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ITEM \_\_\_\_\_  
DATE 10/9/03  
STUDY SESSION \_\_\_\_\_

# City Council Report

**Date:** October 7, 2003  
**To:** City Council  
**Through:** Mike Hutchinson  
**From:** Bryan Raines, Neighborhood Services Manager  
**Subject:** Redevelopment Boundaries  
District #4

## Purpose and Recommendation

To provide background for discussions related to the potential adjustment of the City's current Redevelopment Area boundaries, the following information is provided. This information summarizes the history of area's boundary designation, the processes used to identify those boundaries and related issues.

## Background & Discussion

In May, 1981 the Mesa City Council created a Slum Clearance and Redevelopment Commission and declared that one or more slum or blighted area existed in the City and redevelopment of the area was necessary. As a follow-up, in November, 1981 Census Tract 4214 (the approximate area of the downtown square mile) was declared by the City Council as a slum and blighted area in need of redevelopment (see Exhibit #1). For the most part, the boundaries of the area were University Drive to the north, Mesa Drive to the east, Broadway Road to the south and Country Club Drive to the west.

In the late 1980's Town Center zoning districts were created and the area was zoned accordingly. Also included as part of this process was the designation of approximately 300' of the surrounding perimeter area being included as part of the area for the purposes of zoning jurisdiction (west side of Country Club Drive, north side of University Drive, east side of Mesa Drive and the south side of Broadway Road).

In October, 1996 the Town Center Redevelopment Area was designated by the City Council replicating almost exactly the boundaries of the area identified in the early 1980's with the exception of two areas of expansion. One additional area was located between Country Club Drive and Vineyard and north of 2<sup>nd</sup> Avenue where Mesa Cold Storage is currently located. The second area was located between Mesa Drive and Lesueur in the vicinity of what is the Temple Historic District, north almost to 1<sup>st</sup> Street. See Exhibit #2.

Redevelopment Boundaries  
October 7, 2003

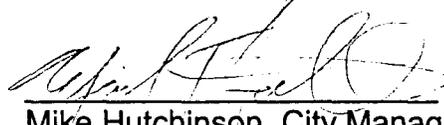
After two years of staff work and in coordination with Council's adoption of a new "Town Center Redevelopment Plan," the boundaries of the City's redevelopment area were further expanded in 1999. The additional area included consolidating the properties located within the 300' perimeter that previously were subject to downtown zoning jurisdiction and several areas including properties along Main Street from Country Club, west to Vineyard between 1<sup>st</sup> Avenue and Pepper Place, properties north of University including the Evergreen Historic District, additional properties east of Mesa Drive to Hobson including Pioneer Park, and the development located on the southwest corner of Broadway Road and Country Drive. See "Exhibit #3."

As was the case with the '96 and '99 expansions, the City Council continues to have the authority to change the redevelopment area boundaries by either enlarging or decreasing the area as part of a modification of its Redevelopment Plan. Any proposed modification of the redevelopment area that will substantially change the existing plan will require the City to start over from the beginning. As set forth in ARS 36-1471 through 1479 the requirements for approving a redevelopment plan including the criteria required for a redevelopment plan, public hearing and notification and process and findings of necessity were changed during the previous legislative session and are best summarized by representatives of the City Attorney's Office.

Nevertheless, if Council decides to pursue modifying the existing boundaries of the City's current Redevelopment Area or developing a new area, if the changes are substantial, the project will require significant staff time, determination as to the potential impact on existing projects, multiple public processes and warrants significant participation from a wide variety of public bodies including the Downtown Development Committee and members of the Mesa Town Center Board. Please note that in 1999 the process to expand the boundaries took over two years to complete.

