

DOWNTOWN AREA REDEVELOPMENT AND IMPROVEMENT PLAN



CITY OF PHOENIX

Prepared by:
City of Phoenix Planning Department

**Formally Adopted by the Mayor and City Council
of the City of Phoenix on March 13, 1979**

**Amended: January 14, 1998
February 18, 1998
February 21, 2001**

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INTRODUCTION

Downtown Phoenix is of great importance to the city, state, and region. However, blight, deterioration, and obsolescence are a threat to the continued stability and vitality of this area. Thus, the City of Phoenix has recognized the need for vigorous, coordinated public-private action to secure this area as the business, governmental, institutional, and cultural heart of the region and as a focus of community pride and achievement. Accordingly, it has initiated a comprehensive program of reconstruction and revitalization in the downtown area, of which this redevelopment plan is an essential part. This plan provides a broad framework for the further development and redevelopment of the downtown area through the establishment of:

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

The preparation of 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 improvement and produce an attractive, vital area which will be of major benefit to Phoenix and to the region for decades to come.

A. DESCRIPTION OF URBAN REDEVELOPMENT AREA

1. *Project Area Boundaries*

The project area boundaries are generally described as including the properties on the north side of McDowell Road, the properties on the east side of Seventh Street, the properties on the west side of Seventh Avenue, and the south line of the railroad properties north of Lincoln Road. [Figure 1, Project Area Boundary Map](#), indicates the precise boundaries. The legal description is provided as [Exhibit 1](#).

2. *Existing Land-use*

Land-use in the project area is shown in [Figure 2, Existing Land-use](#).

3. *Existing Property Conditions*

The condition of existing structures in the project area is shown in [Figure 3, Building Conditions](#).

B. PLAN OBJECTIVES

The following objectives are established for the further development and improvement of the downtown area. These should be pursued through a wide variety of public and private actions, including those described here. They include objectives in several categories, as follows:

1. *Basic Redevelopment Objectives*

- a. Preserve and create an environment within the project which will contribute to the health, safety, and general welfare of the city and preserve the value of properties to remain within and adjacent to the area.

