial uses will prevent and reverse the spread of facilities with outdoor storage and displays. Generally, the types of businesses permitted in neighborhood commercial areas include, but are not limited to, local grocery stores, delicatessens, meat markets, drug stores, and local services such as barber and beauty shops, coin operated laundries and bank branches.

**4. Industrial Park**

Additional business uses in Isaac will be contained within an area designated Industrial Park. The Industrial Park classification provides space for conducting commercial and manufacturing activities within modern, landscaped buildings.

The types of functions permitted in an Industrial Park district vary widely to include offices, laboratories, wholesaling, warehousing, agriculture, processing, and fabrication of products, and services for employees. Still, restrictions on building size, enclosures, and yard appearance ensure that adverse effects of such activities will not spill over into the surrounding residential area.

**5. Public/Quasi Public**

Public uses or facilities, namely the Isaac School, exist within the redevelopment area. No additional public facilities are proposed in this plan. Still, the City may permit the establishment of additional public uses that would benefit the neighborhood.

**6. Parking**

Parking would be provided in each land use classification in accordance with applicable zoning requirements.

**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 plan for the general 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. 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 and the creation of 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 project 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, landscape development and improvement of open space areas, setbacks, street rights-of-way, and other open or public areas.
- 3. Building height and setbacks.
- 4. Vehicle loading and service.
- 5. 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.

## V. PROPOSED REDEVELOPMENT ACTIONS

The City may take a wide array of actions to achieve the objectives of this plan. The redevelopment actions available to the City 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 residents, 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 shall actively pursue all possible sources of funding for the achievement of plan objectives. This may include, but shall not be limited to, bond issues, loans, grants, general fund expenditures, tax increment financing, special assessments, participation in federal programs, county and state assistance, joint exercises with other units of government, cooperation and coordination in joint development mixed-use projects with private and public agents, sale of property or services, revenue financing, tax abatement and other benefits, solicitation of developer offerings, and other authorized and legal actions.

**E. Preparation of Land for Redevelopment**

The City shall undertake a variety of actions within the Isaac Redevelopment Area to prepare land for redevelopment. These may include:

**1. 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.

**2. Clearance and Land Preparation**

Hold, improve, clear or prepare for development or redevelopment any such property.

**3. 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.

**4. 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.

**5. Covenants**

Make any of the covenants, conditions and restrictions of the foregoing contracts covenants run 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.

**6. 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 a long-term sound condition. Determination of structures for rehabilitation may be based on historic, architectural, or cultural merit of the structure; condition of the structure; condition or surrounding structure, 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 shall coordinate:

1. The preparation and analyses of studies, 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, marketing, 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 projects 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.

## 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 Population Densities, Land Coverages, and Building Intensities in the Area after Redevelopment**

Information on boundaries, existing uses and conditions, and the general land-use plan 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 population densities, 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 utility(ies) will be determined through the project area improvement budget and program and the project and action proposal review processes. All improvements shall conform to the objectives of this plan.

**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 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 or 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.

## XI. EXHIBITS

1. **Legal Description**
2. **General Relocation Policy**
3. **Resolution (1986)**
4. **Resolution (1998)**
- 5-12. **1998 Map Amendments**



EXHIBIT I

**REVISED  
LEGAL DESCRIPTION OF  
PROPOSED ISAAC REDEVELOPMENT AREA  
(INCLUDING 1998 EXPANSION AREA)**

That part of the Southeast quarter of Section 34 and that part of the Southwest quarter of Section 35, Township 2 North, Range 2 East, and that part of the Northwest quarter of Section 2 and that part of the Northeast quarter of Section 3, Township 1 North, Range 2 East, all of the G&SRB&M, described as follows:

BEGINNING at the Northwest corner of Lot 20, Block 10, NORTHWEST HOMESITES, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 37 of Maps at page 43;

thence Easterly along the North line of said Lot 20 and the Easterly prolongation thereof to the monument line of 32<sup>nd</sup> Avenue;

thence Northerly along said monument line to the Westerly prolongation of the North line of Lot 10, Block 19, NORTHWEST HOMESITES NO. 2, according to the plat of record in the office of the County Recorder of said County, in Book 41 of Maps at page 45;

thence Easterly along said prolongation and along said North line of Lot 10 and the Easterly prolongation thereof to the monument line of 31<sup>st</sup> Avenue;

thence Southerly along last said monument line to the Easterly prolongation of the South line of Lot 2, HUGHES TRACT, according to the plat of record in the office of the County Recorder of said County, in Book 103 of Maps at page 36;

