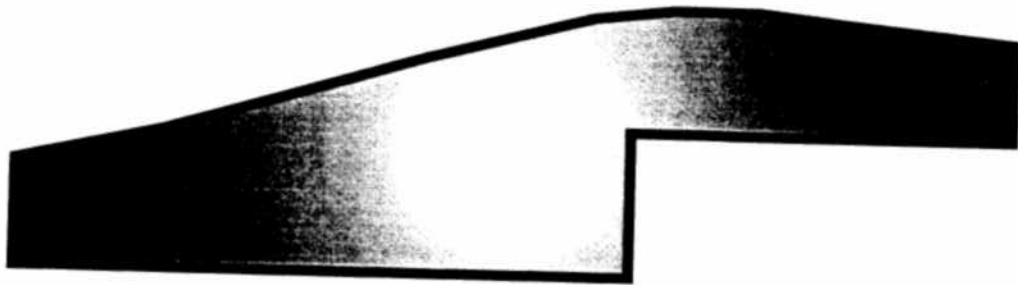


WEST MINNEZONA



REDEVELOPMENT PLAN

# WEST MINNEZONA REDEVELOPMENT PLAN

Produced by the City of Phoenix, Arizona  
Adopted by the City Council on November 19, 1997

Skip Rimsza, Mayor

## Council Members

Peggy Bilsten, Vice Mayor, District 3  
Dave Siebert, District 1  
Frances Emma Barwood, District 2  
Craig Tribken, District 4  
John Nelson, District 5  
Sal DiCiccio, District 6  
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Joy Mee, Assistant Planning Director  
Steven A. Muenker, Principal Planner

RESOLUTION NO. 19007

A RESOLUTION APPROVING THE WEST MINNEZONA REDEVELOPMENT PLAN; MAKING CERTAIN FINDINGS RELATING THERETO; AND DECLARING AN EMERGENCY.

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WHEREAS, the Council of the City of Phoenix, by Resolution No. 18979 adopted on the 1st day of October, 1997, found that a redevelopment area exists within the boundaries of the West Minnezona Redevelopment Area 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 West Minnezona Redevelopment Plan dated November 19, 1997 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 West Minnezona 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 West Minnezona 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 West Minnezona Redevelopment Area dated November 19, 1997 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 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.

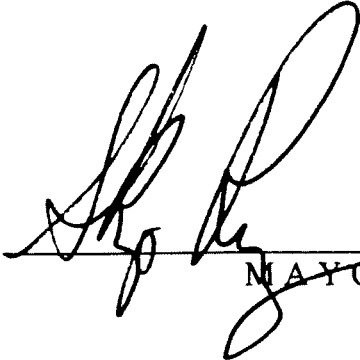
(e) The development of the area for predominately residential uses is an integral part of and essential to the program of the municipality for the redevelopment of the area.

SECTION 2. That the Redevelopment Plan for the West Minnezona Redevelopment Area dated November 19, 1997, attached hereto as Exhibit A, is hereby approved and adopted.


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

PASSED by the Council of the City of Phoenix this 11<sup>th</sup> day of


November, 1997.

  
MAYOR

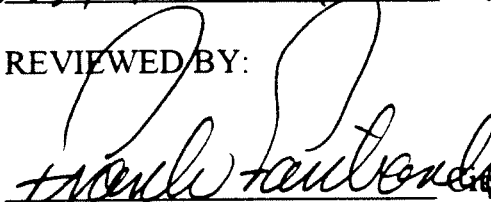
ATTEST:

  
ACTING  
City Clerk

APPROVED AS TO FORM:

  
ACTING  
City Attorney

REVIEWED BY:

  
City Manager

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CITY CLERK DEPT.

CM#60

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Resolution No. 19007



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I. INTRODUCTION

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

This document provides the framework for redevelopment of the West Minnezona Redevelopment Area. It has been prepared to meet the requirements of Arizona Revised Statutes 36-1471. The plan provides the legal basis to enable public acquisition and disposition of property for the purpose of eliminating conditions that result in the creation of a redevelopment area.

II. DESCRIPTION OF URBAN REDEVELOPMENT AREA

A. Redevelopment Area Boundaries

The West Minnezona Redevelopment Area is located within the City's Central Avenue corridor. The redevelopment area, approximately six (6) acres, generally includes those properties along the north and south sides of Minnezona, between Central Avenue and Third Avenue. Excluded from this area are seven (7) lots at the southwest corner of Central and Minnezona Avenue, consisting of a parking lot and the Alternative Learning Center, a charter school. The Redevelopment Area Boundary Map, Figure 1, delineates the project boundaries and the legal description is provided in Exhibit A.

B. Existing Land Use and Zoning

A land use survey was conducted by City of Phoenix Planning Department staff in August, 1997 of the West Minnezona Redevelopment Area. The existing land uses in the redevelopment area are shown on Figure 2. Of the 36 parcels that make up the redevelopment area only the two parcels on the Central Avenue frontage have commercial uses. An 8,000 square foot strip shopping center occupies this property. Approximately one half of it is vacant, and there is evidence of graffiti on the structure. The southeast corner of 3rd Avenue and Minnezona contains two residential structures. On the north side of Minnezona Avenue, halfway between Central Avenue and the Grand Canal are single-family residences on two adjoining residential parcels. The remaining parcels within the redevelopment area have been cleared of prior residential uses.

