



LONGVIEW
REDEVELOPMENT
AREA
PLAN

Redevelopment Plan
for the
Longview Redevelopment Area

City of Phoenix

December, 1985

Produced by the City of Phoenix,

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LONGVIEW REDEVELOPMENT AREA
REDEVELOPMENT PLAN
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RESOLUTION NO. 16811

A RESOLUTION APPROVING THE REDEVELOPMENT PLAN FOR THE LONGVIEW REDEVELOPMENT AREA AND MAKING CERTAIN FINDINGS RELATING THERETO.

WHEREAS, the Council of the City of Phoenix, by Resolution Number 16757 adopted on the 18th day of December, 1985, found that a slum and blighted area exists within the Longview 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 Longview Redevelopment Area dated December, 1985, consisting of 19 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 Longview Redevelopment Area and has submitted its written recommendations respecting the proposed Plan to the Council of the City of Phoenix, and

WHEREAS, after proper and timely publication of public notice, the Council of the City of Phoenix has held a public

hearing affording all interested parties at such hearing a reasonable opportunity to express their views respecting the Redevelopment Plan for the Longview 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 Longview 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

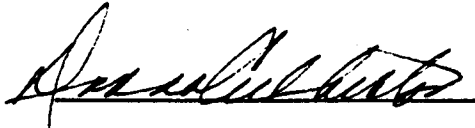
municipality for the elimination of slum and blighted area.

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

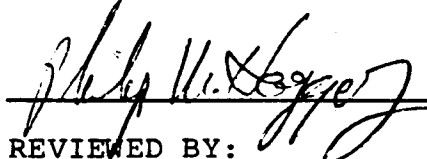
PASSED by the Council of the City of Phoenix this 26
day of MARCH, 1986.


MAYOR

ATTEST:


City Clerk

APPROVED AS TO FORM:

 ACTING
City Attorney

REVIEWED BY:


City Manager

RAS:kf:3362V
03/21/86

RESOLUTION NO. 17473

A RESOLUTION AMENDING THE LONGVIEW REDEVELOPMENT AREA PLAN TO EXTEND COMMERCIAL LAND USES ALONG INDIAN SCHOOL ROAD AND SOUTH OF THE EXISTING COMMERCIAL DESIGNATION FRONTING ON INDIAN SCHOOL ROAD.

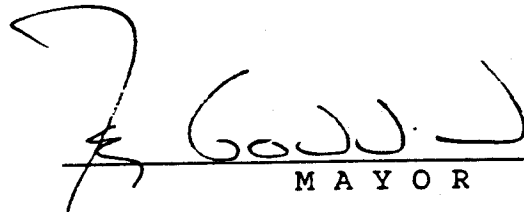
WHEREAS, the following amendment was, on April 12, 1989, found by the Planning Commission to be in conformance with the General Plan; and

WHEREAS, the Longview Citizens Advisory Committee, the Planning Department and the Community and Economic Development Department have recommended approval of this amendment;

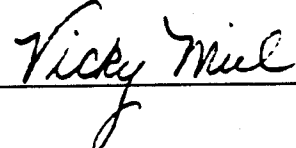
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1. That the Longview Redevelopment Area Plan is amended to extend commercial land uses along Indian School and south of the existing commercial designation fronting on Indian School Road, to allow development of professional services and educational facilities.

PASSED by the Council of the City of Phoenix this 10 day of May, 1989.


MAYOR

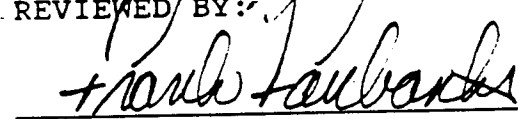
ATTEST:


City Clerk

APPROVED AS TO FORM:



ACTING
City Attorney

REVIEWED BY:


ASSISTANT
City Manager

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 areas. One of the neighborhoods selected for the demonstration program is the Longview Redevelopment Area which is located along the outer boundary of the concentration of deterioration in the City. The Longview 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 investments 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 13th Place, 14th Street, and 15th Street extended on the west, 16th Street on the east; Indian School Road on the north; and Osborn on the south. Figure 1., Redevelopment Area Boundary Map, indicates the project boundaries. The legal description is provided as Exhibit 1.

B. Existing Land-Use

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

The major land use in the redevelopment area is residential, consisting of both single-family and multi-family dwellings. Existing residential zoning is predominantly R1-6 and R-4.

Commercial and office facilities dominate the two major arterials in the Longview area: Indian School Road and 16th Street. Here, C-2 zoning has permitted a variety of uses to develop, including government offices, utilities, and general business

C. Existing Building Conditions

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

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

Standard	9.2%
Minor Repair	48.1%
<u>Substandard</u>	42.7%
	<u>100.0%</u>

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 Longview Redevelopment Area. Approximately half of the streets are fully improved with pavement and sidewalks. Still, most of the local streets are old and in poor condition. Many have potholes, cracked or settling surfaces, and gutters and sidewalks overgrown with grass and weeds.

