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LOS ARCOS REDEVELOPMENT PLAN

Redevelopment & Urban Design Studio
Scottsdale, Arizona

LOS ARCOS REDEVELOPMENT PLAN

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INTRODUCTION

Background

The Los Arcos area is composed of mature residential neighborhoods and commercial properties, representing a strong and vibrant community. The area primarily grew during the 1960's, with growth surrounding the elementary schools and along the major streets. With Scottsdale and McDowell Roads as major regional roadways, auto related uses and large retail stores developed along the street frontages. In the late 1960's, Los Arcos Mall was built. As one of the first regional indoor malls in the Valley, the Mall was a showcase of the new type of retail experience. The Mall was anchored by two strong retailers, Sears and Broadway, with an interior mall serving as a cool respite from the summer sun and as a gathering place for the community.

The Los Arcos Area started to show signs of deterioration during the late 1980's. No new major development had occurred in the region for years and the existing buildings were starting to show their age. Some of the existing large retail centers had been built following out-dated development standards, resulting in large asphalt parking lots void of landscaping. In the early 1990's, this trend was temporarily halted by the renovation of Los Arcos Crossing, Papago Plaza and Los Arcos Mall. While the centers were successful in bringing new tenants to the area, the area continued to lose some tenants to the larger regional centers in the Valley, such as Scottsdale Fashion Square.

Recognizing the area's potential, the city began planning studies in 1987 to develop action plans for revitalization. The focus of these plans was on the preservation of the residential neighborhoods, solutions to transportation problems, providing services appropriate to community needs and redevelopment of the aging commercial properties.

In 1993, the city completed the Los Arcos Area Phase I Report, which analyzed the area's demographics, land uses and identified opportunities and challenges. The 1994 Los Arcos Action Plan continued the studies by proposing actions for revitalization in three categories: Marketing, Property Development and Physical Environment. Several of these actions have been initiated, including joint marketing by the Scottsdale/McDowell Auto Dealers Association, development of the Chamber of Commerce Los Arcos Revitalization Committee, a design charette to develop conceptual plans for pedestrian areas and design of the Scottsdale/McDowell Streetscape. Several of the identified actions in the 1994 Plan are not complete and are still valid.

The neighborhoods in the Los Arcos Area have always been strong and stable; yet, if the commercial areas continue to deteriorate, the residential areas could be threatened. To counter the trends of commercial decline, on December 18, 1995, the City Council designated the commercial properties along Scottsdale and McDowell Roads as the Los Arcos Redevelopment Area. (See Figures 1 and 2) The Los Arcos Redevelopment Area is a critical step in the process of revitalizing the area.

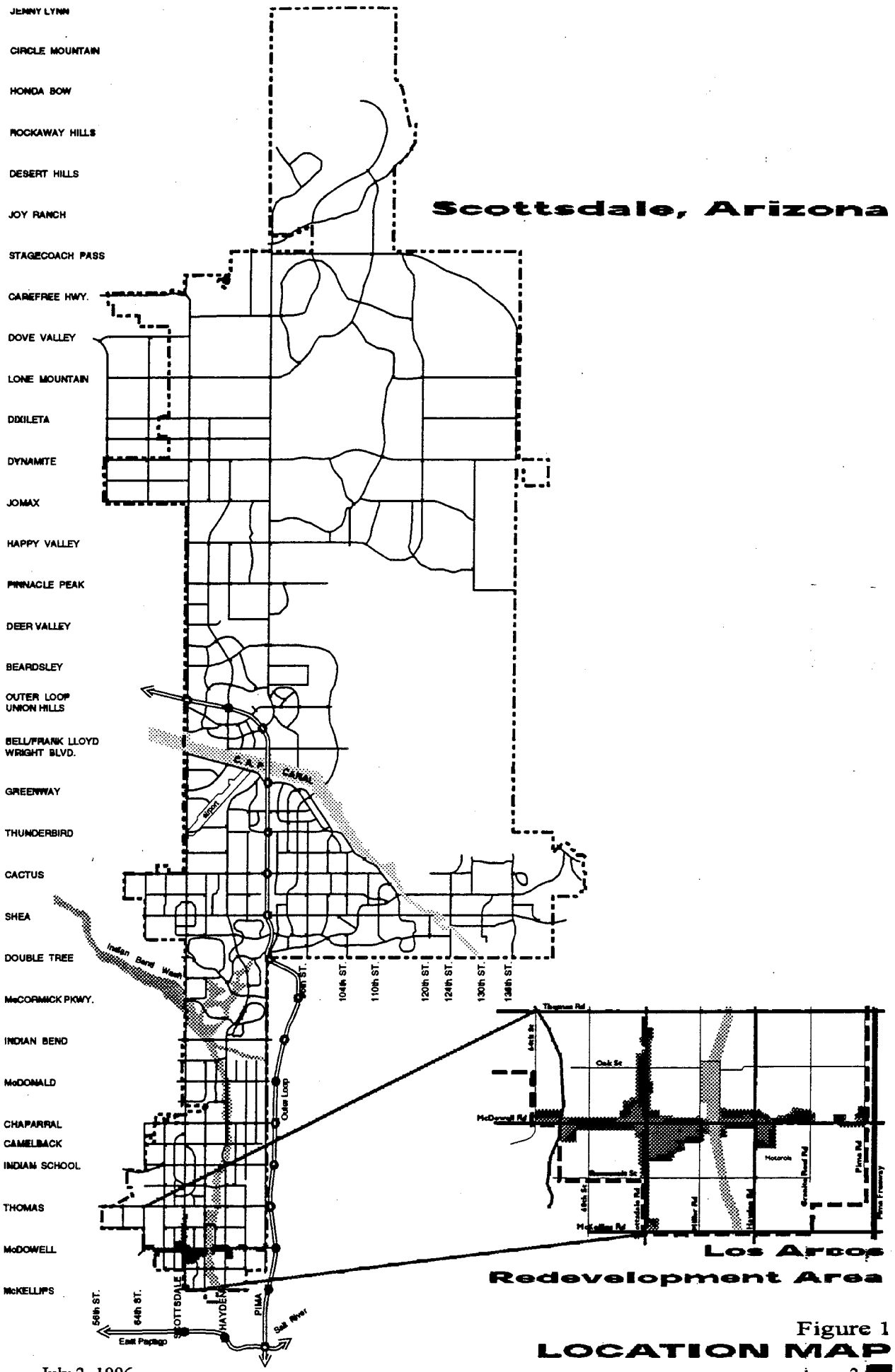


Figure 1
LOCATION MAP

Development Area Boundaries

The Los Arcos Redevelopment Area has an irregular boundary, which can generally be described as the primarily commercial properties along Scottsdale Road and McDowell Road, from Thomas Road south to McKellips Road and from Pima Road west to 64th Street, and is more precisely shown on Figure 2 below. A legal description is provided as Exhibit A of the Appendix.

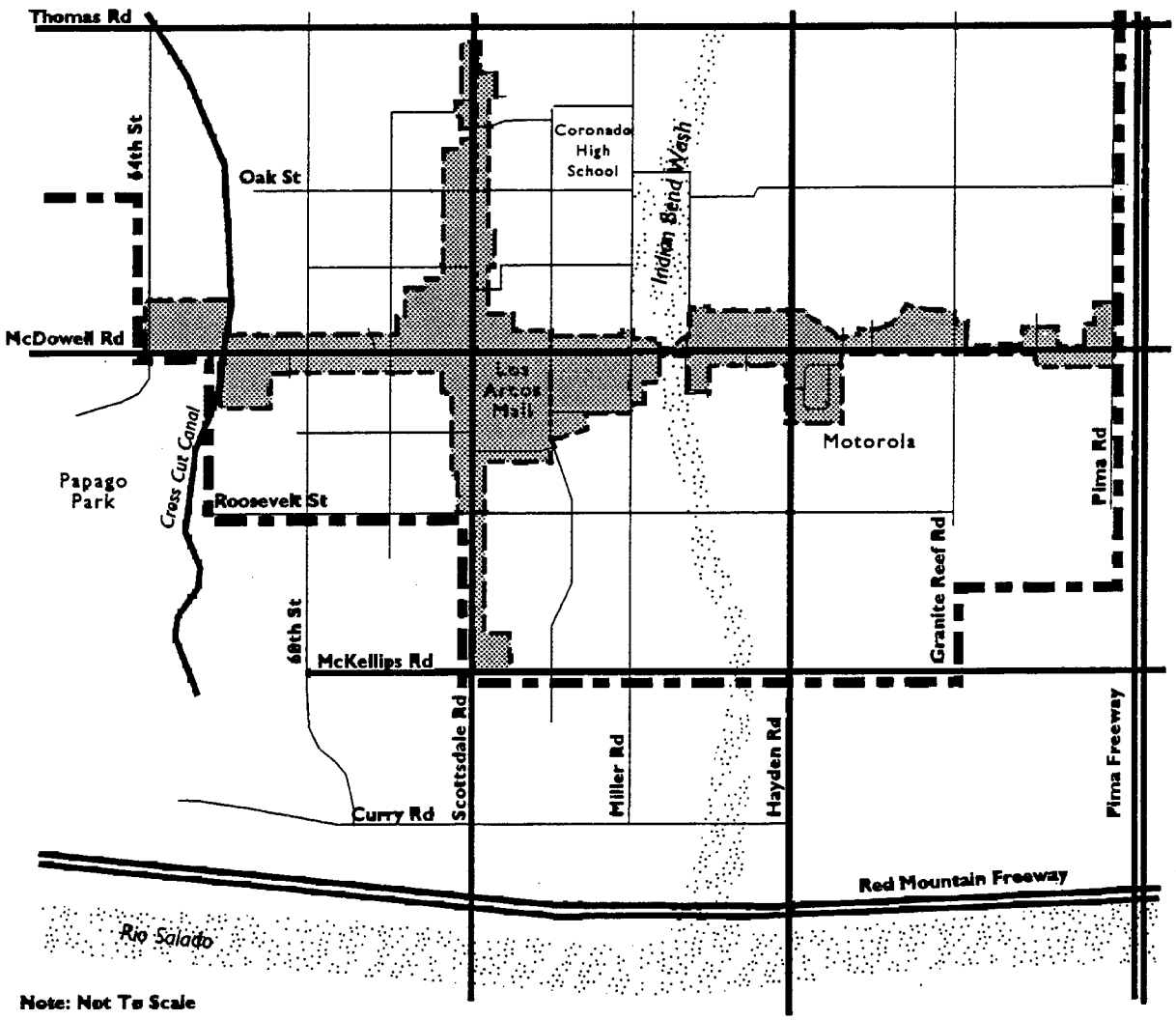


Figure 2
BASE MAP

Existing Land Use

The Los Arcos Redevelopment Area is composed of primarily commercial properties representing a wide variety of businesses and services. Scottsdale and McDowell Roads were major regional roadways in the 1970's; consequently, the street frontages have developed with typical highway commercial uses, such as auto-related businesses, freestanding grocery/department stores, storage facilities and small offices.

