

---



# APPENDICES

## TASK C3-A:

### Existing RDA Plan Summary

# BOOKER T. WASHINGTON

## REDEVELOPMENT PLAN

### Plan Objectives:

- Phased implementation and coordinated building demolition and new construction to minimize the disruption and/or temporary displacement of people.
- Provide new housing and business locations in the neighborhood for residents and businesses wishing to remain, before the buildings they are presently occupying are removed.
- Provide temporary relocation housing at rents people can afford.
- Creating a safe and stimulating environment for people.
- Eliminating environment deficiencies (as per law)
- Providing land for public facilities
- Changing land (includes clustered housing)
- Removing impediments to land development through land assembly, improved streets and public utilities.
- Establishing a high level of urban design through technical assistance.
- Land disposition to encourage redevelopment.

### Redevelopment Techniques

- Rehabilitation of structures to at least minimum standards when possible.
- Preserve historic buildings and buildings of merit.
- Provide relocation assistance to displaced residents.
- Rezoning to bring land uses into conformance with the Redevelopment Plan.

### Planning Criteria & Development Standards

- Site Plan Review
- Retail permitted within residential areas with approval.
- Commercial development
- Maximum Height: 4 stories
- Streetscapes: Well landscaped
- Includes parking standards
- Some street closures recommended
- Park planned as predominant use between 6th and 12th Streets

### RDA Current Conditions

This Redevelopment Area has experienced substantial changes since adoption of this plan, including the addition of light rail along Washington and Jefferson Streets and construction of Heritage Science Park and AZ Science Center, ASU at the Mercado, Children's Museum of Phoenix, a parking garage for the Civic Center and Renaissance Park, Artisan Park View apartments. Within the Downtown RDA, the Booker T. Washington RDA includes mostly commercial development south of Washington Street including Chase Field and the Right Field parking garage, and City administration and private offices. Residential development as a result of the RDA is mostly north of Washington Street and includes single family housing, McCarty on Monroe and Washington Manor Apartments. Other non-residential development in this area includes the Faith North School and commercial uses along Washington Street.

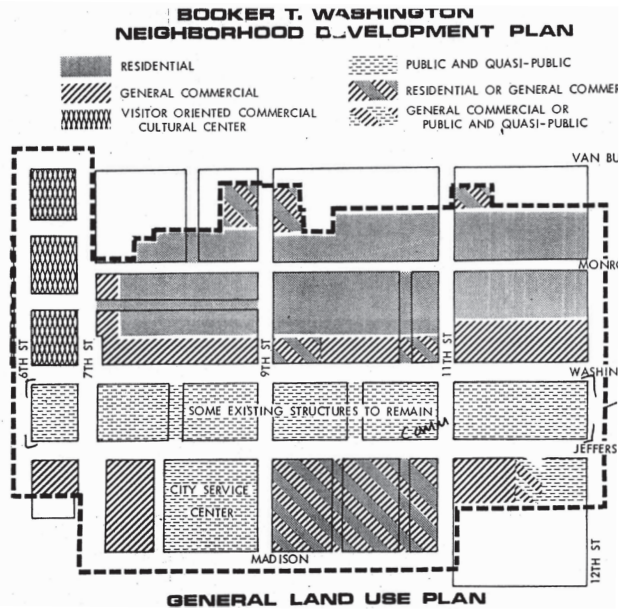
### Who was Booker T. Washington?

Booker T. Washington was an American educator, author, orator, and advisor to several U.S. presidents. A dominant figure in the African American community in the United States from 1890 to 1915, he established Tuskegee Institute in Alabama and was summoned by President Theodore Roosevelt to the White House in 1906.

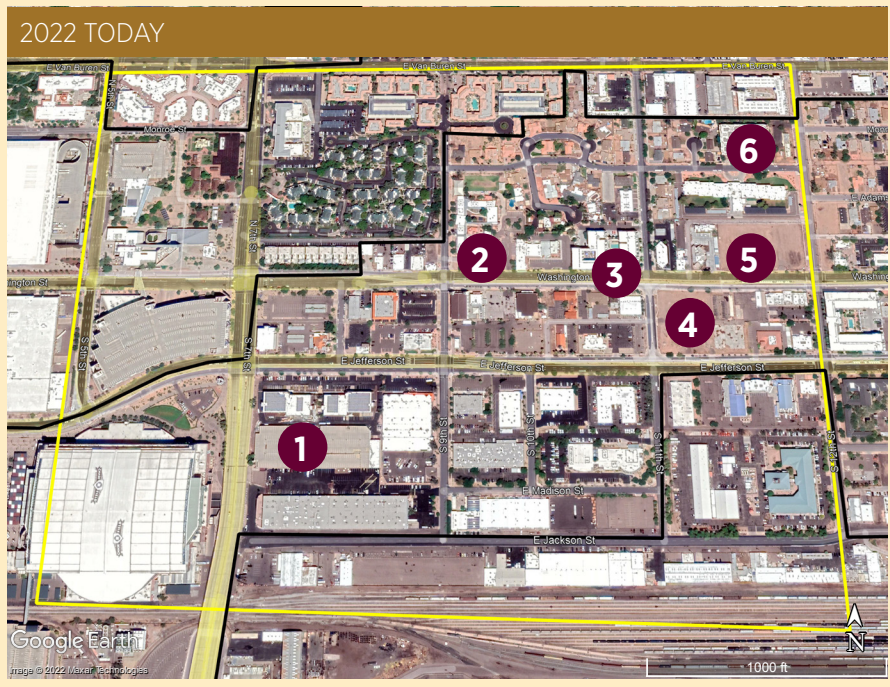


**ADOPTED:** JANUARY 23<sup>RD</sup>, 1979  
**UPDATES:** NONE

# Then & Now...



Land Use	Density/Allowable Uses
<b>Residential</b>	5 to 30 DU/AC and can include apartments, townhouses, patio homes, single family and semi-detached houses.
<b>General Commercial</b>	Any except industrial activities in accordance with a list of permitted uses. Must be compatible with adjacent residential uses.
<b>Visitor-Oriented Commercial Cultural Center</b>	Economically feasible base for structures of cultural, historic, or architectural significance supportive of the Phoenix Convention Center. Includes office, retail, hotels, or trade center.
<b>Public/Quasi Public</b>	Schools, churches, community and city service centers.



**NEW DEVELOPMENT WITHIN DOWNTOWN AND BOOKER T. WASHINGTON RDAS INCLUDES:**

1. Right Field Lot Parking
2. Faith North School Redevelopment
3. 1012 East Residential/Commercial Mixed use
4. Cleared lot (11th Street and Jefferson Street)
5. Cleared lot (12th and Washington Street)
6. 1130 East Monroe Street Apartments

**Booker T. Washington RDA**  
**Downtown RDA**

# SPECIAL REDEVELOPMENT AREA REDEVELOPMENT PLAN

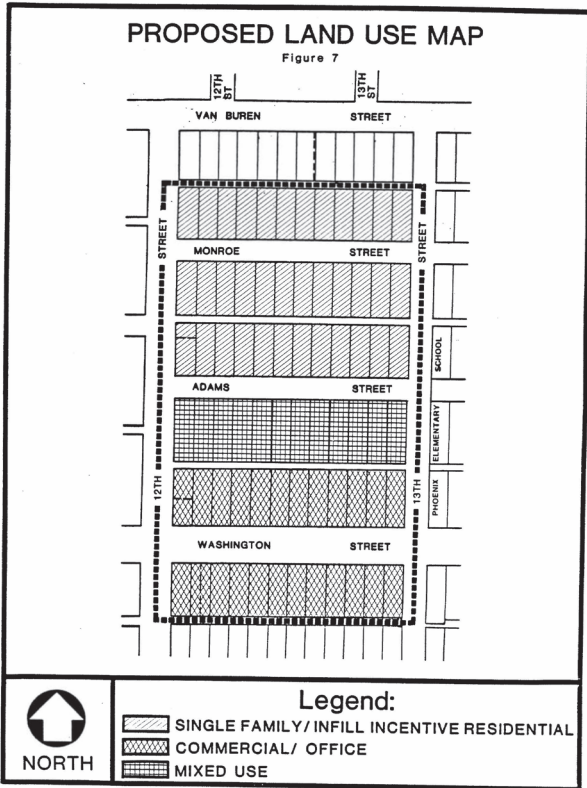
## **Plan Objectives:**

- Remove the most incompatible land uses and the most seriously deteriorated residential and commercial buildings which detract from the functional unity, aesthetic appearance, economic vitality and social welfare of this area of the City.
- Prevent the re-occurrence of blight and blighting conditions.
- Preserve existing residential stock and character where feasible and create an environment which will contribute to the health, safety, welfare and value of the properties within the Redevelopment Area.
- Provide a hospitable and secure environment for private investment and maximize private investment opportunities.
- Encourage the redevelopment of underutilized, vacant and cleared properties.

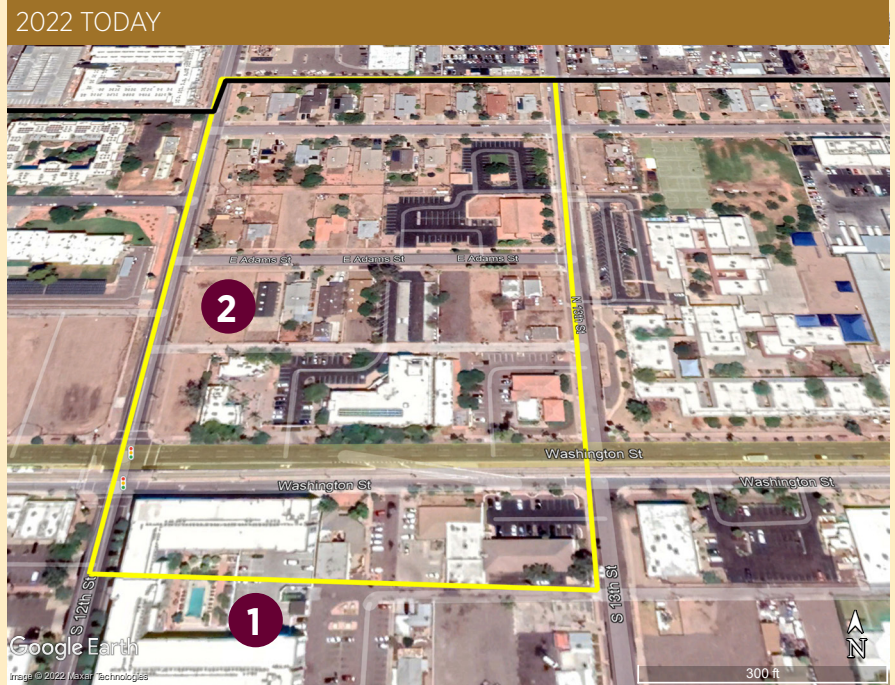
## **Redevelopment Techniques**

- Continue planning and provide technical assistance and counseling.
- Provide public services at a level consistent with those elsewhere in the city. Remove or install public improvements to achieve plan objectives.
- Engage in special redevelopment actions.
- Prepare land for redevelopment through acquisition, clearance and land preparation, property disposition, development contracts, deed restrictions, and subdivision.
- Rehabilitate those structures that will encourage private sector redevelopment and relocate residents when necessary due to property acquisition.