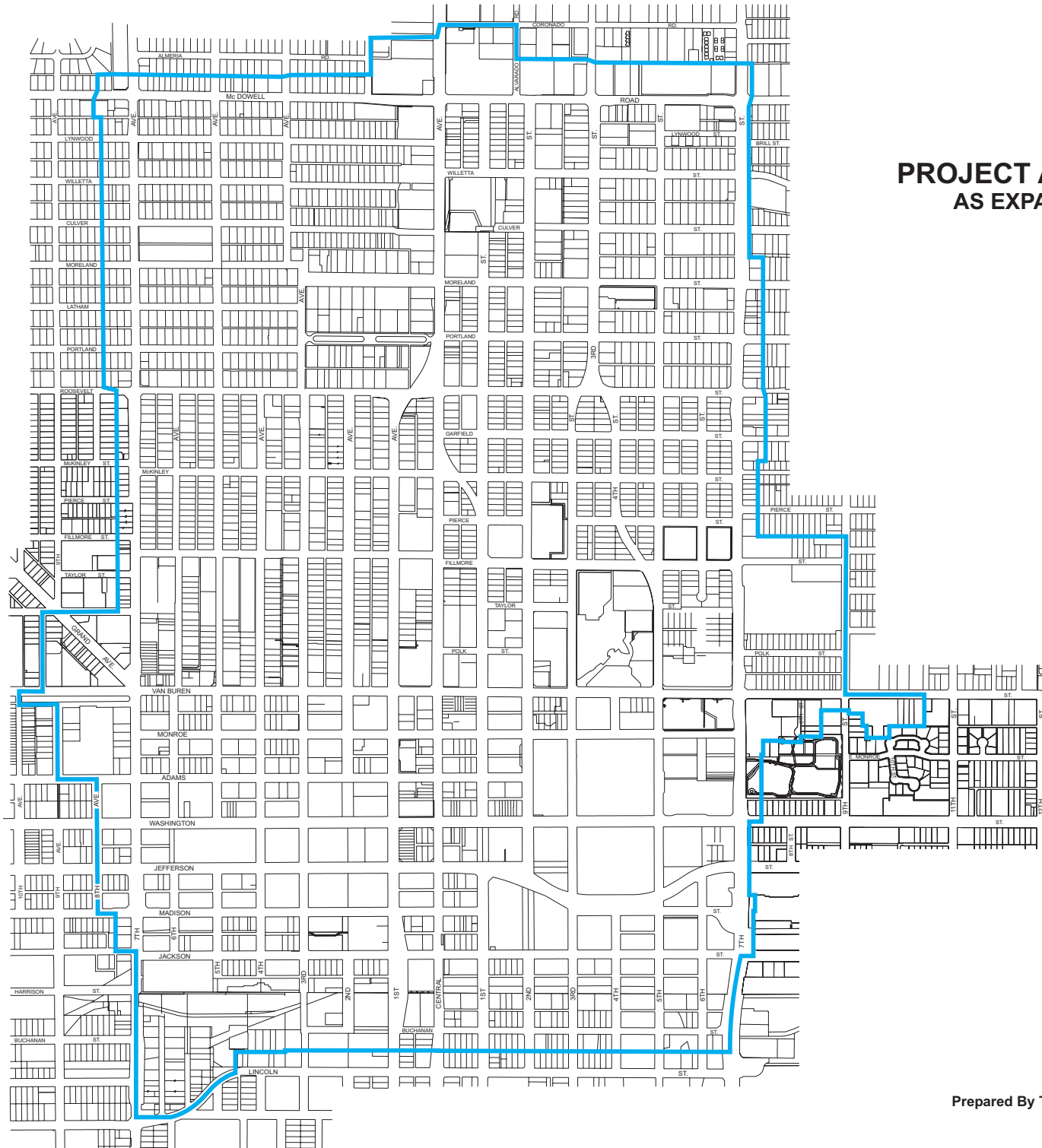


FIGURE 1
PROJECT AREA BOUNDARY MAP
 AS EXPANDED FEBRUARY, 2001



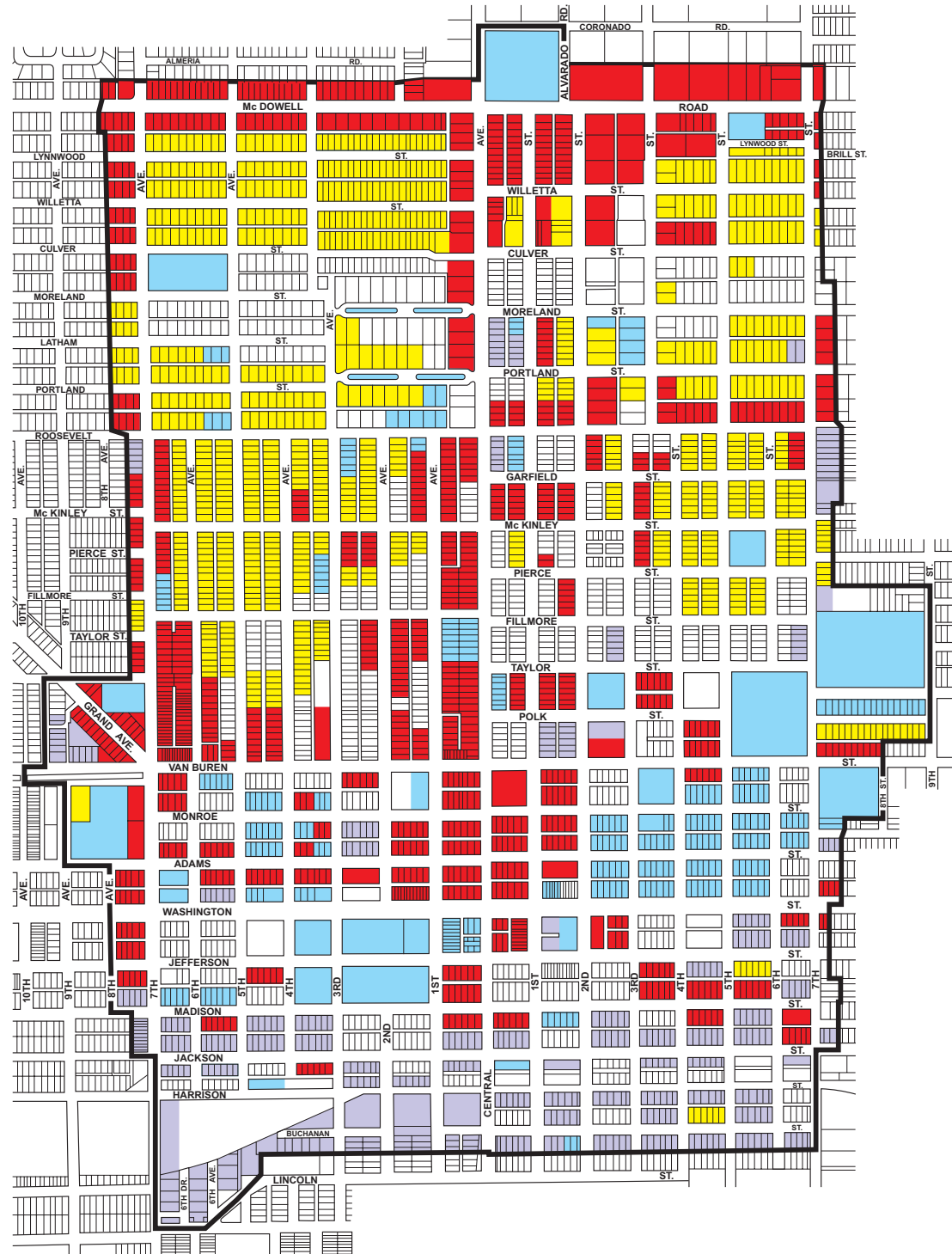


FIGURE 2
GENERALIZED EXISTING LAND USE

- LEGEND**
- RESIDENTIAL
 - COMMERCIAL
 - INDUSTRIAL
 - PUBLIC
 - VACANT

See Exhibits for 1998 Expansion



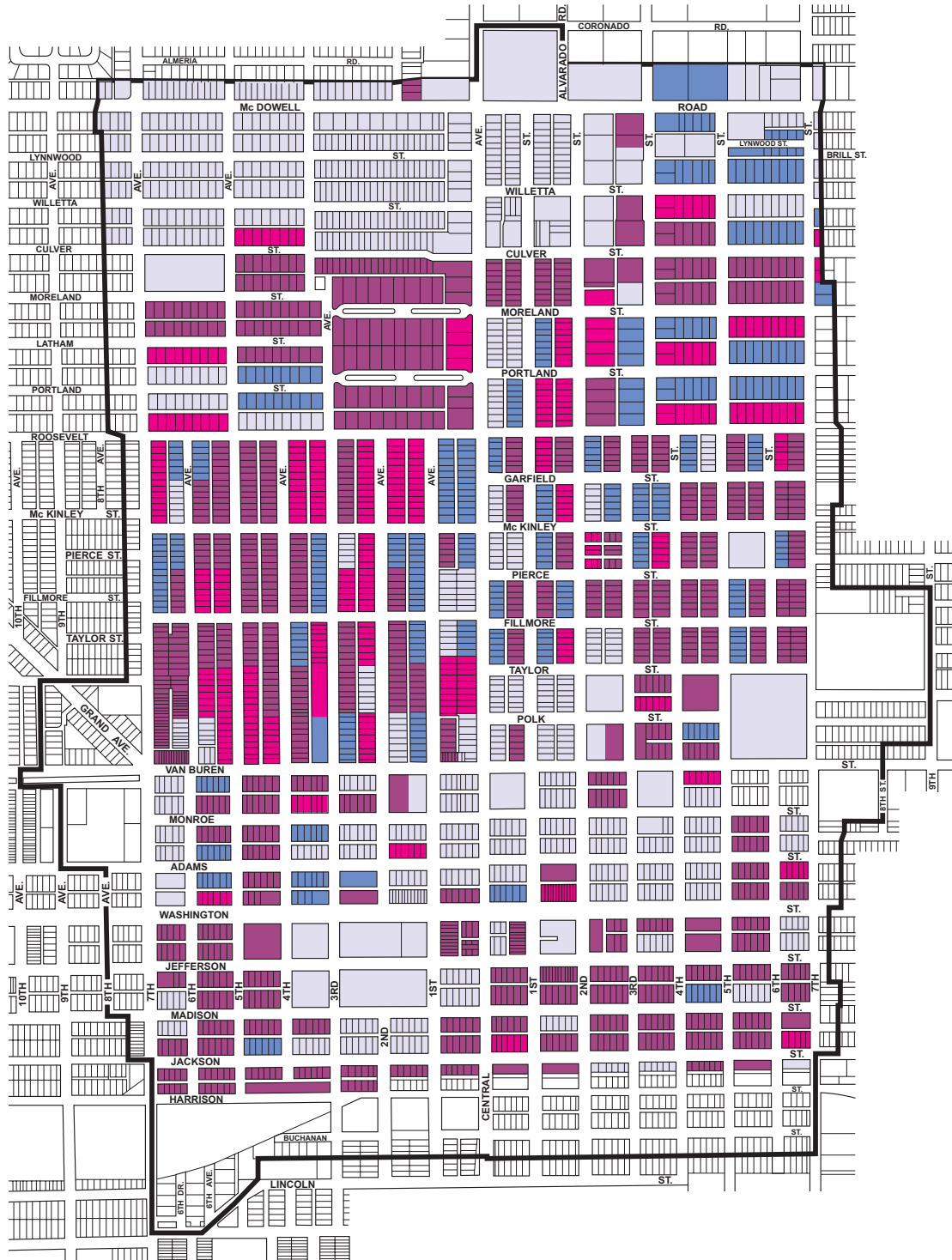


FIGURE 3
GENERALIZED BUILDING CONDITIONS

LEGEND

- LESS THAN 25% DETERIORATED and/or VACANT
- 25% TO 50% DETERIORATED and/or VACANT
- 51% TO 65% DETERIORATED and/or VACANT
- 66% AND GREATER DETERIORATED and/or VACANT

Source: HUR, CITY OF PHOENIX
 1978

See Exhibits for
 1998 Expansion



- b. Eliminate substandard and obsolescent buildings, blighting influences, and environmental deficiencies which detract from the functional unity, aesthetic appearance, and economic welfare of this important section of the city, and also prevent the recurrence of blight and blighting conditions.
- c. Provide for the orderly physical and economic growth of the downtown area.
- d. Assemble land into parcels functionally compatible with respect to shape and size for disposition and redevelopment in accordance with contemporary development needs and standards.
- e. Provide safe, efficient, and attractive circulation systems which minimize conflicts between different forms of traffic such as pedestrians, automobiles, transit, and service vehicles.
- f. Provide safe, efficient, and attractive vehicular access to downtown Phoenix from major regional highways, from neighborhoods and communities through the region, and from other major centers of business and employment.
- g. Encourage and assist in the provision of an increased supply of good housing in a suitable living environment.
- h. Assure the provision of public services and facilities adequate to meet the needs of the downtown area and to meet certain additional needs of the city and region.

2. Additional Social, Economic, and Environmental Objectives

- a. Strengthen the basic attractiveness, efficiency and effectiveness of the economy of Phoenix and the Phoenix region.
- b. Increase and improve the range, variety, and quality of economic goods and services available to both residents of and visitors to Phoenix.
- c. Increase and improve the quality and accessibility of job opportunities in the city and for residents of the downtown area.
- d. Strengthen the tax base of the city and the fiscal condition of public agencies serving Phoenix.
- e. Make efficient use of existing and future public investments and institutional facilities and services in the downtown area.
- f. Provide a hospitable and secure environment for private investment and, thus, maximize opportunities for such investment.
- g. Assure fair and equitable access for the facilities, services, and opportunities for the city by all persons.
- h. Assure that adequate housing and other facilities are provided to meet the needs of all residents of the area.
- i. Encourage and assist in the conservation and effective use of energy, water, land, and other scarce and valuable resources.

- j. Protect, improve, and make effective use of desirable natural and man-made environmental features and conditions to enhance human comfort and economic activity.
- k. Create a sense of community and neighborhood within the downtown area to enhance its attractiveness as a place in which to live, work, and play.
- l. Help build a sense of regional identity and community.
- m. Encourage high standards for the quality of visual, audio, air, and water characteristics of the area in the design of the environment.
- n. Maximize opportunities to create a safe downtown environment.
- o. Deal effectively with social problems to produce bona fide, lasting solutions.

3. *Functional Objectives*

Downtown Phoenix should be developed to serve as the key part of the Phoenix central area, which includes the Government Mall and the North Central Avenue commercial corridor. Downtown should serve the following functions:

- a. A major symbol of the quality, prosperity, character, and values of people and business throughout the entire city, region, and state.
- b. An attractive and robust center of personal communications, a place where people throughout the region meet face-to-face to exchange news, information, ideas, goods, services, culture, and entertainment. Activities which depend on or

which create face-to-face contact (retail stores, meetings and conferences, entertainment, cultural performances or exhibits, and businesses requiring frequent contacts between individuals) should be especially encouraged.

- c. Those activities in the region which are few of a kind and those which require a central location or proximity to other central area activities in order to operate efficiently.
- d. Safe, convenient, attractive housing for persons who need and desire a residential environment which can enhance and benefit from proximity to the business and cultural activity of this area.
- e. City and/or region-serving legislative, executive, and judicial functions of city, county, state, and federal governments.
- f. City and/or region-serving financial, cultural, entertainment, health and related institutions and offices.
- g. Support services to maintain an attractive community for housing and for other basic functions.

4. *Design Objectives*

In order to strengthen the desired functions of downtown Phoenix in an efficient and attractive arrangement, the following design principles and objectives should govern the redevelopment of downtown Phoenix:

a. Land-use
Overall Objectives

- 1) Provide adequate space and a hospitable environment for every activity and function appropriate and wanted within the downtown area.
- 2) Group related and compatible functions in compact centers or areas to make efficient use of space and to facilitate desirable and necessary interaction.
- 3) Arrange centers or groupings of activities to facilitate access to the area, to minimize conflicts between functions and to provide adequate room for expansion and the provision of parking and other needed services.

Principles

- 1) Design and build each center or grouping of activities to meet the special functional requirements of each and to help implement and enhance area-wide systems for vehicular and pedestrian movement, open space, and other desirable and needed services.
- 2) Assure that existing and new development are coordinated and integrated both aesthetically and functionally to the fullest extent possible.

b. Transportation
Overall Objectives

- 1) Accessibility. There is no alternative to the goal of accessibility for downtown Phoenix; it must be possible for people who desire to work or obtain services or merchandise in the area to get to it conveniently, quickly, and economically.

- 2) Terminals. Terminals for the reception of people, goods, and vehicles should be developed as an integral part of the transportation systems which bring them into the area. These terminals should receive and, where necessary, store vehicles which enter the area. The terminals should be connected to internal circulation systems which distribute people and goods directly to destinations.
- 3) Internal Movement. Good internal circulation for both pedestrians and vehicles should be provided. Conflicting forms of traffic should be separated to the fullest extent possible.

Principles

- 1) Vehicular Access. Efficient and direct vehicular access to the downtown area should be provided from the entire metropolitan region, especially from major employment and residential concentrations and from interregional transportation facilities such as interstate highways and air terminals.
- 2) Circulation. The system of downtown area surface streets should facilitate movement within the area and minimize conflicts between different forms of movements, such as pedestrians, automobiles, transit, and service vehicles. The system should be easily comprehended and should accommodate traffic demands well into the future.
- 3) Transit. Efficient, convenient, and comfortable transit service must be maintained as an essential element of the transportation system, providing access to, from, and within the downtown area.

- 4) Parking. Parking facilities in the downtown area should be located, designed, and priced to serve four district types of daily uses:
 - (a) long-term or all-day employee parking;
 - (b) employee parking for executives and others requiring midday use of cars;
 - (c) short-term patron parking; and
 - (d) errand parking (of 15- to 20-minute maximum duration). Locations of parking facilities should be planned carefully so that traffic on the adjacent street system will not be disrupted by parking activities.

c. Pedestrian and Open Space
Overall Objectives

- 1) Provide the highest possible levels for opportunity and amenity for pedestrian movement throughout the downtown area, especially in the most densely occupied activity areas.
- 2) Provide a variety of open space areas to enhance the environment of the downtown area and to meet needs for recreation, public assembly, pedestrian movement, the creation and enrichment of appearance and image qualities, the buffering of traffic and other conflicts, and the amelioration of climatic conditions and the conservation of energy.

Principles

The open space/pedestrian system should be based upon the following principles:

- 1) Fine-Grained. The system should permit the movement of pedestrians among all properties.
- 2) Compact. The system should minimize the length of pedestrian trips.
- 3) Convenient. The system should facilitate the movement of pedestrians.
- 4) Comfortable. The system should provide for pedestrian comfort based upon seasonal changes and micro-climate.
- 5) Human-Scale. The system should include spatial and design qualities that enhance the feeling that the pedestrian is walking, sitting, or otherwise occupying a space especially designed for those activities.
- 6) Multiple-Choice. The system should provide multiple opportunities for moving to and from destinations.
- 7) Active. The system should be associated with active land-uses which encourage multipurpose and spontaneous movements.
- 8) Safety. The system should provide a sense of safety.
- 9) The open space/pedestrian system should provide opportunities for movement both within the core area and from the core to other destinations.

- 10) The open space/pedestrian system should be developed so that pedestrian movement can be an end in itself, as well a means to reach destinations.
- 11) The open space/pedestrian system should clearly differentiate among public, semipublic, and private space.
- 12) The intended uses of spaces created within the system should be easily understood.
- 13) The open space/pedestrian system should utilize building interiors as opportunities for through movement and special functions.
- 14) The system should be linked to an overall community open space system.
- 15) The system should help to express the regional character of the Phoenix area.
- 16) The system should be developed to eliminate as many pedestrian/auto conflicts as possible.
- 17) The system should be developed sequentially to permit concentrations of resources on critical project areas.

d. Appearance
Overall Objectives

In all matters of the design and location of physical features in or relating to downtown Phoenix the effects of such features on the appearance of the area should be taken into account so as to create the most stimulating and attractive environment possible. Four goals are pertinent:

- 1) The area should be distinctive. Those aspects which can help to clearly distinguish the downtown area from non-central areas and from other cities should be nurtured and developed.
- 2) It should have unity. The basic design and layout of the downtown area should express the unity of the area as a whole and of its major parts. A sense of order should underlie the variety of functions and activities within the area and provide a framework for them.
- 3) It should have variety. Consistent with other stated objectives, the layout and details of the downtown area should be such as to make the area as interesting and varied as possible.
- 4) It should reflect high standards of appearance, incorporating new concepts of building design, landscaping, lighting treatment, and sign control.