thence Westerly along last said prolongation and along said South line to the Southwest corner of said Lot 2;

thence Southerly along the East line of Lot 6, Block 1, EL RETIRO, according to the plat of record in the office of the County Recorder of said County, in Book 32 of Maps at page 9, to the North line of the South 50 feet of the North half of said Lot 6;

thence Westerly along last said North line and the Westerly prolongation thereof to the monument line of 32<sup>nd</sup> Avenue;

thence Northerly along last said monument line to the Easterly prolongation of the South line of Lot 9, Block 2 in said EL RETIRO;

thence Westerly along last said prolongation and along last said South line and the Westerly prolongation thereof to the monument line of 33<sup>rd</sup> Avenue;

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

thence Westerly and Northwesterly along last said monument line to the monument line of 34<sup>th</sup> Avenue;

thence Northerly along last said monument line to the Easterly prolongation of the centerline of the 16 foot wide East-West alley in Block 3, WESTCROFT PLACE, according to the plat of record in the office of the County Recorder of said County, in Book 31 of Maps at page 13;

thence Westerly along last said prolongation and along said centerline and the Westerly prolongation thereof to the Southeast corner of Lot 2 in said Block 3;

thence Westerly along last said South line and the Westerly prolongation thereof to the West line of Tract "D", WESTVIEW MANOR, according to the plat of record in the office of the County Recorder of said County, in Book 60 of Maps at page 2;

thence Northerly along said West line of Tract "D" and the Northerly prolongation thereof to the Northwest corner of Tract "C" in said WESTVIEW MANOR, said Northwest corner being also in the North line of the alley adjoining Lot 13 in said WESTVIEW MANOR;

thence Westerly along the North line of last said alley to the Southeast corner of Tract "A" in said WESTVIEW MANOR;

thence Westerly, Northwesterly, Northerly, and Westerly along the Southerly line of said Tract "A" and the Westerly prolongation thereof to the monument line of 36<sup>th</sup> Avenue;

thence Northerly along last said monument line to the Easterly prolongation of the centerline of the East-West alley adjoining the South line of Tract "B" in said WESTVIEW MANOR;

thence Westerly along last said prolongation and along last said centerline and the Westerly prolongation thereof to the monument line of 37<sup>th</sup> Avenue;

thence generally Northerly along last said monument line to the Westerly prolongation of the centerline of the 20 foot wide East-West alley adjoining the North line of Tract "A", TOWNHOUSE PARK, according to the plat of record in the office of the County Recorder of said County, in Book 55 of Maps at page 1;

thence Easterly along last said prolongation and along last said centerline to the Northerly prolongation of the East line of last said Tract "A";

thence Northerly along last said prolongation to the centerline of the East-West alley adjoining the North line of the "Exception" shown on last said plat;

thence Easterly along last said centerline and the Easterly prolongation thereof to the monument line of 36<sup>th</sup> Avenue;

thence Northerly along last said monument line to the Westerly prolongation of the centerline of the East-West alley within Block 4, McDOWELL HOMESITES, according to the plat of record in the office of the County Recorder of said County, in Book 36 of Maps at page 46;

thence Easterly along last said prolongation and along last said centerline to the Northerly prolongation of the West line of Lot 19 in said Block 4;

thence Northerly along last said Northerly prolongation to the monument line of Palm Lane;

thence Westerly along said monument line of Palm Lane to the West line of the East 174 feet of the Southeast quarter of said Section 34;

thence Northerly along last said West line to the South line of the North 164 feet of the South 294 feet of the Northeast quarter of the Southeast quarter of said Section 34;

thence Easterly along last said South line to the monument line of 35<sup>th</sup> Avenue;

thence Southerly along said monument line of 35<sup>th</sup> Avenue to the Westerly prolongation of the North line of Lot 20, Block 10, of said NORTHWEST HOMESITES;

thence Easterly along last said prolongation to the Northwest corner of said Lot 20 and the POINT OF BEGINNING.