To the south adjoining the site are three residential cul-de-sacs with single-family residences in good condition, although some of the fences along redevelopment area boundary are in need of maintenance or replacement. An eight-foot, unpaved alley has been dedicated along the subdivision's boundary with the redevelopment area. The residential neighborhood to the west of 3rd Avenue, Yapple Park Neighborhood, has recently become a City district. A pedestrian bridge has recently been constructed over the Grand Canal, linking the residential area to the north. The Grand Canal forms the northern boundary of the redevelopment area. A paved, lateral irrigation ditch runs parallel and on the south side of the canal's service road. There is no landscaping adjacent to the canal boundary of the redevelopment area. On the north side of the canal, east of the 3rd Avenue alignment, there is landscaping as part of the adjacent office building. Further east there is no landscaping, but a chainlink fence separates the canal from the parking canopies of the adjoining two story apartments. A commercial use, Hinkley Lighting Company, is located along the Central Avenue frontage to the north. At the southwest corner of 3rd Avenue and

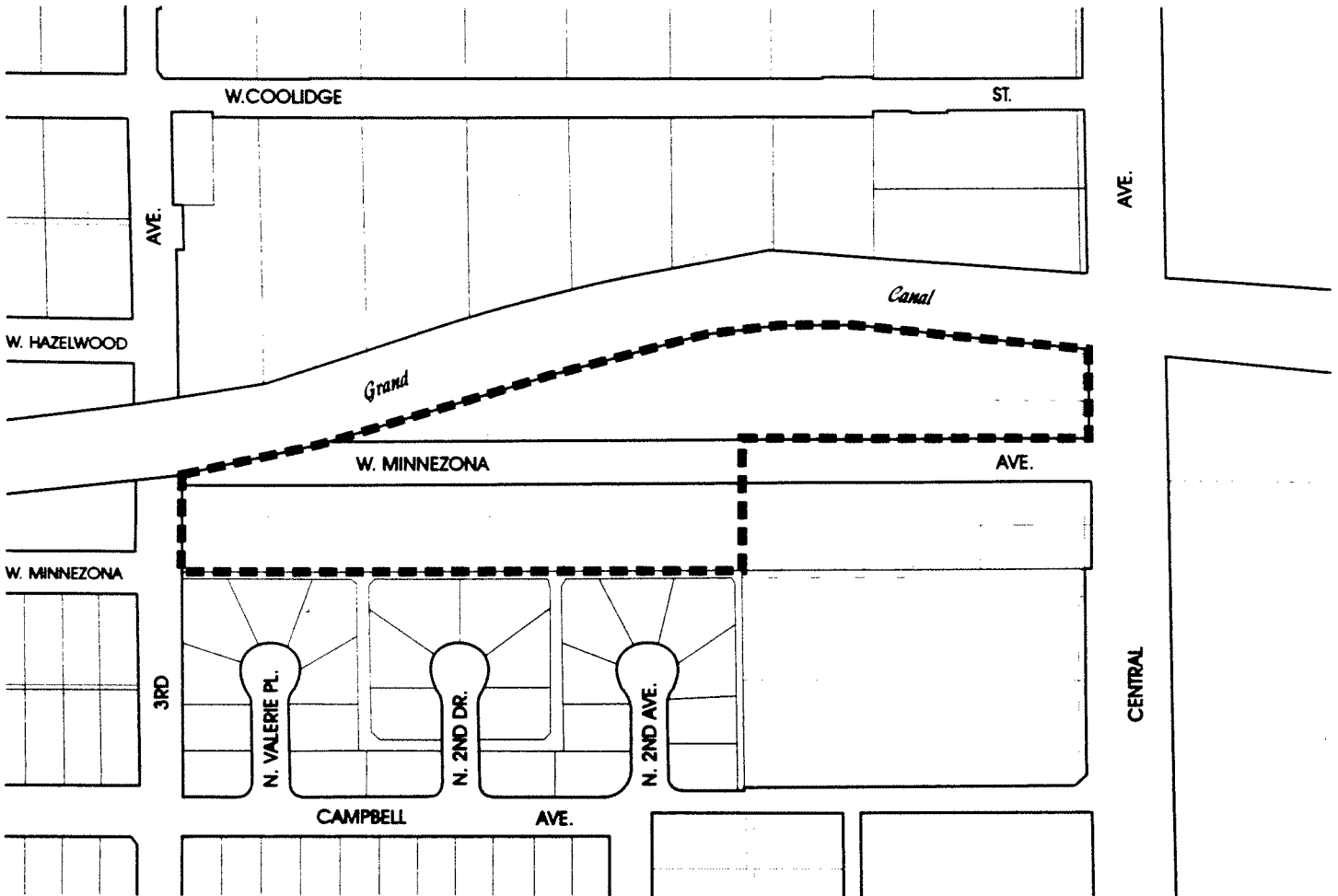


Figure 1

WEST MINNEZONA REDEVELOPMENT AREA BOUNDARY



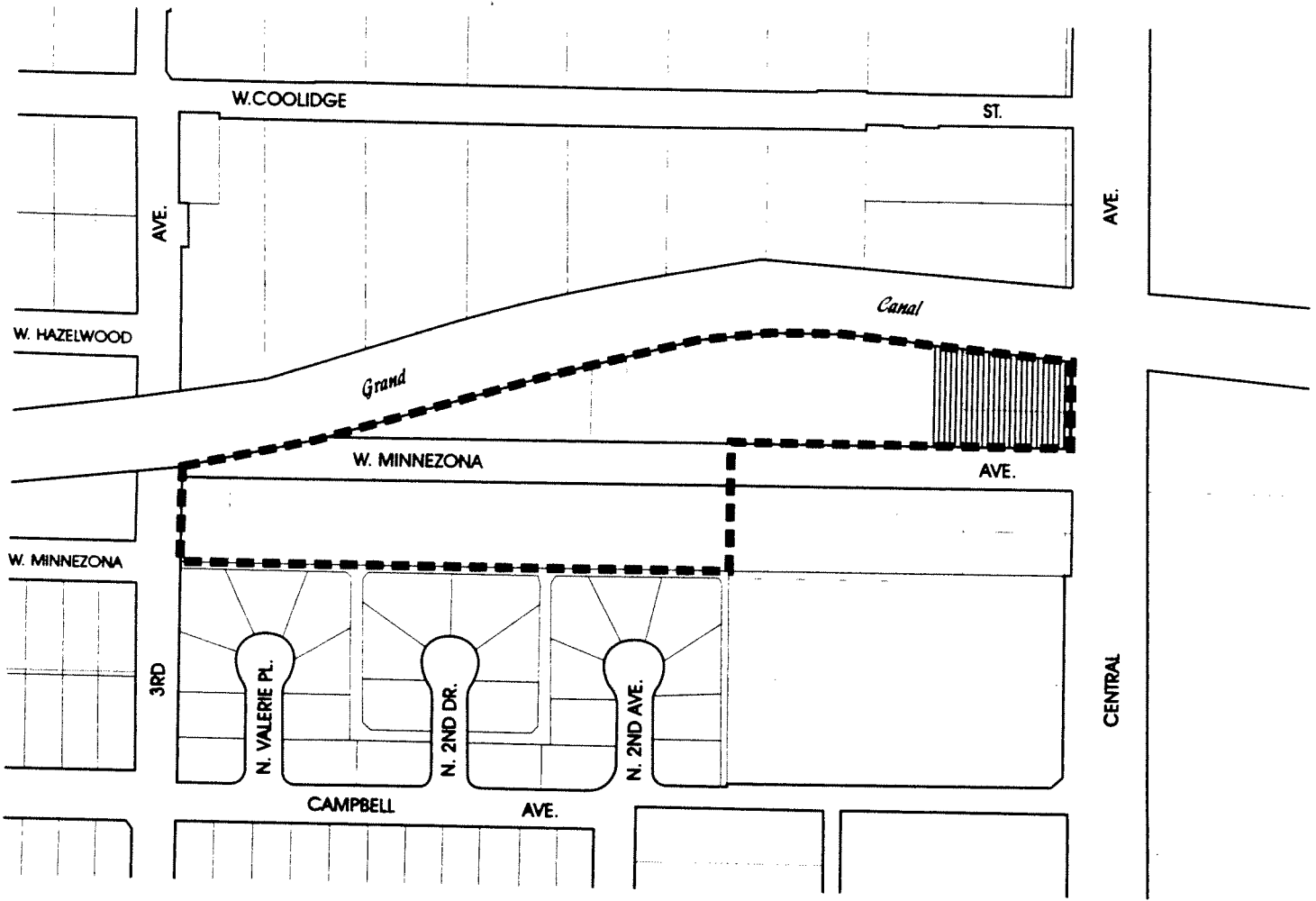





Figure 2  
WEST MINNEZONA REDEVELOPMENT AREA  
**EXISTING LAND USE**  
 October, 1997

**LEGEND**

-  RESIDENTIAL
-  COMMERCIAL
-  VACANT



Central Avenue (not included in the redevelopment area), is the Alternative Learning Center, a charter school located in an office building. A billboard on the north side of the school building faces onto Minnezona Avenue, towards Central Avenue. The surface parking to the west of the school has screen wall but no landscaping along the Minnezona Avenue frontage. There is no screen wall along its west boundary, shared with the redevelopment area.

The existing zoning for the redevelopment area is shown on Figure 3. The majority of the lots that make up the redevelopment area are zoned either R-3 or R-4, both multifamily districts. The Central Avenue frontage is zoned C-2, Intermediate Commercial District. This provides for a wide range of commercial activity. The redevelopment area is part of a larger site that includes the charter school