The results of the street improvement survey are as follows:

Unpaved	0%
Paved but no curb or sidewalk	0%
Paved with curb and gutter but no sidewalk	49.9%
Fully improved	51.1%
	<u>100.0%</u>

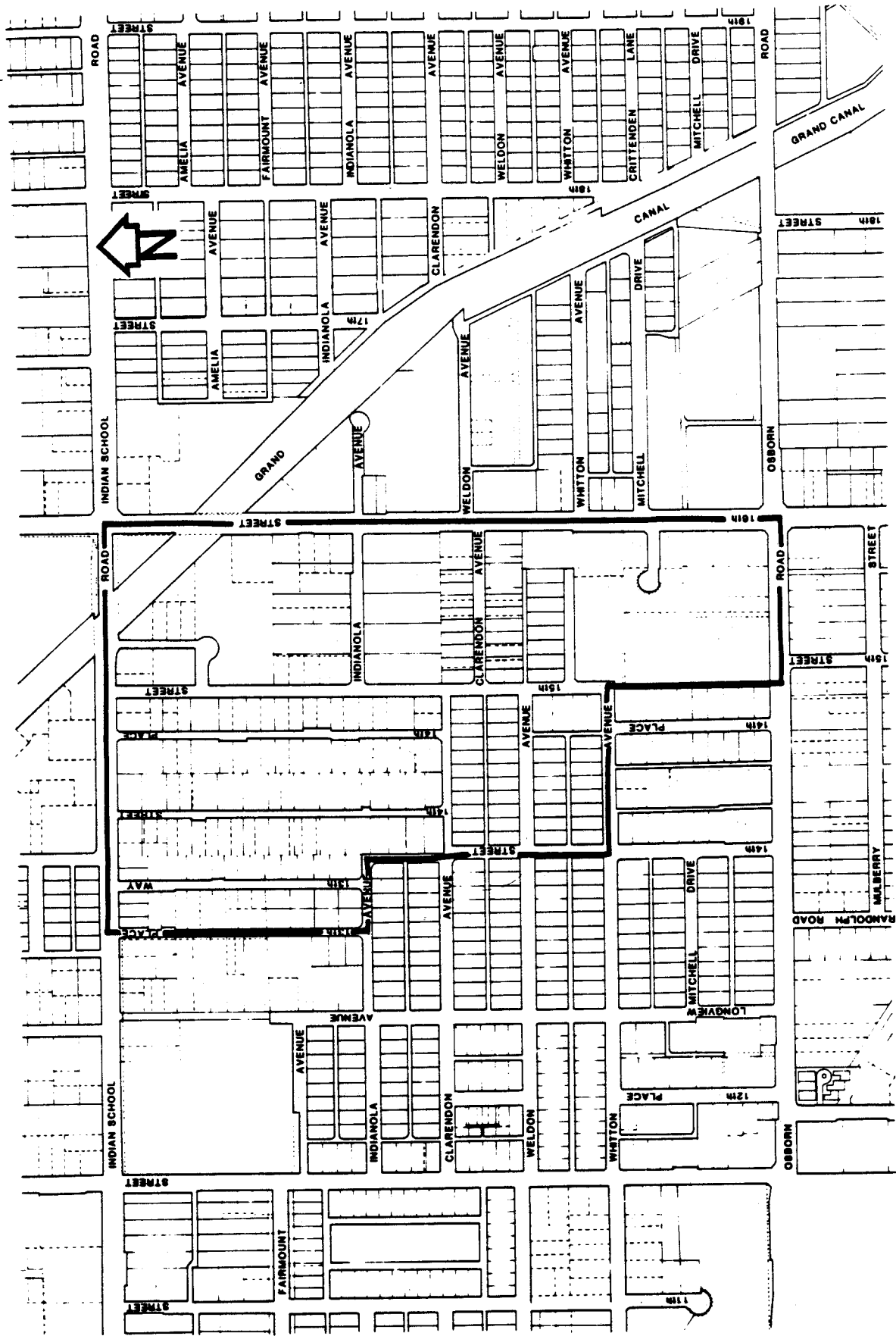
E. Utility Inventory

Figures 4, 5, and 6 detail underground utilities within the Longview 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