Principles

The development of the downtown area should be accomplished by adherence to the following principles:

- 1) The Skyline. A distinctive, interesting, and attractive skyline, symbolizing the vitality and unity of the central area, should serve as a major point of orientation to the people of the city and the region.

- 2) Approach and Gateway Areas. Major vehicular approach routes should provide drivers and passengers with a sense of direction to, distance from, and arrival at the central area; the design of such routes also should reflect the importance, image, and quality of the area.
- 3) Boundary Features. Clearly defined boundaries should be established between districts whose functions or characteristics are substantially different from each other. In order to highlight distinct differences between functional areas within the downtown area, special boundary features should be designed to create an awareness of the transition from one area to another.
- 4) Focal Points and Open Spaces. A series of strategically located focal points and open spaces should be developed. This should provide a basis for the siting and orientation of buildings which will create pedestrian activity within the area, adding to its interest an air of excitement.
- 5) Pavements, Street Furniture, and Landscaping. Streets, alleys, pedestrian ways, and open spaces, including their pavements, furniture, and landscaping planting, should be functional and attractive.
- 6) Signs. In determining the location, design, and control of signs, the primary concern should be efficient communication of necessary information. Signs should contribute to, not detract from, an improved appearance.
- 7) Lighting. Lighting should be skillfully designed to respect the functions of various streets and activity centers. It should accent features of special importance.
- 8) Building Facades. In the construction of new buildings and the remodeling of individual existing buildings, high design standards should be employed. Facades of new or remodeled structures should be compatible with those of adjacent buildings or building groups.
- 9) Historic Qualities and Features. To the extent possible, the development of the central area should retain and encourage the region's historic significance through the careful preservation and restoration of appropriate buildings and landmarks.

5. Program and Process Objectives

The methods and processes by which functional, design, and other objectives are achieved are as important as these objectives themselves. Thus, the following process and program objectives should be pursued:

- a. Assure that all development actions within the downtown area are in reasonable accord with and help achieve the objectives of this plan.
- b. Eliminate all delays, requirements, and costs which are not necessary or important to the achievement of the objectives of this plan.

- c. Expedite efforts to undertake projects which will help implement the plan by actively assisting in land assembly, the coordination of various required public and private actions, the obtaining of required public approvals and financial assistance, and in other ways.
- d. Assure that all tenants, residents, property owners, prospective developers, and others involved in or affected by efforts to improve the downtown area are treated equitably and are adequately compensated for any significant loss or damage which may be imposed on them by public actions related to implementation of this plan.
- e. Provide reasonable options to permit individual property owners and tenants to remain in the downtown area if they so desire.

C. PROPOSED REDEVELOPMENT ACTIONS

The City shall take the actions necessary to achieve the objectives of this plan. The redevelopment actions available to the City shall include but not be limited to the following:

1. *Continuing Planning and Administration*

The city shall continue efforts to assess and respond to changed conditions needs, and desires of residents and property owners. The city shall also continue to respond to the economy of the region, and to coordinate and manage resources to achieve plan objectives. This planning effort may result in the publication from time to time of reports, regulations, guidelines, plans, project proposals, work papers, or other documents which aid in achieving the objectives of this plan. In addition, the city may hold public meetings to elicit information on the public needs and desires for the project area.

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 public facilities into conformance with the plan.

2. *Technical Assistance and Counseling*

The city shall provide technical assistance and counseling to property owners 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 with other agencies on a formal and informal basis, counsel home and property owners and tenants on available assistance, and prepare educational and informational documents which aid in the achievement of the objectives of this plan.

3. *Provision of Public Services*

The city shall provide the highest available levels of public services throughout the redevelopment project area. These services may include police, fire, health, social services, insurance, counseling, and other types of services which support the objectives of this plan. In addition, the city shall take administrative actions which expedite the review of and action on development proposals.

4. *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.

The city may engage in special economic development actions within the project area. It may package development proposals and coordinate and solicit such proposals. The city may provide special counseling and technical assistance to businesses willing to locate within the project area.

5. *Preparation of Land for Redevelopment*

The city shall undertake a variety of actions to prepare land for redevelopment. These may include:

- a. 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.
- b. Clearance and Land Preparation
Hold, improve, clear or prepare for redevelopment any such property.
- c. 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.

- d. Contracts
Enter into contracts with redevelopers of property containing covenants, restrictions and conditions regarding the use of such property for residential, commercial, industrial, recreational or other purposes or for public purposes to achieve the objectives of this plan.
- e. Covenants
Make any of the covenants, restrictions or conditions 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 and any interest in the property created pursuant thereto.
- f. 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.

6. *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 of surrounding structure, lot size; layout; accessibility; and usefulness.

7. *Relocation*

The City may assist in the relocation of those residents and businesses displaced by public action. Those residents and businesses displaced shall be provided with the opportunity of being relocated in accommodations which are adequate, safe, sanitary, and are within their financial means in accordance with the City's relocation policy.

8. *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, public utilities or other facilities required to achieve plan objectives.

D. GENERAL LAND-USE AND DEVELOPMENT PLAN

1. *Land-use Map*

Figure 4, The General Land-use Plan, indicates eight functional land-use and development districts, and identifies major vehicular circulation routes.

The functional land-use and development districts are distinguished by the basic activities which are performed within their boundaries, the anticipated intensity of development, and provisions for automobile parking and automobile and pedestrian movement.

The boundaries between the districts are not precisely defined; they overlap. These overlapping areas are zones of transition between the dominant land-use functions. The zones of transition are consistent with the land-use objectives because they serve as buffers between different downtown functions such as housing and business uses, they generally contain major circulation routes, and they may accommodate support services for basic district functions.

Further refinement and detailing of the land-use map should be accomplished in the administration of this plan, through the project proposal and implementation process, and through the revision and refinement of the City's Comprehensive Plan for central Phoenix. This plan should be used as a guide for the development and review of specific project proposals.

2. *Land-use Provisions and Requirements*

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 downtown area shall be subject to the guidelines set forth here. Where any conflict may arise, the more restrictive shall apply. These guidelines will be translated into more definitive criteria, including specific land-use control and building requirements such as bulk, height, coverage, and parking requirements, through disposition supplements which will be made a part of this plan when land is disposed of for redevelopment. As shown in **Figure 4, The General Land-use Plan**, the following predominant land-uses, together with accessory uses customarily appurtenant thereto, and utility and public safety facilities shall be permitted in the area. In addition, any uses now located in the area which are compatible with the indicated intended uses may be allowed to remain.

a. Permitted Land-uses

1) Intensive Office-Retail Core

The office-retail core is the high-intensity, compact, pedestrian-oriented center of activity in the heart of downtown Phoenix.

Permitted Uses:

A broad range of compatible retail and service uses, including:

a.) Retail Trade.

Those retail land-uses which serve the regional market and/or downtown employees and visitors by virtue of their variety, quality, or specialization or merchandise, including food and drugs; eating establishments and eating and drinking establishments; general

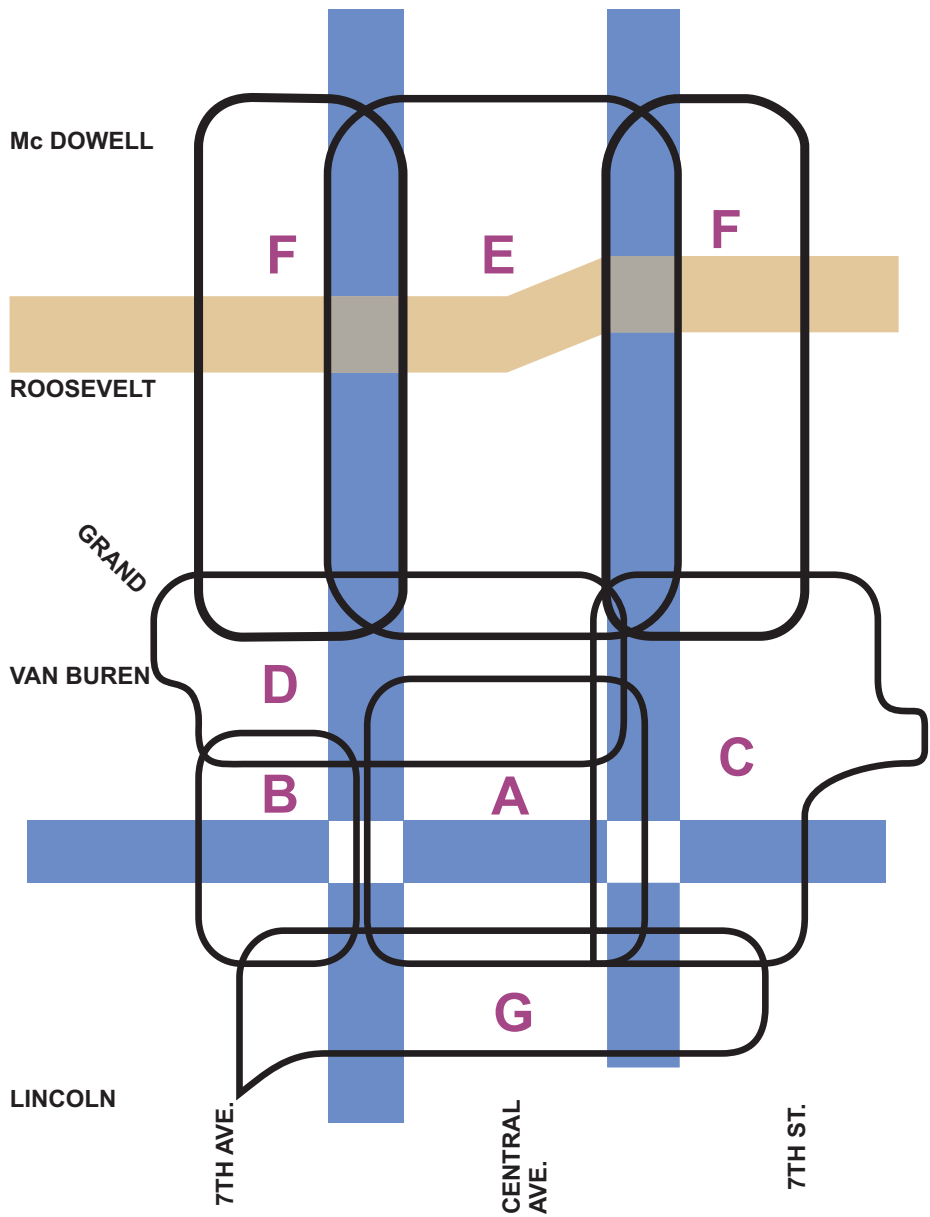


FIGURE 4
GENERAL LAND USE PLAN
 AS EXPANDED FEBRUARY, 2001

LEGEND

- A - INTENSIVE CORE
- B - GOVERNMENT MALL
- C - CULTURAL-MIXED USE
- D - OFFICE/INSTITUTIONAL SUPPORT
- E - PLANNED OFFICE/RESIDENTIAL
- F - PLANNED RESIDENTIAL NEIGHBORHOOD
- G - COMMERCIAL SERVICES/PARKING
- MAJOR TRANSPORTATION CORRIDOR
- MAJOR ARTERIAL OR ONE-WAY PAIR



merchandise, apparel and accessories; furniture, furnishings, and appliances; hardware; art dealers, antiques, books, stationery, and art supplies; sporting goods; toy and hobby shops; jewelry stores; florists; camera and photographic supplies; optical goods; cigar stores; newsdealers; gift, novelty, and souvenir stores; and other similar pedestrian-oriented and compatible retail uses.

b.) Services.