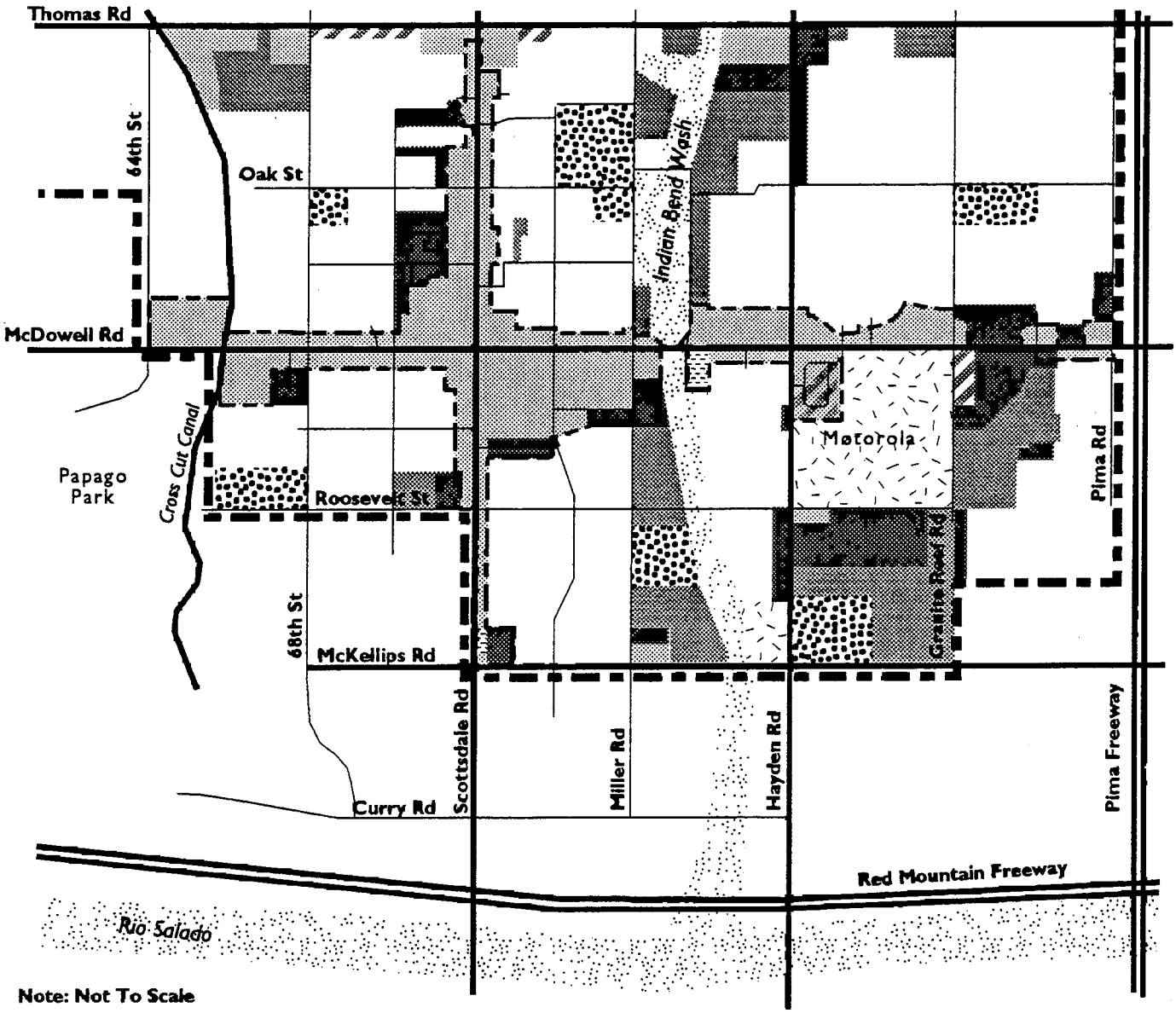
For ease of discussion, the Los Arcos Redevelopment Area has been divided into three Sub-areas, corresponding to the three major land use types: major retail, individual commercial properties and automobile dealerships. (See Figure 8) Sub-area A is characterized by three major retail centers located at the intersection of Scottsdale and McDowell Roads, with Los Arcos Mall as the largest. Papago Plaza, on the west side of Scottsdale Road, is a recently renovated retail center composed of nightclubs, restaurants and smaller retail tenants. Los Arcos Crossing, at 74th Street and McDowell, is two separate retail centers composed of neighborhood businesses and a charter high school. (See Figure 3)

The second type of use is the individual commercial business typical along Scottsdale Road and along the eastern end of McDowell Road, categorized as Sub-area B. (See Figure 8) The businesses in these areas are a variety of neighborhood and community uses, including smaller retail centers, office complexes, auto-related business and independent retail/service businesses.

The third type of land use is the automobile dealerships along the western end of McDowell Road and along Scottsdale Road to the north and south of the Scottsdale/McDowell intersection, classified as Sub-area C. (See Figure 8) The dealerships represent the largest concentration of automobile dealers in the Valley, with 21 dealers represented. In addition to the auto dealers are other motor related businesses, such as sports vehicles and motorcycle sales.

Only three minor residential areas are included in the Los Arcos Redevelopment Area, all of which are rental properties. The first is an apartment complex to the south of the southwest corner of Scottsdale and Thomas Roads. The second is a small residential complex north of Oak Street along the west side of Scottsdale Road. The third and largest residential area included in the Area is along Belleview Street, from Scottsdale Road to 74th Street. The Belleview area is composed of approximately 140 dwelling units, with 29% of the units occupied by federally subsidized tenants. Two of the complexes on the western end of Belleview are owned and managed by non-profit housing providers and have been renovated within the last two years.

A generalized depiction of the existing land uses in the Los Arcos Redevelopment Area is shown on Figures 3. A summary of the land uses is included as a portion of a technical document available in the city of Scottsdale's Redevelopment and Urban Design Studio.



LEGEND

- 2 - 4 DU/AC
- 4 - 8 DU/AC
- 8 - 22 DU/AC
- Tourist Accommodations
- General Commercial
- Office
- Major Employment
- Developed Open Space
- Cultural/Institutional

Figure 3
LAND USE MAP

Existing Site Conditions

The condition of the sites and buildings in the Area vary greatly. Although several of the retail centers were renovated in the early 1990's, the major proportion of the buildings reflect their age. Some of the renovated properties also reflect obsolescence. The general age of existing structures, a summary of the conditions and other factors relating to the Los Arcos Redevelopment Area are included as a portion of a technical document available in the city of Scottsdale's Redevelopment and Urban Design Studio.

Existing Infrastructure Conditions

While the buildings have aged, the Area's infrastructure is being constantly updated by the city's Capital Improvement Program, particularly the streets, water and stormdrain systems. The following lists details the infrastructure improvements needed within the Area. The infrastructure needs were analyzed assuming the future growth of the city and the potential intensification of properties as a result of the Los Arcos, Waterfront and Southeast Downtown Redevelopment Areas.

Drainage

To control storm run-off in the area of 71st St. and Willetta St., a stormdrain is necessary from the south side of Papago Plaza east to Indian Bend Wash. This project will have implications on the future redevelopment of Los Arcos Mall, as the storm drain is planned along the southern boundary of the property. (See Figure 4)

To accommodate storm water flows from the Papago Buttes, the Maricopa Flood Control is proposing a project to the north of McDowell Road and to the east of 64th Street. This project will control the stormwater from the Papago Buttes which flows to the residential properties on the north side of the AutoMall at 64th Street and McDowell. The project requires the cooperation of the city of Scottsdale, the city of Phoenix and the Flood Control District. One possible scenario is the construction of detention basin on the south side of McDowell Road on the Desert Botanical Garden property. (See Figure 4)

Wastewater

Several wastewater projects are specified within the city's 10 year Capital Improvement Program for the Los Arcos Area. These include an interceptor sewer at the intersection of Scottsdale and McDowell Roads, and relief sewers on Miller Road and Scottsdale Road. (See Figure 4)

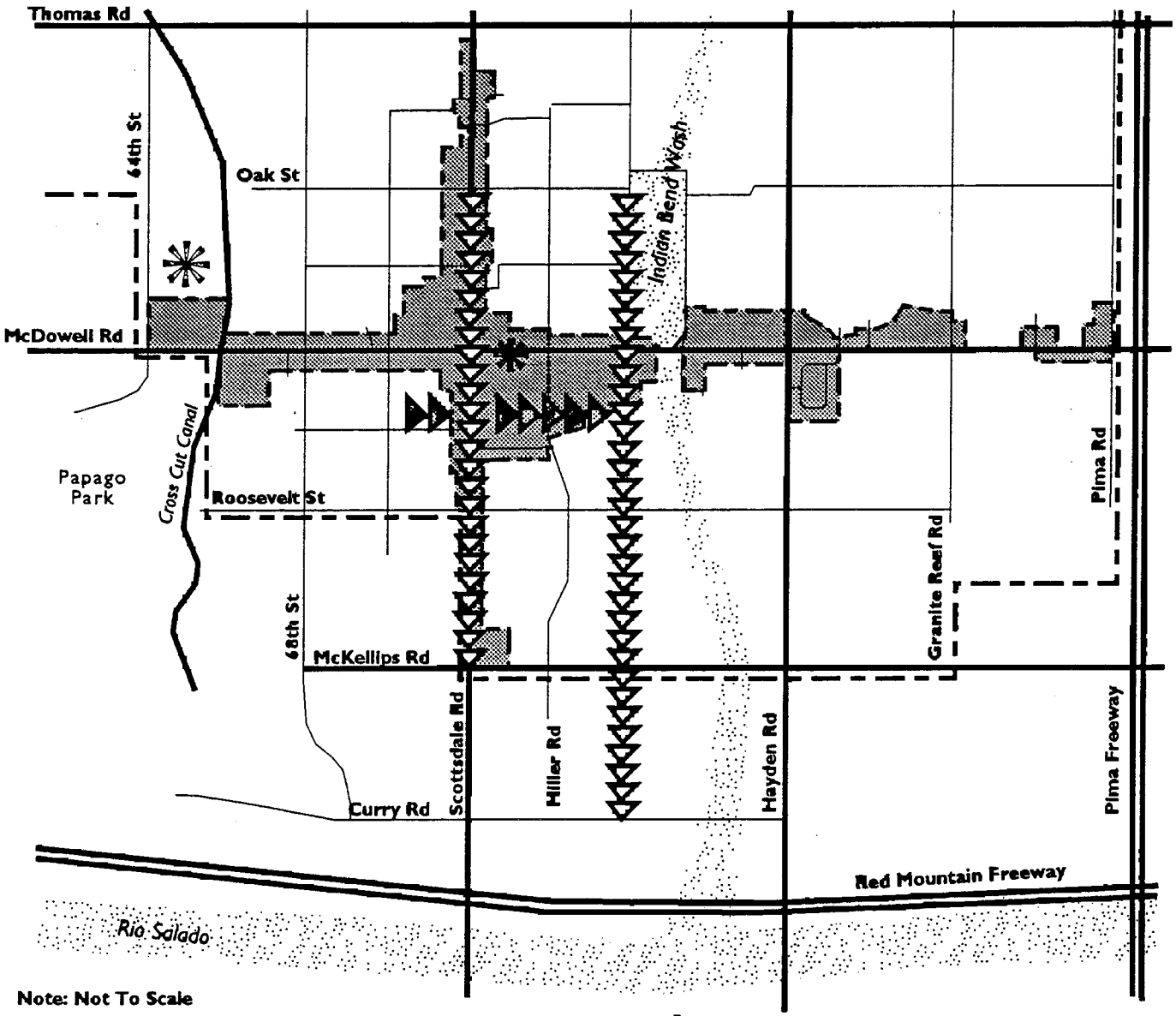
Underground Utilities

Throughout the Area are existing aboveground utility lines, accommodating electric and communication facilities (See Figure 5). Where applicable, the goal is to underground the utilities, while still maintaining service to the residential and commercial users.

Transportation

Scottsdale Road has been widened to the designated standards within the last ten years. The current project on the eastern end of McDowell Road, from Granite Reef and Pima Roads, will complete the widening of McDowell Road to the current city standards. In conjunction with the road widening is the installation of enhanced streetscape. The streetscape design will continue along both Scottsdale and McDowell Roads as funding is approved.