**ADOPTED:** NOVEMBER 10<sup>TH</sup>, 1981  
**UPDATES:** NONE



## Then & Now...



Land Use	Density/Allowable Uses
Single Family / Infill Incentive Residential	Recognizes single family homes that are financially feasible to rehabilitate and the need for new multifamily housing to meet housing needs of the neighborhood. Desired densities from 15 to 30 du/ac.
Commercial Office	Recognizes existence of compatible commercial businesses and allow for compatible new commercial and office development.
Mixed Use	Provides flexibility with respect to future commercial or office plans not anticipated at this time. Further refinement and definition accomplished as private sector investment occurs.

**Special Redevelopment Area**  
**Downtown RDA**

### RDA Current Conditions

This Redevelopment Area is located along the eastern border of the Booker T. Washington RDA. It is wholly contained within the Downtown RDA. Since adoption of the plan, some redevelopment has occurred in the southern portion of the RDA including the Mason Oliver apartments at 12th and Washington Streets (A), demolition of houses at the South-west corner of 12th and Adams Streets (B).

# 7TH STREET & BUCKEYE ROAD REDEVELOPMENT PLAN

## Plan Objectives:

- Eliminate substandard, deteriorating and obsolete buildings and environmental deficiencies which detract from the functional, aesthetic and economic welfare of the redevelopment area.
- Promote compatible land uses within and around the redevelopment area.
- Assemble land into functional parcels compatible with the proposed land uses.
- Provide efficient, safe and functional circulation systems which minimize conflicts between different modes of transportation within and around the redevelopment area.
- Prevent the re-occurrence of blight conditions in the redevelopment area.
- Encourage the employment of residents from the adjacent neighborhoods in the construction, operations and maintenance of redevelopment projects.
- Encourage coordination of the 7th Street and Buckeye Road Redevelopment Plan projects with the efforts of other redevelopment areas in the Central City Village.
- Enhance the sense of community and neighborhood within the Central City Village to increase the area's attractiveness as a place to live, work and play.
- Ensure that the stability and protection of the surrounding residential areas is not affected by future projects in the 7th Street and Buckeye Road Redevelopment Area.

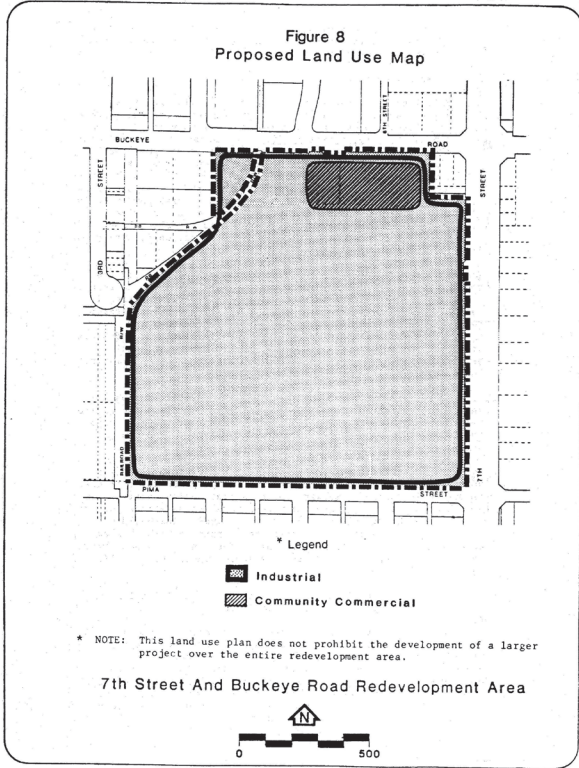
## Redevelopment Techniques

- Continue planning and provide technical assistance and counseling.
- Provide public services at a level consistent with those elsewhere in the city. Remove or install public improvements to achieve plan objectives.
- Engage in special redevelopment actions.
- Conduct environmental assessment prior to acquisition of any land by the City.
- Prepare land for redevelopment through acquisition, clearance and land preparation, property disposition, development contracts, deed restrictions, and subdivision.
- Rehabilitate those structures that will encourage private sector redevelopment and relocate residents when necessary due to property acquisition.

## Planning Criteria & Development Standards

- Site Plan Review
- Applicable city zoning and building standards.
- Additional criteria for land acquired and/or disposed of by the City include controls and limitations:
  - » To avoid overcrowding of structures and the creation of traffic congestion on public streets.
  - » To maintain sufficient open space to provide for landscaping and other amenities and for pedestrian movement and activity.
  - » To maintain a balance between demands on and capacities of public utilities, facilities and services.
  - » To ameliorate extreme climatic conditions and encourage energy conservation.
  - » To ameliorate negative environmental conditions.
- Vehicular circulation should be directed toward 7th Street or / and Buckeye Road to protect the residential neighborhood to the south of the redevelopment area. 5th Street between Buckeye and Pima Street abandoned.

**ADOPTED:** NOVEMBER 1<sup>ST</sup>, 1989  
**UPDATES:** NONE



Land Use	Density/Allowable Uses
<b>Industrial</b>	Clean manufacturing such as electronics assembly, warehouse and distribution for retail and wholesale, industrial office, and service maintenance facilities controlled by A-1 and A2 zoning standards.
<b>Community Commercial</b>	Commercial service uses should smaller industrial uses be developed as opposed to larger developments. Includes service stations, banks, restaurants, and motels controlled by C-3 zoning standards.

7th St & Buckeye RDA  
 Downtown RDA

## Then & Now...



### RDA Current Conditions

This RDA included a vacant metal salvage yard and an abandoned landfill site and six residential structures, three of which were deemed in need of extensive repairs. Since designation of the RDA, three new buildings have been constructed (A). Storage uses remain along 7th Street and along Buckeye Road east of 5th Street.

# EASTLAKE

## REDEVELOPMENT PLAN

### Plan Objectives:

#### Land Use

- Promote compatible land uses within and around the Redevelopment Area.
- Eliminate and discourage future land uses that will degrade or contribute to the further decline of the Area.
- Encourage continuity of land uses established by efforts in the Downtown, Booker T. Washington (NDP) and Special Redevelopment Areas to maximize the redevelopment benefits in the Area.
- Encourage the redevelopment of underutilized, vacant and cleared properties.

#### Housing

- Promote the development and retention of decent, safe and affordable housing in the area.
- Preserve the existing housing and character where feasible, and encourage relocation and infill of homes where appropriate.

#### Economic Development

- Encourage a variety of services and retail establishments to locate within the Redevelopment Area.
- Increase and improve the quality and accessibility of job opportunities for the residents of the Eastlake Park area.
- Promote opportunities for skills training and job placement.
- Encourage appropriate commercial uses along the major thorough-fares to take advantage of the Redevelopment Area's proximity to Downtown, freeways and the airport.

#### Transportation

- Provide a safe and efficient circulation systems for vehicles, bicycles and pedestrians.

#### Environment

- Encourage development which will prevent the reoccurrence of blighted conditions within the Redevelopment Area.
- Maximize opportunities to create a safe and pleasing environment for those who live in, work in, or visit the redevelopment area.
- Encourage and promote an upgraded visual image of the area that will benefit the residents and visitors.

#### Public Safety

- Vacant homes and other abandoned buildings must be kept secured or demolished to eliminate their use for unlawful purposes.

### About Eastlake

- Eastlake Park housed the Mansion of the Territorial Governor of AZ in the early 1900's at 13th and Jefferson Streets.
- Booker T. Washington Memorial Hospital, one of the first private hospitals in the area was located at 1341 Jefferson Street.
- City of Phoenix District 8 Councilman Calvin Good lived at 1502 E. Jefferson Blvd., the former site of the Eastlake Park School.
- The original Booker T. Washington School at 12th and Jefferson Streets is reused as the New Times Building.

### Redevelopment Techniques

- Continue planning and provide technical assistance and counseling.
- Provide public services at a level consistent with those elsewhere in the city. Remove or install public improvements to achieve plan objectives.
- Engage in special redevelopment actions.
- Conduct environmental assessment prior to acquisition of any land by the City.
- Prepare land for redevelopment through acquisition, clearance and land preparation, property disposition, development contracts, deed restrictions, and subdivision.
- Rehabilitate those structures that will encourage private sector redevelopment and relocate residents when necessary due to property acquisition.

### Neighborhood Goals

- Develop Eastlake as a focus point for the inner city area.
- Develop and increase educational and employment opportunities, health services and cultural/recreational facilities.
- Stabilize and retain existing business and organizations to encourage the preservation and enrichment of the physical and cultural traditions of the neighborhood.

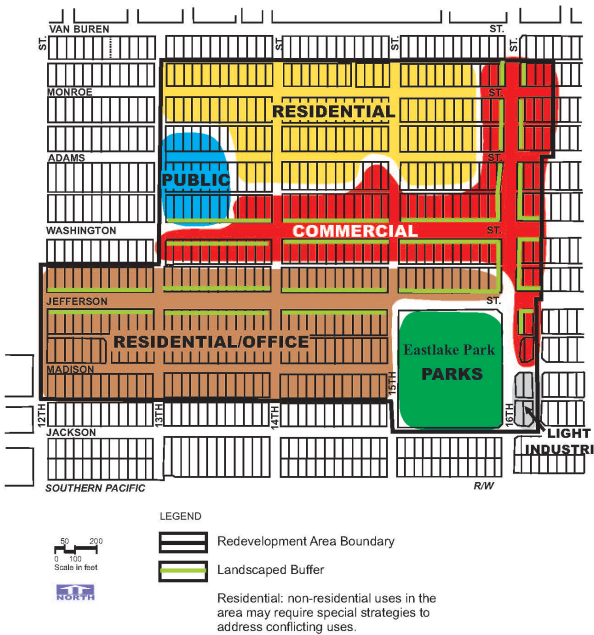
### Neighborhood Planning Criteria & Development Standards

- Provide street trees which line the streets of the residential area indicated on the Land Use Plan.
- Identification gates could be provided at the edges of the residential area for aesthetic identification only, and would not impede traffic flow into the area. At Monroe Street and west of 16th Street; at Adams Street and west of 16th Street; and at Monroe Street and east of 13th Street.
- Provide emergency home repairs to those residents with inadequate facilities such as plumbing, electrical, cooling/heating,.
- Voluntary demolition of substandard structures.
- Property maintenance code education.
- Potential relocation of non-conforming or non-compatible uses away from the residential area.
- Soundproofing Program: Insulate eligible homes within the 65 Ldn area.