Prepared October 1, 1998, in  
 Title Section,  
 Real Estate Division  
 By MARSHALL J. MALINA,  
 Property Specialist

Marshall J. Malina

Checked Roger M. Mitchell Date 10-2-98

## EXHIBIT 2

**CITY OF PHOENIX  
GENERAL RELOCATION POLICY**

Relocation activities for the Isaac Redevelopment Area 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:

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

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

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

PP/gf/16300

**RESOLUTION NO. 16810**

**A RESOLUTION APPROVING THE REDEVELOPMENT PLAN FOR THE ISAAC REDEVELOPMENT AREA AND MAKING CERTAIN FINDINGS RELATED THERETO.**

WHEREAS, the Council of the City of Phoenix, by Resolution Number 16741 adopted on the 4<sup>th</sup> day of December, 1985, found that a slum and blighted area exists within the Isaac 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 Redevelopment Plan for the Isaac Redevelopment Area dated December, 1985, consisting of 22 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 Redevelopment Plan for the Isaac Redevelopment Area and has submitted its written recommendations respecting the proposed Plan to the Council for 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 Isaac Redevelopment Area,

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 Redevelopment Plan for the Isaac Redevelopment Area dated December, 1985 is feasible and in conformity with the general plan for the development of the City of Phoenix as a whole.
- (b) A shortage of housing of sound standards and design, adequate for family life, exists in the municipality.
- (c) The need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas under redevelopment.
- (d) The conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals or welfare.
- (e) The development of the area for predominately residential uses is an integral part of and essential to the program of the municipality for the elimination of slum and blighted area.

SECTION 2. That the Redevelopment Plan for the Isaac Redevelopment Area dated December, 1985 is hereby approved and adopted.

PASSED by the Council of the City of Phoenix this 26 day of MARCH, 1986.

 City Clerk

  
MAYOR

 Acting City Attorney

 City Manager

EXHIBIT 4

**RESOLUTION NO. 19197**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF PHOENIX  
ADOPTING THE AMENDED ISAAC REDEVELOPMENT PLAN;  
AND DECLARING AN EMERGENCY**

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

SECTION 1. That the Isaac Redevelopment Plan (the "Plan"), dated the 16<sup>th</sup> of December, 1985, approved by the City Council of Phoenix on March 21, 1986, by Resolution No. 16810 is hereby amended by adding the Isaac Redevelopment Area Expansion Plan depicted in Exhibit A, attached hereto and incorporated herein by this reference, to the Project Area depicted on Page 3 of the Plan.

SECTION 2. WHEREAS, the immediate operation of the provisions of this resolution is necessary for the preservation of the public peace, health and safety, an EMERGENCY is hereby declared to exist, and this resolution shall be in full force and effect from and after its passage by the Council as required by the City Charter and is hereby exempted from the referendum of said Charter.

PASSED by the Council of the City of Phoenix this 16<sup>th</sup> day of December, 1998.

  
MAYOR

  
City Clerk

  
Acting City Attorney

  
City Manager



**EXHIBIT 5**  
**BOUNDARY**  
 As Adopted in 1985  
 and Expanded in 1998



Prepared by the  
 City of Phoenix  
 Planning Department

**NORTH** ↑

200 0 200 400

Scale in Feet

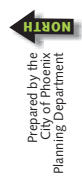


**EXHIBIT 6**  
**EXISTING LAND USE**  
 Expansion Area - 1998

- LEGEND**
- Single Family Residential
  - Two Family Residential
  - Multi-Family Residential
  - Neighborhood Commercial
  - Public/Quasi-Public
  - Vacant
  - 1998 Expansion Area
  - Redevelopment Area (as adopted in 1985)



Papago Fwy.



200 0 200 400  
 Scale in Feet

Prepared by the  
 City of Phoenix  
 Planning Department



**EXHIBIT 7**  
**BUILDING CONDITIONS**  
 Expansion Area - 1998

- LEGEND**
- Standard
  - Minor Repairs Needed
  - Substandard
  - Vacant
  - 1998 Expansion Area
  - Redevelopment Area (as adopted in 1985)



Prepared by the  
 City of Phoenix  
 Planning Department

**NORTH**

Scale in Feet

0 200 400





**EXHIBIT 8  
MAJOR UNDERGROUND  
UTILITIES -  
GAS LINES**

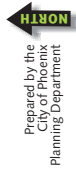
Expansion Area - 1998

LEGEND

 Gas Lines

 1998 Expansion Area

 Redevelopment  
Area (as  
adopted in  
1985)