Both the construction of the Pima Freeway and the widening of 64th Street will have significant impacts onto the Los Arcos Area. The Pima Freeway will be extended to McDowell Road by the end of 1996, allowing for greatly enhanced access into the Area. The city is working to widen 64th Street from Indian School Road to McDowell Road, providing improved access from the Red Mountain Freeway and the Papago Freeway. (See Figure 6)



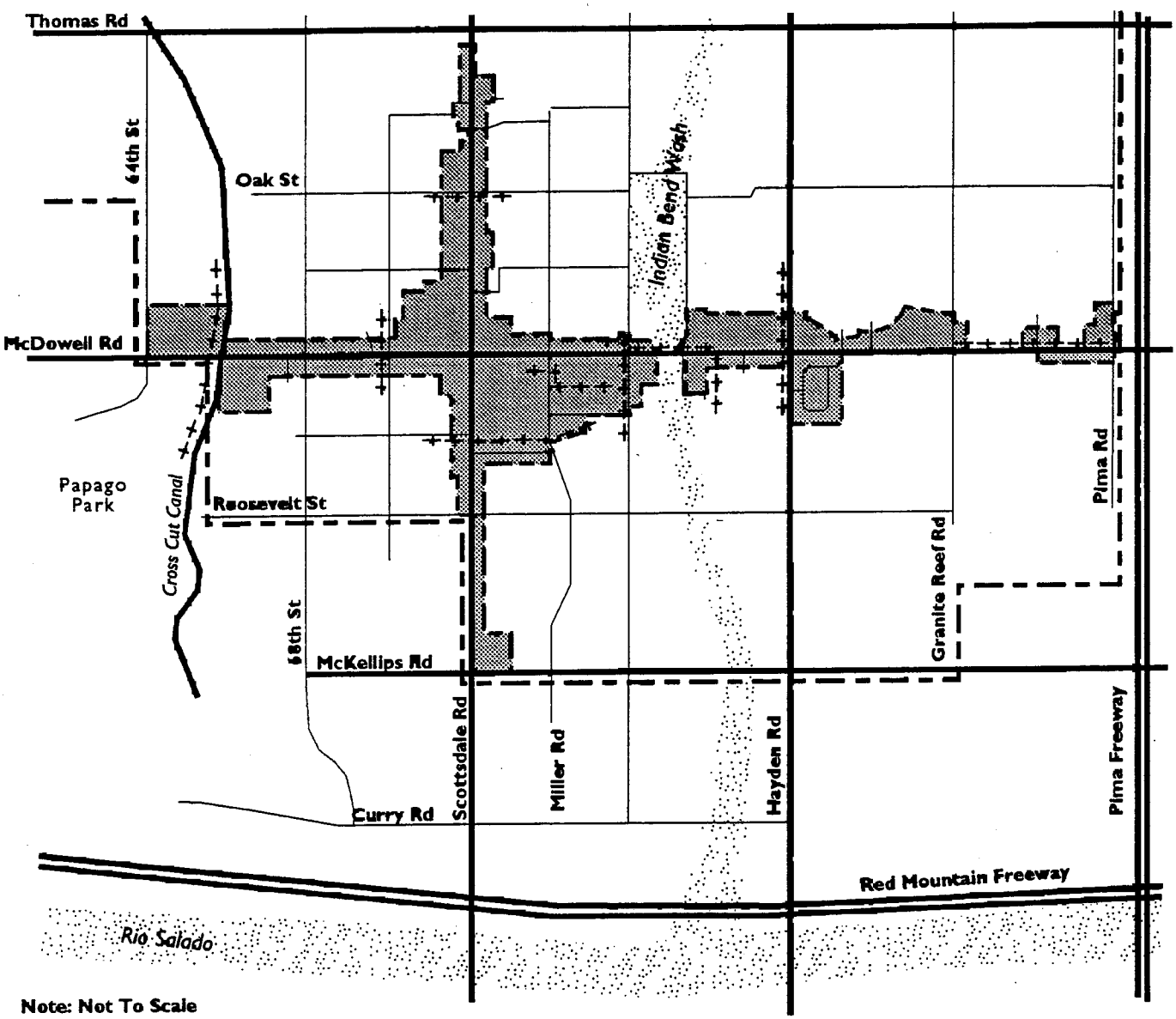
McDowell Road Interceptor Sewer

Relief Sewers

Storm Drain

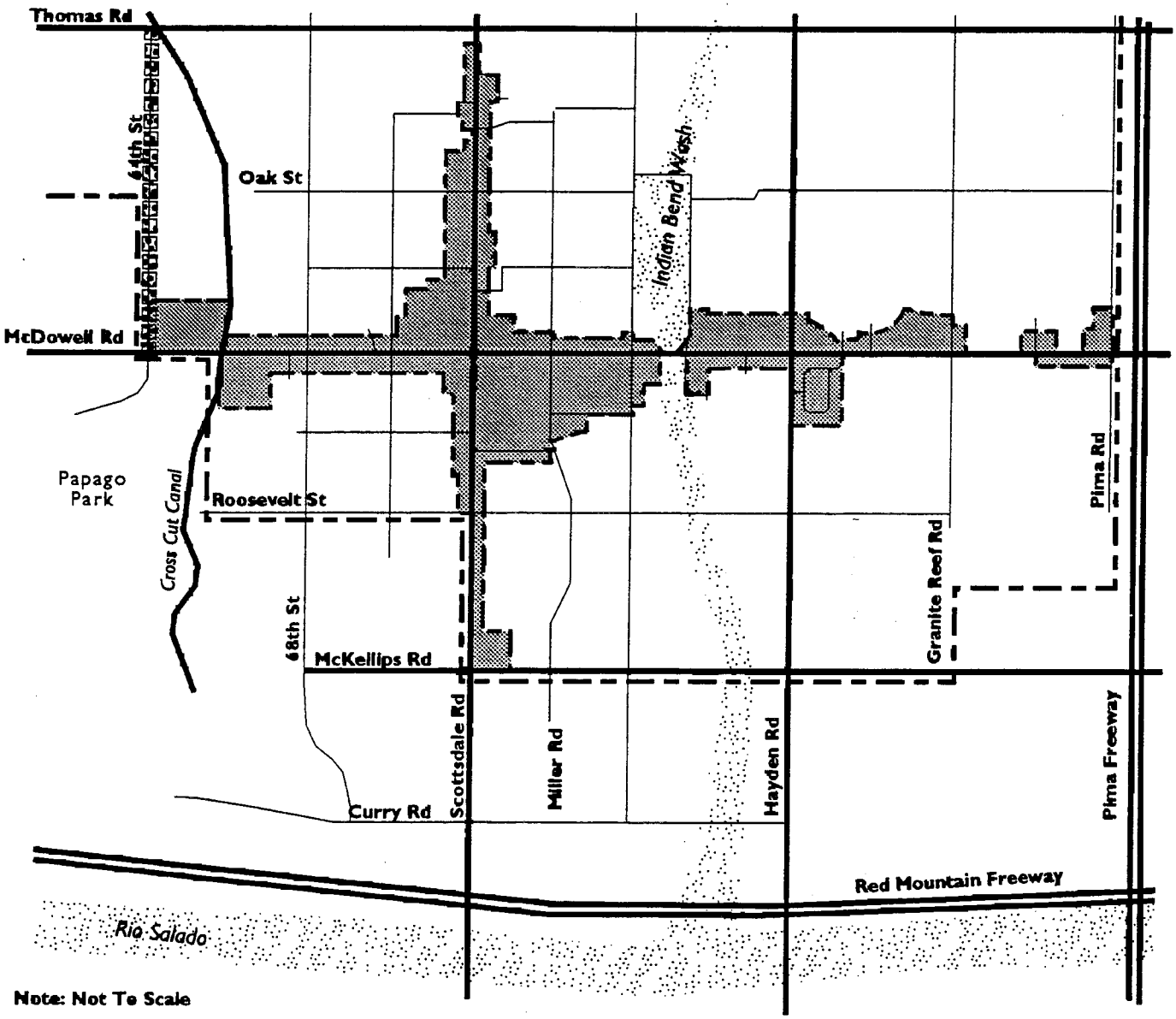
Maricopa County Flood Control District Regional Project

Figure 4
WASTEWATER & DRAINAGE FACILITIES



++++ Overhead Utility Lines

Figure 5
OVERHEAD UTILITY FACILITIES



64th Street Widening

Figure 6
CIRCULATION FACILITIES

REDEVELOPMENT PROGRAM

Area Discussion

The Los Arcos Redevelopment Plan will identify deficiencies, outline opportunities and detail a program for revitalization, while meeting the requirements of Arizona State Statues 36-1471 and 36-1479. The Los Arcos Redevelopment Plan will provide the basis for initiation and coordination of a variety of public and private actions which will lead to substantial physical, economic and social improvement. These actions are designed to produce an attractive and vital community, while maintaining the strengths of the residential neighborhoods.

The residential neighborhoods in the Los Arcos Area represent the stable, family environment Scottsdale is known for. The revitalization of the Los Arcos Redevelopment Area will increase the commercial and residential property values, enhance the area as a place to live, work and play and recapture the spirit of the community.

Challenges

Currently the mixture of commercial goods and services in the Area do not meet all of the needs of the residents in the area, forcing them to look and to shop elsewhere. In addition, the Los Arcos Area merchants do not market their goods and services collectively, with each center as an isolated island unto itself. The relationships between the commercial properties and the residential neighborhoods are weak, both physically and socially, with connections to the surrounding neighborhoods nearly non-existent. This relationship is further hindered by the forbidding appearances of the commercial centers with seas of asphalt leading to imposing tall walls.

Los Arcos Mall has lost its edge as a regional shopping center, and yet, has not found the niche of providing community level goods and services. With the competition of nearby retail centers, like Scottsdale Fashion Square and Fiesta Mall, the Mall must provide a unique mixture of businesses to serve the surrounding neighborhoods.

While some of the retail properties have completed recent renovations, the majority of the commercial structures are obsolete and in the need of repair/renovation, which further hinder redevelopment potentials. Additionally, some of the areas in Sub-Area B are held in fragmented ownership or as small individual properties.

Opportunities

The Los Arcos Area comprises over 7 1/2 square miles of residential neighborhoods and commercial properties at the southernmost end of the city of Scottsdale. The area

represents the most balanced mixture of uses within the city, with single family homes, townhouses, multi--family complexes, social services, parks, churches, employment and commercial. This area has the advantage of proximity to several major regional attractions including the Rio Salado, Papago Park and Arizona State University. The area is easily accessible from two regional freeways, the Red Mountain (202) and the Pima Freeway (101), allowing quick access to the East Valley, Downtown Phoenix and Sky Harbor International Airport.

The Scottsdale and McDowell Roads intersection is the city's busiest intersection, with over 96,600 vehicles per day. Located at this intersection, the Los Arcos Mall property has the potential of not only providing the goods and services desired by the residents, but also representing the heart of the community.

The Los Arcos Area also has the unique advantage of including one of the Valley's unrivaled recreational spots, the Indian Bend Wash. The Indian Bend Wash was constructed in the mid 1970's as a regional drainage project. In conjunction with the construction of the Wash, McDowell Road was bridged over the Wash, finally linking the two residential areas which had previously been severed during every major rain storm. The Indian Bend Wash not only brought the area recreational amenities, with numerous recreational opportunities such as ballfields, lakes, pathways for pedestrian, rollerblades and bicycles, amphitheaters and community centers, but also brought the community together.

The Los Arcos Area is home to over 49,000 residents, which is over 30% of the total Scottsdale population. Between 1970 and 1990 the area experienced a 4.9% increase in population. Over 275,000 employment opportunities are within a five mile radius of the intersection of Scottsdale and McDowell Roads, including Motorola, one of the city's largest employers. The opportunities exist for the business community to capitalize on the residents and employees within the area as a market niche. In addition, the proximity to ASU and the freeways allow for marketing to the broader community.

Redevelopment Strategy

The city of Scottsdale is committed to the continued investment and redevelopment of the Los Arcos Redevelopment Area and proposes a comprehensive and cooperative approach to achieve the desired results. It is the city's intent to maintain the Area as a strong economic core of the city. The viability of the Redevelopment Program will be assured by addressing the myriad factors relevant to the Los Arcos Area and by bringing together the various private and public entities in a cooperative effort.

Program Purpose.

The basic goal of the Los Arcos Redevelopment Plan is to revitalize the commercial areas in order to maintain and strengthen the residential neighborhoods. Some of the commercial properties along Scottsdale and McDowell Roads have been deteriorating over the last 30 years. Through redevelopment efforts, the blight among the commercial areas can be halted and residential property values can increase.

On December 18, 1995, the City Council approved Resolution # 4424, which declared, in accordance with the Arizona State Statutes, a slum condition exists and, in the interest of the community, action is to be taken to protect the public health, safety and welfare of the residents and of the municipality. It is the purpose of the Los Arcos Redevelopment Plan to implement the Resolution #4424 and to utilize public and private resources to revitalize the area. The land uses and building requirements, proposed in this Plan, are designed with the general purpose of accomplishing a coordinated, adjusted and harmonious development in accordance with the present and future needs of the community. The Plan promotes efficiency and economy in the process of development and adequate provisions for traffic, vehicular and bicycle parking, water, sewer and other utilities. The stated objectives promote sound design and arrangement, wise and efficient expenditure of public funds, and most importantly, the prevention of the recurrence of slum conditions.

To this end, the Los Arcos Redevelopment Plan has the following broad goals:

- Enhance the overall appearance of the Los Arcos Redevelopment Area.
- Market the Los Arcos Redevelopment Area to the local community and to visitors.
- Redevelop Los Arcos Mall into the heart of the community.
- Improve the physical and social relationships between the commercial properties and the residential neighborhoods.

Specific Objectives

To achieve these broad goals, the Los Arcos Redevelopment Plan includes various objectives within five categories: Economic Stability, Quality of the Environment, Land Use Relationships, Efficient Circulation Systems and Design Character. The following objectives apply to the Los Arcos Redevelopment Area in its entirety. In addition, objectives specific to the three Sub-areas are listed on pages 19 to 27.