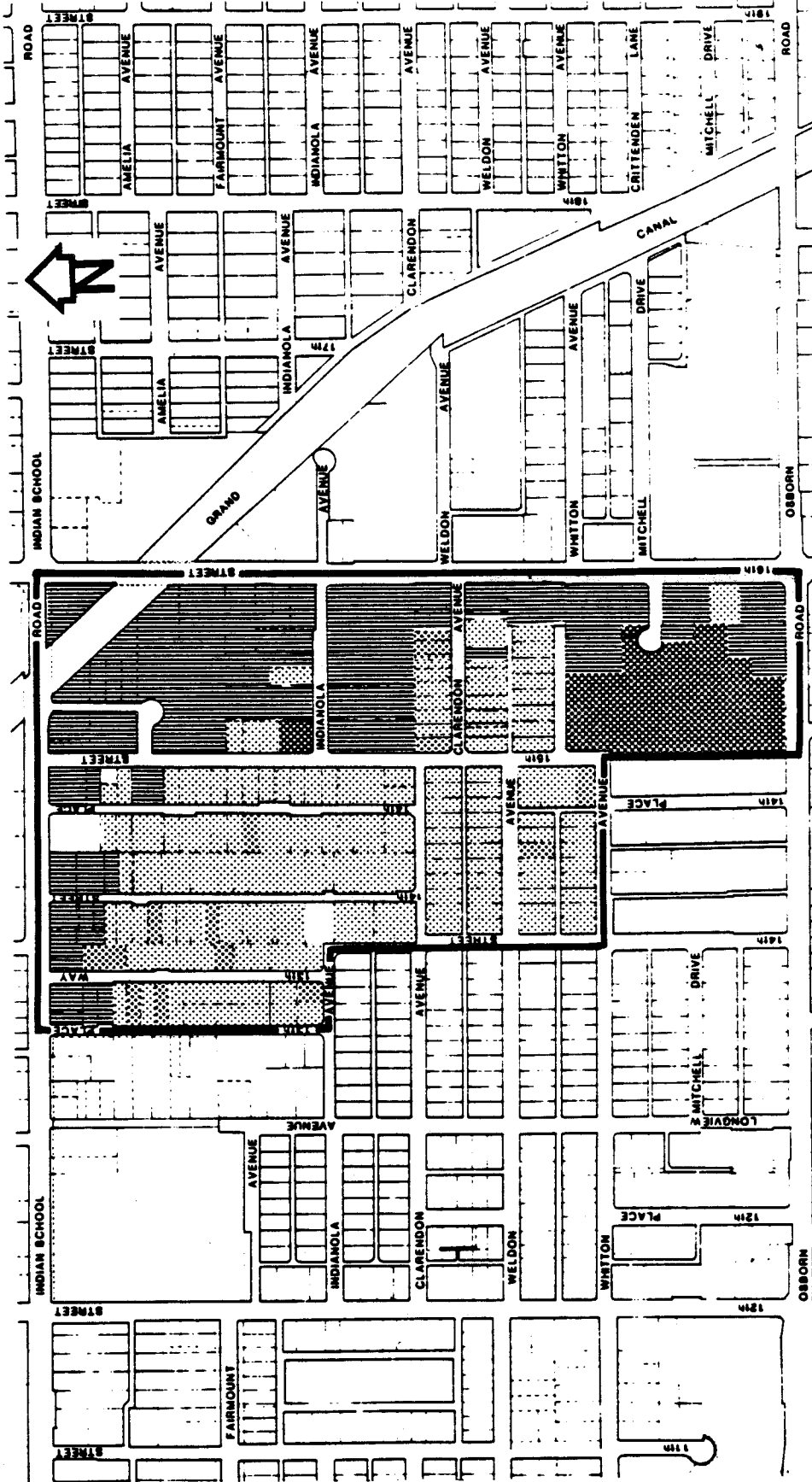
The objectives for the project area are based upon a realistic assessment of current conditions, problems and opportunities within the area. They are established to guide redevelopment activities and to further revitalization of the project area and its surroundings. The redevelopment objectives are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