at the southwest corner of Central Avenue and Minnezona which received unconditional C-2 High Rise and R-4A High Rise zoning under Rezoning Application No. 175-87. That approval granted two 295-foot office towers (total 720,000 square feet) and two 85-foot residential towers (total 160 dwelling units). Due to the subsequent bankruptcy of the project developer, the parcels making up the project were taken back by the prior owners.

C. Existing Land and Building Conditions

Inasmuch as only four residential structures exist within the redevelopment area a formal building conditions survey was not conducted in the West Minnezona Redevelopment Area. At the time of the August land use survey conducted by the Planning Department these residential structures were in need of minor to major repair. The two residential structures at the southeast corner of Third Avenue and Minnezona have evaporative coolers and old electrical hookups, lack landscaping and have an unpaved driveway. The southernmost of those residences does not have an adequate foundation. On the north side of Minnezona Avenue, halfway between Central Avenue and the Grand Canal are residences on two adjoining residential parcels. They appear in need of minor repair and lack landscaping. The house to the west has an unpaved driveway. The cost to rehabilitate some of these structures could be more than half the value of the buildings. They are otherwise isolated and not part of the adjacent residential neighborhoods.

Deteriorating building conditions is a clear indication of the need for redevelopment efforts in this area. In addition, these residences are surrounded by vacant lands that are covered with beer bottles, trash (sofa, building materials), broken foundation slabs, unconnected utility poles and dead trees. Utility poles run down the middle of the lots and adjacent to the street.

D. Street Improvements

In conjunction with the August, 1997 land use survey, the City of Phoenix Planning Department staff surveyed the existing street improvements in the West Minnezona Redevelopment Area. The results of the street improvement survey are:

1. There is no sidewalk or curb along Minnezona or 3rd Avenue.
2. Minnezona Avenue has only a half street paving width.
3. Third Avenue south to Campbell is constructed to only a half street standard, without curb, gutter or sidewalk.