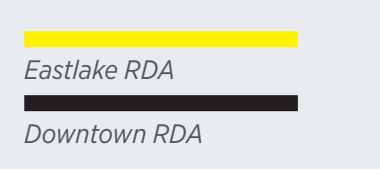


**ADOPTED:** MARCH 14<sup>TH</sup>, 1990  
**UPDATES:** NONE

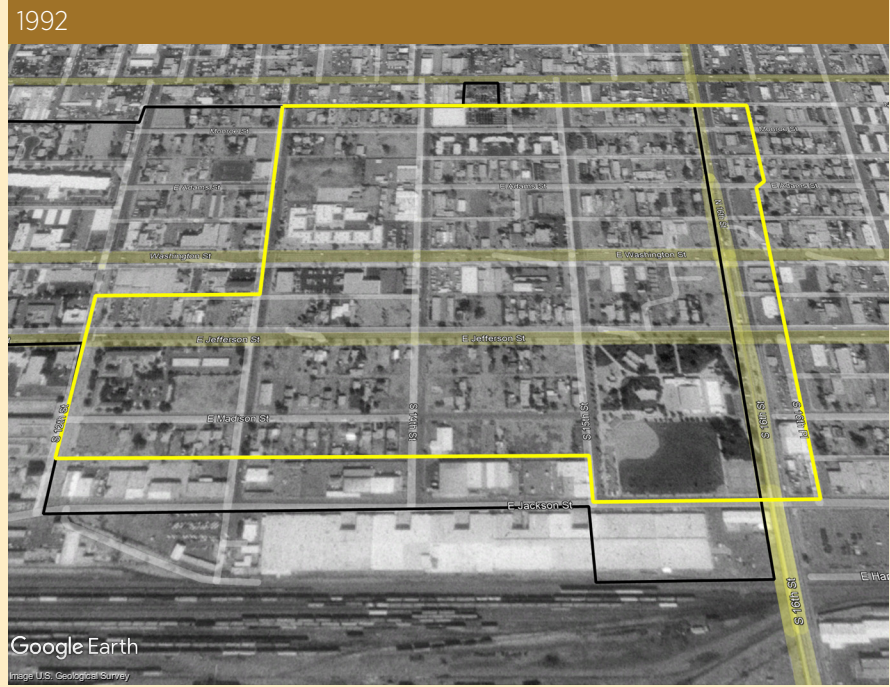
Figure 12



Land Use	Density/Allowable Uses
<b>Residential</b>	Single family and low density (5-15 du/ac) consistent with R1-6, R-2, and R-3 zoning districts.
<b>Commercial</b>	Dale of both goods and services to the surrounding neighborhoods and to the surrounding community such as local grocery stores, delicatessens, drug stores, barber and beauty shops, coin operated laundries and branch banks
<b>Residential   Office</b>	Existing residential encouraged to remain, redevelop as 15+ du/ac residential or office. R-o, C-O, or R3, R3-A, R-4 or R4-A zoning appropriate.
<b>Industrial</b>	Light industrial with screened outdoor uses compatible with residential uses to the east of 16th Pl.
<b>Parks</b>	Eastlake Park to be improved and maintained to incentivize redevelopment and infill residential.
<b>Public</b>	Maintain and stabilize Shaw Elementary



# Then & Now...



## RDA Current Conditions

Since adoption of the RDA, significant changes have occurred within Eastlake, primarily associated with the construction of light rail along Washington and Jefferson Streets. In 2015, This plan and the Eastlake Neighborhood Plan were superseded by the Reinvent Phoenix Eastlake -Garfield TOD Policy Plan. These have included demolition of some buildings along Jefferson and Washington Streets, construction of new transit-oriented development including multifamily residential developments appropriate to the TOD landscaping and traffic movement changes associated with light rail.

# GOVERNMENT MALL REDEVELOPMENT PLAN

## Redevelopment Goals

- Adequate space for all centralized functions of government, and for necessary or desirable support activities including housing, restaurants, shops, offices, and services.
- Encourage cultural activities within the mall.
- Usable open space, including the State Capitol as a central focus.
- Circulation and parking for ease of pedestrian and vehicular access.
- Full compliment of mixed density, mixed income housing.
- Commercial development, including a sports complex, developed with private funding to the maximum extent possible.
- Encourage preservation, restoration, and/or integration of historic of significant structures within or adjacent to the redevelopment area.
- Conserve existing residential neighborhoods north of Van Buren Street.

## Redevelopment Objectives

- Update space needs projections for State, County, and City government, in five year Increments, to the year 2010, and relate them to a development program in the Mall.
- Determine the future role of the federal government in the Governmental Mall area.
- Continually update existing circulation system, and develop a short and long term circulation plan.
- Determine areas for location of nil levels of government.
- Develop over-all urban design concepts:
  - » Stare Capitol -central focus.
  - » Pedestrian plan and environment
  - » Common landscape themes/street furniture.
  - » Integration of transit facilities.
  - » Building massing and materials plan.
  - » Integration of historical buildings and character
- Address-spatial needs and impact of the proposed sports complex.
- Develop implementation .and funding programs.
- Develop a relocation plan for inappropriate uses.
- Conduct a historic survey to identify sensitive sites or structures and adopt a program for integrating them into future developments.

## Planning Criteria & Development Standards

- Site Plan Review
- Applicable city zoning and building standards.
- Landscaping to provide for pedestrian movement and activity.
- Ameliorate extreme climatic conditions and encourage energy conservation.
- Ameliorate negative environmental conditions.

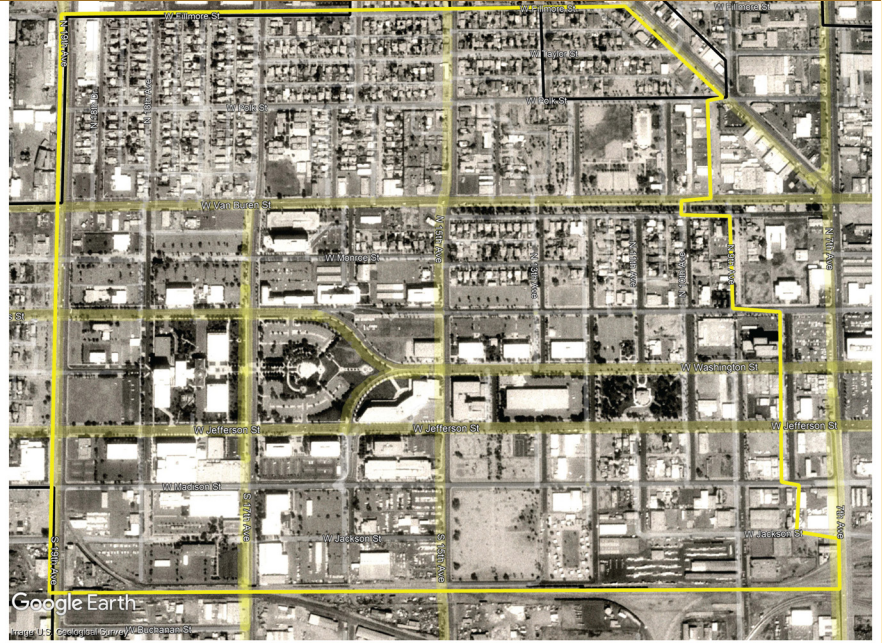
## Redevelopment Techniques

- Modify circulation to create one-way roads (Washington and Jefferson Streets, terminate Grand Avenue expressway at Fillmore and 10th Street, Create direct connection along 10th Street from proposed stadium to Grand Avenue Expressway. Close 17th Avenue between Washington and Adams Street. Possible two-way transportation corridor along Harrison (should RR tracks be eliminated).
- Bus Service along Van Buren, Washington, Jefferson, 19th and 17th Avenues.

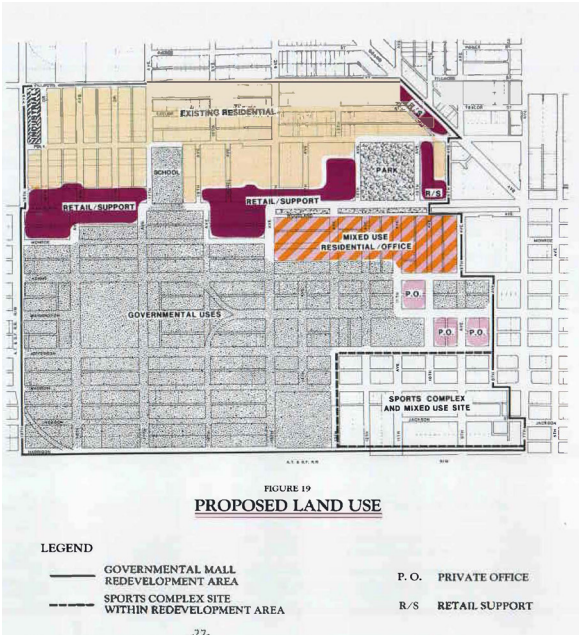
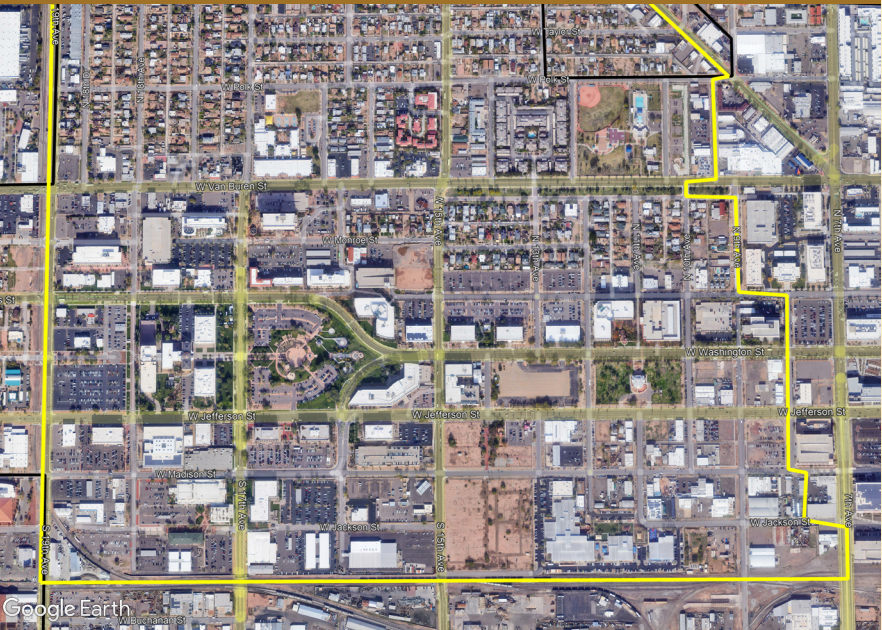
**ADOPTED:** APRIL 1<sup>ST</sup>, 1987  
**UPDATES:** NONE

# Then & Now...

1992



2022 TODAY



Land Use	Density/Allowable Uses
<b>Public/Quasi-Public</b>	State, County, City offices and proposed sports complex.
<b>Residential</b>	Single-family residential to remain (regardless of R1-RI zoning). Higher densities appropriate along abutting major streets.
<b>Mixed Use (Residential/Office)</b>	Carefully controlled commercial activities compatible with existing residential uses.
<b>Retail / Support Services</b>	Retail to support residential and public uses.
<b>Private Office</b>	Privately developed office buildings that would benefit from proximity to Government uses.
<b>Industrial</b>	Industrial development sensitive to the office and residential character of the area.