FIGURE 1



LONGVIEW REDEVELOPMENT AREA BOUNDARIES

FIGURE 2



EXISTING LAND USE - AUGUST 1985

LONGVIEW REDEVELOPMENT AREA BOUNDARIES

LEGEND





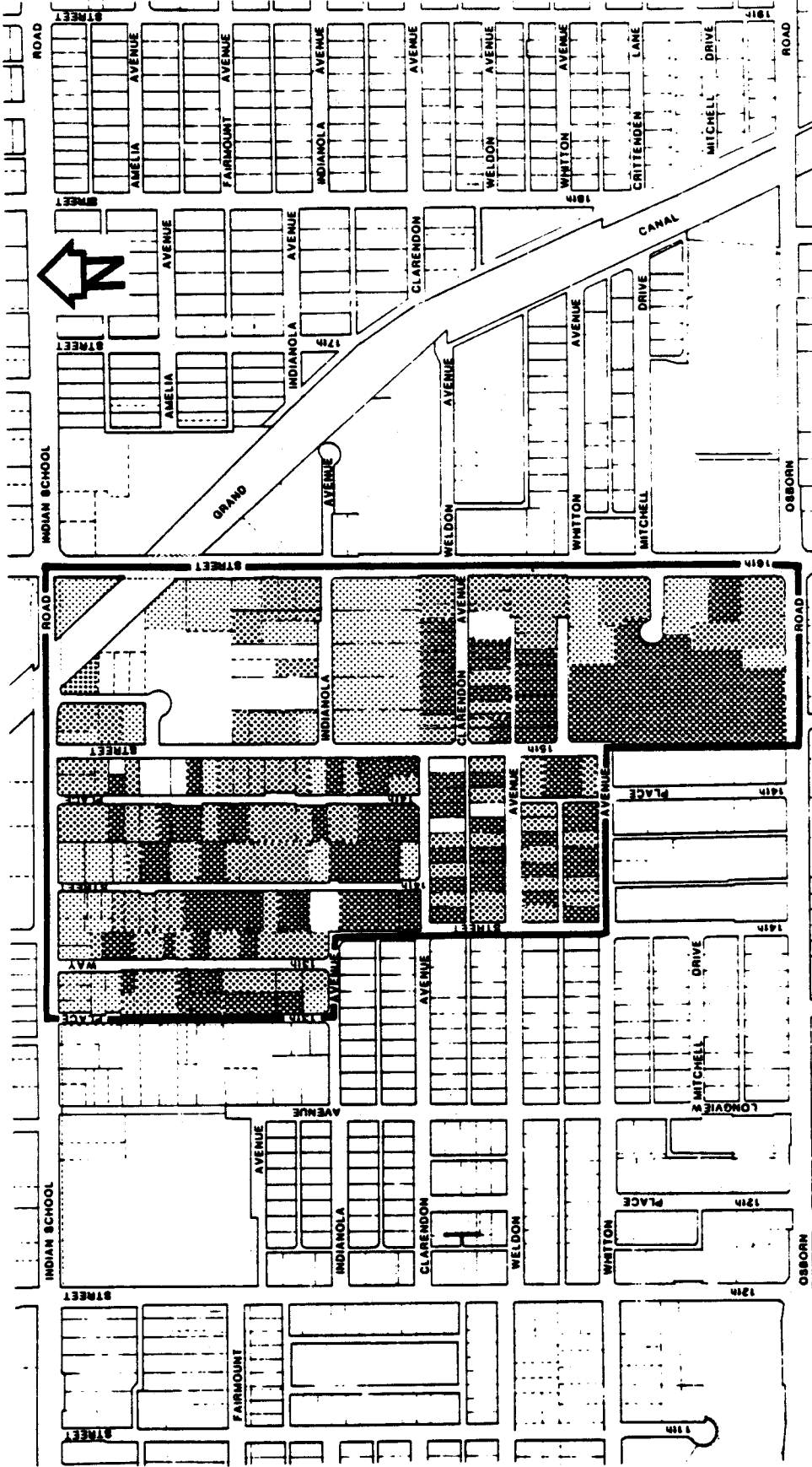
-  SINGLE FAMILY RESIDENTIAL
-  MULTI-FAMILY RESIDENTIAL
-  TWO FAMILY RESIDENTIAL
-  VACANT

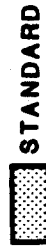
FIGURE 3



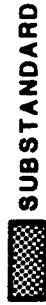
EXISTING BUILDING CONDITIONS - AUGUST 1985