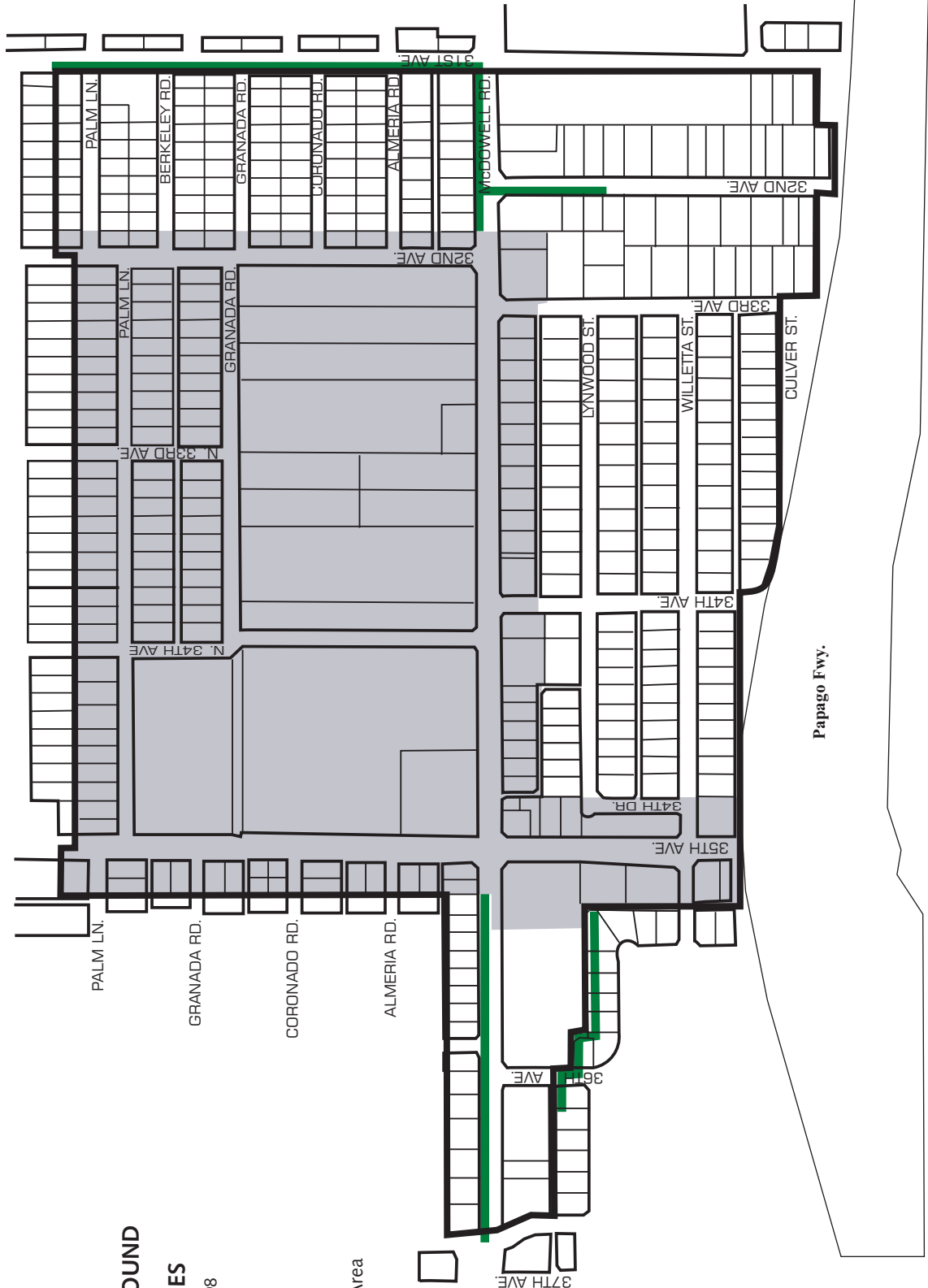


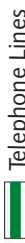
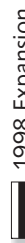

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City of Phoenix  
Planning Department





**EXHIBIT 9**  
**MAJOR UNDERGROUND UTILITIES - TELEPHONE LINES**  
 Expansion Area - 1998



- LEGEND**
-  Telephone Lines
  -  1998 Expansion Area
  -  Redevelopment Area (as adopted in 1985)