**Government Mall RDA**

**Downtown RDA**

## RDA Current Conditions

Since adoption of the Redevelopment Plan, new government buildings have been constructed along Washington and Jefferson Streets. Social service provider facilities have been constructed including the Phoenix Rescue Mission Changing Lives Center along 15th Avenue south of Polk Street and the Central Arizona Shelter Human Services Campus around Jackson and 11th Avenues. New residential development includes the ReNue Downtown Apartments, infill development and redeveloped residential single family homes north of Van Buren Street, and some vacant lots due to demolition of existing buildings at the east end of the RDA south of Jefferson Street.

# HOPE VI SPECIAL REDEVELOPMENT PLAN

## Redevelopment Goals & Objectives

- Eliminate and prevent the re-occurrence of substandard, deteriorating and obsolete buildings and environmental deficiencies which act as a disincentive for private reinvestment.
- Promote assemblage of land into functional parcels for redevelopment compatible with proposed land uses.
- Support quality infill housing.
- Promote compatible land uses with and around the RDA including providing functional circulation systems which minimize conflict amount different transportation modes; preserving quality housing, enhancing sense of community within RDA and Central City South neighborhood, ensure stability and protection of surrounding residential areas are improved by projects within the RDA.

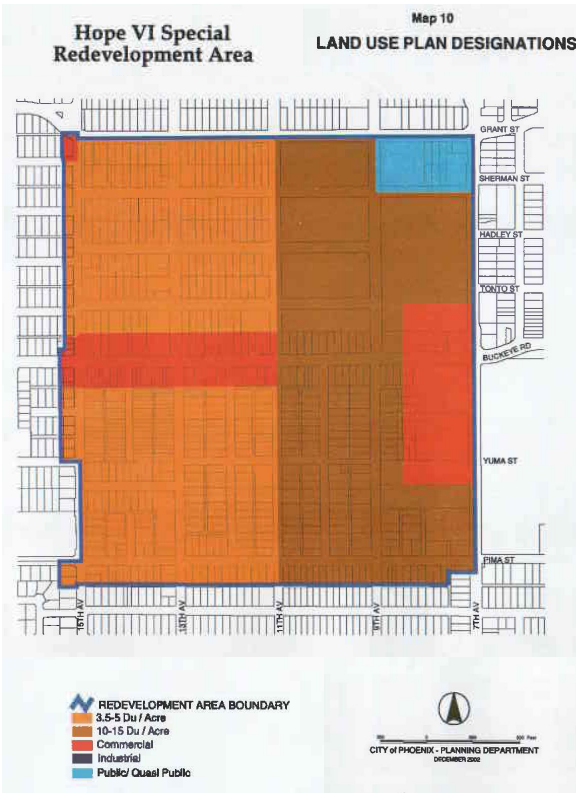
## Redevelopment Techniques

- Continuing Planning.
- Technical Assistance and Counseling,
- Provide public service consistent with that provided elsewhere in the City.
- Prepare land for redevelopment using land acquisition, clearance and preparation for development, land disposition, entering into contracts to regulate the development of land, land subdivision.
- Rehabilitation of structures.
- Relocation.
- Removal or installation of public facilities or improvements.

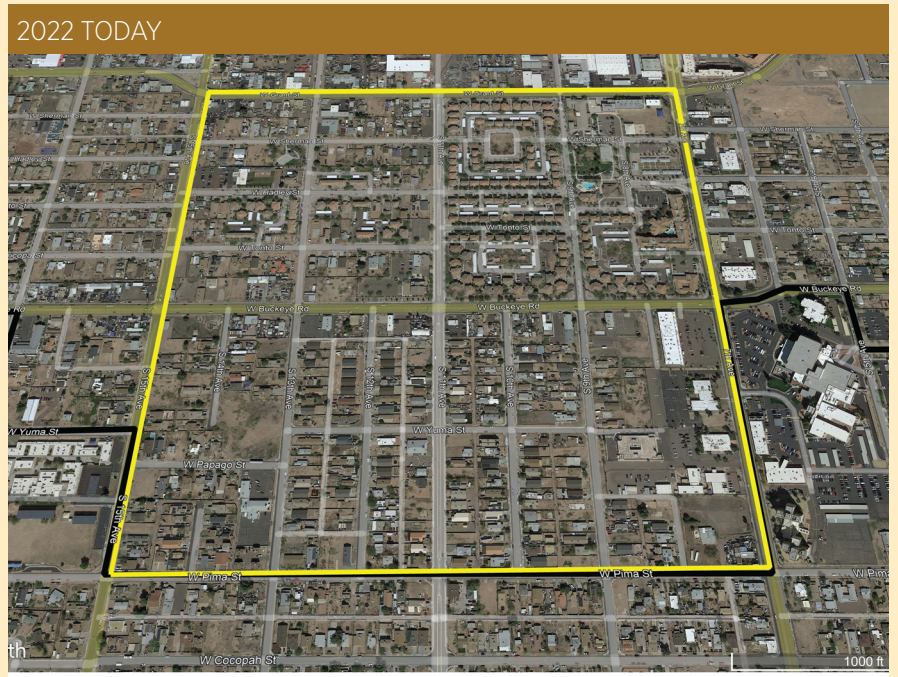
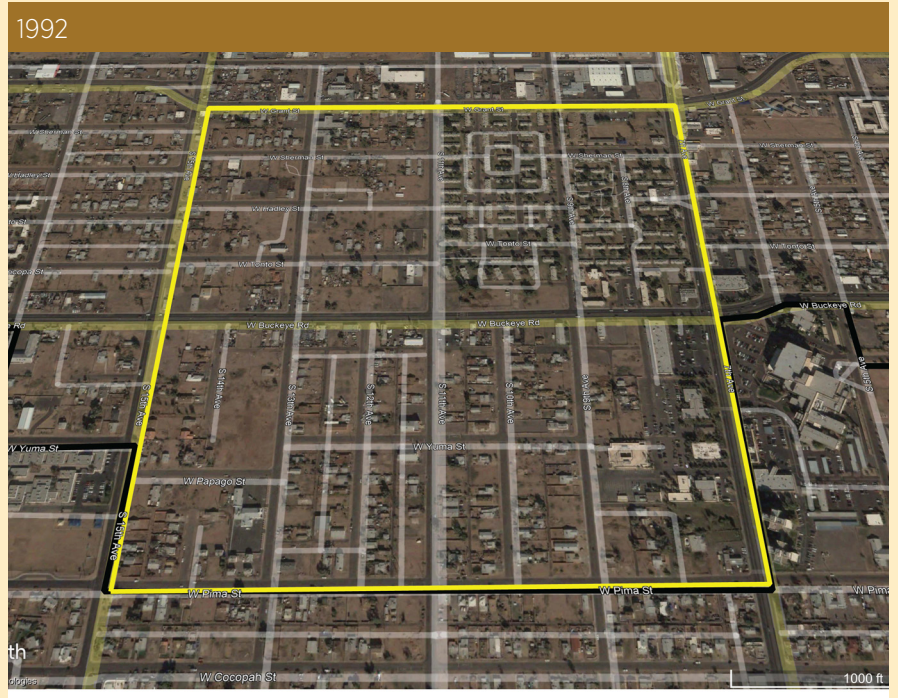
## Planning Criteria & Development Standards

- None identified.

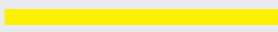

**ADOPTED:** FEBRUARY 19<sup>TH</sup>, 2003  
**UPDATES:** NONE



## Then & Now...



Land Use	Density/Allowable Uses
<b>Residential 3.5 to 5 dwelling units per acre</b>	This density range accommodates traditional lot residential product types and cluster developments that typically might be found in the R-2 zoning district, (up to ten DU/acre).
<b>Residential 10 to 15 dwelling units per acre</b>	higher density attached housing, multifamily condos or apartment type residential. Single-family and lower density development would also be permitted if less than ten acres.
<b>Commercial</b>	Neighborhood supported retail and service activity.
<b>Public/Quasi Public</b>	Dunbar Elementary School property.
<b>Open Space</b>	

  
*Hope VI Special RDA*  
  
*Downtown RDA*

**RDA Current Conditions**  
 Since adoption of the redevelopment plan, a strip center on 7th Ave. and Buckeye and new housing has been developed.

# CENTRAL CITY SOUTH AREA PLAN

## Plan Goals

- Quality housing in attractive, well served neighborhoods:
- Central City South area will have a clean, healthy and safe environment, free of crime and vehicular hazards.
- Central City South should be an attractive area in which to locate new businesses and in which a trained work force will want to live and work.
- Neighborhoods should be protected from the adverse impacts of incompatible land uses.

**ADOPTED:** JUNE 2<sup>ND</sup>, 2004  
**UPDATES:** NONE

## Plan Objectives (Strategies)

Quality Housing in Well Served Neighborhoods:

- Complete the Matthew Henson Hope VI Project on schedule. The revitalization program will remove 372 of existing, obsolete public housing units on the Matthew Henson site and redevelop it with 469 new family and senior housing units, a youth center, a community resource center, and recreational space and community gardens. An additional 142 units, including for sale single-family homes, will be constructed within the larger project area as the final phase of development.
- Promote private sector development of new single-family, owner-occupied housing homes on vacant lots. readily view any persons or activity taking place on their streets. Many of the homes built by investors are not owner-occupied. Increasing single-family ownership housing would improve neighborhood stability in the community.
- Rehabilitate existing housing that is economically feasible to improve.
- Encourage mixed use development around Progress Plaza (south west corner of 7th Avenue and Buckeye Road) and, Grant Park (southwest corner of 2nd Avenue and Grant Street).
- Promote cultural identity and preserve historic character. Properties of historic interest should be preserved, where feasible, and protected from incompatible developments.
- Protect and preserve neighborhoods by eliminating blight and illegal uses, improving property maintenance and screening incompatible land uses.
- Support the development of neighborhood retail service activity, including a possible new shopping center anchored by a grocery store.