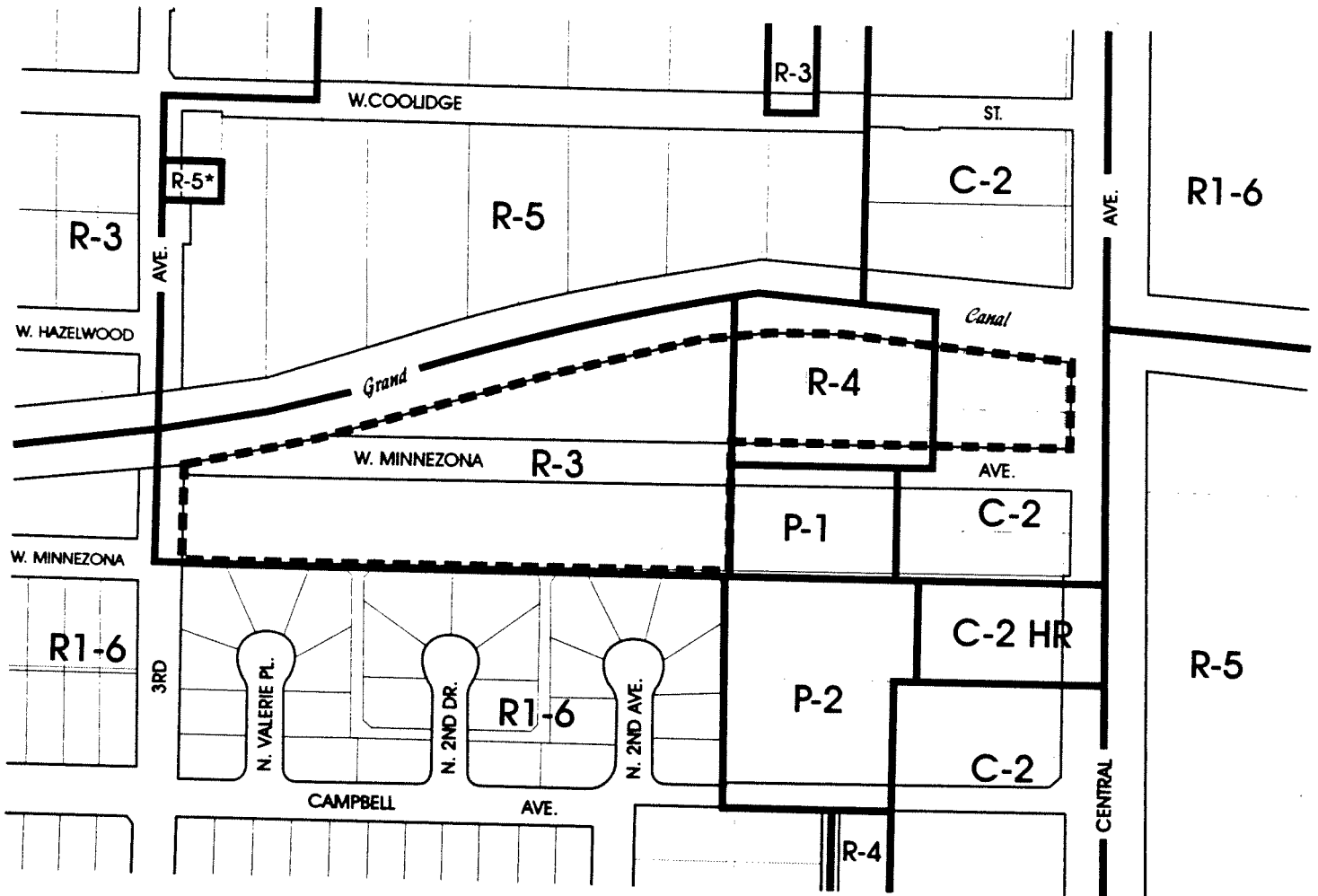


Figure 3  
**WEST MINNEZONA REDEVELOPMENT AREA**  
**EXISTING ZONING**  
 October, 1997

**LEGEND**

**Commercial**

- C-2
- C-2, HR
- P-1 - Parking
- P-2 - Parking
- R-5 - Office

**Residential**

- R-5 Multi-Family
- R-4 Multi-Family
- R-3 Multi-Family
- R-1-6 Single Family

Note: C-2 HR and R-4A HR zoning has been approved for the redevelopment area and additional land on the south side of Minnezona Avenue to Central Avenue.



E. Utility Inventory

Water, sewer, electric, gas and telephone facilities exist in Minnezona Avenue. In addition a 69kv electric power line runs along the south side of the Grand Canal right-of-way. Any plans for future development must take into consideration existing infrastructure serving the redevelopment area. Figures 4 and 5 detail the utilities within the West Minnezona Redevelopment Area.

III. REDEVELOPMENT PLAN OBJECTIVES

A. Objectives

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

1. Eliminate substandard, deteriorating and obsolete buildings and environmental deficiencies which detract from the functional, aesthetic and economic welfare of the redevelopment area.
2. Promote compatible land uses within and around the redevelopment area.
3. Assemble land into functional parcels compatible with the proposed land uses.
4. Provide efficient, safe and functional circulation systems which minimize conflicts between different modes of transportation within and around the redevelopment area.
5. Prevent the reoccurrence of blight conditions in the redevelopment area.
6. Enhance the sense of community and neighborhood within the Encanto Village to increase the area's attractiveness as a place to live, work and play.
7. Ensure that the stability and protection of the surrounding residential areas are improved by future projects in the West Minnezona RedevelopmentArea.
8. Improve the appearance and security along the Grand Canal.

IV. LAND USE PLAN

A. Proposed Land Use Map

The West Minnezona RedevelopmentArea is small in land area (approximately six acres) when compared to other redevelopment areas in the City. A majority of the existing redevelopment areas in Phoenix cover one hundred acres or more. Whereas these other redevelopment areas encompass dozens of projects, there is the potential for one large development in the West Minnezona RedevelopmentArea. The land use plan is intended to provide guidance for either one or multiple projects.