Economic Stability

- Provide a hospitable and secure environment for private investment. Enhance the Los Arcos Area as a major destination for community goods and services and as a destination for auto-related businesses. Develop marketing strategies for the area, emphasizing the demographics of the neighborhood. Establish joint marketing/promotional strategies on local media for area businesses.

- Encourage location of new uses to the area which provide the balanced offering of goods and services identified by area residents as necessary and desirable. Particular effort should be focused on locating businesses to the area which support and facilitate renovation/revitalization of homes, stimulate interest in property maintenance and which might be encouraged to work with residents to explore solutions to the unique challenges represented by this mature, yet stable residential area. Examples of businesses typifying this category are as follows: building materials/home improvement centers, home furnishing stores, decorating centers, plant/landscaping nurseries, etc.

- Insure economic vitality with a diversity of uses, such as hotels, restaurants, cultural uses, entertainment and recreation to attract visitors and to serve the community. Encourage new uses to the area which provide needed goods and services, such as basic staples, home improvement and electronics.

- Consider ordinance amendments to assure diversity and intensification of uses to meet objectives of the Plan.

- Enhance community spirit and civic pride by making the Los Arcos Area more viable and inviting. Coordinate annual, semiannual, frequent and on-going events among area businesses such as parking lot sales, sidewalk sales that would include all commercial enterprises in the area, in a festive and fun atmosphere, which would bring the surrounding community to the area.

- Use public investment to stimulate private investment and new development in the area.

- Capitalize on the location of the area with its proximity to ASU, Papago Park, Indian Bend Wash and Sky Harbor International Airport.

- Consider incentive programs to encourage renovation of existing businesses.

- Discourage uses likely to have an adverse impact on the high quality of property values in the area.

- Identify, attract and assist needed and appropriate businesses/services to locate in the Los Arcos Area, by identifying locations for lease or sale, assisting with market

feasibility analysis and providing additional assistance as necessary. Assist and encourage private property owners to identify appropriate land uses, renovate existing structures and undertake redevelopment when appropriate.

- Encourage new employment uses to provide jobs for area residents and to support retail businesses.

Quality of Environment

- Eliminate unsightly, substandard and obsolete uses and remove buildings and structures which cannot be rehabilitated and which detract from the aesthetic appearance and economic welfare of the area.

- Preserve and enhance open space for the benefit of outdoor recreation, public health, aesthetics and community gathering in order to maintain a high level of safety and positive social interaction within the community.

- Create a pedestrian-friendly environment which minimizes conflicts with the automobile through the development of linkages which tie neighborhoods and points of interest/interaction together and are enhanced with landscaping and security lighting. (See Figure 7)

- Unify the Area with an enhanced streetscape design and identifiers to create a sense of place, to assist in marketing and to augment the appeal of the area.

- Consider identifying the area by a new name/logo to reflect the area's historical, physical and social contexts.

- Maintain or strengthen the level of public services by exploring opportunities for neighborhood police stations and providing convenient satellite city services. Increase the perception of safety by augmenting the existing community based policing approach and creating Neighborhood/Business Watch programs.

- Encourage undergrounding of utility lines, when feasible.

Land Use Relationships

- Create a cohesive relationship among the various land uses, promoting a concentration and consolidation of compatible land uses and mitigation of existing incompatible land uses.

- Recognize both the negative and positive impacts of transportation changes onto the surrounding commercial properties.

- Create or strengthen existing buffers between the commercial uses and the residential neighborhoods.

- Encourage larger buffers for properties redeveloped with increased density and/or building height.

- Amend the zoning ordinance as necessary to provide opportunities for unique land uses which meet the objectives of this plan, while maintaining development standards to preserve and protect the residential neighborhoods.

- Encourage the establishment of public spaces wherever possible throughout the area, linking the open spaces to the Indian Bend Wash, the retail centers and the neighborhoods.

Efficient Circulation System

- Encourage the development of an intermodal transportation system which includes transit, pedestrians, bicycles and other non-auto related means of transportation.

- Make pedestrian orientation a design priority for the circulation system within the Los Arcos Area. Enhance street intersections to increase safety for pedestrians and consider the needs of the elderly and the physically challenged when designing sidewalks and pedestrian paths.

- Establish a bicycle-friendly environment within the Los Arcos Area.

- Improve the local street system by considering the closure or modification of residential streets to minimize cut-through traffic.

- Develop a transit node to serve a variety of transportation modes, such as trolleys and busses.

- Enhance access to the area from the nearby freeways with enhanced signage, streetscape and gateways.

- Promote efficient local circulation while maintaining the regional traffic routes.

- Consider the needs of the businesses when discussing installation of raised medians.

- Provide adequate parking to meet the automobile and bicycle demands of existing and new development. Consider innovative ordinance provisions to accommodate the

parking needs, such as joint parking facilities among the three major retail centers and shuttle/trolley services among properties.

Design Character

- Create a recognizable and unified sense of place that ties the area into its regional context while providing community identity.

- Provide a unified streetscape with landscaping, pavement treatment, street furniture, area identifiers and street lights. Encourage the private developer to use the designated street plant palette and color theme.

- Encourage the redevelopment of underutilized, vacant or cleared properties through application of Design Guidelines, Covenants, Conditions, and Restrictions, incentive programs or other means. Assemble land into functional compatible parcels, with respect to shape and size for disposition and redevelopment in accordance with this Plan.

- Establish landscape designs to provide human comfort, promote preservation of mature vegetation and integration of native vegetation. Use landscape materials and planting patterns to create an identify of place that relates the site to its regional context.

- Develop a vocabulary of built forms and graphics that serve to identify the area in a cohesive manner. Unify and coordinate existing uses and architectural differences to increase functional and visual consistency.

- Expose the public to a wide range of public art experience of the highest quality. Introduce utilitarian art into public spaces and along the streetscapes.

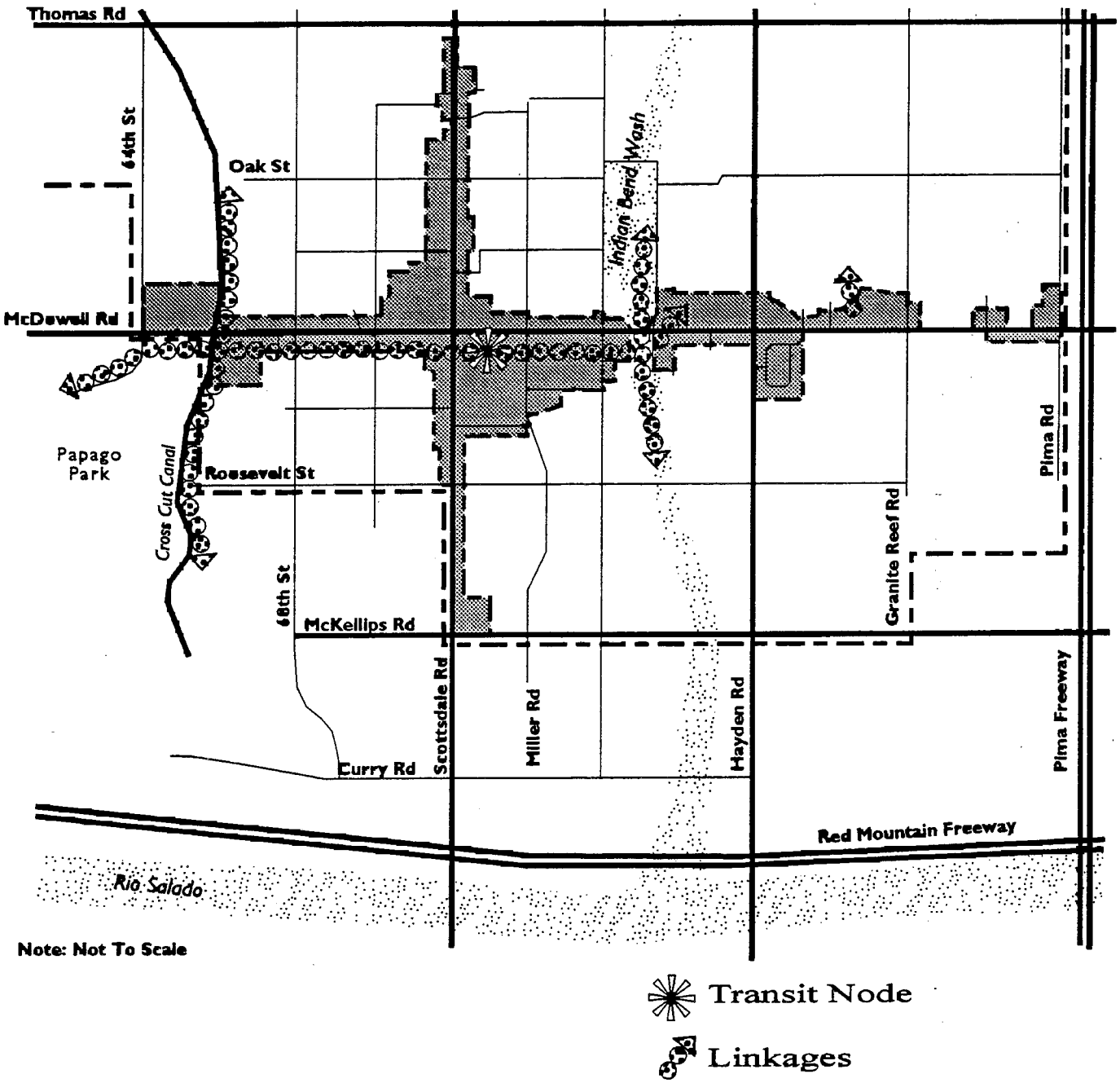


Figure 7
LINKAGES

Redevelopment Elements

Overview

The Los Arcos Redevelopment Plan is a comprehensive document integrating many diverse elements into a cohesive program. Although each of these elements are unique, their goals and objectives overlap and reinforce each other. For the Los Arcos Area to be revitalized, several important features must be incorporated.

First, Los Arcos Mall should be renovated in order to provide the most appropriate mix of retail shopping opportunities, with the potential for complimentary uses such as resorts, residential, office, entertainment and recreational uses. The new development must relate to the other two adjacent retail centers, both physically and aesthetically. Pedestrian connections must be provided from the Indian Bend Wash to Papago Park, linking the three major retail centers at the intersection of Scottsdale and McDowell Roads. The connections must be comfortable and safe pathways, with sufficient lighting, shade and rest areas. (See Figure 7)

Second, a variety of programs must be developed for the individual commercial properties along Scottsdale and McDowell Roads. In some cases, the properties should improve their physical relationship to the neighborhoods, while preserving or increasing the buffers to the adjacent residents.

Third, the businesses should jointly market the area to the surrounding neighborhoods. A program has already been initiated by the Scottsdale/McDowell Auto Dealers Association. The auto-related uses should be maintained and strengthened through this and similar joint marketing and promotional events.

Lastly, the area should be unified through the use of consistent streetscape designs and property development standards. The private sector should be encouraged to install the Scottsdale/McDowell Road streetscape elements, where applicable. In addition, the smaller commercial properties should be encourage to improve the physical appearances of the site and buildings. Public funding of the streetscape improvements will be used to insure a consistent design.

Sub-Area Discussion

The Los Arcos Redevelopment Area is over 465 acres in size. To ease discussion of the variety of issues and objectives, the Area has been separated into 3 Sub-areas. (See Figure 8). The following discussion addresses the existing conditions for each Sub-area and proposes unique planning objectives determined by each Sub-area's different needs.