Clean, healthy and safe environment, free of crime and vehicular hazards:

- Protect residents from environmental hazards and pollution.
- Reduce crime rates and alleviate the perception of crime in the area.
- Reduce cut-through truck traffic.
- Improve pedestrian safety and street appearance.

Attractive area in which to locate new businesses and in which a trained work force will want to live and work

- Increase the range of jobs and employment opportunities for local residents.
- Link the community to the investment, business, cultural, recreational, entertainment and employment opportunities found in the Rio Salado, Downtown and Capitol Mall areas.

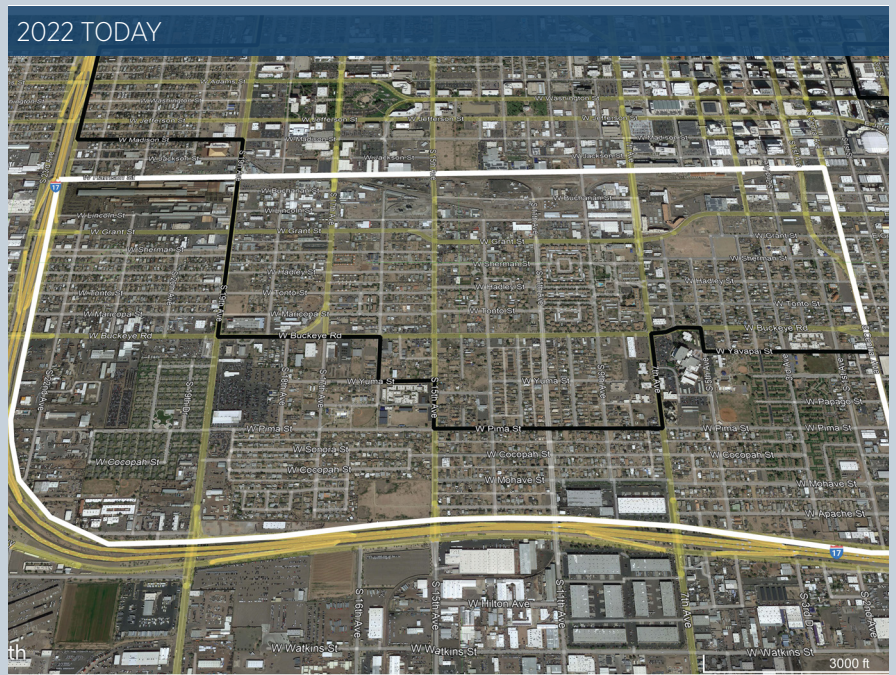
Neighborhoods should be protected from the adverse impacts of incompatible land uses.

- Support the transition of industrial activity and open land uses to uses that are compatible with nearby residential neighborhoods.

## Planning Criteria & Development Standards

- Central City South Interim Overlay District (Section 656 Phx. Municipal Code). Requires special permits for homeless shelters, open outdoor primary uses and used car sales. Prohibits slaughterhouses, solid waste facilities, billboards and junk, wrecking and salvage yards. Use permit required for day labor hiring and associated transportation centers, pawn shops and tattoo shops.
- Also imposes Commerce Park/ General Commerce Park development standards on all A-1 and A-2 (industrial) development.
- New developments on less than 10 acres subject to administrative review by Planning and Development Department.
- All new homes (no exceptions) subject to single family design review (Section 507 Tab A, II) and new one and two unit per lot residential development also subject to the following:
  - » All driveways and parking spaces shall be hard surface.
  - » Each dwelling unit shall have at least one covered parking space located in a garage or under a carport. The design of the covered parking shall be substantially similar with regard to texture, color and material to that of the housing.
  - » The front yard open space of a two unit per lot development shall be landscaped and separated from the driveway and parking areas by a three foot wall, fence, or physical barrier.
  - » Unless all Zoning Ordinance required parking is provided along an alley, a contiguous one-half of the area between the rear lot line and the setback line shall be landscaped and separated from the driveway and parking areas by a physical barrier such as a three foot wall or fence.
  - » Where two detached units are placed on a single lot, a notice that the lots are not to be split without prior City approval shall be recorded prior to issuance of building permits and the recorded document noted on the submitted site plan. (Ord. No. G-4453, 2002; Ord. No. G-4516, 2003)

## Then & Now...



Special Redevelopment Area  
Downtown RDA

Plan Action	Status
1. South Area Plan and the proposed General Plan Land Use Map amendments approved	Complete
2. Hope VI Matthew Henson Revitalization Program: Complete construction of the approved development plan and continue supporting efforts such as community and economic development programs	Complete & Ongoing
3. Housing Development: Provide assistance to infill housing developments and complete a HUD-funds environmental assessment to determine, due to issue of noise, where those funds are eligible to be used.	
4. Improve Existing Housing: Target neighborhoods in which to provide assistance to rehabilitate and preserve housing.	
5. Mixed Use Areas: Work with property owners, investors and developers to achieve mixed use development in two targeted areas:	Shopping Center at SWC of 7th Ave. & Buckeye, 2nd and Grant now APS utilities.
6. 7th Avenue and Buckeye Road	
7. 2nd Avenue and Grant Street	
8. Eliminate Blight: Identify blighted properties and work to eliminate that blight.	
9. Stronger Code Enforcement: Establish community code enforcement strategies, with particular emphasis on:	
» Inoperable vehicles	
» Junk, litter and debris	
» Open and vacant buildings and structures	
» Outside storage	
10. CIP Bond Program: Develop and prioritize a list of capital projects that will support revitalization activities and seek funding through the next city Bond Program.	
11. Brownfields Program Funding: Secure additional funds for the Brownfields Program to encourage investment in the redevelopment of brownfields.	
12. Elevated Freeway: Work with ADOT to construct noise and screen walls along the elevated portion of the I-17 Freeway.	Complete
13. Neighborhood Policing: Promote Block Watch groups and neighborhood awareness of the Police Department's Community Action Officers in the community.	
14. Alley Improvements: Work with Public Works and Police departments to transition all alley trash pick up to curb side service.	
15. Street Lighting: Identify the need and install additional lighting in areas needing better visibility.	
16. Sidewalk Improvements: Complete the construction of sidewalks in all residential areas of Central City South.	Not Complete
17. Neighborhood Traffic Mitigation: Work with neighborhoods to address needed local street traffic mitigation.	Not Complete
18. Arterial Street Retrofit: Retrofit Buckeye Road, Central and 7th avenues with landscape and pedestrian improvements.	Not Complete
19. Bus Stop Improvements: Identify and complete improvements to make bus stops more comfortable for passengers.	Not Complete
20. Assistance for Businesses: Provide financial, technical and workforce development assistance to existing and new businesses, particularly those that provide services to area residents.	
21. Education and Training: In partnership with the community, help area residents to obtain education and training that would enable them to get well paying jobs.	
22. Marketing Program: Develop a marketing program to attract businesses, jobs and residents to the area.	
23. Central City South Interim Overlay District: Monitor compliance with provisions of the Central City South Interim Overlay District and update the overlay district to implement plan objectives.	Complete and ongoing
24. Screening of Non-Conforming Land Uses: Develop funding strategies to provide screening between non-compatible land uses.	Not Complete





GENERAL PLAN

- 3.5 to 5 du /acre
- 10-15 Du / Acre - Higher density attached townhouses, condos or apartments
- Parks / Open Space - Publicly owned
- Mixed Use (MU)
- Mixed Use - Hospital Related
- Industrial
- Commerce / Business Park
- Public/ Quasi Public
- Transportation
- Mixed Use Transition
- Commerce/Business Park to 10-15 du /acre

**CITY OF PHOENIX - PLANNING DEPARTMENT**  
 plan1/h/bk/m/c\_city\_s.apr  
 01/29/2004

LAND USE	DENSITY   ALLOWABLE USES
3.5 to 5 du/acre	
10-15 du/Acre	Higher density attached townhouses, condos, or apartments. This use located over the Residential 3.5-5 and a portion of the Commercial along 17th Avenue north of Buckeye Road contains the city's A.L. Krohn housing project and supports residential restoration of existing motor courts
Mixed Use (MU)	Promotes a mixture of residential products, neighborhood and destination commercial uses and activities supportive of area residents and businesses. Development shall be walkable and transit friendly and may be at a higher intensity of use than the surrounding area. Community interest in developing mixed use residential and Mercado-type retail around Grant Park.
Mixed Use - Hospital Related	
Public/Quasi Public and Commercial Striped	Due to access to Phoenix Memorial Hospital may be assembled and redeveloped for medical related activity. The Enterprise Academy and Tertulia Elementary School are charter schools and developed for public use.
Commercial	At 19th Avenue and Buckeye Road support a traditional shopping center with a major grocery store.
Commerce/Business Park	Includes industrial areas. Areas with incompatible land uses be phased out and hazardous industrial activity and open land uses be transitioned from residential areas.
Parks/Open Space - Publicly Owned	
Mixed Use Tansition Commerce Business park to 10-15 du/acre	Likely to redevelop with residential as market conditions change over the years.
Transportation	I-17 Corridor

# EASTLAKEGARFIELD

## REINVENT PHX T.O.D PLAN

### Plan Theme

- Strong Local Economy: Eastlake-Garfield is a hub of locally-grown businesses,
- Housing Affordability for all Residents: diverse housing options welcome residents of varying
- Walkable Neighborhoods: Investments in shade trees, vegetation and sustainable construction materials, have cooled temperatures, and a diverse mix of land uses, and networks of transportation options make Eastlake-Garfield walkable and bikeable.

**ADOPTED:** MAY 27<sup>TH</sup>, 2015  
**UPDATES:** NONE

### Eastlake Park Plan Themes:

- Walkable Neighborhoods and Quality Open Spaces: Narrowed traffic lanes on Washington and Jefferson Streets have created safer conditions for pedestrians and cyclists; Eastlake Park continues to provide safe, easy access to open space for active recreation and sports (Walkscore > 90)
- Strong Local Businesses and Low Cost of Living: local businesses in mixed-use buildings, residents can meet most of their shopping needs in the neighborhood
- Housing Affordability for All Residents: Live-work units occupy some 3 to 5 story mixed-use buildings along Washington and Jefferson Streets, as well as historical buildings that save resources and celebrate the community's past. Together, the older and newer buildings provide centrally located housing and workspaces for local artists, sculptors, furniture makers, and restaurant owners, among others.