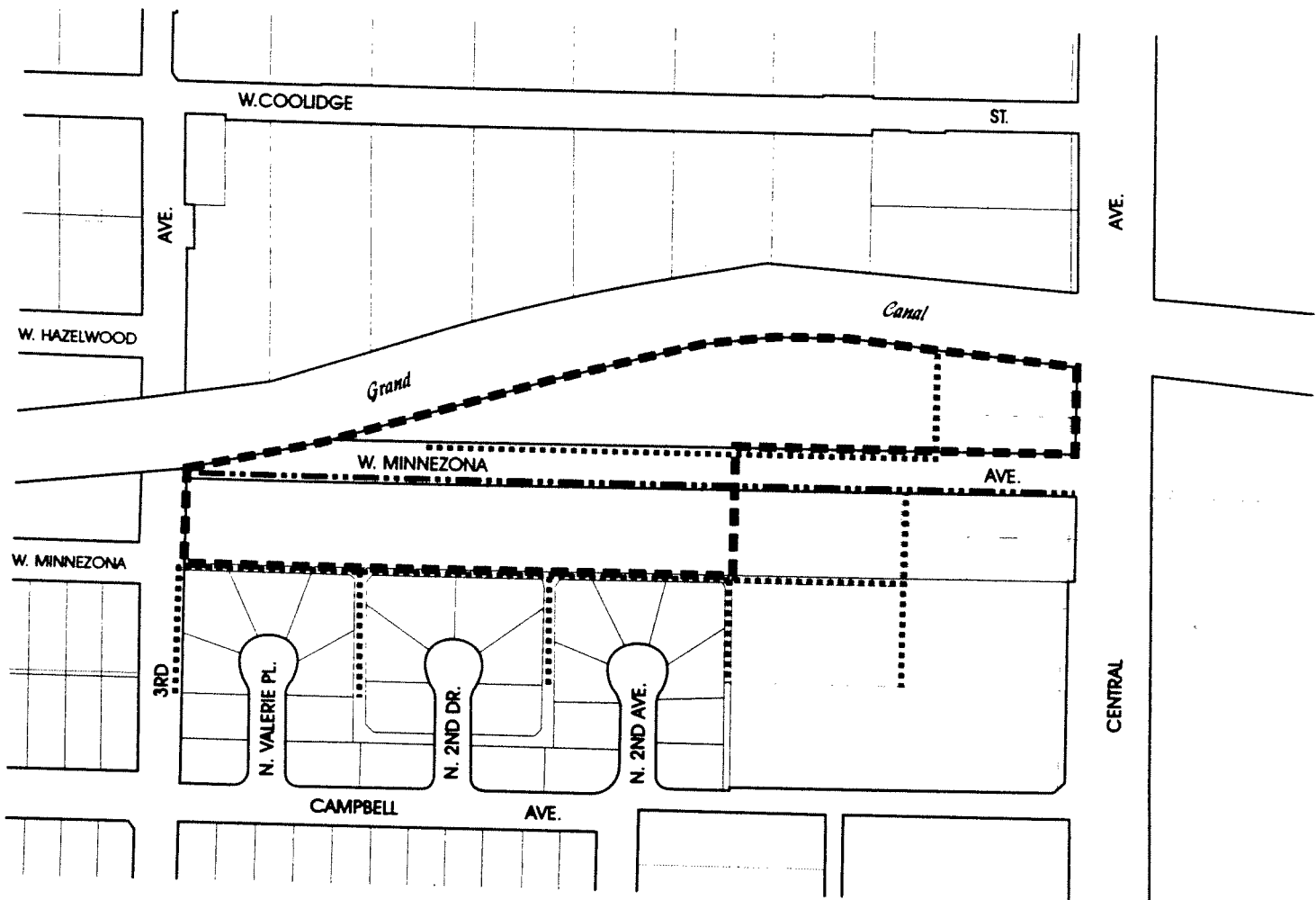


Figure 4  
WEST MINNEZONA REDEVELOPMENT AREA  
PHOENIX UTILITIES MAP

LEGEND

- ..... 8" WATER
- - - - - 8" WASTEWATER





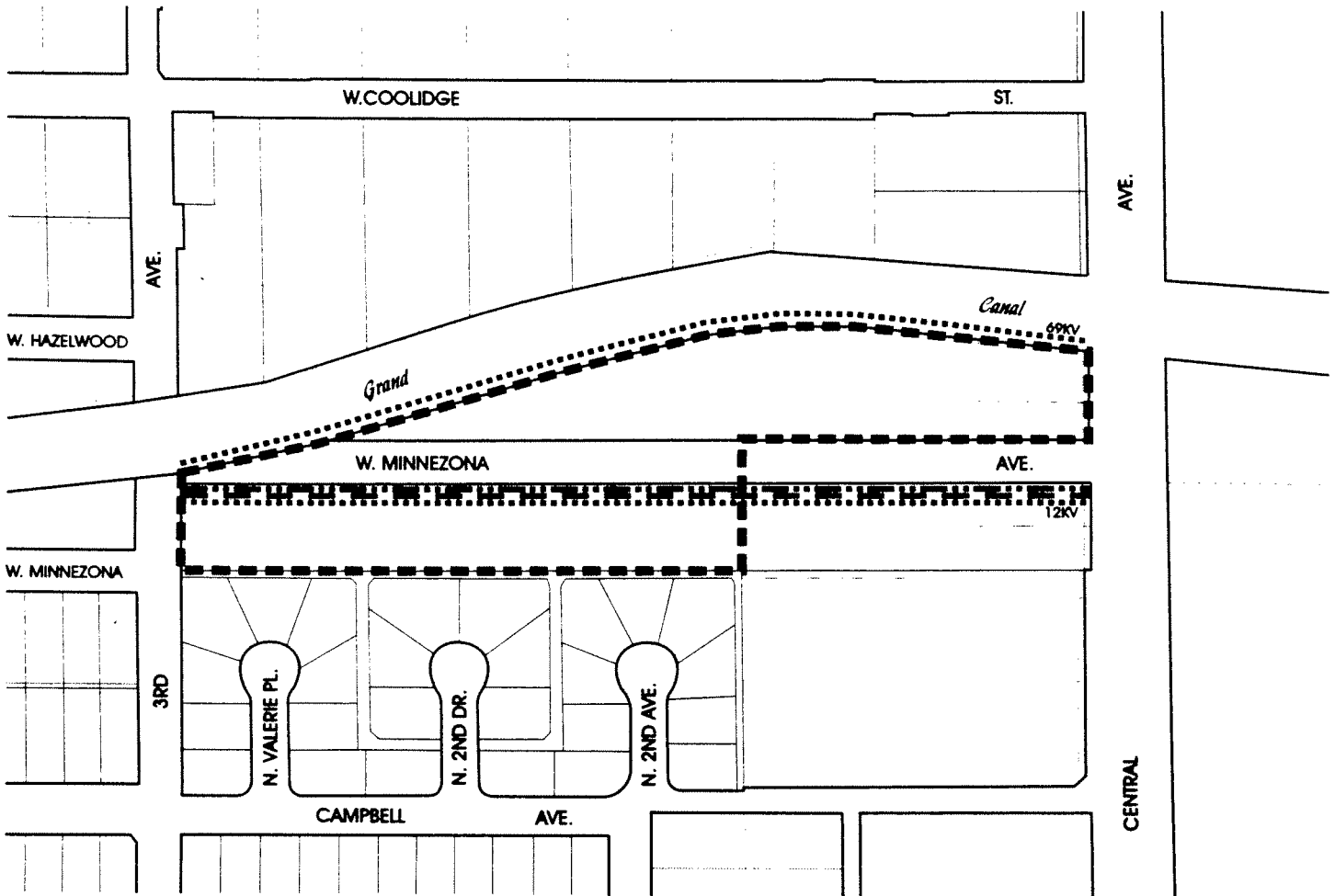


Figure 5  
WEST MINNEZONA REDEVELOPMENT AREA  
**PUBLIC UTILITIES MAP**  
 October, 1997

LEGEND

- ..... Electric
- Gas
- . - . - . Television Cable



Future development in the redevelopment area should be consistent with the more intensive commercial uses along the Central Avenue corridor and transition to the adjacent residential neighborhood. All relocation efforts for exiting residents will be in accordance with the City's relocation policy as provided in Exhibit B if acquisition of occupied property is in anyway assisted by the City.