LONGVIEW REDEVELOPMENT AREA BOUNDARIES

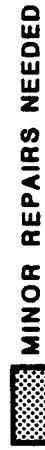
LEGEND



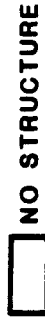
STANDARD



SUBSTANDARD

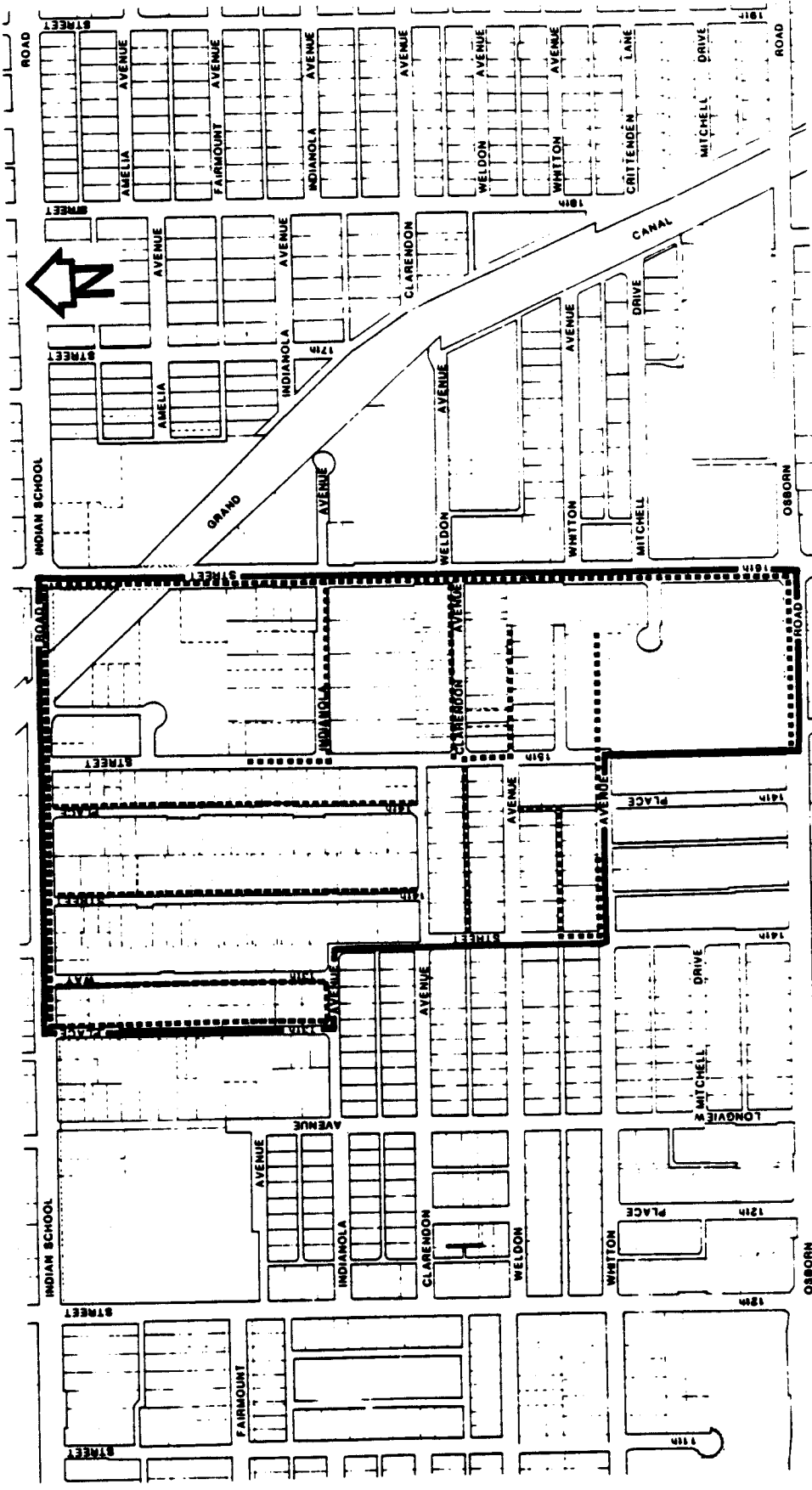


MINOR REPAIRS NEEDED



NO STRUCTURE

FIGURE 4



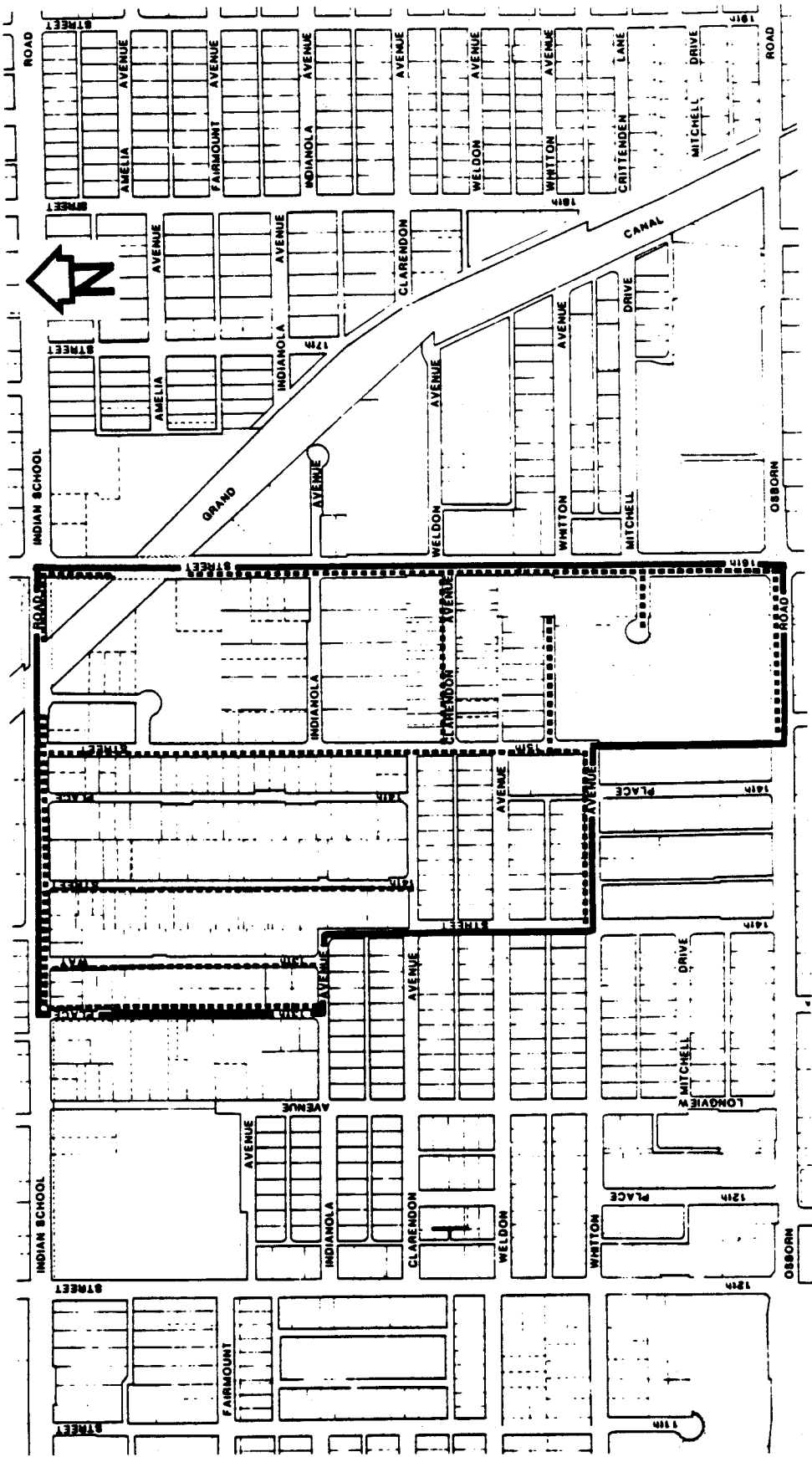
MAJOR UNDERGROUND UTILITIES - DECEMBER 1985