### Plan Vision

- A sustainable community centered around the light rail comprised of existing residents, church members and those seeking a more pedestrian-oriented urban lifestyle.
- A community offering a variety of housing options including single family, multi-family, infill, live-work units, assisted living, senior housing and affordable housing.
- The spiritual center of the African American community with numerous churches that serve the entire metro area.
- A community with a rich cultural heritage that is recognized through the renovation of historic homes and properties, historical entry markers and interpretive signage.
- A destination for locals and a point of interest for national travelers with unique community-based businesses such as co-working spaces, grocery stores, pharmacies, eateries and entertainment venues.
- A community with the beautifully renovated Eastlake Park as its focal point, hosting a farmers' market and historic walking tours on Sundays, the annual Juneteenth Celebration and regular concert performances at the historic band shell.
- A resurgence of a neighborhood that could be used as a model that could be replicated across the country.

### Planning Criteria & Development Standards

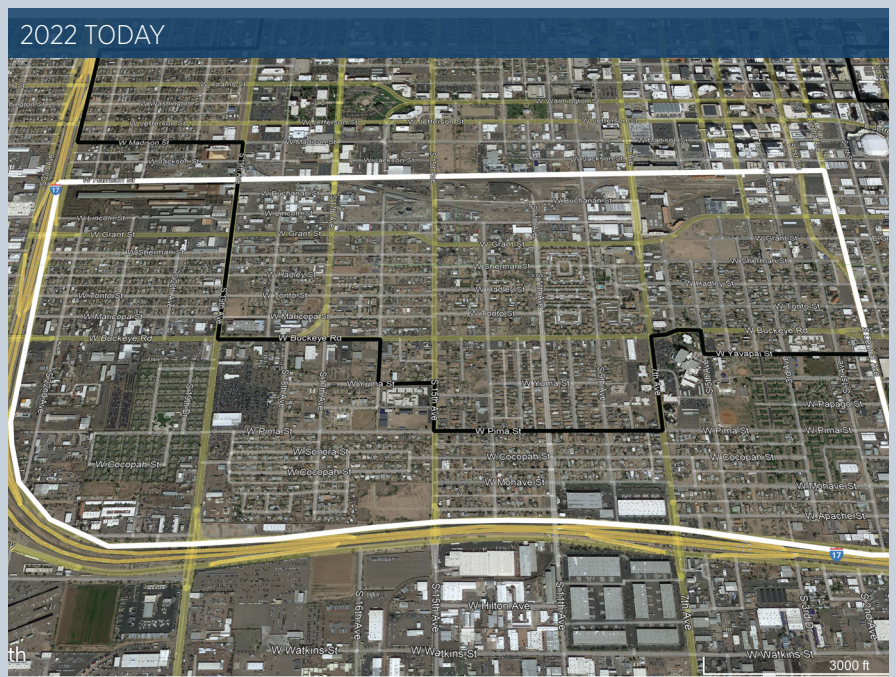
Includes the following Investment Priorities:

- Eastlake, Edison and Verde Parks and small plazas and squares around which neighborhood oriented businesses can cluster.
- Van Buren, Jefferson and 13th Street are complete Streets.
- New light rail station at 16th Street and 12th street priority transit hubs.
- 16th Street, Van Buren Street, Roosevelt Street transit route priorities.

## Plan Strategies

1. Adopt a Best Practice Form Based Code
2. Improve Predictability and Transparency in the Development Review Process
3. Create Standard Plans
4. Facilitate Walkable Urban Demonstration Projects
5. Develop an Innovative Infrastructure Financing Tool
6. Construct Innovative Housing Demonstration Projects
7. Coordinate Affordable Housing Programs with the Conceptual Master Plan
8. Encourage Live-Work and Accessory Dwelling Units
9. Enhance the Efficiency and Quality of Existing Housing
10. Revitalize Unique and Historic Commercial Buildings
11. Transform Public Schools into Neighborhood Opportunity Hubs
12. Develop an Eastlake-Garfield Hiring and Purchasing Program
13. Develop an Eastlake-Garfield Hiring and Purchasing Program
14. Grow the Number of Jobs in Key Eastlake-Garfield Industries
15. Develop a Healthy Corner Store Program
16. Develop Residents' Skills in Key Eastlake-Garfield Industries
17. Encourage Community-Based Healthy Food Sources
18. Enhance Existing Recreation Facilities
19. Provide Community Health Resources at Neighborhood Schools
20. Improve Safety in Public Spaces
21. Adopt Best Practice Complete Street and Subdivision Standards
22. Coordinate Transportation Programs with the Conceptual Master Plan
23. Provide District Parking Services
24. Develop Best Practice Green Standards
25. Encourage Green Demonstration Projects
26. Support the Development of District Clean Energy System
27. Provide District Stormwater Management Services

## Then & Now...



Special Redevelopment Area  
Downtown RDA

## Eastlake Park-Specific Actions

1. Hold a property owner forum on the Walkable Urban Code and the Infill Development Area.
2. Use the Conceptual Master Plan as a guide when rezoning to the Walkable Urban Code.
3. Expand Infill Development Area to rezoned properties.
4. Study potential Fire Code violations between heavy industrial and residential uses and residential uses south of Jackson Street to include the Union Pacific railway line and the Co-op. The city should report back to the Eastlake Park Neighborhood Association (ELPNA) with a list of businesses in the area, types of materials stored, and recommendations on ways of buffering the community from potential hazards. Ensure that the mandatory emergency document (MSDS-Materials Data Safety Sheets) for proper chemical disposal of hazardous waste are on site and readily available for the Phoenix Fire Department.
5. Research the process for developing airport owned properties as residential uses.
6. Provide for sale transit passes at neighborhood churches, the Helen K. Mason Performing Arts Center (Black Theatre Troupe) and other destinations.
7. Identify code violations and issue notices to property owners.
8. Add Eastlake Park Neighborhood Association Chairperson to city systems to be notified about all requests for rezoning, zoning adjustments (Use Permits/Variances), PHO hearings, DRC appeals, technical appeals, abandonments, and all site plan preliminary review meetings.
9. Encourage Steering Committee to monitor all zoning hearings.
10. Create a fact sheet and procedural guide on establishing Improvement Districts.
11. Hold a property owner workshop on Improvement Districts as a potential tool for financing enhanced infrastructure and services, including a light rail station at 16th Street.
12. Complete 3 beautification projects, such as murals, colorful building repainting and tree planting.
13. Complete a Water / Sewer infrastructure needs assessment.
14. Create marketing materials for development areas in partnership with property owners.
15. Provide EPNA Chairperson contact information to the Aviation Department and request that they be notified of any public meetings involving the Sky Harbor Airport Land Use Study and that they be provided with a copy of the final report. City will provide Steering Committee with all relevant information regarding Aviation-owned properties within the Eastlake Park neighborhood boundaries.
16. Provide Master developer services to accelerate Plan implementation. Funding to be provided through grants, improvement districts, and other mechanisms.
17. Present Public Transit Recommendations to the Committee on the Future of Phoenix Transportation.
18. Complete a study on the most efficient methods for increasing bus service on 16th Street. Consider local bus routes and urban circulators.
19. Organize a coalition to support public transit service on 16th Street, including neighborhood associations, property owners, St. Luke's Medical Center, Ranch Market and Maricopa Public Health.
20. Identify a City of Phoenix owned property that could provide an interim use as a public parking lot for surrounding development, in compliance with the zoning ordinance.
21. Add creative wayfinding signage at the 12th Street light rail station.
22. Provide for sale transit passes at Ranch Market and Maricopa Public Health.
23. SKIP
24. Provide Steering Committee and Eastlake Park Neighborhood Association contact information to ADOT and request that they be notified of any public meetings involving the passenger rail plan along the Union Pacific Rail Line.
25. Utilize Complete Streets Program on all newly constructed or retrofitted streets, especially 12th and 16th streets.
26. Identify a multi-family housing investment within the area to include within the Consolidated Plan.
27. Engage Arizona State University on a plan for student housing appropriate for the Eastlake Park neighborhood. Plan.
28. Hold a forum with faith based institutions to develop a strategy to increase the supply of high quality affordable housing and affordable day care services.
29. Develop a Mixed Income housing demonstration project on Madison Street.
30. Develop a "Phoenix Donut" mid rise housing demonstration project.
31. Develop four Mixed Use housing demonstration projects on Washington St. and Jefferson
32. Hold a capacity building forum on Community Development Corporations and identify a lead non-profit to focus on affordable housing in the Eastlake Park neighborhood.
33. Engage Arizona Department of Environmental Quality and Environmental Protection Agency on indoor air quality measurement and vapor intrusion mitigation assistance.
34. Partner with non-profit organizations and businesses to renovate or rehabilitate a minimum of 3 single-family houses.
35. Pursue Choice Neighborhoods Program to redevelop public housing at 10th Street and Monroe Street and at 18th Street and Adams Street.
36. Continue block watch and provide patrols at least 3 evenings per week.
37. Write a grant application for a community-based food source, such as the United States Department of Agriculture Community Food Projects Competitive Grants Program.

38. Provide a stop for the Fresh Express mobile grocery.
39. Identify corporate sponsors or other method for providing resources to replace street lights with LED bulbs.
40. Evaluate the need for high visibility crosswalks at 12th and Washington Streets and Jefferson and 14th Streets and Washington and Jefferson Streets and install where needed.
41. Pursue partnerships with Banner Health, Maricopa County Public Health, St. Luke's Medical Center and other organizations on providing additional free health screenings, referrals, and other preventative healthcare at Shaw Elementary.
42. Evaluate and modify utility spacing standards to allow planting of shade trees that grow to full size.
43. Research modifications to stormwater regulations to allow on-site retention to be provided within adjacent right of way.
44. Research methods to eliminate the need for a revocable permit for shade structures in the right of way or identify ways to streamline revocable permits.
45. Hold a community tree planting event.
46. Provide an overview of Government Property Lease Excise Tax (GPLET) and impacts as related to possible expansion of Central Business District to Steering Committee and hold forums with affected neighborhoods.
47. Sponsor an Adopt a Street for Jefferson Street.
48. Identify City owned properties appropriate to develop and rezone to the Walkable Urban Code.
49. Identify and issue Requests For Proposals for City-owned properties that are appropriate to develop. Invite the Eastlake-Garfield Steering Committee Chair, EPNA Chairperson or designee, to serve on the selection panel.
50. Renovate one church.
51. Write a grant for enhanced school enrichment activities and community improvement projects at Shaw Elementary.
52. Pursue partnerships with banks, credit unions and non-profits on financial education classes for parents at Shaw Elementary, Eastlake Park Community Center, or other institution.
53. Organize 3 neighborhood clean ups.
54. Engage small business incubators on methods for increasing access to entrepreneurship services for District residents.
55. Complete 10 community events at Eastlake Park Community Center, such as education tax credit drives, tax return assistance, and voter registration drives.
56. Pursue partnerships with District employers to provide information about jobs, internships, and apprenticeships at Eastlake Park Community Center.
57. Pursue partnerships with workforce development agencies to provide information about training opportunities, resume writing and interview classes at Eastlake Park Community Center.
58. Write a federal grant to improve economic conditions, including the Promise Zone program.
59. Pursue partnerships to provide Shaw Elementary students with free access to three educational destinations including the Phoenix Children's Museum, and the Arizona Science Center.
60. Hold a forum with the Eastlake-Garfield Steering Committee, EPNA Chairperson, Downtown Phoenix Inc. and Discovery Triangle on ideas for mutually beneficial partnerships.