The Proposed Land Use Map, Figure 6, illustrates the location and extent of the proposed land uses. The map is a graphic representation of the proposed land use for the project area. The general categories of land uses described in the following sections are:

1. Multifamily Residential
2. Neighborhood Commercial.

As determined by the Phoenix Planning Commission on October 22, 1997, the proposed land uses are in conformance with the commercial and residential designations depicted by the General Plan for Phoenix, as well as goals and policies concerning residential infill development and the stabilization of neighborhoods.

B. Uses Permitted in the Redevelopment Area

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

1. Multifamily Residential

This land use category is intended to allow high density residential development that will exceed 20 dwelling units per acre. The land use plan encourages a single project encompassing the entire redevelopment area. This includes extending the project out to the Central Avenue frontage.

2. Neighborhood Commercial

This land use category is intended to provide for some commercial redevelopment if several projects are built rather than a single, larger multifamily project. As identified in the General Plan for Phoenix, neighborhood commercial uses are the least intense level of commercial land use. This activity is to be located along Central Avenue and may be integrated with adjoining multifamily development.

The land uses, building intensities and land coverages for the redevelopment area are dependent on the number of projects to be redeveloped. The existing zoning district requirements will regulate the land uses, intensities and coverages. If one large project is to be built, only multifamily land uses could be built since the General Plan identifies the majority of redevelopment area as being multifamily. The redevelopment area should be rezoned to R-4 and developed under the requirements established for that zoning district. However, the multifamily/commercial mix use designation along the Central Avenue frontage would allow residential use above commercial activity, stand alone commercial uses or commercial uses integrated with the adjoining multifamily development. Any commercial uses should be limited to those listed under the C-1 zoning district.

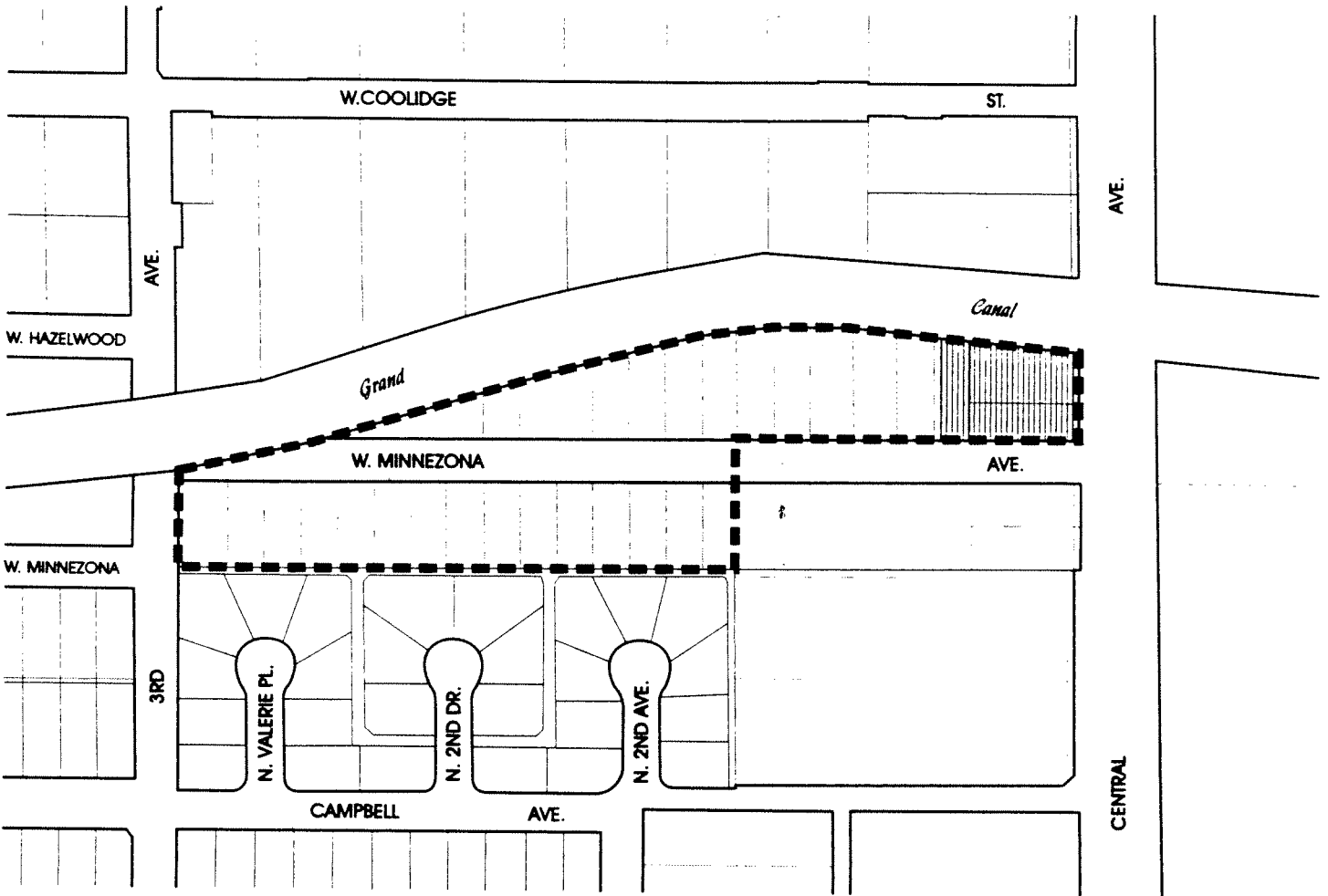


Figure 6  
WEST MINNEZONA REDEVELOPMENT AREA  
**PROPOSED LAND USE PLAN**  
 October, 1997

**LEGEND**

-  Commercial/Multi-Family
-  Multi-Family



C. Planning Criteria and Standards

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

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

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

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

1. The location, amounts and types of parking to be provided.
2. The provision of landscaped development and improvement of open space areas, setbacks, streets, rights-of-way, and other open or public areas.
3. Appropriate building height and setbacks.
4. Adequate vehicle loading and service.
5. Appropriate vehicular circulation patterns.
6. Facilities and/or designs to reflect climatic and environmental conditions and the need for energy conservation.
7. Control of signs and other features of site and structure design.