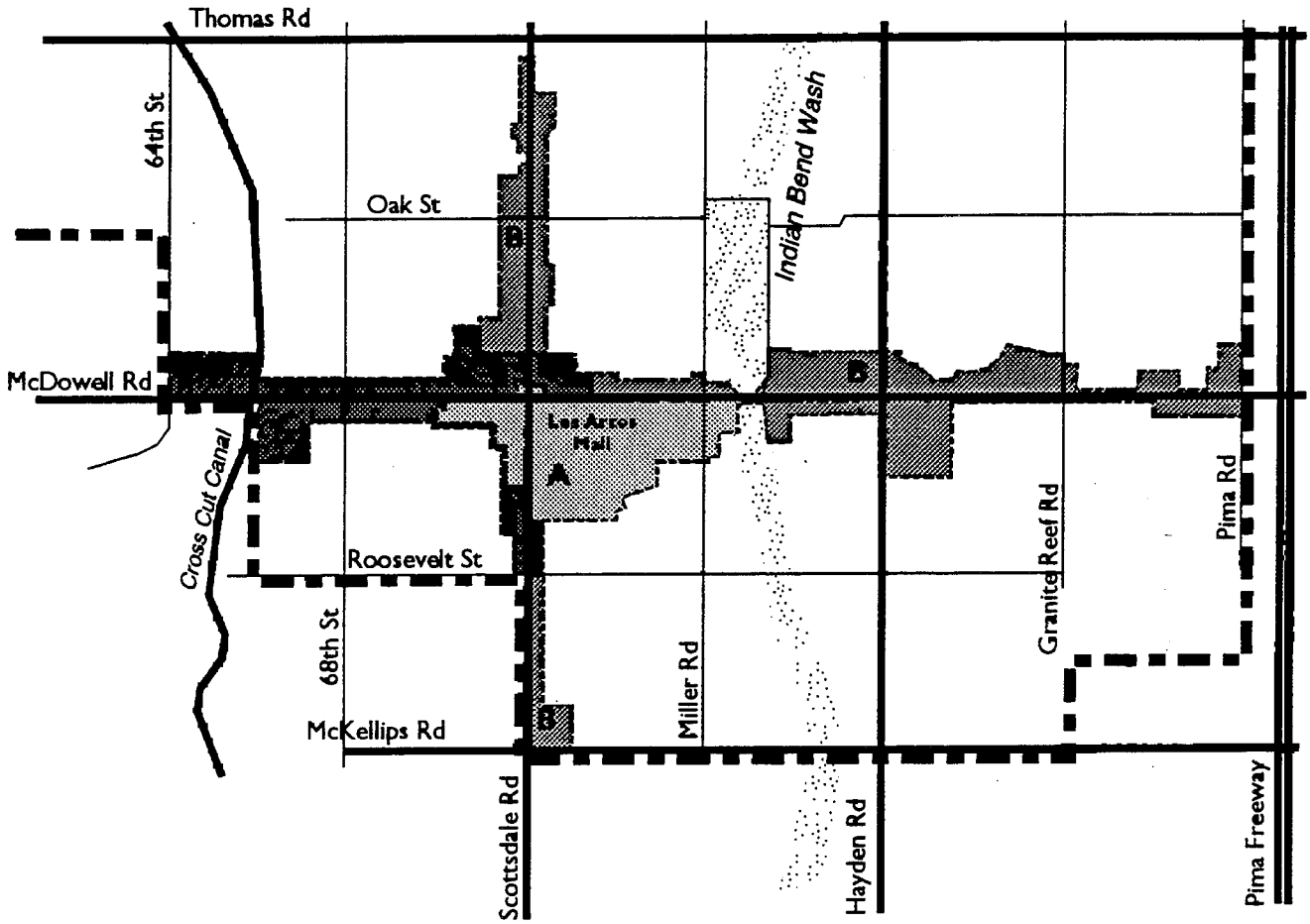


Figure 8
SUB-AREA MAP

Sub-area A - Commercial Core

Overview

Sub-area A is composed of three major retail centers at the corner of Scottsdale and McDowell Roads, including Papago Plaza, Los Arcos Mall and Los Arcos Crossing. Today the three malls represent over 850,000 square feet of retail space on over 70 acres of land. The malls were developed in the late 1960's and the late 1970's under a variety of zoning districts. While these zoning categories were applicable in the past, the districts' provisions are restrictive and do not allow for flexibility in development standards. In addition, the districts only allow for traditional commercial uses and not the mixture of land uses anticipated in this Plan.

Redevelopment Plan Objectives

Economic Stability

Provide a mixed use center at the southeast corner of Scottsdale and McDowell Roads with complimentary uses, such as retail, urban resort, residential, office, recreational and cultural. The center should focus on the community's needs, as well as emphasize the center's prime location and potential to connect to the adjacent retail centers.

Sub-area A will serve as the focal point for the Los Arcos Redevelopment Area. Los Arcos Mall, specifically, will be the heart of the community, given its prominent location and development potential. The Mall should serve the surrounding neighborhoods with goods and services currently not found in the area. Additionally, the Mall can be redeveloped with compatible land uses designed to serve visitors, to provide employment and to provide educational opportunities and cultural opportunities.

The redevelopment potential of Los Arcos Mall is hampered by the current multitude of owners. Redevelopment of the Mall will depend on the cooperation of the existing owners or an assemblage of some or all of the individually owned parcels. The Mall's redevelopment will depend primarily on private funding; however, the provision for new roadways, public parking facilities and pedestrian connections may involve the participation of and encouragement from the city of Scottsdale.

Land Use

Amend the zoning ordinance, as necessary, to allow the mixture of uses proposed by this Plan, to provide flexibility in development standards and to encourage the redevelopment of the area.

The properties in Sub-area A are currently zoned traditional commercial zoning districts. These districts do not allow for some of the uses proposed in this Plan, nor do the districts allow flexibility in development standards. It is anticipated the properties may be rezoned to new zoning districts which address these concerns.

Quality of Environment

Emphasize the public spaces, with the development of gathering places, courtyards and especially pedestrian connections.

Pedestrian connections are crucial to Sub-area A, linking Los Arcos Mall to the other adjacent shopping centers and ultimately to the Indian Bend Wash and to Papago Park. The connections must be comfortable paths, with enhanced landscaping and security lights. Uses abutting the path should complement the pedestrian atmosphere, with amphitheaters, outdoor cafes and coffee houses.

Circulation

Consider construction of a secondary road on the south side of Los Arcos Mall to relieve the Scottsdale/McDowell Road intersection and to provide improved access to the south side of the Mall for automobiles and bicycles, while assuring access to the Los Arcos United Methodist Church and preserving the residential neighborhoods to the south.

Sub-area A is served by Scottsdale and McDowell Roads, two of the major arterial streets in the city. The intersection of Scottsdale and McDowell Roads is the busiest intersection in the city. As redevelopment of the area is planned, the traffic circulation must be given careful consideration for its benefits to the Mall and for its potential impacts onto the surrounding neighborhoods. Los Arcos Mall, and adjacent Los Arcos Crossing, can benefit from an alternative access road to the south side, connecting to McDowell Road. This new roadway would provide relief to the major intersection, while also providing additional frontage for the two centers.

Any modification to the circulation must consider the needs of the Los Arcos United Methodist Church, located on 74th Street and Culver Street. The Church is a viable asset for the area and its needs must be considered. Additionally, the new traffic patterns must

address the residential neighborhood to the south, which currently experiences "cut-through" traffic on 74th Street.

The parking needs in Sub-area A can be achieved through private, public or joint use parking facilities. Consideration should be given to shared parking facilities to minimize on-street circulation and to maximize multiple shopping opportunities. Additionally, garages would provide shaded parking for customers and employees. The parking facilities must be connected to the retail centers with comfortable, wide pedestrian paths.

Design Character

The form, height and mass of the architecture of Sub-area A must address the neighborhood context of the area, while allowing for intensification of the properties.

It is important for the redevelopment of Sub-area A to address the residential neighborhoods to the south by providing sufficient buffers and transitions to the lower scale of the residential structures. New development should be encouraged to provide appropriate intensity and scale.

The existing expanses of asphalt parking lots should be reduced by introducing landscaping and lower scale buildings along the frontages. This will minimize the appearance of any height proposed for buildings within the middle of the complex.

Sub-area B - Commercial Frontages

Overview

Sub-area B is composed of the individual commercial properties along Scottsdale Road and along the eastern end of McDowell Road. The area includes a wide variety of businesses and services, including the large discount department stores, Kmart and Smitty's, the auto-related businesses, small retail centers and fast-food restaurants. Along Scottsdale Road, north of McDowell Road, some of the existing large buildings have been renovated into antique malls, resulting in the second largest grouping of antique businesses in the Valley.

Redevelopment Plan Objectives

Economic Stability

Strengthen the variety of businesses within the area by encouraging antique businesses and other uses which will complement the commercial core and serve the adjacent residential neighborhoods.

Sub-area B is composed of a mixture of commercial uses, which serve the broader community and the immediate neighborhoods. The existing mixture of uses can be strengthened by joint marketing programs and by targeting new complementary businesses.

Land Use

In the redevelopment of any property, consider the relationship to the adjacent residential neighborhoods. Strengthen the buffers between the commercial uses and the residents.

In most cases, the commercial properties immediately abut a residential neighborhood, often separated by only a 16 foot alley. This physical relationship can be strained by the operations of the commercial businesses, particularly in the rear of the structures. As sites redevelop, appropriate buffers should be provided for the adjacent residential neighborhoods, using landscaping and/or walls of sufficient height and density. In addition, the operation of the businesses should be analyzed to minimize noise, odor and visual impacts. Any intensification or redevelopment of the commercial properties must respect the scale of the residential neighborhoods.

Circulation

Address the transportation issues of cut-through traffic in the residential neighborhoods.

The Los Arcos Area developed with a traditional grid street pattern. This pattern allows for ease of circulation and for neighborhood interactions, but in some circumstances allows for non-neighborhood traffic on the local residential streets. Consideration must be given to the local streets and for potential modification to reduce cut-through traffic. This is particularly important as the Pima Freeway is completed and freeway traffic enters the area on Thomas and McDowell Roads.

Quality of the Environment

Unify the area through consistent streetscape elements and with the provision of pedestrian and public gathering spaces.

Sub-area B is characterized by either small individual properties or the large discount department stores. Each of the properties has developed over the years with a unique, and at times non-complimentary design character. One means to unify the area is to provide a consistent streetscape character with landscaping, pavement treatment, street furniture and street lights.

Design Character

Encourage the redevelopment of the individual properties through the use of Design Guidelines and incentive programs. Provide guidance to the property owners of small parcels on enhancement and redevelopment potentials.

Another means to achieve design consistency and compatibility among the various properties is to apply general Design Guidelines. These guidelines would outline landscaping requirements, building setbacks and standards for parking lot designs. The objective of the guidelines would be to establish pedestrian-friendly properties, while presenting the individual character of the businesses. The guidelines could be imposed voluntary or encouraged through a variety of incentive programs. Prototypes of redevelopment potentials for the small individual properties could be developed to spur ideas and motivation for the business owners.

Work with the city of Tempe on the addressing conflicts and the application of the streetscape design along Scottsdale Road.

The southern end of Scottsdale Road has a unique relationship with the city of Tempe. Tempe owns the entire right-of-way for Scottsdale Road, from Roosevelt to McKellips, including the sidewalk on the eastern side of the street. In this area there are two related issues: addressing and streetscape. With two municipalities located along the same stretch of Scottsdale Road, there has developed addressing conflicts. Specifically, properties within each city share the same Scottsdale Road address, leading to confusion.

The second issue is the application of the Scottsdale Road streetscape and gateway features. This section of the city of Scottsdale, along the western side of Scottsdale Road from McKellips to Roosevelt is already fronted by the city of Tempe's typical streetlights. The area needs to be a statement for the city of Scottsdale, as the major southern gateway. The city must work cooperatively with the city of Tempe to develop a joint streetscape program.

Sub-area C- Auto Core

Overview

Sub-area C comprises automobile dealerships and related uses along the western end of McDowell Road, from 64th Street to just east of Scottsdale Road, and to the North and south of McDowell along Scottsdale Road. (See Figure 8).

Redevelopment Plan Objectives

Economic Stability

Strengthen and maintain the automobile dealerships as a regionally significant retail use, employment base and tax base for the City.

The dealerships represent the widest assemblage of automobile makes in the Valley and represent a major tax base for the city. With support from the City Council, the automobile dealers have already formed the Scottsdale/McDowell Auto Dealers Association to address joint marketing and other programs. The city is committed to participate with the dealers on their joint marketing programs and to encourage the Association to continue their efforts.

Although the area is composed of primarily auto-related businesses, the introduction of complementary uses, such as financial institutions and restaurants to Sub-area C, is applicable.

Quality of the Environment

Create a Neighborhood/Business Block Watch program to jointly address issues such as safety, security, noise and traffic.

The automobile dealers have developed like the other commercial properties in the Area, directly adjacent to the residential neighborhoods with often just a 16 foot alley as separation. With the inherent operations of the dealers including repair work and the need for outdoor paging systems, often there is tension with the surrounding residents. In addition, the dealerships have a need for increased security for their properties. The establishment of a joint Neighborhood/Business Block watch has two main advantages: the residents can assist in the security of the businesses and the joint association can address neighborhood issues, such as noise and traffic.

Land Use

In the redevelopment of any property, consider the relationship to the adjacent residential neighborhoods. Strengthen the buffers between the commercial uses and the residents.