Annotated Master Plan

**Legend**

- |  |  |
|--|--|
| <ol style="list-style-type: none"> <li>1. West-bound light rail stop</li> <li>2. East-bound light rail stop</li> <li>3. Shaw Elementary School</li> <li>4. Eastlake Park</li> <li>5. Fire Department</li> <li>6. Proposed new mixed-use development</li> </ol> | <ol style="list-style-type: none"> <li>7. Proposed public produce market</li> <li>8. Proposed higher density residential redevelopment with new connecting N/S spine</li> <li>9. East Madison Street redevelopment with connection to Eastlake Park</li> <li>10. Proposed Choice Neighborhoods redevelopment at Sidney P. Osborn public housing</li> </ol> |
|--|--|

# SOUTH CENTRAL TOD COMMUNITY PLAN

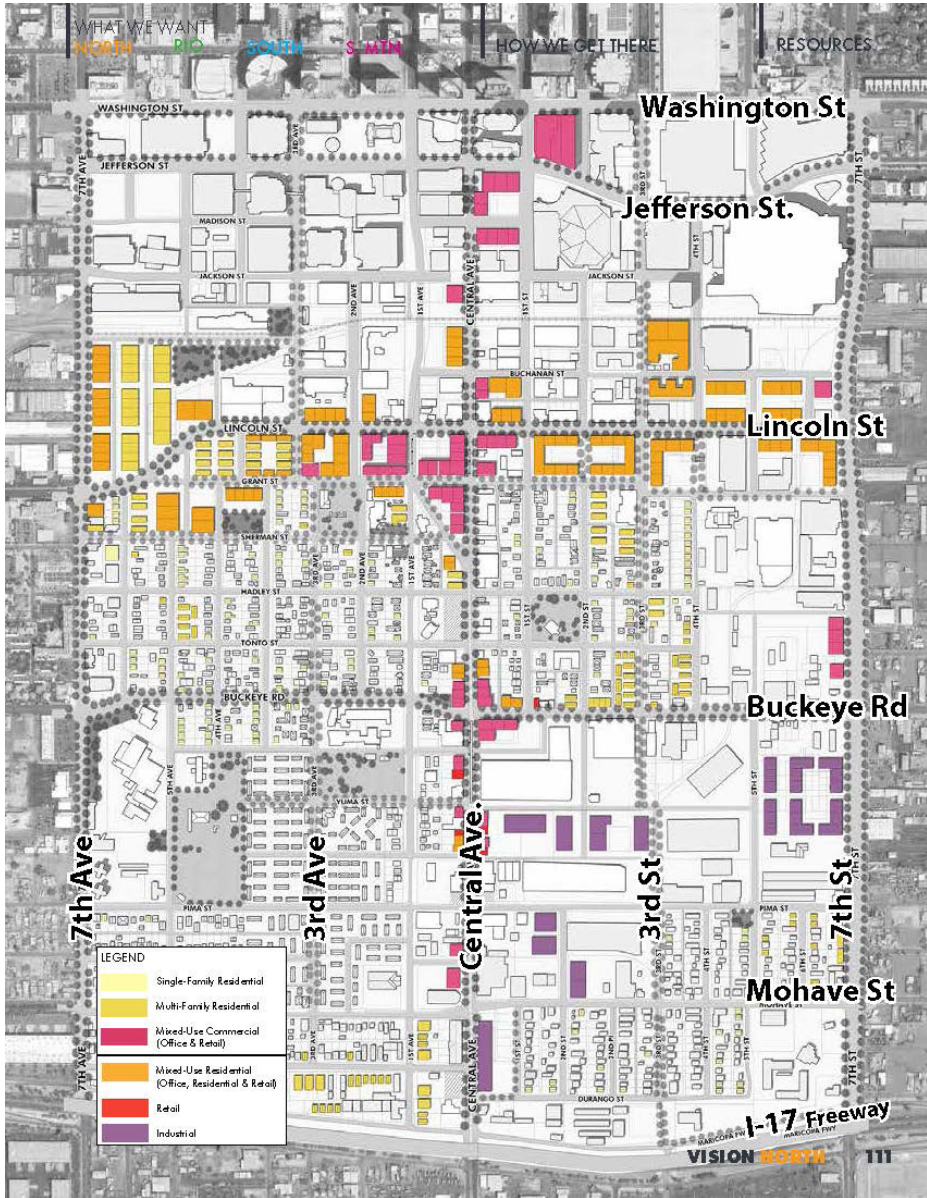
**ADOPTED:** MARCH 3<sup>RD</sup>, 2022  
**UPDATES:** NONE

## North Area Vision

- New pathways for building individual and community wealth
- Protection and celebration of historical elements and stories
- Convenient, equitable, individual and community access to free choice in regards to fresh food – such as urban agriculture, the City’s Local Food System program, neighborhood grocery, permanent restaurants and mobile services • Enhanced recreation and entertainment options – affordable to local residents
- Enhanced existing parks with more amenities, shade, and access by connected green, shaded, lighted, safe paths within the neighborhoods
- Infill of vacant lots with diverse housing options appropriate to existing neighborhoods and blend the new with the old (affordable, mixed income housing)
- Parking solutions that balance business and sports needs with residential neighborhood quality of life.

## Community Identified and Targeted Investments

- Lincoln Stop: Mixed-use transit stop. Safety improvements, bike and pedestrian improvements, and greening of the corridor for shade and comfort. Central Avenue – pedestrian enhancement for safety and comfort, wider sidewalk, shading – natural and man-made. • Enhanced bus stops.
- West Lincoln Corridor Mixed-use neighborhood. Improved walkability – complete sidewalk network and shading. Lincoln Street Improvements – safety improvements, bike and pedestrian improvements, and greening of the corridor for shade and comfort. • New green space to support residents.
- East Lincoln Corridor Employment Neighborhood. Walkability – enhance street network for better pedestrian connections. Lincoln Street Improvements – safety improvements, bike and pedestrian improvements, and greening of the corridor for shade and comfort.
- North Neighborhoods. Improvement to Buckeye and 3rd Avenue/Street for improved pedestrian, biking safety and connectivity. Improvement of existing parks and green spaces to support development and neighborhoods. – active uses, community gardens space, open/green space and public art.



# PHOENIX LAND REUSE STRATEGY PHASE II

**ADOPTED:** JUNE 2020  
**UPDATES:** NONE

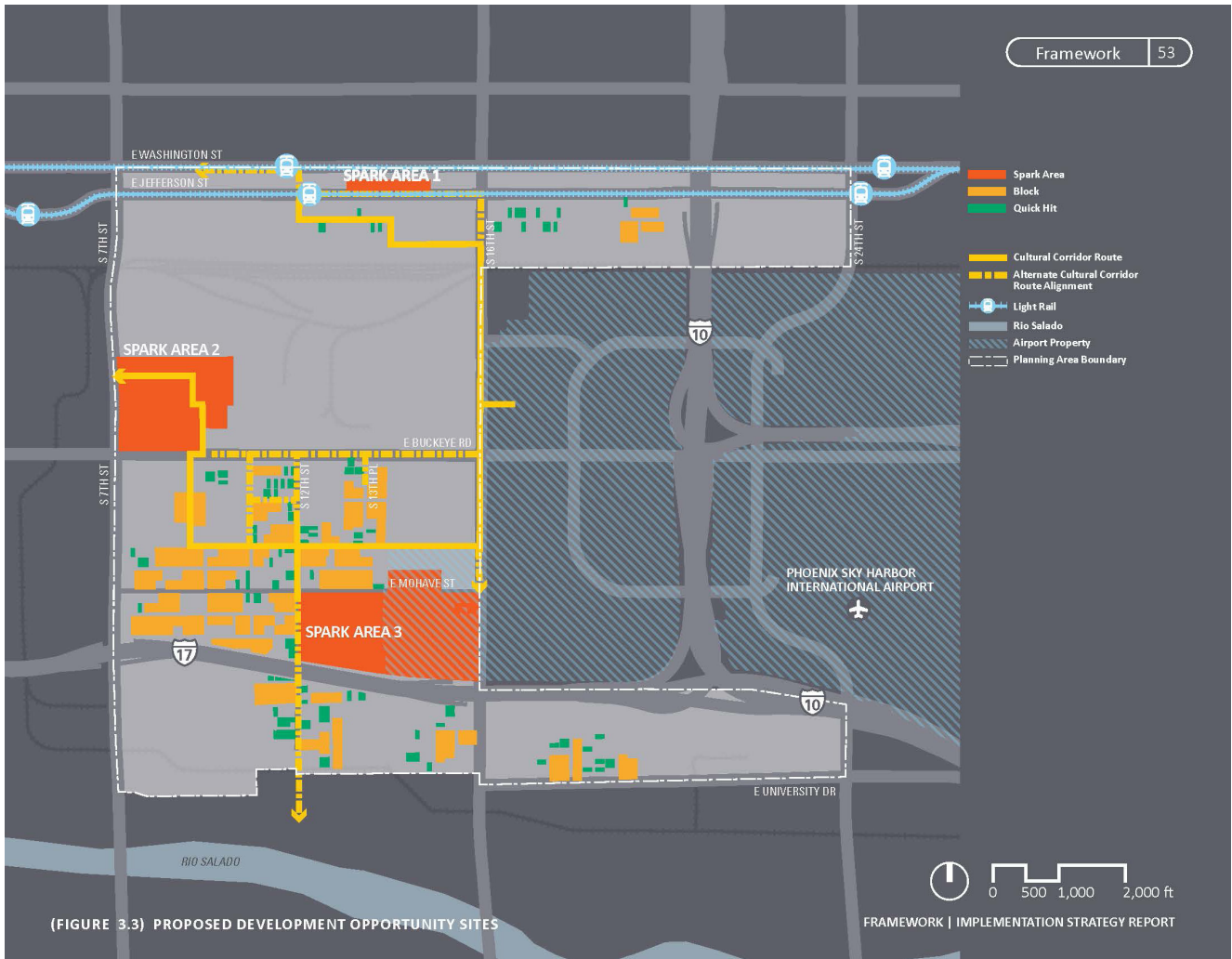
## Strategic Framework

- SPARK AREAs are mid- to long-term actions that will happen on three large contiguous developable sites. These areas will act as development catalysts triggering economic growth and revitalization in the area.
- BLOCKs are contiguous noise land parcels, potentially with adjacent alley abandonments and private property acquisition totaling one acre or more in size. These small development areas offer new uses built to a size and character that complement the neighborhood. They will take place in mid- to long-term actions depending on the local market conditions.
- QUICK HITs are interim lot uses or programming that offer the highest potential to deliver community benefits in the near term, while also putting underutilized noise land parcels to better use. These actions will improve neighborhoods, stimulate economic development, and help realize the proposed Cultural Corridor.