8. Location and design standards for all major streets and streetscape improvements.
9. Location and nature of facilities required to meet public transportation uses and needs.
10. Specific land uses.
11. Specific building intensities and land coverage.
12. Compliance with City of Phoenix Water Conservation Goals and Policies.
13. Compliance with the Urban Area/ Canalscape Treatment Section of the City-Wide Design Review Guidelines and all other relevant canal design guidelines contained in the Zoning Ordinance.
14. Compliance with the Central Avenue street standards.

D. Circulation and Transit

The West Minnezona Redevelopment Area is bounded by two streets: Central Avenue is a major street and Third Avenue is a local street which does not continue north from Minnezona Avenue. These streets are not proposed for change. It is anticipated that Minnezona avenue will be abandoned from Avenue almost to Central in conjunction with redevelopment . A portion of Minnezona Avenue may remain open to allow access to commercial parking lots behind the buildings on the south side at Central, which is not part of the redevelopment area.

Whether future development consists of one large parcel or several small projects, vehicular circulation should be directed toward Central Avenue to protect the residential neighborhood to the south and west of the redevelopment area. Access to mass transit for people who work in this redevelopment area is provided on Central Avenue.

V. PROPOSED REDEVELOPMENT ACTIONS

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

A. Continuing Planning

The City shall continue efforts to assess and respond to changing market conditions, needs, and desire of property owners 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, including entering into a license agreement with SRP to allow a developer to landscape the canal bank on both sides where needed. 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 owner and occupants 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 aide in the achievement of the objectives of this plan.

C. Provision of Public Services

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

D. Funding and Economic Development

The City may engage in special economic development actions within the project area. It may package development proposals and coordinate and solicit such proposals.

E. Preparation of Land for Redevelopment

The City may undertake a variety of actions within the West Minnezona 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 of Land Preparation

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

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 or commercial 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. Rehabilitation of Structures

The objectives of this plan do not support efforts to preserve and rehabilitate structures to achieve their long-term sound condition.

G. Relocation

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

H. Removal or Installation of Public Improvements and Facilities

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

VI. MANAGEMENT AND IMPLEMENTATION OF THE REDEVELOPMENT PLAN

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

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

A. Activities Which the City May Undertake

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

1. The conduct of studies and analyses and preparation of plans, project proposals, budgets, contracts, recommendations for codes and legislation applications, and other documents and materials required to advance the implementation of plan objectives.

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

B. Redevelopment Area Improvement Budget and Program

If there is to be any direct City investment in the redevelopment area, the City will 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 by a private or 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 proposal 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, if necessary, and the provision of technical and other assistance required to achieve plan objectives.

E. 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.

F. A Statement of the Proposed Method of Financing the Redevelopment Projects

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

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

VII. SUMMARY OF PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

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

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

The general land-use plan and information showing standards of land coverage, 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 VI.

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

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

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

Property acquisition by the City involving the use of Federal funds shall be in accordance with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. 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

If any families and business are displaced as a result of property acquisition by the City in the

redevelopment project area, they 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

- A. Legal Description
- B. General Relocation Policy
- C. Resolution Creating Redevelopment Area

**LEGAL DESCRIPTION**

**MINNEZONA REDEVELOPMENT AREA**

A portion of the northwest quarter of Section 20, Township 2 north, Range 3 east, Gila Salt River Base and Meridian, more particularly described as follows:

Commencing at the center of said Section 20;

Thence, Northerly along the West line of the Northwest quarter of said section 20 (also known as Central Avenue) to the South right-of-way line of the Grand Canal;

Thence, Northwesterly along the South right-of-way line of the Grand Canal a distance of 50.31' to a point on the West right-of-way line of Central Avenue, said point being the **TRUE POINT OF BEGINNING**;

Thence, continuing Northwesterly along the South right-of-way line of the Grand Canal a distance of 369.05';

Thence, Westerly along the South right-of-way line of the Grand Canal a distance of 107.55';

Thence, Southwesterly along the South right-of-way line of the Grand Canal a distance of 101';

Thence, Southwesterly along the South right-of-way line of the Grand Canal a distance of 212';

Thence, Southwesterly along the South right-of-way line of the Grand Canal a distance of 338.2';

Thence, Southwesterly along the South right-of-way line of the Grand Canal a distance of 219.77', to the centerline of 3rd Avenue;

Thence, Southerly, along the centerline of 3rd Avenue a distance of 129.75';

Thence, Easterly a distance of 30' to a point on the East right-of-way line of 3rd Avenue, said point being 120' South on the South right-of-way line of Minnezona Avenue;

Thence, continuing Easterly a distance of 770.25' to a point being the southeast corner of a parcel addressed as 33 West Minnezona Avenue;

Thence, Northerly along the East line of said parcel a distance of 120' to a point on the South right-of-way line of Minnezona Avenue;

Thence, continuing Northerly a distance of 60' to a point on the North right-of-way line of Minnezona Avenue;

Thence, Easterly along the North right-of-way line of Minnezona Avenue a distance of 470' to the West right-of-way line of Central Avenue;

Thence, Northerly along the West right-of-way line of Central Avenue a distance of 120.39' to the **TRUE POINT OF BEGINNING**.

## EXHIBIT B

### CITY OF PHOENIX

#### GENERAL RELOCATION POLICY

Relocation activities for the West Minnezona Redevelopment Plan will be carried out by the Relocation Section, Finance 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 in order to:

Properly discuss and explain the available services, relocation payments and eligibility requirements therefor, 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.

EXHIBIT C

RESOLUTION NO. 18979

A RESOLUTION FINDING THE EXISTENCE OF A REDEVELOPMENT AREA IN THE CITY OF PHOENIX, DECLARING THE NECESSITY FOR REDEVELOPMENT OF SUCH AREA; AND DECLARING AN EMERGENCY.