Those appropriate activities which serve the daily convenience needs of employees and shoppers, including banks and other financial institutions; photographic studios; beauty and barber shops; shoe repair shops, instructional services; watch and jewelry repair; theaters, travel bureaus, blueprinting and photostating; visitor information centers; and other similar, compatible service uses.

c.) Offices--Public, Business, and Professional.

Administrative offices and office headquarters; insurance, finance, and real estate offices; professional (e.g., legal dental, and medical) offices; medical and clinical-related activities; business services; and other similar and compatible uses.

d.) Off-Street Parking.

In surface lots and structures, by special permit only. No parking should be permitted where it will interfere significantly with pedestrian movement and environment.

e.) Hotel, Restaurant, and Recreation Facilities.

Facilities which are compatible with and which reinforce basic office-retail functions.

f.) Development Character and Orientation.

Design and build as a high-quality, intensive, urban, pedestrian-oriented commercial environment. Keep ground and/or pedestrian levels "lively" with activities and facilities attractive to people. Provide ample shade and/or sun exposure to capitalize on climate assets. Minimize conflicts between automobiles and pedestrians and maximize potentials for pedestrian movement and interaction.

2) Government Mall

This area is intended to be a part of the governmental complex which extends west to the State Capitol. It should be developed to connect and be compatible with the intensive office-retail core.

Permitted Uses:

Although this area is basically designated for public and institutional use, compatible and supporting recreation and service uses also should be permitted, as follows:

a.) A broad range of civic, cultural, and institutional activities, including government offices and administrative headquarters; civic organizations, clubs and lodges; museums, libraries; places of public assembly; and similar and compatible civic, cultural, and institutional uses, including

auditoriums, convention centers, stadiums, and exhibition halls and other places of public assembly.

- b.) Entertainment facilities, including indoor and outdoor recreation facilities; public recreational and health centers; restaurant and liquor establishments; and other similar and compatible entertainment and recreation facilities.
- c.) Incidental retail convenience services, including drug and variety stores, barber shops, and other establishments primarily serving employees and visitors to the area.
- d.) Off-Street Public Structure and Surface Parking.
Parking facilities are required. Extra parking should be provided to meet needs generated in the adjacent office-retail core. Parking should be provided in large, efficiently designed facilities, screened from open space and amenity areas.
- e.) Development Character and Orientation.
Buildings should be designed to enhance and reinforce the concept of the open-landscaped mall and views of the Capitol. They should help to "frame" or enclose the mall and should be unobtrusive with respect to the Capitol and principal city and county buildings. Open Space (mall) should be designed as a major park-recreation feature to attract and serve the public as well as to provide a setting for adjacent buildings. Landscaping and other design features should be provided to ameliorate climatic conditions.

3) Cultural, Mixed-Use District

This area is intended to accommodate a variety of activities generally related to public meeting, performance, and entertainment and cultural functions. It should be developed to have strong connections and be compatible with the retail-office core.

Permitted Uses:

The bulk of this area is occupied by the Civic Plaza and related supporting parking facilities. However, portions are and should be available for use by entertainment, cultural, hotel and related uses, as follows:

- a.) Conference, meeting, arena, theater, exhibit, school, and similar facilities, whether publicly or privately owned.
- b.) Institutional, cultural, museum, religious, and related facilities.
- c.) Housing, if included in a carefully designed *single use or** mixed-use development.
- d.) Recreation facilities: tennis, swimming, handball, and related facilities.
- e.) Incidental retail convenience services, including drug and variety stores, restaurants, gift shops, and other similar shops primarily serving employees in and visitors to the area.
- f.) Hotels and motels, showrooms, trademarts, offices, and other commercial services compatible with the cultural-convention function.

* Added in 1998 Amendment

g.) Parking. Major parking facilities should be provided to meet needs generated within the area as well as in the retail-office core. Parking space should be provided in large, efficient, well-located and screened facilities.

h.) Transportation terminal facilities.

i.) Development Character and Orientation. Buildings should be built so as to enhance the appearance and use of public plazas and open spaces in the area and key features of cultural, historic, and architectural significance, such as the Rossen House. Care should be taken to avoid congestion on major streets and/or the blocking of desirable pedestrian movements. Building locations and heights should be sensitive to the scale of the Rossen House restoration area and should enhance the Civic Plaza. Extensive landscaping and other design features should be provided to ameliorate climatic conditions and to conserve energy, and to screen parking.

4) Office-Institutional Support District
This area is intended to accommodate parking, institutional uses, and auto-oriented commercial functions which need a location near the office-retail core and Government Mall.

Permitted Uses:

a.) Offices and Auto-Oriented Commercial and Personal Services. Motels and institutional facilities and commercial services which will be compatible with major streets and large concentrations of parking.

b.) Parking. Space should be provided in structures and on large surface lots, with access controlled to minimize conflicts with major streets.

c.) Development Character and Orientation. Conflicts with major streets (Van Buren, Central) should be minimized. Grade-separated pedestrian crossings should be provided at critical locations. Special care should be given to the design of development and to landscaping along Seventh Avenue and Van Buren Street to reduce conflicts with these streets and to improve the appearance of these important access route.

5) Planned Office-Residential District
This area is intended to accommodate a mixture of office and apartment-type residential uses with supporting retail and commercial services in a planned campus-like setting. It is expected that on an overall basis, office functions would dominate, but that significant portions of this district would also be developed with residential uses. Where possible and compatible with the plan, existing structures and functions may be retained.

Permitted Uses:

The following uses would be permitted in accordance with approved plans for single- or mixed-use developments.

a.) Multiple-Family Dwellings. In townhouse, garden apartment and/or tower configurations.

- b.) Office Buildings.
- c.) Commercial Services. Restaurants, hotels, convenience retail, business services and supplies, entertainment and related facilities, which are compatible with and which support basic office or residential functions.
- d.) Parking. In support of other permitted functions, in consolidated, efficient and well-located facilities integrated with other development, in quantities adequate to meet the needs of the area.
- e.) Recreational Facilities. Tennis, handball, swimming, recreation, exercise, health and similar facilities which serve basic housing and office functions.
- f.) Development Character and Orientation. Designs should ameliorate climatic conditions and help conserve energy. High levels of amenity should be achieved in building and site design. Blocks should be assembled in this area to create larger sites and to discourage through traffic. Access should be focused on peripheral streets (Third Avenue, Central Avenue, Third Street, etc.) To free interiors of area for buildings and pedestrian use as much as possible. Development should occur in a mix of high and low buildings in a park-like setting. Care should be given to enhancing the efficiency, quality, and appearance of major streets, especially Central Avenue.

- 6) Planned Residential Neighborhoods
It is intended that these areas be developed as moderate-density in-town neighborhoods, with as many services, recreational facilities, and amenities as possible. Where possible and advantageous, existing residential structures should be retained and rehabilitated to conform to overall neighborhood improvement objectives.

Permitted Uses:

All uses appropriate within a residential neighborhood should be given consideration depending on specific location and design.

Uses to be permitted include:

- a.) Housing, in single family, townhouse and garden apartment configurations.
- b.) Recreational facilities, indoor and outdoor, primarily serving local residents.
- c.) Parking, in support of other permitted functions.
- d.) Public and institutional facilities and services, schools, day care facilities, libraries, etc., primarily to serve local residents.
- e.) Development Character and Orientation: Develop neighborhood to prevent or discourage through traffic; orient housing to planned pedestrian areas and route. Provide pedestrian connections to nearby areas. Accommodate parking required by housing in small compounds or on

individual drives. Orient housing inward, away from major streets and commercial and office areas and toward pedestrian amenities. Design to a generally low profile.

7) Commercial Services and Parking

It is intended that this area accommodate industrial and commercial service uses, parking, and other activities which need a location at the edge of the downtown area and/or which are supportive of other functions in the downtown. Existing functions in this area may be retained for historical reasons. However, it is expected that some of them will be gradually replaced with parking and other functions required to support more intensive development in other parts of the downtown.

3. Planning Criteria and Standards

The criteria and standards for the development of individual land-use areas or parcels included within the existing codes and ordinances of the city and in the city's plan for the central area currently apply. As these are adjusted to reflect the objectives of this plan, they shall continue to provide the additional guidance required with respect to densities, site coverage, setbacks, building height, landscaping, parking, and other aspects of development. Efforts shall be made to update the City's codes and plans as quickly as possible to facilitate and provide a firm framework for new development in accordance with this plan. Any additional controls and limitations may be applied to any property acquired and/or disposed by the City or for which any public assistance in development and/or rehabilitation is provided. Standards for population and building intensity, land coverage, and other features of development should

be such as to help in the achievement of plan objectives, and especially to assure the following:

- a. Avoidance of overcrowding and of the creation of conflicts and congestion on public streets.
- b. The maintenance of sufficient open space to provide for landscaping and other amenities and for pedestrian movement and activity.
- c. The maintenance of a balance between demands on and capacities of public utilities, facilities and services.
- d. The amelioration of extreme climatic conditions and the conservation of energy.
- e. The enhancement and use of major public facilities and open spaces such as the Government Mall, Patriot Park, Rossen House, Civic Plaza, Civic Center, Central Avenue, and other major spaces and pedestrian ways.

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 development of an integrated system of pedestrian facilities.
- 3) The provision, landscape development and improvement of open space areas, setbacks, street right-of-way, and other open or public areas.

- 4) Building height and setback.
- 5) Truck loading and service.
- 6) Facilities and/or designs to reflect climatic conditions and the need for energy conservation.
- 7) Control of signs and other features of site and structure design.
- 8) The location and design standards for all major streets.
- 9) The location and nature of all facilities required to meet public transportation needs.
- 10) Proposed land-uses.
- 11) Proposed population and building densities and land coverage.

E. MANAGEMENT AND IMPLEMENTATION OF THE REDEVELOPMENT PLAN

Sections B and D describe the objectives and plan for the downtown area. Section C describes the types of actions which may be taken to improve the area. This section describes a procedure and a program by which these actions may be implemented to achieve plan objectives.

The downtown area is so large that actions will be required over a long period of time to achieve effective major overall improvement. A way must be provided to stimulate, expedite, and coordinate these actions over time to develop and maintain momentum and to assure meaningful results. Many different public agencies and many different sources of funding must be involved, and a wide range of private initiative and participation will be

required, strong organizational and management resources must be provided. The plan for the development and use of these resources is as follows:

1. *Activities to Be Undertaken by the City*

By itself and/or in cooperation with other responsible departments of government and private agencies, the city will:

- a. Conduct studies and analyses and prepare plans, project proposals, budgets, contracts, recommendations for codes and legislation applications, and other documents and materials required to advance the implementation of plan objectives.
- b. Prepare and disseminate informational, educational, training and marketing materials; convene and otherwise initiate and participate in planning, marketing, negotiating, and other meetings and activities for the purpose of advancing the objectives of the plan.
- c. Implement or carry out any plan, project, or operational activity directed and approved by the city council and for which adequate resources are available. These may include the construction and operation of parking, pedestrian, park, recreational, educational, or other facilities and/or the promulgation and administration of leases, regulations, fees, insurance programs, subsidies, cost-sharing, and other measures required to achieve plan objectives.
- d. Make and enter 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.