## Spark Areas

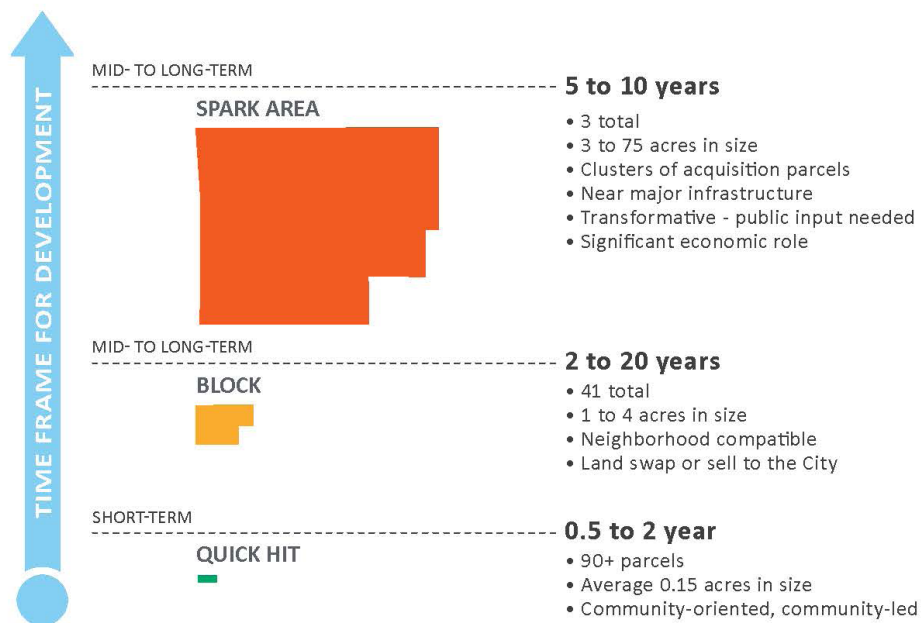
- **SPARK AREA 1 - EASTLAKE:** A mixed-use transit village with affordable residential and complementary amenities.
- **SPARK AREA 2 - EL CAMPITO:** A hub of innovation that celebrates phoenix's history and provides jobs, entertainment and training.
- **SPARK AREA - BARRIOS UNIDOS:** a mixed-use business campus augmented by transportation corridor & community sports park.





(FIGURE 3.3) PROPOSED DEVELOPMENT OPPORTUNITY SITES

(FIGURE 3.2) THREE TYPES OF DEVELOPMENT OPPORTUNITY SITES



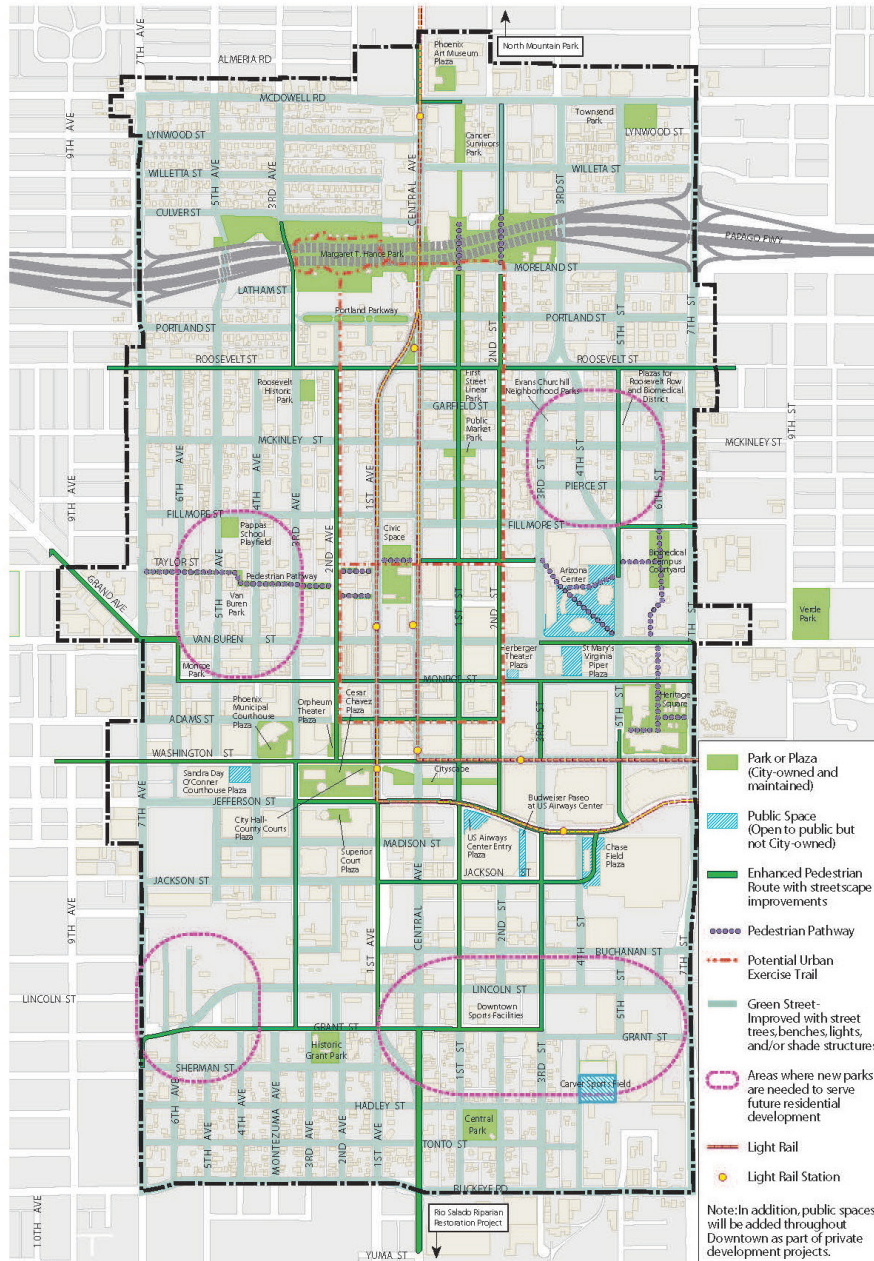
# PHOENIX URBAN FORM VILLAGE CHARACTER PLAN

## PLAN FOCUS: THE CONNECTED OASIS “THE BIG IDEA”

The primary layers of the Connected Oasis are:

- Green Streets – Streets with shaded sidewalks - natural or structural - and other pedestrian amenities that provide a comfortable and attractive pedestrian environment.
- The goal for Downtown is to make every street a “Green Street.”
- Publicly-Owned Public Spaces Public parks, plazas, and courtyards owned and maintained by a government agency. They provide visual amenities, recreation areas, (including off-leash dog parks) and community event locations for residents, workers, and visitors.
- Privately-Owned Public Spaces – Plazas and courtyards at a building entrance. They provide places where people can take a break, meet someone for lunch, or gather to socialize.
- Privately-Owned Private Space - Open space provided for occupants and/or residents of a building but not accessible to the general public
- Enhanced Pedestrian Corridors – Pedestrian corridors that link major destinations and should be enhanced with streetscape improvements such as benches, lights, signage, shade and pedestrian amenities.
- Pedestrian Intensive Area and Centers – Throughout Downtown there will be active areas that will experience a higher level of pedestrian activity. These areas will require the incorporation of more pedestrian amenities and the inclusion of intense street level activities within the building adjacent to the active area.
- Pedestrian Connectors - Pedestrian connectors located at a smaller scale than the standard street grid that provide more direct routes and are enhanced with street trees, lighting, special paving, and other pedestrian amenities.
- The major components of the Connected Oasis include:
- Urban Exercise Amenities - Pedestrian corridors that provide opportunities for walking, jogging and other urban recreation activities and encourage residents, employees, and visitors to be physically active.
- Streetscape improvements - It is critical that the pedestrian environment be enhanced to provide a more comfortable environment, but it also must provide for a sense of safety. An important contribution to the sense of safety is lighting. Lighting can be used to enhance safety while at the same time being used to enhance the appearance of Downtown.
- Public Art - Public art will be integrated into all components of the Connected Oasis and will be both traditional and non-traditional art.
- Water Elements - Water fountains, drinking fountains, and other elements integrated into public spaces to contribute to a more comfortable pedestrian environment while raising awareness about the history and importance of water in the Phoenix region.
- Events and Programming - While not a physical element of the Connected Oasis, events are a critical component of the Connected Oasis experience that adds activity and excitement to the urban environment.

**ADOPTED: FEBRUARY 2<sup>ND</sup>, 2008**  
**UPDATES: NONE**



# CENTRAL CITY VILLAGE CHARACTER PLAN

## Village Goals

- Diversify rail options
- Preserve historic neighborhoods
- Expand bicycle and pedestrian connectivity
- Increase affordable housing options
- Reduce superblock developments
- Encourage adaptive reuse of buildings

## Land Use Principles

- Communities should consist of a mix of land uses to provide housing, shopping, dining and recreational options for residents.
- Locate neighborhood retail to be easily accessible to neighborhoods.
- Continue to provide adjacent park/school facilities that are highly effective in meeting the overall educational and recreational needs of the community, while not limiting park access to the general public while school is in session
- Encourage properties and neighborhoods planned for residential use to continue as residential uses rather than being assembled for nonresidential development.
- New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.

# CENTRAL CITY VILLAGE

Central City General Plan Land Use