---

WHEREAS, Title 36, Chapter 12, Article 3, of the Arizona Revised Statutes, provides for redevelopment of areas within municipalities; and

WHEREAS, such statutes require certain findings be made by the local government body of a municipality prior to the exercise of the powers granted thereby; and

WHEREAS, within the boundaries of the Map attached hereto as Exhibit A:

1. The entire area is vacant except for three residential lots containing four residential structures and a strip commercial center at the northwest corner of Central Avenue and Minnezona;
2. the thirty-one residential lots within the area have sixteen separate ownerships;
3. all four of the existing dwelling units in the area are renter occupied and under contract for sale to a potential developer;

4. the residential lots are in need of minor and major repairs, lack landscaping and dustproof parking;
5. more than one-half, or 6,000 square feet of the commercial strip center is vacant;
6. vacant lots are covered with bottles and other debris, broken foundations, unconnected utility poles and dead trees;
7. Minnezona Avenue is not fully improved, lacking curbs, gutters and sidewalks; and
8. the adjacent residential areas to the south and west of the area are stable, consisting of well-maintained single family residences.

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

SECTION 1. That in view of the factors recited herein, it is hereby determined that within the boundaries of the Map attached hereto as Exhibit A, and incorporated herein by this reference, there is faulty lot layout in relation to size, adequacy, accessibility and usefulness for development; there are unsanitary and unsafe conditions; there is a deterioration of site or other improvements; and there is a diversity of ownership; all of which individually or in combination substantially impairs or arrests the sound growth of Phoenix, retards the provisions of housing accommodations or

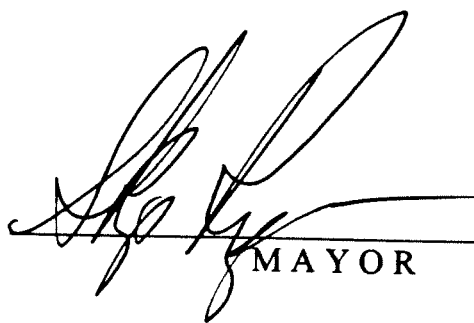
Resolution No. 18979

constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use. Therefore, a redevelopment area is hereby found to exist in the City of Phoenix within the boundaries of the Map attached hereto as Exhibit A.

SECTION 2. The redevelopment of that area is necessary in the interest of the public health, safety, morals or welfare of the residents of the City of Phoenix.

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

PASSED by the Council of the City of Phoenix this 1 day of October, 1997.

  
MAYOR

ATTEST:

  
ACTING  
City Clerk

Resolution No. 18979



APPROVED AS TO FORM:

Michael S. Howe ACTING  
City Attorney

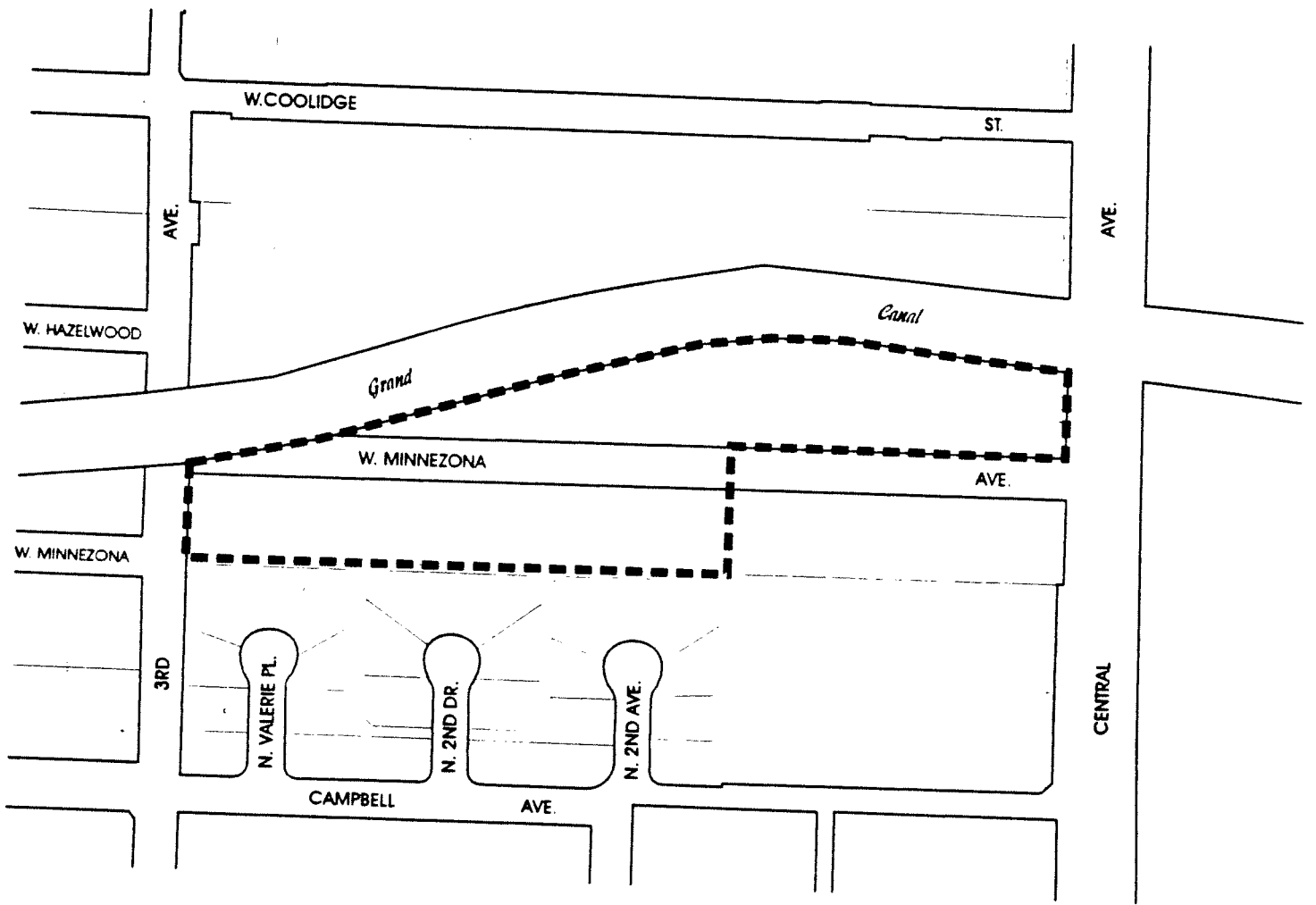
REVIEWED BY:

Frank Paulan  
City Manager

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WEST MINNEZONA REDEVELOPMENT AREA BOUNDARIES

EXHIBIT "A"

1-979