- e. Collect, accept, and disburse 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.
- f. Do other things which are legally permitted and are required to implement the plan.

2. Downtown Improvement Budget and Program

The City will prepare both an annual and a long-term budget and program for its activities and for downtown improvement. This budget will identify project and program expenditure categories as specifically as possible as well as sources of funding. It will be submitted to the city council for approval through normal budgetary review processes. No expenditures or binding commitments for expenditure may be made which are not part of a budget approved by the council. In addition to the budget, a program of projects and actions in sufficient detail to identify specific annual and general long-term objectives will be presented. When approved, this program will be used to guide the City's activities for the relevant budget and program period.

3. Project and Action Proposal Review

Any project or activity to be undertaken in the downtown area, privately or by a public agency, which requires public action or approval will be subject to review by the City. The City will assure adequate coordination of advice and review by different departments of city government and of other affected governmental entities. The City will develop and publish criteria and procedures to govern this review process. These will detail the following general guidelines:

- a. Any project or activity proposal may be presented to and discussed with the city and the city may provide advice and technical planning or similar assistance related to such proposals on an informal basis subject to its published criteria and procedures.
- b. All formal requests or applications for public action and all public project proposals will be submitted to the city for review. At its discretion (with exceptions as noted below) the City may issue a report reviewing and commenting on the impact of the proposal upon plan objectives.
- c. For all proposals requiring city council action, a report shall be prepared which:
 - 1) Describes estimated costs and impacts of the proposal in relation to plan objectives.
 - 2) Delineates the nature and scope of public actions and commitments required, including both those to be taken directly by the city and other units of government.
 - 3) 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.
 - 4) Presents budgets, approvals, agreements, opinions and/or other evidence indicating the feasibility of required public actions.

- d. For all proposals requiring city council action and for such others as it may deem appropriate, the city will develop and implement procedures which will assure adequate public review and which will meet all legal or administrative requirements for public hearings.

4. Financing

In addition to financing which may be required in connection with specific project or action proposals, sources of funding will be established 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.

5. A Statement of the Proposed Method for Financing the Redevelopment Project

The city shall provide financing for this Project from a variety of sources, including advances, loans, grants and contributions, property tax increment financing, and such other legally available funds, all as may be determined and specified to be applied to the financing of the Project in the downtown improvement budget and program. The proceeds derived from the property tax increment provision herein shall be for the exclusive use of the implementation of this plan.

6. Property Tax Increment Provision

A portion of the cost of financing the project pursuant to this redevelopment plan will be provided by loans, moneys, advances or other indebtedness, whether or not evidenced by bonds, incurred by the City of Phoenix and payable from property tax increment funds, as authorized by Arizona Revised Statutes, Sections 36-1481 and 36-1488.01, as amended. The proceedings of the Mayor and Council of the City of Phoenix authorizing the issuance of bonds or advance of moneys or making of loans or the

incurring of any indebtedness by the City to finance, in whole or in part, the redevelopment project may pledge the property tax increment funds with respect to the project to the payment of the principal of and interest on such bonds, loans, advances or indebtedness, subject to the hereinafter described limitations.

a. Limitation on Period for Collection and Allocation of Tax Increment Revenues

The collection and allocation of tax property increment funds for redevelopment shall be limited to a period not exceeding thirty (30) years from the date of the first collection and allocation of said tax increments. For purposes of collecting and allocating tax increments pursuant to this redevelopment plan, the assessment and tax roll equalized on August 21, 1978, which assessment and tax roll was the assessment and tax roll last equalized prior to the approval of this redevelopment plan, shall be used in collecting and allocating said tax increments.

b. Allocation and Application of Tax Increment Revenues

Starting with the first tax year beginning after November 1, 1979, any ad valorem taxes levied by or for the benefit of any taxing agency as defined in the Arizona Revised Statutes Section 36-1488.01, A.2., on land, real property, personal property or other property not otherwise exempted with respect to the assessed valuation of property within the redevelopment project area in excess of the assessed valuation of such property as shown on the assessment and tax roll equalized on August 21, 1978, shall be paid into a special tax increment fund to be established by the Mayor

and Council of the City of Phoenix, and shall be used for the payment of the principal of and interest on such bonds, loans, advances, or other indebtedness.

c. Terms of Bonds

Any bonds shall be authorized by appropriate proceedings of the Mayor and Council, may be issued in one or more services or issues, shall bear such date or dates, be payable upon demand or mature at such time or times, but not exceeding thirty (30) years from the first collection and allocation of tax increment funds pursuant to the Arizona Revised Statutes, Section 36-1488.01, as amended, bear interest at such rate or rates, be in such denomination or denominations, be in such forms either coupon or registered, carry such conversion or registration privileges, have such rank or priority, be executed in such manner, be payable in such medium of payment, at such place or places, and be subject to such terms of redemption, with or without premium, as provided by such proceedings.

d. Limitations on the Principal Amount of Bonded Indebtedness and Purpose to which Tax Increments are Pledged.

No more than \$84,257,774 principal amount of bonded indebtedness to which such tax increments are pledged may be outstanding at any one time for the redevelopment project. No bonds or other borrowing shall be issued or incurred for financing the construction, alteration or repair of public buildings, except for parking, pedestrian, park, recreational or educational facilities.

e. Source of Payment of the Bonds

Bonds, or other obligations issued or incurred in accordance with this Paragraph 6 shall not be a general obligation or general debt of the City of Phoenix, the State, nor any of its political subdivisions and neither the City of Phoenix, the State nor any of its political subdivisions are generally liable for them, nor in any event shall such bonds or obligations give rise to a general obligation or liability of the City of Phoenix, the State of Arizona or any of its political subdivisions, or a charge against their general credit or taxing powers, or be payable from any funds or properties other than tax increment funds and such other funds as may lawfully be pledged to the payment thereof in accordance with Arizona Revised Statutes, Section 36-1481 as from time to time amended. The bonds shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

F. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

1. Boundaries, Existing Use and Conditions, General Land-use Plan, and Information Showing Standards of Population Densities, Land Coverages, and buildings in the Area after Redevelopment

Information on Boundaries, existing use and conditions, and the general land-use plan has been previously discussed. The boundaries of the redevelopment project are described in Section A of this plan. Existing land-use and property conditions are also described in Section A.

The general land-use plan and information showing standards of population density, land coverages, and buildings in the area after development are discussed in Section D.

2. *A Statement of the Proposed Changes, If Any, in Zoning Ordinances or Maps, Street Layouts, Street Levels or Grades, Building Codes, and Ordinances*

The scope of redevelopment is very large and the time of implementation long. It is unreasonable at this time to project a comprehensive list of changes which could be needed to implement this plan.

Instead, the 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.

The city shall project changes in the downtown improvement budget and program and the project and action proposal review procedure in order to involve the public in decisions regarding changes to be made in the project area.

At this time, the city proposes a review and revision of zoning codes applicable to the project area to bring them into compliance with plan objectives. Additional possible changes to codes include revised rehabilitation standards for structures within the project area.

The street system within the project area is subject to major changes as a result of implementation of this plan. These changes include clarifying the functions

of local streets to reduce traffic in residential areas, closure of streets to assemble reasonably sized parcels of land for development, realignment of streets for similar purposes, and beautification of streets.

3. *A Statement As to the Kind and Number of Site Improvements and Additional Public Utilities Which Will Be Required to Support the New Land-uses in the Area after Redevelopment*

The number(s) and kind(s) of site improvements and public utility(ies) will be determined through the downtown improvement budget and program and the project and action proposal review processes. All improvements shall conform to the objectives of this plan.

4. *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 shall be in accordance with the requirements of the City's relocation policy except that for projects which are federally funded, such property acquisition shall comply with the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970. All properties to be acquired will be appraised by a qualified independent fee appraisers using accepted appraisal techniques. The property owner shall 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.

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. Instead, the City shall specify costs and revenues as part of the downtown improvement budget and program process. (Amended by Resolution No. 15376)

5. *A Statement of a Feasible Method Proposed for the Relocation of Families to Be Displaced from the Redevelopment Project*

Families and businesses displaced by the redevelopment project shall be relocated in accordance with the City of Phoenix Relocation Policy.

G. PROCEDURES FOR AMENDING OR SUPPLEMENTING THIS GENERAL PLAN

From time to time the general plan may be amended by the city council, providing that adequate notice has been given and public hearings have been conducted as required by law. Council consideration will include review and recommendations.

If changes are proposed for the general plan after the lease or sale of property in the project area, the modification shall be consented to in writing by the redeveloper(s) of any property affected by the proposed modification.

As appropriate, disposition, rehabilitation, land acquisition and clearance, and other specific activity supplements may be added to this plan.

H. EXHIBITS

1. Legal Description

LEGAL DESCRIPTION FOR DOWNTOWN PHOENIX REDEVELOPMENT AREA

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LEGAL DESCRIPTION FOR DOWNTOWN PHOENIX REDEVELOPMENT AREA (INCLUDING THE NORTHWEST CORNER OF CENTRAL AVE. & McDOWELL RD.)

Those portions of Sections 4 through 9, Township 1 North, Range 3 East, G&SRB&M, and those portions of Sections 31 through 33, Township 2 North, Range 3 East, G&SRB&M, lying within the following described line:

BEGINNING at the East quarter corner of Section 8 in said Township 1 North, Range 3 East;

thence Southerly along the East line of said Section 8, in said Township 1 North, Range 3 East, to its intersection with the Easterly prolongation of the centerline of that certain alley lying within Block 8 as shown on the PLAT OF THE RESURVEY OF LINVILLE'S ADDITION, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 2 of Maps at page 62;

thence Westerly, along the Easterly and Westerly prolongation of the Center line of those alleys within Blocks 8 through 14 of said PLAT OF THE RESURVEY OF LINVILLE'S ADDITION, to the monument line of Central Avenue;

thence continuing Westerly, along the Easterly and Westerly prolongation of the South line of Lot 5, Block 1 of the PLAT OF RESURVEY OF MONTGOMERY'S ADDITION, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 2 of Maps at page 63, to the East line of Block B of EVAN'S ADDITION,

according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 2 of Maps at page 31;

thence Southerly, along last said East line, to the Southeast corner of said Block B;

thence Westerly, along the South line of said Block B and its Westerly prolongation, a distance of 495 feet;

thence Southerly, at right angles to last said described line, to the monument line of the Grant - Lincoln Street Truck Route as conveyed to the City of Phoenix by Civil Action No. 76017 in the Superior Court of the State of Arizona in and for the County of Maricopa;

thence Southwesterly, along last said monument line, to the monument line of Grant Street as shown on said PLAT OF RESURVEY OF MONTGOMERY'S ADDITION;

thence Westerly, along last said monument line, to the monument line of 7th Avenue, also being the West line of said Section 8;

thence Northerly, along the West line of said Section 8, to the monument line of Jackson Street;

thence Westerly, along last said monument line, to the Southerly prolongation of the West line of Lots 1 through 10, Block 1 of EVAN'S SUBDIVISION OF BLOCK 29, NEAHR'S ADDITION, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 2 of Maps at page 77;

thence Northerly, along last said West line and its Southerly and Northerly prolongation, to the monument line of Madison Street;

thence Westerly, along last said monument line, to the monument line of 8th Avenue;