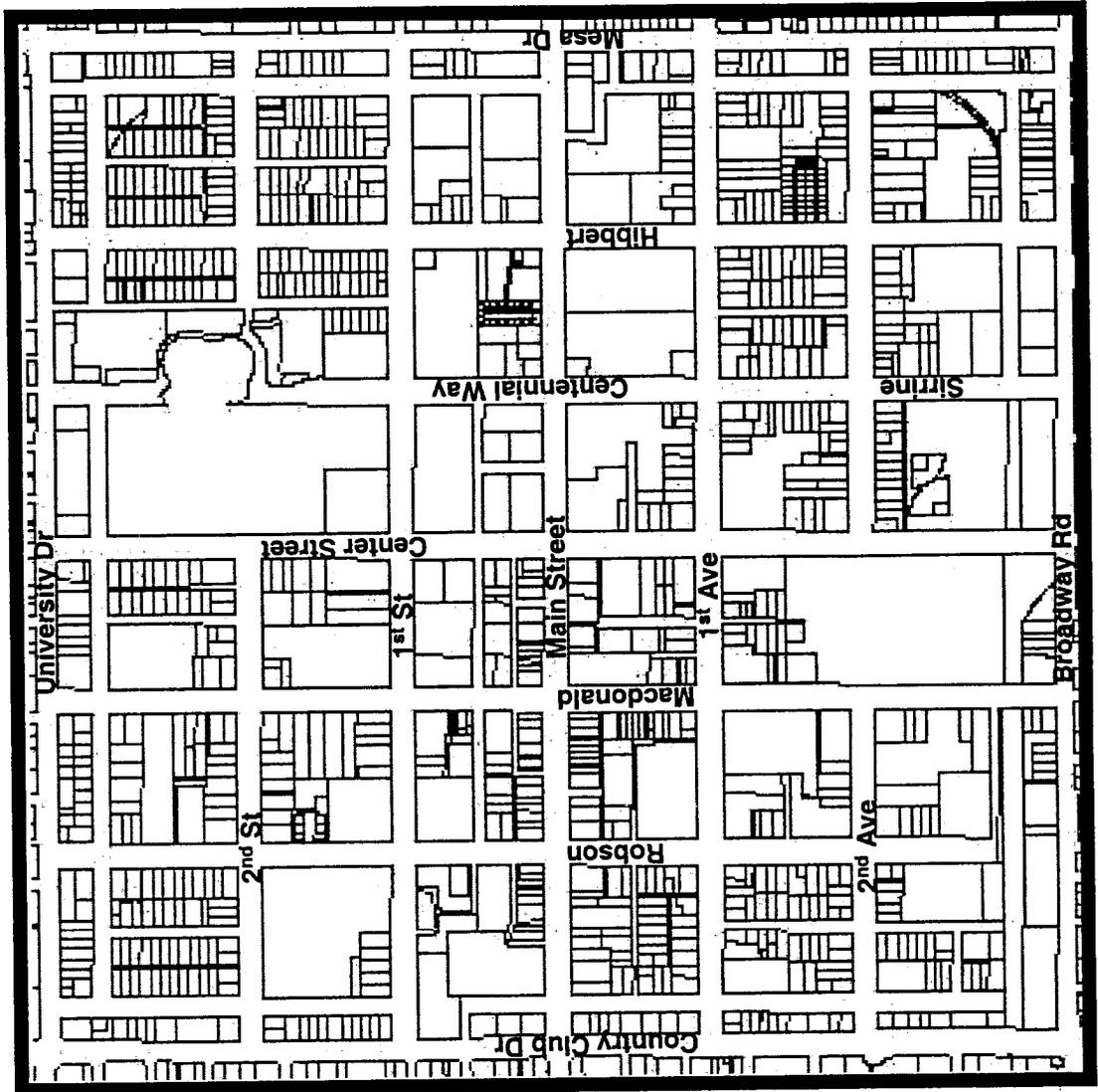
This background information has been presented for discussion purposes, thus Alternative, Fiscal Impact and Concurrence sections have been omitted.