LONGVIEW REDEVELOPMENT AREA BOUNDARIES

LEGEND

..... GAS

FIGURE 6



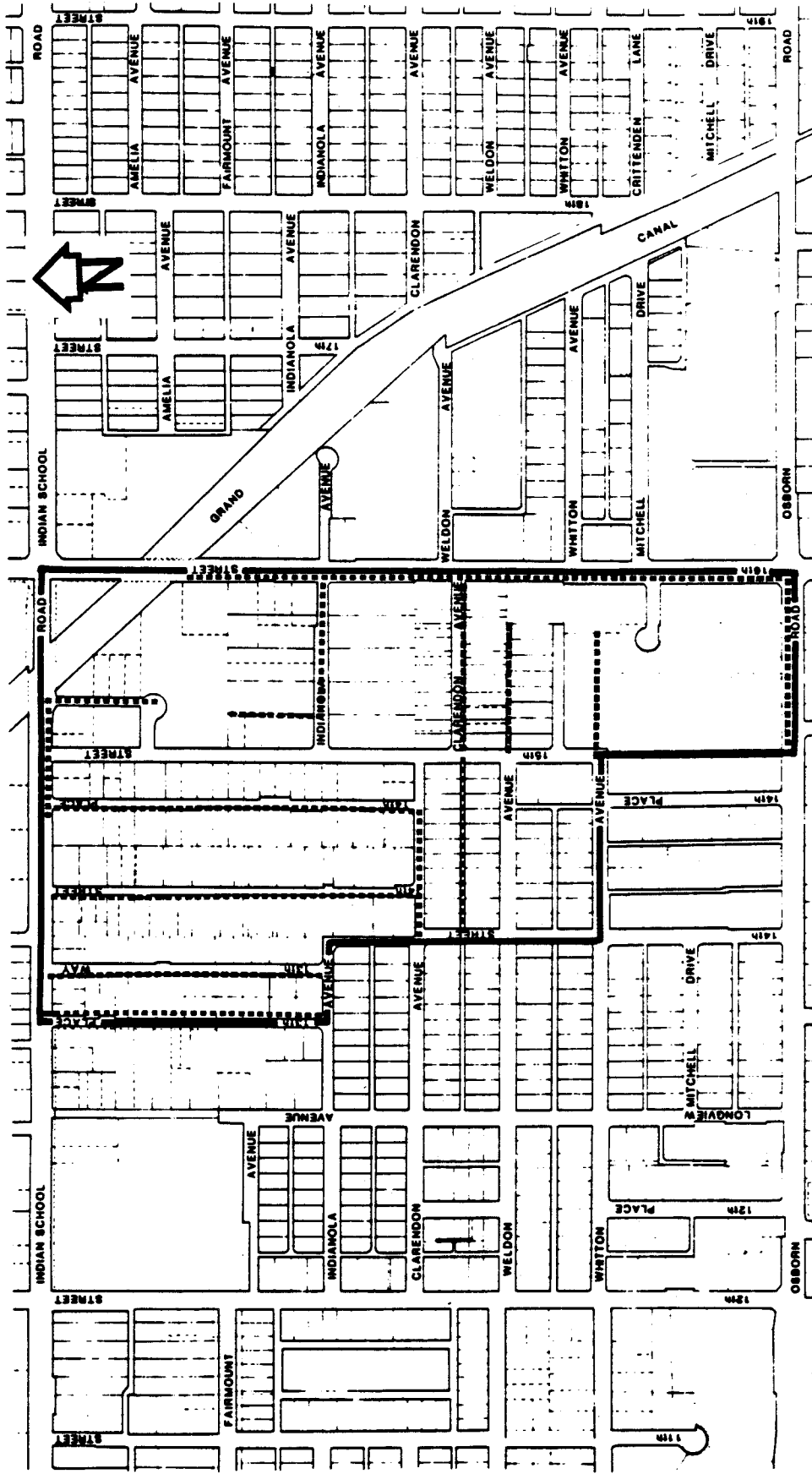
MAJOR UNDERGROUND UTILITIES—DECEMBER 1985