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

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thence Westerly, along last said monument line, to the monument line of 9th Avenue;

thence Northerly, along last said monument line, to the monument line of Woodland Avenue;

thence Westerly, along last said monument line, to the East line of 10th Avenue;

thence Northerly, along last said East line, to the monument line of Van Buren Street;

thence Easterly, along last said monument line, to the monument line of 9th Avenue;

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

thence Easterly, along last said monument line, to the Southerly prolongation of the Center line of that certain alley lying within Block S of UNIVERSITY ADDITION, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 1 of Maps at page 32;

thence Northerly, along last said Center line and its Southerly and Northerly prolongation, to the monument line of McKinley Street;

thence Westerly, along last said monument line, to the Southerly prolongation of the Center line of that certain alley lying within Block 1 of KENSINGTON PLACE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 4 of Maps at page 35;

thence Northerly, along last said Center line and its Southerly and Northerly prolongation, to the South line of Roosevelt Street;

thence Northwesterly to the Southwest corner of Lot 17, Block 1 of F. Q. STORY ADDITION, PLAT "A", according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 9 of Maps at page 13;

thence Northerly, along the West line of said Lot 17 and its Northerly prolongation, to the point of intersection of the

West line of Lot 4, Block 15 of F. Q. STORY ADDITION, PLAT "B", according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 9 of Maps at page 15, and the South line of the North 7 feet of said Lot 4;

thence Northwesterly to the point of intersection of the West line of Lot 3 of PALMCROFT, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 16 of Maps at page 45, and the North line of the South 7 feet of said Lot 3;

thence Northerly, along last said West line and its Northerly prolongation, a distance of 138 feet;

thence Easterly, parallel with and 178 feet North of the monument line of McDowell Road, to the monument line of 7th Avenue;

thence continuing Easterly, parallel with and 178 feet North of said monument line of McDowell Road, to the West line of 3rd Avenue;

thence Northeasterly to a point in the East line of said 3rd Avenue which is a distance of 193.75 feet North of the monument line of said McDowell Road;

thence Easterly, parallel with and 193.75 feet North of the monument line of said McDowell Road, to the monument line of 1st Avenue;

thence Northerly along last said monument line to the Westerly prolongation of the South line of the North 10 feet of Lot 58, NORTH CHELSEA, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 9 of Maps at page 29;

thence Easterly along last said prolongation and along said South line and the Easterly prolongation thereof, being identical with the centerline of an East-West alley, to the East line of the West 10 feet of Lot 57 in said NORTH CHELSEA;

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thence Northerly along last said East line, being identical with the centerline of a North-South alley, to the North line of said Lot 57;

thence Easterly along last said North line, and the Easterly prolongation thereof, to the monument line of Central Avenue;

thence Northerly, along last said monument line, to the monument line of Coronado Road;

thence Easterly, along last said monument line, to the monument line of Alvarado Road;

thence Southerly, along last said monument line, to the Westerly prolongation of the North line of Lot 9, LOS OLIVOS SUBDIVIDED, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 4 of Maps at page 67;

thence Easterly, along last said North line and its Westerly prolongation, to the Northeast corner of said Lot 9;

thence Southeasterly to the Northwest corner of Lot 33, LOS OLIVOS AMENDED, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 4 of Maps at page 2;

thence Easterly, along the North line of said Lot 33, the North line of Lot 41 of said LOS OLIVOS AMENDED and the North line of LOS OLIVOS TRACT, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 8 of Maps at page 37, to the intersection of last said North line and the West line of the East 7 feet of said LOS OLIVOS TRACT;

thence Southeasterly, to the intersection of the East line of the West 7 feet of Lot 13, Block 5 of HURLEY HEIGHTS SUBDIVIDED, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 7 of Maps at page 11, and the North line of said Lot 13;

thence Easterly, along last said North line, to the Northeast corner of said Lot 13;

thence Southerly, along the East line of said Lot 13, to the Southeast corner thereof;

thence Southwesterly to the intersection of the South line of the North 7 feet of Lot 1, MILLER SUBDIVISION, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 5 of Maps at page 16, and the East line of said Lot 1;

thence Southerly, along last said East line and its Southerly prolongation, to the South line of Lot 16, Block 1 of EVERGREEN HEIGHTS AMENDED, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 4 of Maps at page 55;

thence Southeasterly to the Northeast corner of Lot 18, Block 1 of said EVERGREEN HEIGHTS AMENDED;

thence Southerly, along the East line of said Lot 18, to the Southeast corner thereof;

thence Southwesterly to the Northeast corner of Lot 17, Block 2 of said EVERGREEN HEIGHTS AMENDED;

thence Southerly, along the East line of last said Lot 17, to the Southeast corner thereof;

thence Southeasterly to the Northeast corner of Lot 18, Block 2 of said EVERGREEN HEIGHTS AMENDED;

thence Southerly, along the East line of last said Lot 18, to the Southeast corner thereof;

thence Southerly to the Northwest corner of the East 101 feet of Lot 4, Block 3 of BRILL'S ADDITION AMENDED, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 2 of Maps at page 45;

thence Southerly, along the West line of the East 101 feet of last said Lot 4 and its Southerly prolongation, to the

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South line of Lot 3 of said Block 3;
thence Easterly, along last said South line, to the Southeast corner of last said Lot 3;
thence Southerly, along the East line of Lots 1 and 2 of said Block 3 and its Southerly prolongation, to the monument line of Roosevelt Street;
thence Easterly, along last said monument line, to the Northerly prolongation of the West line of that certain alley lying within Block 1 of HAMILTON SUBDIVISION, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 3 of Maps at page 35;
thence Southerly, along last said West line and its Northerly and Southerly prolongation, to the North line of Block 1, VICTORIA PLACE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 5 of Maps at page 6;
thence Westerly, along last said North line, to the Northwest corner of Lot 3 of last said Block 1;
thence Southerly, along the West line of last said Lot 3 and its Southerly prolongation, to the South line of the SUBDIVISION OF LOT 5, BLOCK 6, DENNIS ADDITION, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 2 of Maps at page 22;
thence Easterly, along last said South line and its Easterly prolongation, to the monument line of 9th Street;
thence Southerly, along last said monument line, to the monument line of Van Buren Street;
thence Easterly, along last said monument line, to the Northerly prolongation of the West line of the East 43.75 feet of Lot 4, Block 2, MURPHY'S ADDITION, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 1 of Maps at page 16;
thence Southerly, along last said West line and its

Northerly prolongation, to the South line of last said Lot 4;
thence Westerly, along last said South line and its Westerly prolongation, to the Northeast corner of Lot 9 in last said Block 2;
thence Southerly, along the East line of last said Lot 9, to the North line of the South 145 feet of last said Lot 9;
thence Westerly, along last said North line and its Westerly prolongation, to the West line of the East 25 feet of Lot 10 in last said Block 2;
thence Northerly, along last said West line, to the South line of Lot 1 in last said Block 2;
thence Westerly, along last said South line, to the East line of the West 114.97 feet of last said Lot 1;
thence Northerly, along last said East line, to the North line of the South 110 feet of last said Lot 1;
thence Westerly, along last said North line and its Westerly prolongation, to the West line of the East 7.5 feet of 9th Street;
thence Northerly, along last said West line, to the Easterly prolongation of the South line of the North 105 feet of Lot 5, Block 1 in said MURPHY'S ADDITION;
thence Westerly, along last said South line and its Easterly prolongation, to the East line of B. DAVID RUSSELL PLACE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 383 of Maps at page 3;
thence Southerly, along last said East line, to the Southeast corner of Lot 5 in said B. DAVID RUSSELL PLACE;
thence Westerly, along the South line of last said Lot 5, to the Southwest corner thereof;
thence Southerly, along the Southerly prolongation of the West line of last said Lot 5, to the Easterly prolongation of

REVISED

Downtown Redevelopment Area
Page 5 of 5 Pages

the South line of Lot 19, WYLIE PLACE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 3 of Maps at page 54;

thence Westerly, along last said South line and its Easterly prolongation, to the Southwest corner of said Lot 19;

thence Northerly, along the West line of said Lot 19, to the Southeast corner of Lot 11 of said WYLIE PLACE;

thence Westerly, along the South line of said Lot 11, to the Northeast corner of Lot 12 of said WYLIE PLACE;

thence Southerly, along the East line of said Lot 12 and its Southerly prolongation, to the monument line of Monroe Street;

thence Westerly, along last said monument line, to the Northerly prolongation of the East line of Lot 3, Block 1 of KIRKLAND'S SUBDIVISION, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 2 of Maps at page 44;

thence Southerly, along last said East line and its Northerly and Southerly prolongation, to the monument line of Washington Street;

thence Westerly, along last said monument line, to the Northerly prolongation of the East line of Lot 2, Block 5 of said MURPHY'S ADDITION;

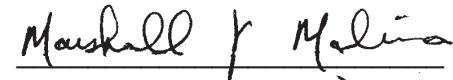
thence Southerly, along last said East line and its Northerly and Southerly prolongation, to the monument line of Jefferson Street;

thence Easterly, along last said monument line, to the Northerly prolongation of the East line of Lot 15, WILLOWDALE SUBDIVISION AMENDED, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 1 of Maps at page 47;

thence Southerly, along last said East line and its Northerly and Southerly prolongation, to the monument line of Jackson Street;

thence Westerly, along last said monument line, to the East line of said Section 8, Township 1 North, Range 3 East; thence Southerly, along last said East line, to the POINT OF BEGINNING.

Prepared January 30, 2001, in
Title Section,
Real Estate Division
By MARSHALL J. MALINA,
Property Specialist



Checked  Date 1-30-01

2. *General Relocation Policy*

Relocation activities for the Downtown Area Redevelopment and Improvement Plan will be carried out by the Relocation Section, Housing and Urban Redevelopment 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 programs.
- * 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.

3. Resolutions

RESOLUTION NO. 15143

A RESOLUTION OF THE CITY COUNCIL OF PHOENIX, ARIZONA, APPROVING THE DOWNTOWN AREA REDEVELOPMENT AND IMPROVEMENT PLAN AND FINDING THAT SUCH PLAN IS FEASIBLE AND IN CONFORMITY WITH THE GENERAL PLAN FOR DEVELOPMENT OF THE CITY OF PHOENIX; AND DECLARING AN EMERGENCY.

WHEREAS, the Council of the City of Phoenix, by Resolution Number 15128 adopted on the 30th day of January, 1979, found that a slum area exists within the corporate limits of the City of Phoenix described as the Downtown 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, a Downtown Area Redevelopment and Improvement Plan dated March, 1979, consisting of 35 pages and Exhibits I and II has been prepared and referred to the Council of the City of Phoenix for review and approval, and

WHEREAS, the City Planning Commission of the City of Phoenix has previously reviewed such Downtown Area

Redevelopment and Improvement Plan and has timely submitted its written recommendations respecting the proposed Plan to the Council of the City of Phoenix, and

WHEREAS, since such Plan contains property tax increment provisions pursuant to Arizona Revised Statutes, Section 36-1488.01 as amended, a copy of such property tax increment provisions together with a statement that if the provisions are adopted to permit such a division of tax revenues, property taxes resulting from increases in valuation above the assessed value as shown on the last equalized assessment and tax roll may be allocated for redevelopment purposes, rather than being paid into the treasury of the taxing agency has been duly and timely transmitted to the governing body of each taxing agency which levies taxes upon any property in the project area, and which would be affected by a division of property tax increments, 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 Downtown Area Redevelopment and Improvement Plan,

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

IT IS HEREBY FOUND AND DETERMINED:

SECTION 1. That the Downtown Area Redevelopment and Improvement Plan dated March, 1979, is feasible and in conformity with the general plan for the development of the City of Phoenix as a whole.