Prepared by the  
 City of Phoenix  
 Planning Department

**NORTH**

Scale in Feet

0 200 400



EXHIBIT 10  
MAJOR UNDERGROUND  
UTILITIES -  
WATER LINES

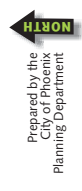
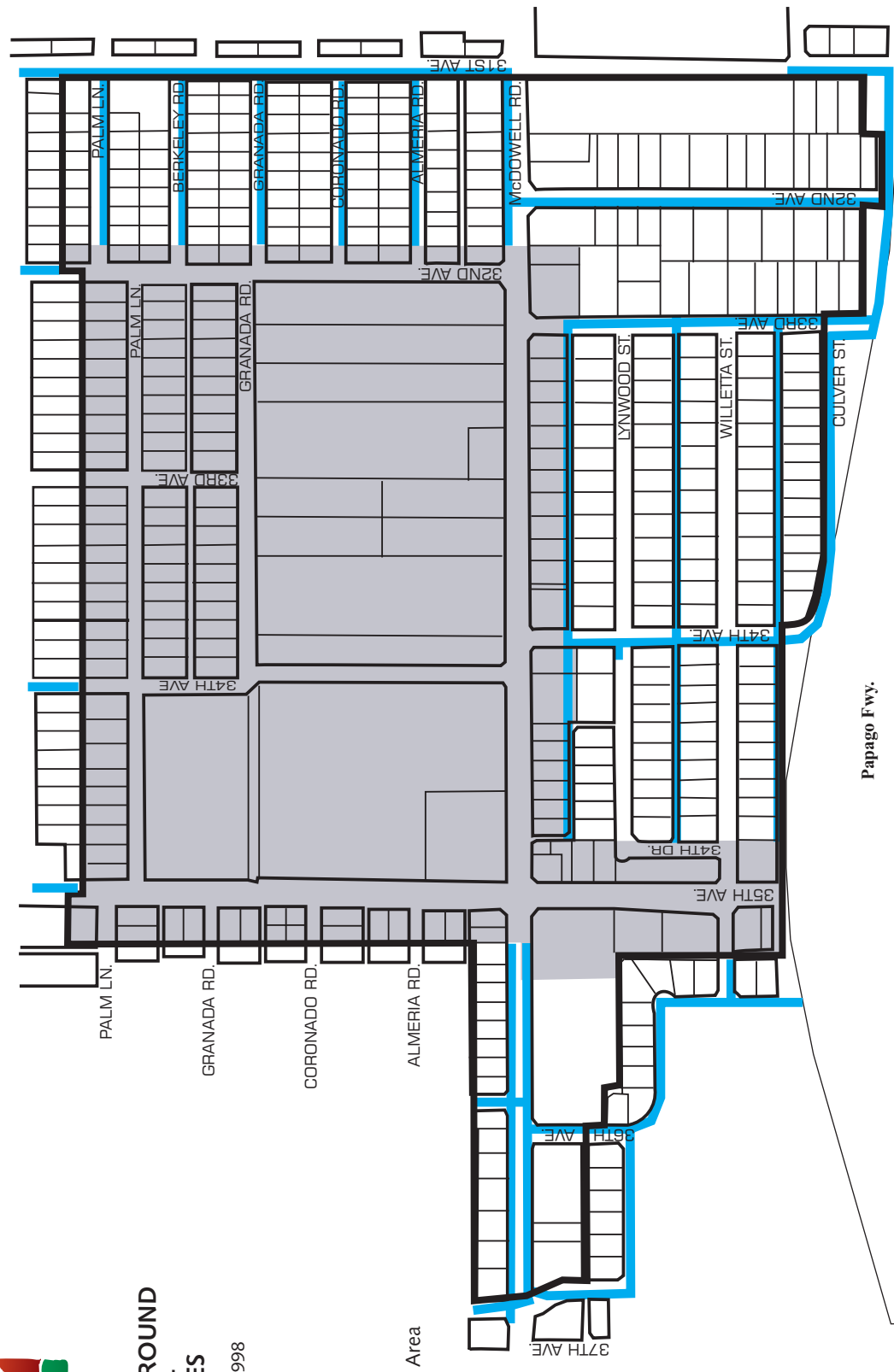
Expansion Area - 1998

LEGEND

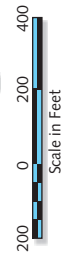
 Water Lines

 1998 Expansion Area

 Redevelopment  
Area (as  
adopted in  
1985)



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Planning Department



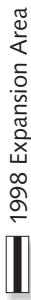


**EXHIBIT 11**  
**MAJOR UNDERGROUND UTILITIES - SEWER LINES**

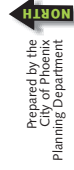
Expansion Area - 1998

LEGEND

 Sewer Lines

 1998 Expansion Area

 Redevelopment Area (as adopted in 1985)



Prepared by the  
 City of Phoenix  
 Planning Department





**EXHIBIT 12**  
**PROPOSED LAND USE**  
 Expansion Area - 1998

- LEGEND**
- Single Family Residential
  - Multi-Family Residential
  - Neighborhood Commercial
  - Public/Quasi-Public
  - 1998 Expansion Area
  - Redevelopment Area (as adopted in 1985)



Prepared by the  
 City of Phoenix  
 Planning Department