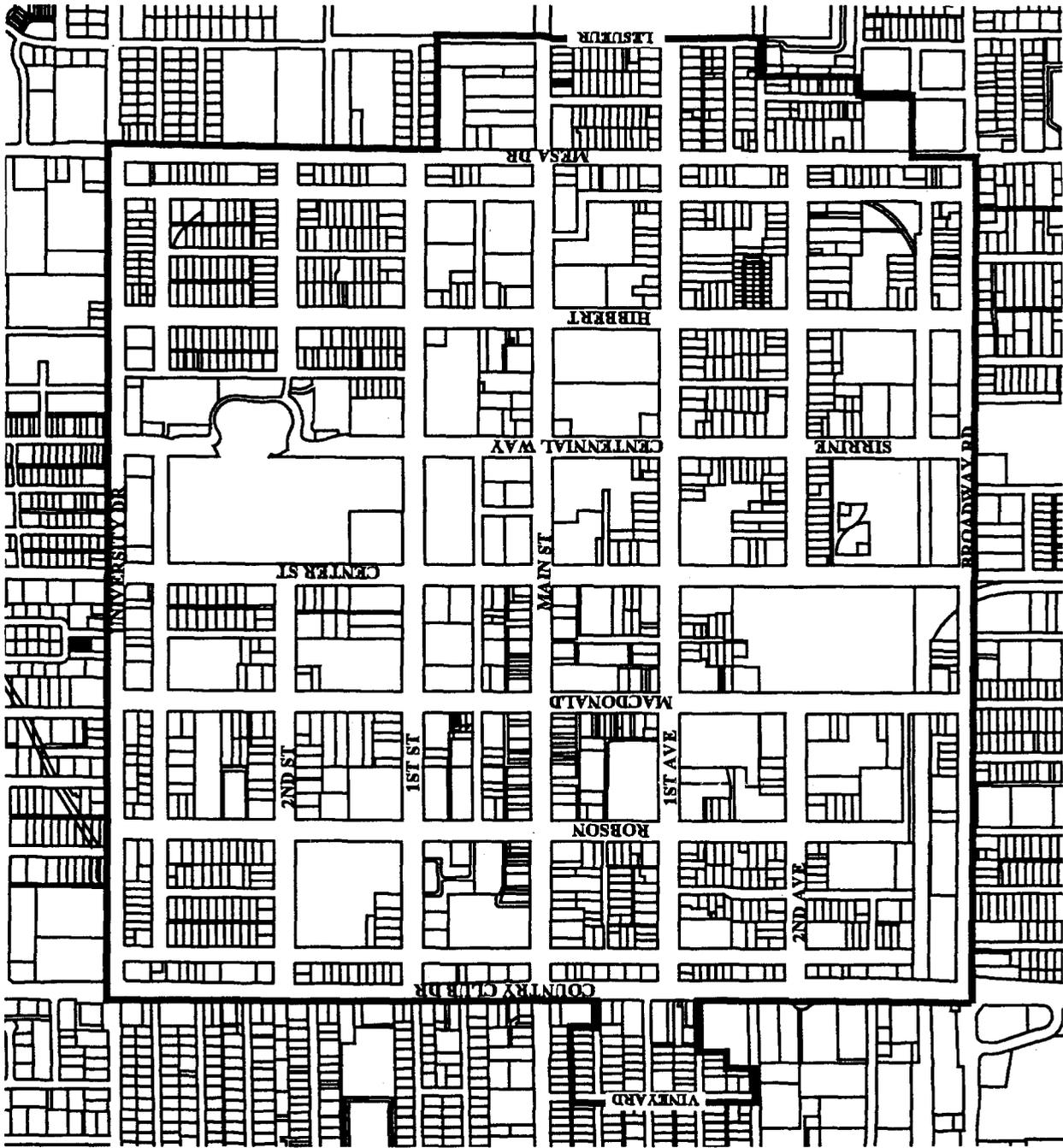
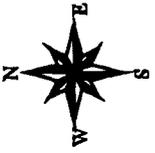
  
Bryan Raines, Staff Originator

  
Mike Hutchinson, City Manager

Attachments

# Town Center Square Mile





Redevelopment Area Boundary