LONGVIEW REDEVELOPMENT AREA BOUNDARIES

LEGEND

..... WATER

FIGURE 6



MAJOR UNDERGROUND UTILITIES - DECEMBER 1985

LONGVIEW REDEVELOPMENT AREA BOUNDARIES

LEGEND

..... SEWER

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 redevelopment 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.
3. Encourage the redevelopment of underutilized, vacant, and cleared properties through application of Design Guidelines and Covenants, Conditions 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 Longview 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 Encanto Village and the Camelback East Village to increase their attractiveness as places 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 Longview 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 7, 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
- Commercial
- Public/Quasi Public
- Parking

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

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 7, 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 neighborhood, most of that part of Longview 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, generally delineated by Whitton Avenue, 15th Street, 14th Street, and Indianola Avenue, is currently zoned R1-6.

To further secure the residential character of the Longview neighborhood, homeowners living in this area will be eligible to participate in a variety of City-sponsored home improvement programs.

2. Multi-Family Residential

New multi-family housing development will be encouraged in the area southwest of the commercial properties on Indian School and 16th Street, and north of Fairmount Avenue extended. This part of the redevelopment area is currently occupied by single family homes, many of which require extensive repairs.

The preferred types of multi-family housing for Longview 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 commercial activities on the arterial streets.

The boundary of the area slated for multi-family development remains flexible. Consequently, a strip surrounding Fairmount Avenue extended has been designated for single or multi-family residential use. Actual development will be determined by marketing considerations.

3. Commercial

Commercial activities vary widely and have different locational requirements depending upon the type of good or services offered. That part of Longview bordering on Indian School Road and 16th Street has been proposed for mixed commercial uses. The general intent of the commercial district in Longview is to support the variety of businesses generally located on major streets, while limiting the negative impact of traffic such establishments might generate on local streets.

4. Public/Quasi Public

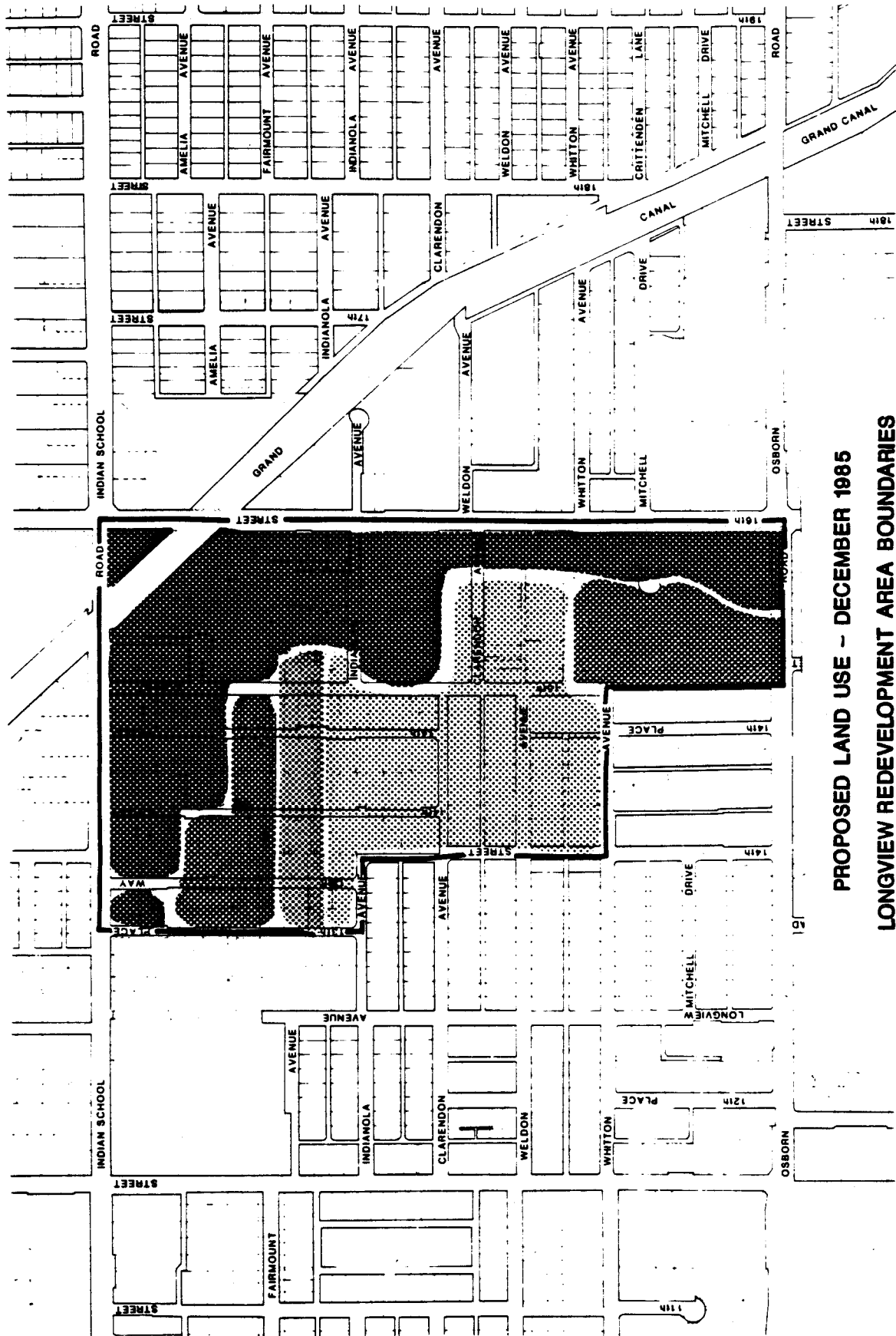
Public uses or facilities, namely state offices, exist within the redevelopment area. None, however, are proposed in this plan. Still, the City may permit the establishment of additional public uses that would benefit the neighborhood