Similar to Sub-area B, the properties in Sub-area C are immediately adjacent to residential neighborhoods. In the redevelopment of any property, consideration must be made for the relationship between the residential and commercial uses and buffers provided or strengthened.

Circulation

Address the transportation issues of cut-through traffic in the residential neighborhoods.

As noted in Sub-area B, the commercial properties in Sub-area C are located immediate adjacent to the residential neighborhoods and often use the local streets for access and for road testing of vehicles. Analysis of the local street patterns is required to determine if modifications are necessary.

Design Character

Unify the area through consistent streetscape elements.

The majority of the automobile dealers have either recently renovated their structures or have recently constructed new complexes. In these cases, the sites meet the current city standards for landscaping, building setbacks and aesthetics. However, there is inconsistency among the type of landscape materials along the street frontages. To provide a more uniform appearance and to give Sub-area C a unique character and an edge in marketing, consideration should be given for installing the approved McDowell Road streetscape design and for collaboration on new area identifiers, such as banners, street lights and street furniture.

REDEVELOPMENT IMPLEMENTATION

Approach to Achieve Objectives

To achieve the desired results of the Los Arcos Redevelopment Plan, the city of Scottsdale believes a comprehensive and cooperative approach to the Los Arcos Redevelopment Area is necessary. This approach will combine a comprehensive mixture of efforts designed to address the factors influencing change and a cooperative partnership between the public, private and non-profit participants.

The city of Scottsdale will work to insure public decisions and investments are made with an awareness of the potential and/or detrimental effects on the Los Arcos Area. The city will work to insure the objectives of the Redevelopment Plan are pursued and result in a beneficial outcome for the area. In addition, the city will work closely with property owners, financial institutions, developers, realtors, home builders, business owners, investors and citizens to identify and to maximize opportunities for redevelopment.

Through a combined effort of individuals and organizations with an interest in the Los Arcos Area, the issues can be addressed and the concerns can be resolved. Through a cooperative approach, consensus can be achieved and the objectives of this Plan realized.

Planning Criteria and Standards

The criteria and development standards included within the existing codes and ordinances of the city of Scottsdale and its plan for the general area will apply in the Los Arcos Redevelopment Area unless modified by this Plan or other standards emanating from this Plan. The standards shall provide the guidance required for such issues as density, site coverage, setbacks, building height, landscaping, parking, and other aspects of development. At the same time, efforts may be made to update or supplement the City's code and plans as necessary to facilitate and provide a sound regulatory framework for new and innovative development in accordance with this Plan.

Additional controls and limitations may be applied to any property acquired and disposed of by the City, or for which any public assistance in development and rehabilitation is provided. Standards for building intensity, land coverage, and other features of development shall be designed to achieve the Plan's objectives and to accomplish the following:

- alleviate overcrowding and the creation of congestion on public streets,
- encourage alternatives to the automobile and reduce air pollution,

- maintain sufficient open space to provide for pedestrian movement and activity and for landscaping and other amenities,

- maintain a balance between demands on capacities of public utilities, facilities and services,

- improve extreme climatic conditions and encourage energy conservation, and,

- improve negative environmental conditions.

To further guide development in the Area and to provide a basis for the review of project proposals, the specific project or disposition plans shall include standards and proposals for the following:

- the location, amounts, and types of parking to be provided,

- landscape development, preservation and improvement of open space areas, setbacks, rights-of-way, and other open or public areas,

- building heights and setbacks,

- vehicle loading and service,

- facilities and designs to reflect climatic and environmental conditions and the need for energy conservation,

- control of signs and other features of site and structure design,

- location and design standards for all major streets and streetscape improvements,

- location and nature of facilities required to meet public transportation and bicycle uses and needs,

- specific land-uses and,

- specific building intensities and land coverage.

Proposed Redevelopment Actions

The Los Arcos Redevelopment Plan is not intended to limit the city of Scottsdale in its use of any and all powers under the Arizona Revised Statutes (e.g. A.R.S. Sec. 36-1474, Sec. 12-1111, Sec. 9-240, and Sec. 9-276), the City Charter of the city of Scottsdale, or any other law defining the city of Scottsdale's legal powers. The city of Scottsdale may take a wide array of actions to achieve the objectives of this Redevelopment Plan. These include but are not limited to the following actions.

Continuing Planning

The City shall continue efforts to assess and respond to changing market conditions, needs, and desires of residents, property owners, and institutions in the project area within the guidelines of this Plan.

The City may also participate in planning efforts with other public and private interests to accomplish the objectives of this Plan. The City shall coordinate planning and implementation activities and bring zoning, and other regulations and plans for private and public facilities into conformance with this Plan. In addition, the City shall review and take action on development proposals according to the City's disposition procedures, consistent with City Council's direction regarding the extent of municipal involvement in the area.

Technical Assistance and Counseling

The City may provide technical assistance and counseling to property owners, occupants, and institutions within the Los Arcos Redevelopment Area regarding the methods and impacts of the implementation of this Plan. The City may aid in the preparation of development proposals, coordinate proposals with other agencies on a formal and informal basis, counsel property owners and tenants on available assistance, and prepare educational and informational documents which aid in the achievement of the objectives of this Plan.

Provision of Public Services

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

Preparation of Land for Redevelopment

The City shall undertake a variety of actions, which support the objectives of this Plan, within the Los Arcos Redevelopment Plan to prepare land for redevelopment. These may include the following actions.

- *Acquisition* - The City may purchase, lease, obtain options on, acquire by gift, grant, bequest, devise, eminent domain, or otherwise, or any interest therein, together with any improvements thereon, any necessary or incidental real or personal property.

- *Clearance and Land Preparation* - The City may hold, improve, clear, or prepare for redevelopment any such property.

- *Disposition* - The City may 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 other interest therein.

- *Contracts* - The City may enter into contracts with redevelopers of property containing covenants, conditions, and restrictions regarding the use of such property for residential, commercial, or other purposes as outlined in this Plan.

- *Covenants* - The City may make any of the covenants, conditions, and restrictions of the above mentioned contracts into covenants running with the land, and provide appropriate remedies for any breach of any such covenants or conditions, including, for example, the right of the municipality to terminate such contracts or any interest in the property created pursuant thereto.

- *Subdivision* - The City may subdivide, vacate, resubdivide, or otherwise change the recorded arrangement of property under its control.

Relocation

Families and businesses displaced as a result of property acquisition by the City in the Los Arcos Redevelopment Area shall be relocated in accordance with the Arizona Revised Statutes and, when Federal funds are used, the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

Removal or Installation of Public Improvements and Facilities

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

Land Disposition

The City shall undertake a variety of actions, which support the objectives of this Plan, within the Los Arcos Redevelopment Area to dispose of land for redevelopment. These may include the following actions.

- *Transfer of Property Interest* - Acquired property or interest by the City therein, may be sold, leased, exchanged, or otherwise transferred to any redeveloper for residential, recreational, commercial, or other uses, both public and private.

- *Transfer Restrictions* - Acquired property may be transferred subject to such covenants, conditions, and restrictions as are deemed to be in the public interest or necessary to carry out the objectives of this Plan.

- *Fair Value* - Acquired property shall be transferred at its fair value for uses proposed in accordance with this Plan. Fair value may be less than the cost of acquiring and preparing the property for redevelopment. In determining fair value, restrictions on the property and the covenants, conditions, and obligations assumed by the redeveloper of the property shall be considered.

- *Public Offering* - Acquired property shall be transferred only after public advertising for bids or proposals has been made for at least thirty (30) days, or under such reasonable competitive biding procedures as the City prescribes.

- *Temporary Use* - The City may temporarily operate and maintain acquired real property in the Los Arcos Redevelopment Area pending disposition of the property for redevelopment, for uses and purposes deemed desirable even though not in conformity with this Plan.

- *Other* - Additional and specific information shall be included in all Land Sales Offering documents pertaining to property offered for redevelopment.

Non-Discrimination Provision

The property within the project shall not be restricted as to the sale, lease, use, or occupancy upon the basis of race, sex, religion, color, or national origin.

Effective periods of Controls-Extensions

The provisions and requirements outlined in this section shall be in effect for twenty (20) years from the date of recordation of this Plan; except that the non-discrimination provision shall be in effect in perpetuity. The provisions and requirements, or any part of them thereafter may be extended for additional, successive ten year periods.

Financing and Cost of Development Projects

Financing

Financing of redevelopment activities will come from one or more of the funding sources listed below:

- Federal funds and grants,
- State funds and grants,
- Intergovernmental Revenues from other governmental entities,
- City Development and Expansion Funds for those projects directly related to such accounts,
- private funding,
- Industrial Development Authority Financing for qualified projects,
- taxes levied by an Enhanced Municipal Services District or Community Facilities District,
- city revenues generated within the project,
- existing and new Improvement Districts for benefited projects,

- grants and other funds received by the City for qualified projects,
- any other source of funding available to the City for use for redevelopment projects.

Cost

It is the City's goal to conserve public resources to the maximum extent possible, by relying on privately funded redevelopment whenever feasible.

Procedure for Changes in Approved Plan

The Los Arcos Redevelopment Plan may be amended from time to time upon compliance with the requirements of law provided that, in respect of any land in the redevelopment area previously disposed of by the city of Scottsdale for use in accordance with this Plan, the City receives written consent of the owner of such land if the interest therein of the owner is materially affected by such amendment. Where a property has been redeveloped in conformance with this Plan, steps may be taken to request that City Council adopt a resolution deleting the property from the redevelopment area designation. All property owners within three-hundred (300) feet of the redevelopment area boundaries shall be notified in writing thirty (30) days prior to a public meeting where an amendment to this Plan is being considered.

STATUTORY REQUIREMENTS

Redevelopment Plan Checklist

The city of Scottsdale is complying with Arizona Revised Statute 36-1479 by including in the Redevelopment Plan the following items:

1. A statement of the boundaries of the redevelopment project area (Figure 2 and Exhibit A).

2. A map showing the existing uses and conditions of the real property therein (Figure 3, 4, 5 and 6).

3. A land use plan showing proposed uses of the area (Figure 3).

4. Information showing the standards of population densities, land coverage, and building intensities in the area is located in published statistical data, zoning ordinance, and land use plan support data available in the city of Scottsdale's Redevelopment and Urban Design Studio.

5. A statement of the proposed method and estimated cost of the acquisition and preparation for redevelopment of the project area and the estimated proceeds or revenues from disposal to redevelopers (page 31-32).

6. A statement as to the kind and number of site improvements and additional public utilities which will be required to support the land uses in the area after redevelopment (page 6-7).

7. A statement of the proposed method of financing the redevelopment project area (page 33).

8. A statement of a feasible method proposed for the relocation of families to be displaced from the redevelopment project area (page 31).

APPENDICES

Exhibit A - Legal Description and Quarter Sections of Project Area

Those parts of the Northwest, Northeast and Southwest Quarters of Section 2, the Northwest and Northeast Quarters of Section 3, and the Northwest and Northeast Quarters of Section 1, Township 1 North, Range 4 East. Also, the Northeast, Southwest and Southeast Quarters of Section 34, the Northwest, Southwest and Southeast Quarters of Section 35, and the Southwest and Southeast Quarters of Section 36, Township 2 North, Range 4 East of the Gila and Salt River Median, Maricopa County, Arizona, more particularly described as follows:

Beginning at the Southwest corner of the City of Scottsdale City limits being 55 feet South of the Southwest corner of the Southwest Quarter of Section 2, Township 1 North, Range 4 East and the True Point of Beginning;

thence, North along the City of Scottsdale City Limit Line, a line 65 feet East of the West line of said Section 2 to a point 50 feet south of the Mid Section Line of said Section 2;

thence West continuing along the City of Scottsdale City Limit Line to a point 40 feet West of the East Line of Section 3, Township 1 North, Range 4 East;

thence, continuing along the City of Scottsdale City Limit Line along a 15 foot radius concave to the Southwest extending from a point 30 feet south and 55 feet West of the East Quarter corner of said Section 3 to a point 45 feet South and 40 feet West of the East Quarter corner of said Section 3;

thence North continuing along the City of Scottsdale City Limit Line being 55 feet West of the East line of said Section 3 to the Southeast corner of recorded Parcel 129-13-002G;

thence West along the South line of said parcel 129-13-002G to the Southwest corner of said parcel;

thence North along the West line of said parcel 129-13-002G to the Northwest corner of said parcel;

thence West to the Southeast corner of recorded plat Papago Parkway No. 3 (80-40);

thence North along the East line of said Papago Parkway No. 3 (80-40) and recorded plat Papago Parkway (78-12) to a corner point of Lot 52 of said Papago Parkway (78-12);

thence West continuing along said Papago Parkway (78-12), N. 88° 49' 40" W, 285.00 feet to a subdivision corner;

thence North continuing along said Papago Parkway (78-12), N. 01° 00' 45" E., 285.00 feet to the Northeast corner of said plat;

thence West along the North line of said Papago Parkway (78-12) to the Northwest corner of said plat;

thence continuing West along the North line of recorded plat Polynesian Paradise-Condominium (12-7) to the Northwest corner of said plat;

thence South along the West line of said Polynesian Paradise-Condominium (12-7) to the Southwest corner of said plat;

thence West along the North line of recorded plat Papago Parkway No. 7 (81-49) to the Northwest corner of said plat;

thence North along the West line of the East one-half of the Northwest Quarter of Section 3, Township 1 North, Range 4 East to the South right of way line of McDowell Road;

thence West along said South right-of-way line of McDowell Road to the West line of said Section 3;

thence North along said West line of Section 3 and Section 34, Township 2 North, Range 4 East, to the Northwest corner of recorded plat Scottsdale Auto Park (320-20);

thence East along the North line of said Scottsdale Auto Park (320-20) to the Northeast corner of said plat;

thence South along the East line of said Scottsdale Auto Park (320-20) to the Southeast corner of said plat;

thence East across the Arizona Canal to the Southeast corner of said Arizona Canal;

thence North along the East line of said Arizona Canal to the Southwest corner of recorded plat Village Grove (71-49);

thence East along the South line of recorded plats Village Grove (71-49), Village Grove Six (76-), the Redlands (68-23) and Wonderland (100-19) to the Southeast corner of said Wonderland (100-19);

thence North along the East line of said Wonderland (100-19), also being the West line of recorded parcel 129-33-001S to the Northwest corner of said parcel;

thence East along the North line of said parcel 129-33-001S to the Southwest corner of recorded parcel 129-33-019A;

thence North along the West line of said parcel 129-33-019A to the Northwest corner of said parcel;

thence East along the North line of said parcel 129-33-019A to the Northeast corner of said parcel;

thence North along the West line of recorded parcel 129-33-023A to a point on the South line of Lot 12 of recorded plat Wonderland (100-19);

thence East along the South line of Lot 12 and 13 of said Wonderland (100-19) to the Southeast corner of said plat;

thence North along the East line of said Wonderland (100-19), recorded plats Scottsdale Meadows Unit 1(74-36), Papago Paradise Unit Two (65-48), Papago Paradise Unit One (62-40), recorded parcel 129-5-004D and to the Northeast corner of recorded plat Palo Verde Villas (146-45);

thence East along the South line of recorded parcel 129-5-007H to the Southeast corner of said parcel;

thence North along the East line of recorded parcel 129-5-007H to the Northeast corner of said parcel;

thence East along the North line of recorded parcel 129-5-007G to the Northeast corner of said parcel;

thence North along the East line of recorded parcel 129-5-009E to the Northeast corner of said parcel;

thence West along the North line of recorded parcel 129-5-009E to the Southeast corner of recorded parcel 129-5-010D;

thence North along the East line of recorded parcel 129-5-010D to the Northeast corner of said parcel;

thence West to the intersection of Wilshire Drive and 71st Place;

thence North along the 71st Place centerline to the South line of Northeast Quarter of the Northeast Quarter of Section 34, Township 2 North, Range 4 East;

thence East to the Southeast Corner of recorded plat Cranbrooke Manor (58-17);

thence North along the East line of said Cranbrooke Manor (58-17) to the Northwest corner of Lot 4 of recorded plat Austin Tract (37-35);

thence East along the North line of said Lot 4 to the West line of recorded plat Scottsdale Crossing (350-39);

thence South along the said West line to the Southwest corner of said Scottsdale Crossing (350-39);

thence East to the extension of Windsor Avenue and 72nd Place intersection to the South line of said Scottsdale Crossing (350-39);

thence South along the centerline of 72nd Place to the extension of the North line of Lot 15 of recorded plat Juanita "Y" Olmo Frontier Place (46-12) to the 72nd Place centerline;

thence West along the extension of and North line of said Lot 15 to the Northwest corner thereof;

thence South along the West line of Lots 15, 16, and 17 of recorded plat Juanita "Y" Olmo Frontier Place (46-12) to the Southwest corner of said Lot 17;

thence East to the Northwest corner of recorded plat Scottsdale Estates Four (72-49);

thence South along the West line of recorded plats Scottsdale Estates Four (72-49) and Town and Country Scottsdale (79-40) to the Southwest corner of said Town and Country Scottsdale (79-40);

thence East to the Northwest corner of recorded parcel 131-19-002V;

thence South along the West line of said parcel 131-19-002V to a point on the North line of recorded parcel 131-19-003H;

thence West along the North line of said parcel 131-19-003H to the Northwest corner of said parcel;

thence Southwest along the West line of recorded parcel 131-19-003H to the Southwest corner of said parcel;

thence South along the West line of Lots 1 thru 7 of recorded plat Scottsdale Estates Amended (66-16) to the Southwest corner of said Lot 7 of said plat;

thence East to a corner point of said Scottsdale Estates Amended (66-16);

thence South to a corner point of said Scottsdale Estates Amended (66-16);

thence East along the South line of said Scottsdale Estates Amended (66-16) to the Southeast corner of said plat;

thence South to the Southwest corner of recorded plat Scottsdale Estates Two (70-07);

thence East along the South line of said Scottsdale Estates Two (70-07) to the Southeast corner of Lot 202 of said plat;

thence North along the East line of said Lot 202 and extension thereof to the centerline of Almeria Road;

thence East along the centerline of Almeria Road to the intersection of Almeria Road and Miller Road;

thence South along the centerline of Miller Road to the intersection of Miller Road and the extension of the south line of recorded plat Villa Eldorado (Per Docket 9817-807);

thence East along the South line of said Villa Eldorado (Per Docket 9817-807) to the Southeast corner thereof;

thence continuing East to the Northeast corner of recorded parcel 131-22-006J;

thence South to the Northwest corner of recorded parcel 131-22-006P;

thence Southeast along the East line of said parcel 131-22-006P to the Southeast corner thereof;

thence East along the South line of recorded parcel 131-22-006Q to the Southeast corner thereof;

thence Northeast along the East line of recorded parcel 131-22-006Q to the West right-of-way line of 77th Street;

thence North along the West right-of-way line of 77th Street to the Northeast corner of recorded parcel 131-22-006Q;

thence East to the Southeast corner of recorded plat Vista El Dorado (275-33);

thence South to the Southwest corner of recorded plat Hacienda Del Rey (195-14);

thence East along the South line of said Hacienda Del Rey (195-14) to the intersection of Hayden Road and the extension of the South line of said plat;

thence South along the Hayden Road centerline to the intersection of Hayden Road and Elm Drive;

thence East along the Elm Drive centerline to the intersection point of said centerline and the extension of the West line of Lot 4 of recorded plat Park McDowell Unit One (48-24);

thence South along said West line of said Lot 4 to the Southwest corner thereof;

thence Southeast following the South line of Lots 4 thru 13 of said Park McDowell Unit One (48-24) to the Southeast corner of said Lot 13 and extension thereof to the centerline of Elm Drive;

thence North along said Elm Drive centerline to the intersection of said Elm Drive centerline and the extension of Lot 1 of recorded plat Park McDowell Unit Two (68-11);

thence East along the South line of said Lot 1 of said Park McDowell Unit Two (68-11) to the Southeast corner thereof;

thence North along the South line of said Park McDowell Unit Two (68-11), to the Southeast corner of Lot 3 of said plat;

thence East along the South line of said Park McDowell Unit Two (68-11), to the Southeast corner of said plat;

thence continuing East along the South line of recorded plat Cox Heights Unit Two (85-39) to the Southeast corner of said plat and extension thereof to the centerline of Granite Reef Road;

thence South along said Granite Reef Road centerline to the Southwest corner of recorded plat Cox Heights Unit Seven (94-95) extension and said centerline;

thence East to the Northwest corner of recorded plat Scottsdale Sierra (282-1);

thence South along the West line of said Scottsdale Sierra (282-1) to the Southwest corner of said plat;

thence East along the South line of said Scottsdale Sierra (282-1) to the Southeast corner of said plat;

thence following along the East line of said Scottsdale Sierra (282-1) to the Northeast corner of said plat;

thence East to the Northwest corner of recorded parcel 131-49-087J;

thence South along the West line of said parcel 131-49-087J to the Southwest corner of said parcel;

thence East along the South line of said parcel 131-49-087J to the Southeast corner of said parcel;

thence North along the East line of said parcel 131-49-087J to the Northeast corner of said parcel;

thence East along the South line of recorded plat Scottsdale Estates Twelve (91-22) to the Southeast corner of said plat;

thence North along the East line of Lots 2373 thru 2376 of said Scottsdale Estates Twelve (91-22) to the Southwest corner of recorded plat Pima Plaza Estates (176-36);

thence East along the South line of said Pima Plaza Estates (176-36) to the Southeast corner of said plat and extension thereof to the East line of Section 36, Township 2 North, Range 4 East;

thence South along the said East line of Section 36 to the intersection with the extension of the North line of recorded plat the Trails at Scottsdale IV (256-12);

thence West along said extension and North line of said the Trails at Scottsdale IV (256-12) and recorded plat Scottsdale Trail Condos (265-50) to the Southeast corner of recorded plat Irvine Park Condos (253-21);

thence North along the East line of said Irvine Park Condos (253-21) to the Northeast corner of said plat, also being a point on the South right-of-way line of McDowell Road;

thence West along said South right-of-way line of McDowell Road to the Northeast corner of recorded plat Scottsdale Commerce Centre (266-21);

thence South along the East line of said Scottsdale Commerce Centre (266-21) to the Southeast corner of said plat;

thence West along the South line of said Scottsdale Commerce Centre (266-21) to the Southwest corner and extension thereof to the centerline of Granite Reef Road, also being the West line of Section 1, Township 1 North, Range 4 East;

thence North along said West line of Section 1 to the extension of the North line of recorded plat McDowell Parkway (76-03) to said West line of Section 1;

thence West along the extension and North line of said McDowell Parkway (76-03) to the Northwest corner of said plat;

thence South along the West line of said McDowell Parkway (76-03) to the Northeast corner of recorded plat Vista Del Camino III (179-32);

thence West along the North line of said Vista del Camino III to the Northwest corner of said plat;

thence North along the West line of recorded plat Vista Del Camino IV (209-2) to the Northwest corner of said plat, also being a point on the south right-of-way line of McDowell Road;

thence West along said South right-of-way line of McDowell Road to the Northeast corner of recorded parcel 131-12-142;

thence South along the East line of said recorded parcel 131-12-142 to the Southeast corner of said parcel;

thence West along the South line of said recorded parcel 131-12-142 to the Southwest corner of said parcel;

thence South 10 feet to the Northwest corner of recorded parcel 131-12-078P;

thence East along the North line of said parcel 131-12-078P to the Northeast corner of said parcel;

thence South along the East line of said parcel 131-12-078P to the Southeast corner of said parcel;

thence West along the South line of said parcel 131-12-078P to the Southwest corner of said parcel and extension thereof to the centerline of Miller Road also being the West line of the Northeast Quarter of Section 2, Township 1 North, Range 4 East;

thence South along said Miller Road centerline to the extension of the Northeast corner of recorded parcel 131-17-008C;

thence West along the North line of said parcel 131-17-008C to the Northwest corner of said parcel;

thence South along the West line of said parcel 131-17-008C to the Southwest corner of said parcel, also being a point on the North line of recorded plat New Papago Parkway Unit 8 (85-21);

thence West along the North line of said New Parkway Unit 8 (85-21) to the Northwest corner of said plat and extension thereof to the centerline of 74th Street;

thence South along said centerline of 74th Street to the intersection of 74th Street and Belleview Street;

thence West along the centerline of Belleview Street to the intersection of said centerline with the extension of the West line of Lot 182 of recorded plat New Papago Parkway Unit 9 (85-33);

thence Southeast along the West line of Lots 182 thru 184 of said New Papago Parkway Unit 9 (85-33) to the Northeast corner of Lot 284 of said plat;

thence West along the North line of Lots 284 thru 296 of said New Papago Parkway Unit 9 (85-33) to the Northwest corner of said Lot 296;