SECTION 2. That the area covered by the Downtown Area Redevelopment and Improvement Plan does not contain within its boundaries more than five percent of the total assessed valuation of the City of Phoenix.

SECTION 3. That the Downtown Area Redevelopment and Improvement Plan does not contain any provisions for the financing of construction, alteration or repair of public buildings, except for parking facilities, with tax increment funds or proceeds of bonds payable from such funds.

SECTION 4. The Downtown Area Redevelopment and Improvement Plan dated March, 1979, is hereby approved and adopted.

SECTION 5. The Phoenix City Clerk is hereby directed to file a copy of the approved Downtown Area Redevelopment and Improvement Plan dated March, 1979, with the minutes of this meeting.

SECTION 6. the Phoenix City Clerk is further directed to transmit and file a copy of the Downtown Area Redevelopment and Improvement Plan dated March, 1979, together with certification that the Council of the City of Phoenix has duly adopted such Plan with the following:

- a. The assessor of Maricopa County.
- b. The Clerk of the Board of Equalization of Maricopa County.
- c. The Arizona Department of Revenue.
- d. The governing body of each of the taxing agencies which levies taxes upon any property located in the Plan area.
- e. Any officer or officers performing the functions of Assessor for any taxing agencies which in levying or collecting taxes within the Plan area do not use the Maricopa County assessment roll or do not collect its taxes through Maricopa County.

SECTION 7. 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 13 day of March, 1979.

Margaret T. Hance
MAYOR

ATTEST: Robert Villalobos Acting City Clerk

APPROVED AS TO FORM: [Signature] Acting City Attorney

REVIEWED BY: [Signature] City Manager

RESOLUTION NO. 15376

A RESOLUTION OF THE CITY COUNCIL OF PHOENIX, AMENDING THE DOWNTOWN AREA REDEVELOPMENT AND IMPROVEMENT PLAN; AND DECLARING AN EMERGENCY.

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

SECTION 1. That Section F, subsection 4, of the Downtown Area Redevelopment and Improvement Plan dated March, 1979, be amended to read as follows:

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

Property acquisition shall be in accordance with the requirements of the City's relocation policy except that for projects which are federally funded, such property acquisition shall comply with the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970. All properties to be acquired will be appraised by a qualified independent fee appraiser using accepted appraisal techniques. The property owner shall be offered a purchase price of fair market value based upon the appraisal. If, after a reasonable period of time, the offer is not accepted, eminent domain proceedings may be instituted to acquire the subject property.

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. Instead, the City shall specify costs and revenues as part of the downtown improvement budget and program process."

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 clause of said Charter.

PASSED by the Council of the City of Phoenix this 13 day of March, 1979.



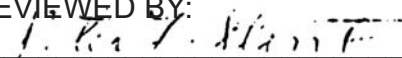
Acting MAYOR

ATTEST: 

Acting City Clerk

APPROVED AS TO FORM 

Acting City Attorney

REVIEWED BY: 

Assistant City Manager

RESOLUTION NO. 19029

A RESOLUTION OF THE COUNCIL OF THE CITY OF PHOENIX AMENDING THE DOWNTOWN AREA REDEVELOPMENT AND IMPROVEMENT PLAN; AND DECLARING AN EMERGENCY.

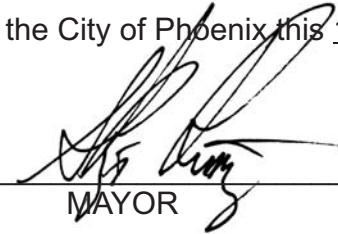
BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1. That the Downtown Area Redevelopment and Improvement Plan (the "Plan"), dated March, 1979 approved by the City Council of Phoenix on March 13, 1979 by Resolution No. 15143 and recorded by the Maricopa County Recorder March 22, 1979 at Docket 13518 on pages 383-426 is hereby amended as follows:

- a. The Project Area Boundary Map identified as Figure 1 in the Plan is hereby deleted and the Project Area Boundary Map as Expanded January 1998, attached hereto as Exhibit A, is substituted therefor.
- b. The General Land Use Plan identified as Figure 4 in the Plan is hereby deleted and the General Land Use Plan as Expanded January 1998, attached hereto as Exhibit B, is substituted therefor.
- c. Paragraph D, 2, a, 3, c on page 22 of the Plan is hereby deleted and the following new provision is substituted therefor:
"c. Housing, if included in a carefully designated single use or mixed-use development."

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 clause of said Charter.

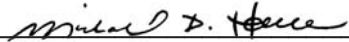
PASSED by the Council of the City of Phoenix this 14 day of January, 1998.


MAYOR

ATTEST:


City Clerk

APPROVED AS TO FORM:


Acting
City Attorney

REVIEWED BY:


City Manager

RESOLUTION NO. 19048

A RESOLUTION OF THE COUNCIL OF THE CITY OF PHOENIX AMENDING THE DOWNTOWN AREA REDEVELOPMENT AND IMPROVEMENT PLAN; AND DECLARING AN EMERGENCY.

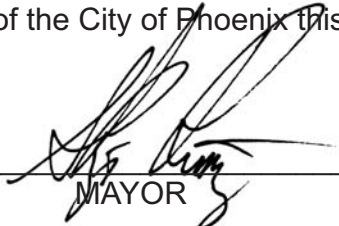
BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1. That the Downtown Area Redevelopment and Improvement Plan (the "Plan"), dated March, 1979 approved by the City Council of Phoenix on March 13, 1979 by Resolution No. 15143 and recorded by the Maricopa County Recorder March 22, 1979 at Docket 13518 on pages 383-426 is hereby amended as follows:

- a. The Project Area Boundary Map identified as Figure 1 in the Plan is hereby amended by Resolution No. 19029 dated January 14, 1998 is hereby deleted and the Project Area Boundary Map as Expanded February 1998, attached hereto as Exhibit A, is substituted therefor.
- b. The General Land Use Plan identified as Figure 4 in the Plan as amended by Resolution No. 19029 dated January 14, 1998 is hereby deleted and the General Land Use Plan as Expanded February 1998, attached hereto as Exhibit B, is substituted therefor.

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 clause of said Charter.

PASSED by the Council of the City of Phoenix this 18 day of February, 1998.




MAYOR

ATTEST:



City Clerk

APPROVED AS TO FORM:



Acting
City Attorney

REVIEWED BY:



City Manager

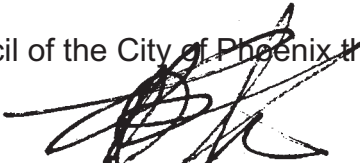
RESOLUTION NO. 19581

A RESOLUTION OF THE COUNCIL OF THE CITY OF PHOENIX AMENDING THE DOWNTOWN AREA REDEVELOPMENT AND IMPROVEMENT PLAN.

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

SECTION: 1 That the Downtown Area Redevelopment and Improvement Plan (the "Plan"), dated March 1979, approved by the City Council of Phoenix on March 13, 1979 by Resolution No. 15143, as amended by Resolution No. 19029 dated January 14, 1998, is hereby amended by adding the northern expansion, depicted in Exhibit A, attached hereto and incorporated herein by this reference, to the Project Area depicted on Figure 1 of the Plan as expanded February, 1998.

PASSED by the Council of the City of Phoenix this 21st day of February 2001.



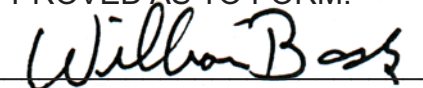
ACTING MAYOR

ATTEST:



City Clerk

APPROVED AS TO FORM:



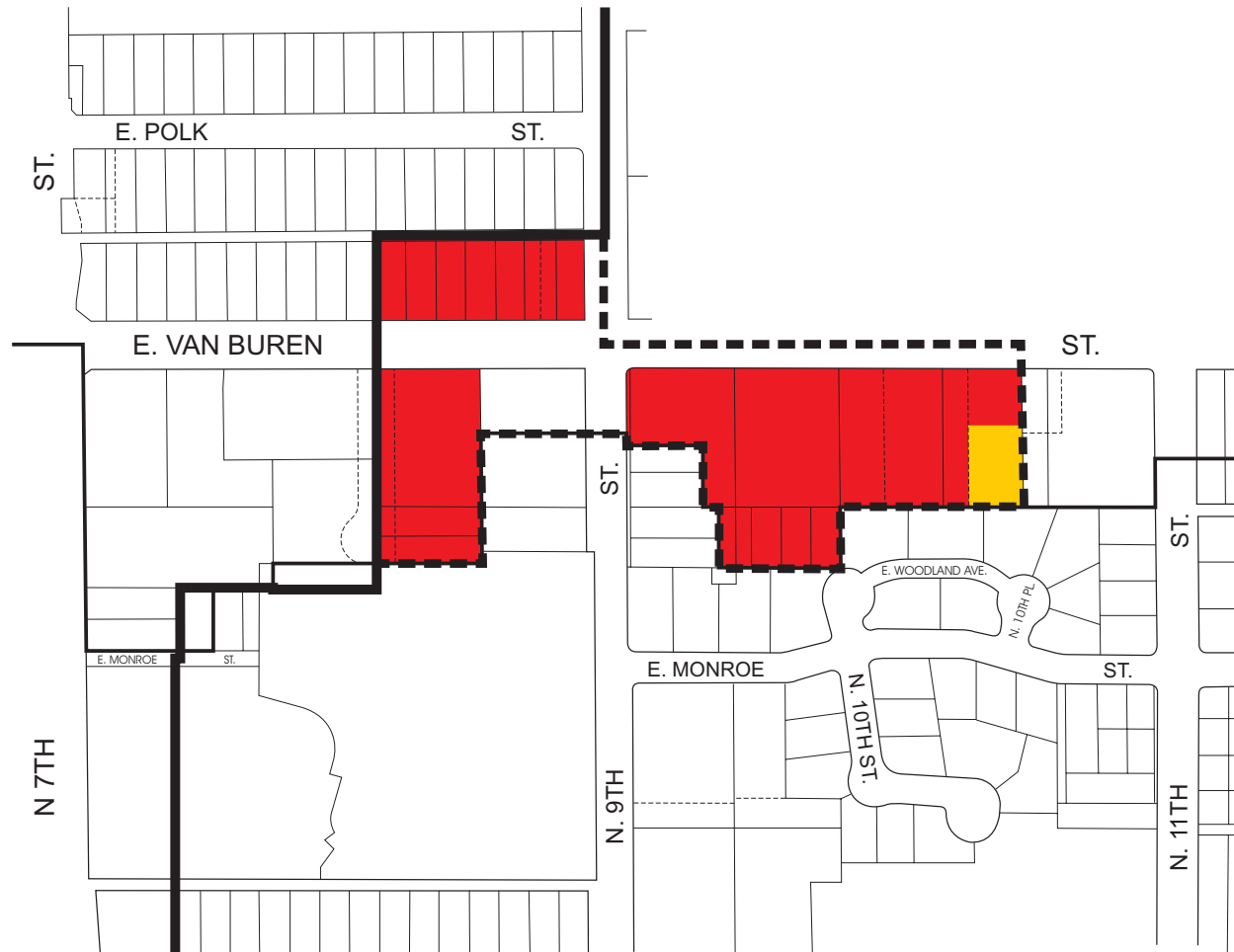
Acting
City Attorney

REVIEWED BY:




City Manager

4. 1998 Map Amendments

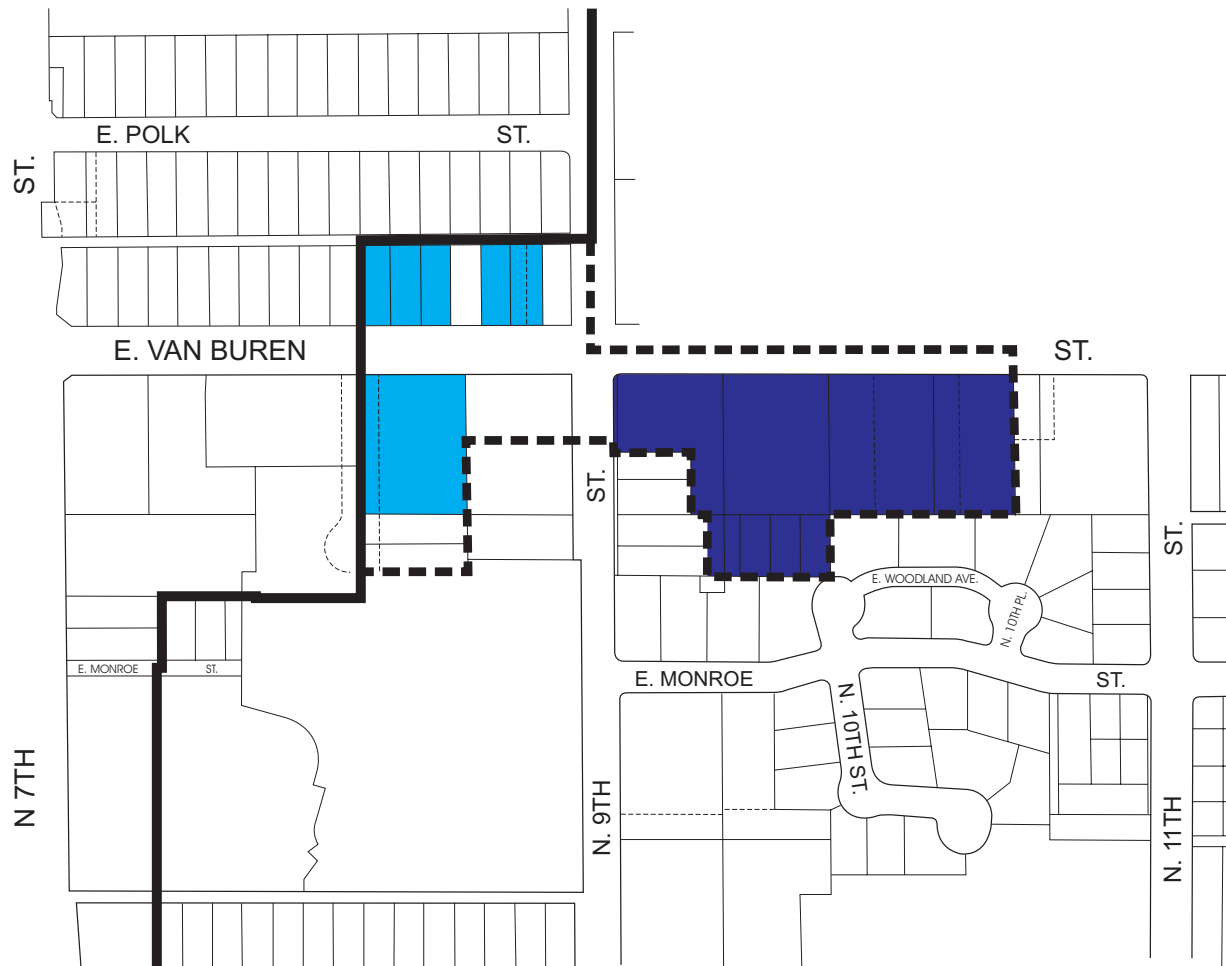


**1998 Expansion Amendment
GENERALIZED EXISTING LAND USE**

-  RESIDENTIAL
-  COMMERCIAL
-  VACANT



Prepared By The City Of Phoenix
Planning Department



**1998 Expansion Amendment
GENERALIZED BUILDING CONDITIONS**

- VACANT
- LESS THAN 25% DETERIORATED and/or VACANT
- 25% TO 50% DETERIORATED and/or VACANT
- 51% TO 65% DETERIORATED and/or VACANT
- 66% AND GREATER DETERIORATED and/or VACANT



Prepared By The City Of Phoenix
Planning Department

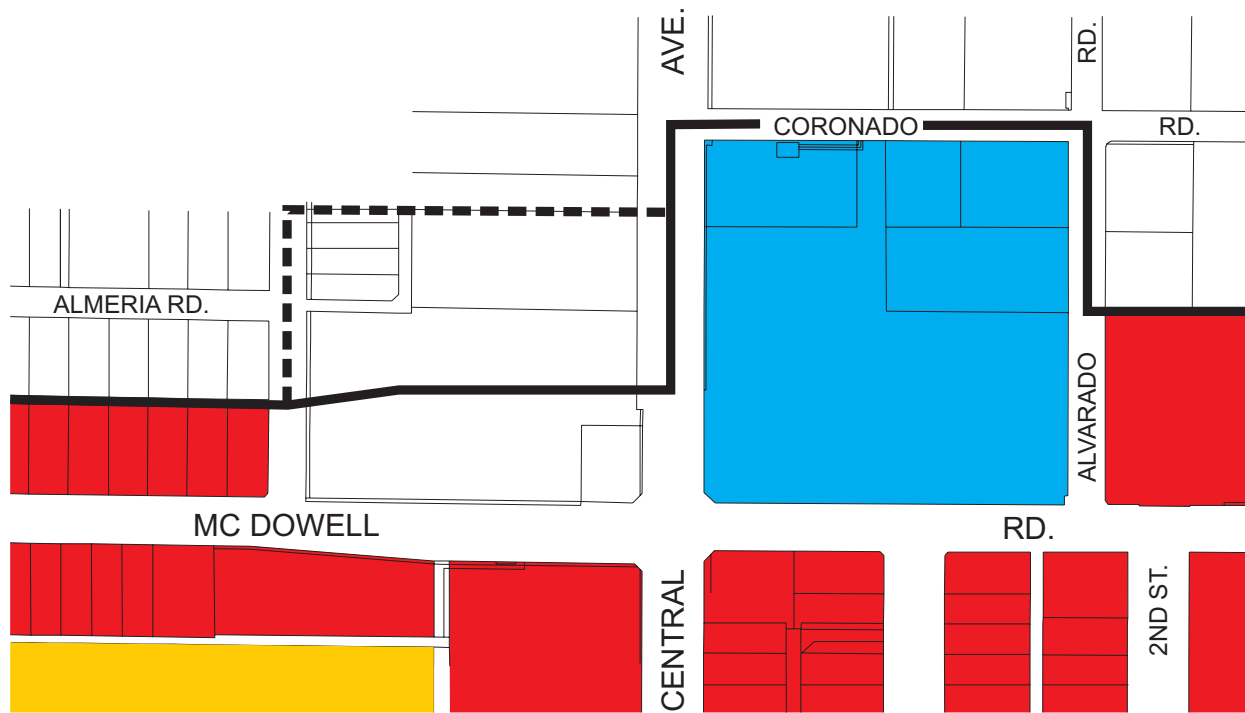


FIGURE 2
2001 Expansion Amendment
GENERALIZED EXISTING LAND USE

FEBRUARY 21, 2001

- RESIDENTIAL
- COMMERCIAL
- PUBLIC
- VACANT



Prepared By The City Of Phoenix
 Planning Department

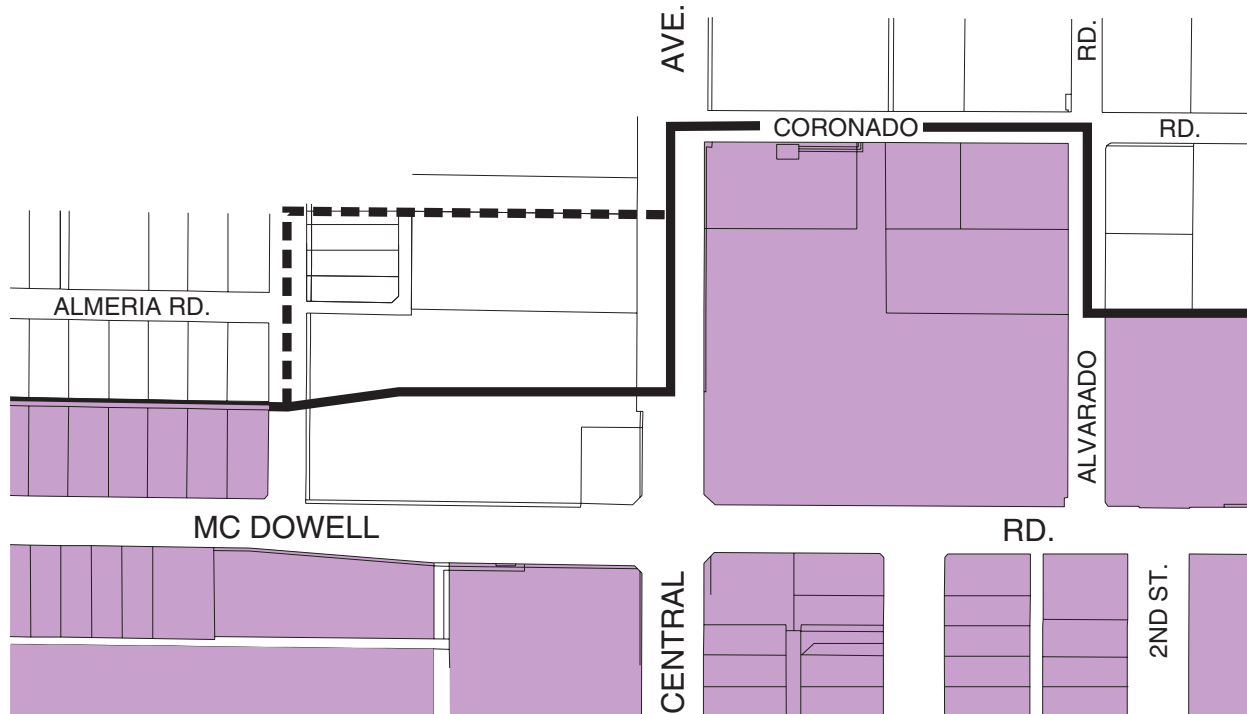


FIGURE 3
2001 Expansion Amendment
GENERALIZED BUILDING CONDITIONS

FEBRUARY 21, 2001

- VACANT
- LESS THAN 25% DETERIORATED and/or VACANT
- 25% TO 50% DETERIORATED and/or VACANT
- 51% TO 65% DETERIORATED and/or VACANT
- 66% AND GREATER DETERIORATED and/or VACANT



Prepared By The City Of Phoenix
Planning Department