5. Parking

Parking will 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.



PROPOSED LAND USE - DECEMBER 1985
 LONGVIEW REDEVELOPMENT AREA BOUNDARIES

LEGEND

-  SINGLE FAMILY RESIDENTIAL
-  MULTI-FAMILY RESIDENTIAL
-  SINGLE OR MULTI-FAMILY RESIDENTIAL
-  COMMERCIAL

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, streets, 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. Preparation of Land for Redevelopment

The City shall undertake a variety of actions within Longview 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, conditons, 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 running with the land, and provide appropriate remedies for any breach of any such covenants or conditions, including the right in the municipality to terminate such contracts any interest in the property created pursuant thereto.
- 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. 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.

G. 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 of re-developers 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 conduct of studies and analyses and preparation of plans, project proposals, budgets, contracts, recommendations for codes and legislation applications, and other documents and materials required to advance the implementation of plan objectives.
 2. The preparation and dissemination of informational, educational, training and marketing materials: convening and otherwise initiating and participating in planning, 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 project or action proposals, sources of funding will be investigated to provide for the ongoing activities of the administration of this plan and the provision of technical and other assistance required to achieve plan objectives.

E. A Statement of the Proposed Method of Financing the Redevelopment Project

The redevelopment project will be financed primarily, if not entirely, by private investments which will be attracted to the project area as a result of the concentration of allied development opportunities in a relatively small area, rather than the dispersal of such investments through a much larger area, which would occur without this plan. Any public financing will result from the Redevelopment Area Improvement Budget and Program described above. Possible sources of public financing may include but are not limited to: federal, state and private grants or loans, improvement district financing, and contributions.

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.

IX. EXHIBITS

1. Legal Description
2. General Relocation Policy

EXHIBIT 1

REVISED
LEGAL DESCRIPTION OF
PROPOSED LONGVIEW REDEVELOPMENT AREA

That part of the Northeast quarter of Section 28, Township 2 North, Range 3 East, G&SRB&M, described as follows:

BEGINNING at the intersection of the monument line of Indian School Road with the monument line of 16th Street;

thence Southerly along said monument line of 16th Street to the South line of said Northeast quarter;

thence Westerly along said South line to the Southeast corner of the Southwest quarter of the Southeast quarter of said Northeast quarter;

thence Northerly along the East line of said Southwest quarter to the Northeast corner thereof and the monument line of Whitton Avenue;

thence Westerly along said monument line of Whitton Avenue to the monument line of 14th Street;

thence Northerly along said monument line of 14th Street to the monument line of Indianola Avenue;

thence Westerly along said monument line of Indianola Avenue to the Southerly prolongation of the West line of Lot 6, Block 2, LONGVIEW ACRES, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 31 of Maps at page 4;

thence Northerly along said Southerly prolongation, along the West line of said Lot 6 and along the Northerly prolongation thereof to said monument line of Indian School Road;

thence Easterly along said monument line of Indian School Road to the POINT OF BEGINNING.

Prepared December 11, 1985 in
Technical Writer Section,
Real Estate Division
by HAROLD A. EGY,
Real Estate Technical Writer I

Harold A. Egy
Checked JJ Date 12-17-85

EXHIBIT 2

CITY OF PHOENIX

GENERAL RELOCATION POLICY

Relocation activities for the Longview 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:

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

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

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

The Relocation Section shall be staffed by an adequate number of personnel to appropriately serve the persons being displaced.

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