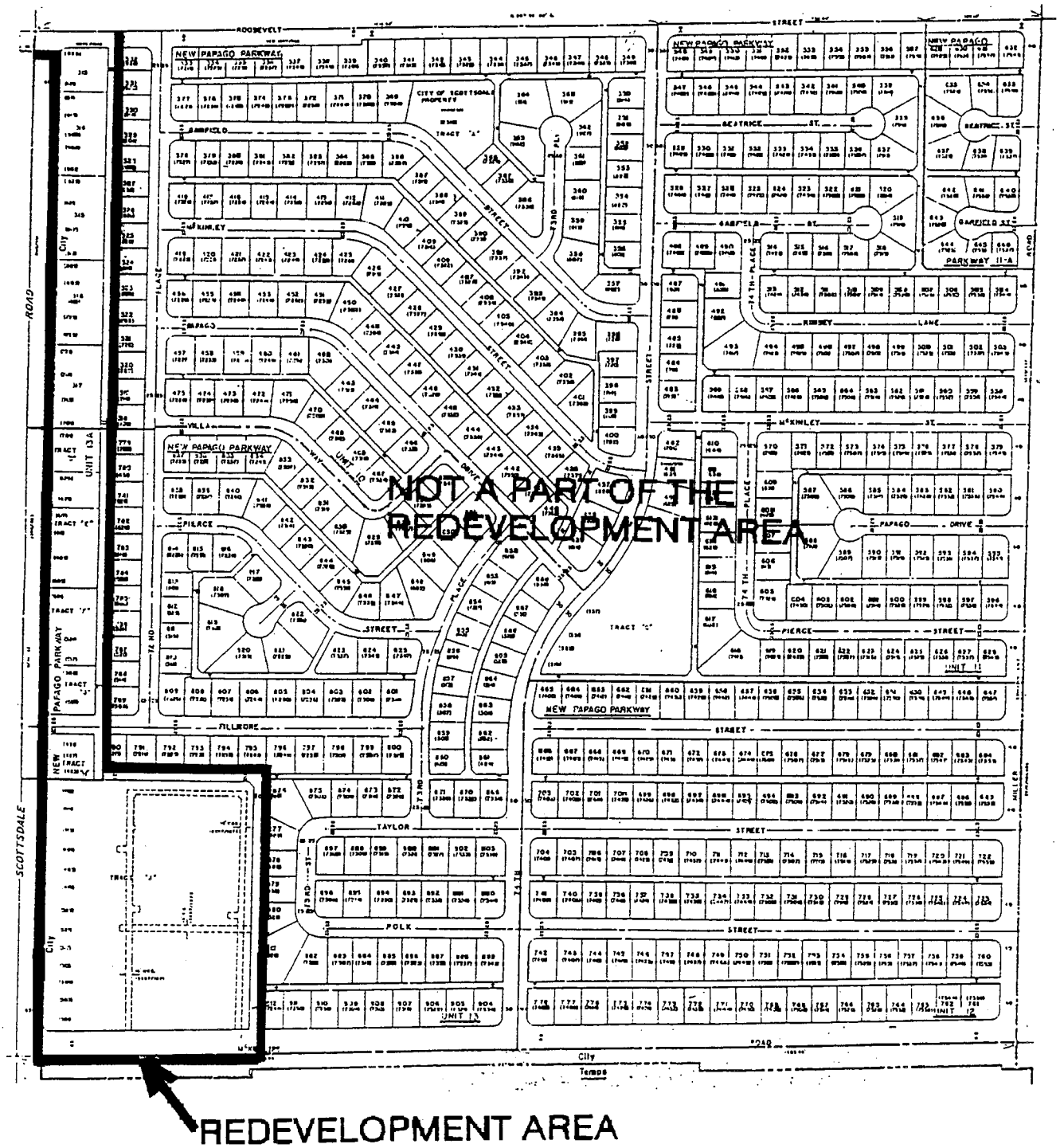
thence South along the West line of Lots 296 thru 307 of said New Papago Parkway Unit 9 (85-33), Lots 318 thru 332 of recorded plat New Papago Parkway Unit 10 (90-41) and Lots 779 thru 790 of recorded plat New Papago Parkway Unit 13 (93-10) to the Southwest corner of said Lot 790;

thence East along the South line of Lots 790 thru 795 of said New Papago Parkway Unit 13 (93-10) to the Southeast corner of said Lot 795;

thence South along the West line of Lots 876 thru 881 and Lot 912 of said New Papago Parkway Unit 13 (93-10) to the extension of the West line of said Lot 912 to the City of Scottsdale City Limit line and East line of Tract "A" of recorded Papago Garden (90-37);

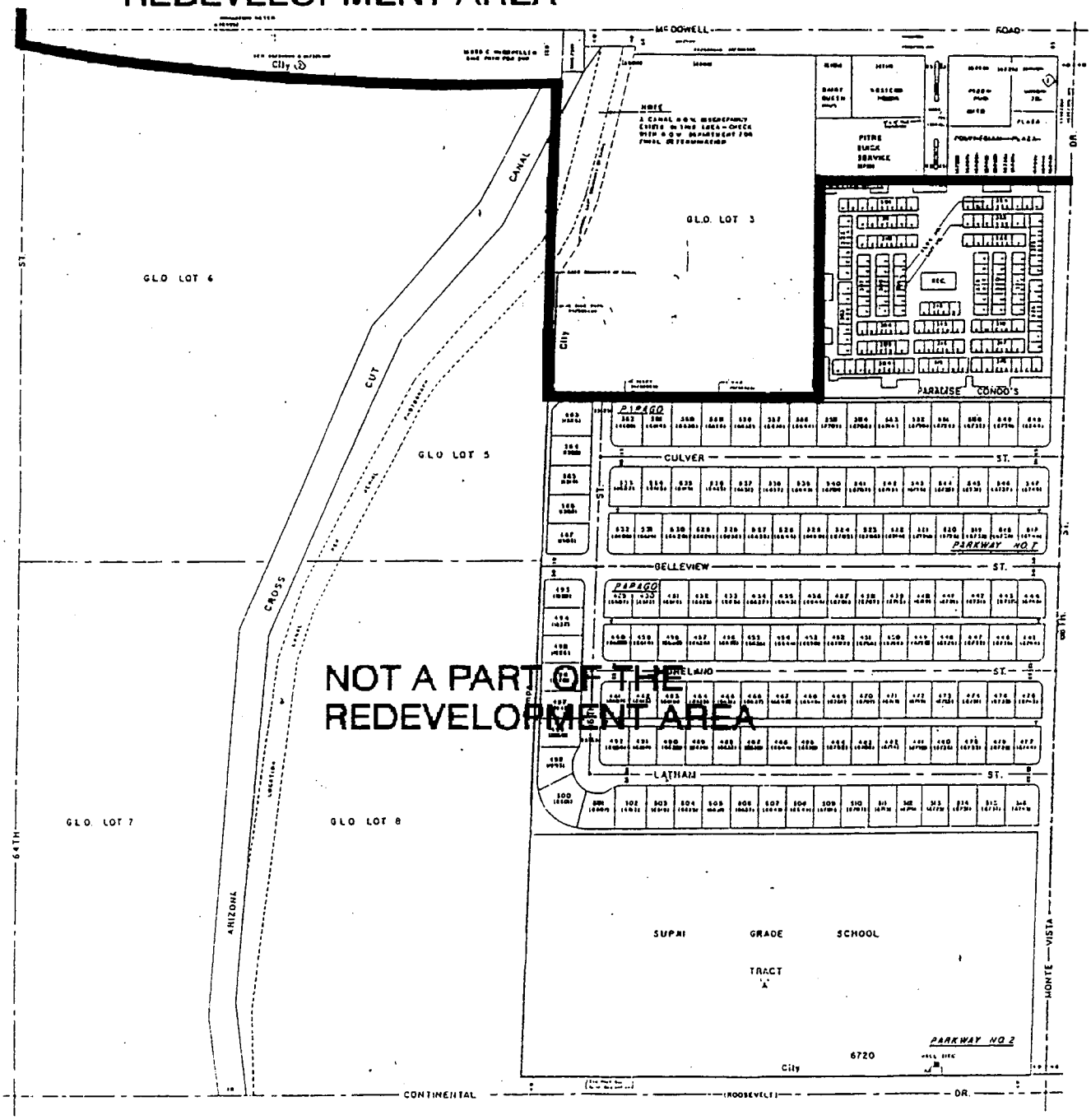
thence South 20 feet following the City of Scottsdale City Limit line;

thence West along the City of Scottsdale City Limit line being 55 feet South of the South line of Section 2, Township 1 North, Range 4 East, to a point being 55 feet South of the Southwest corner of the Southwest Quarter of Section 2, Township 1 North, Range 4 East and the True Point of Beginning.



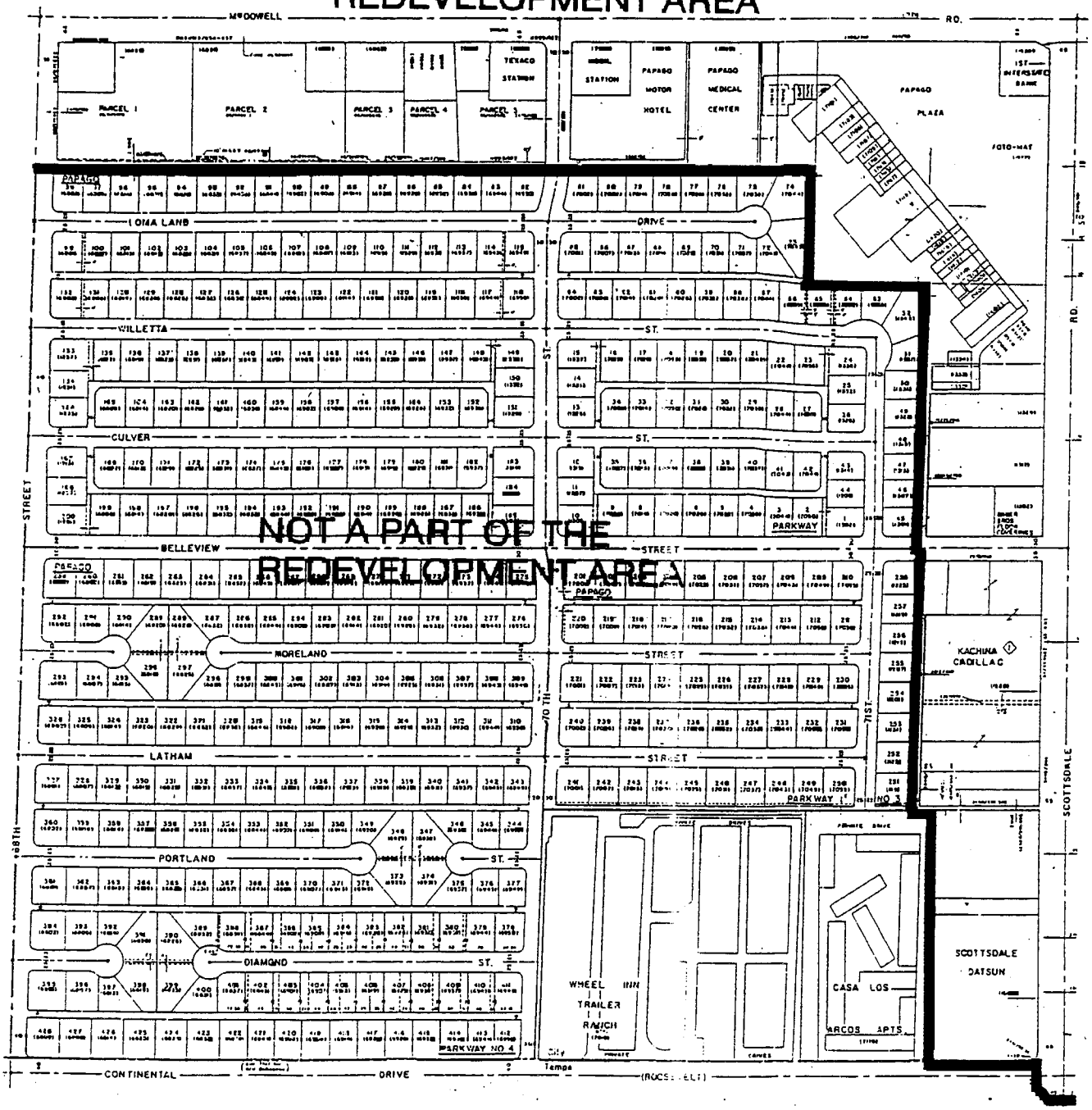
Quarter Section 11-45

REDEVELOPMENT AREA



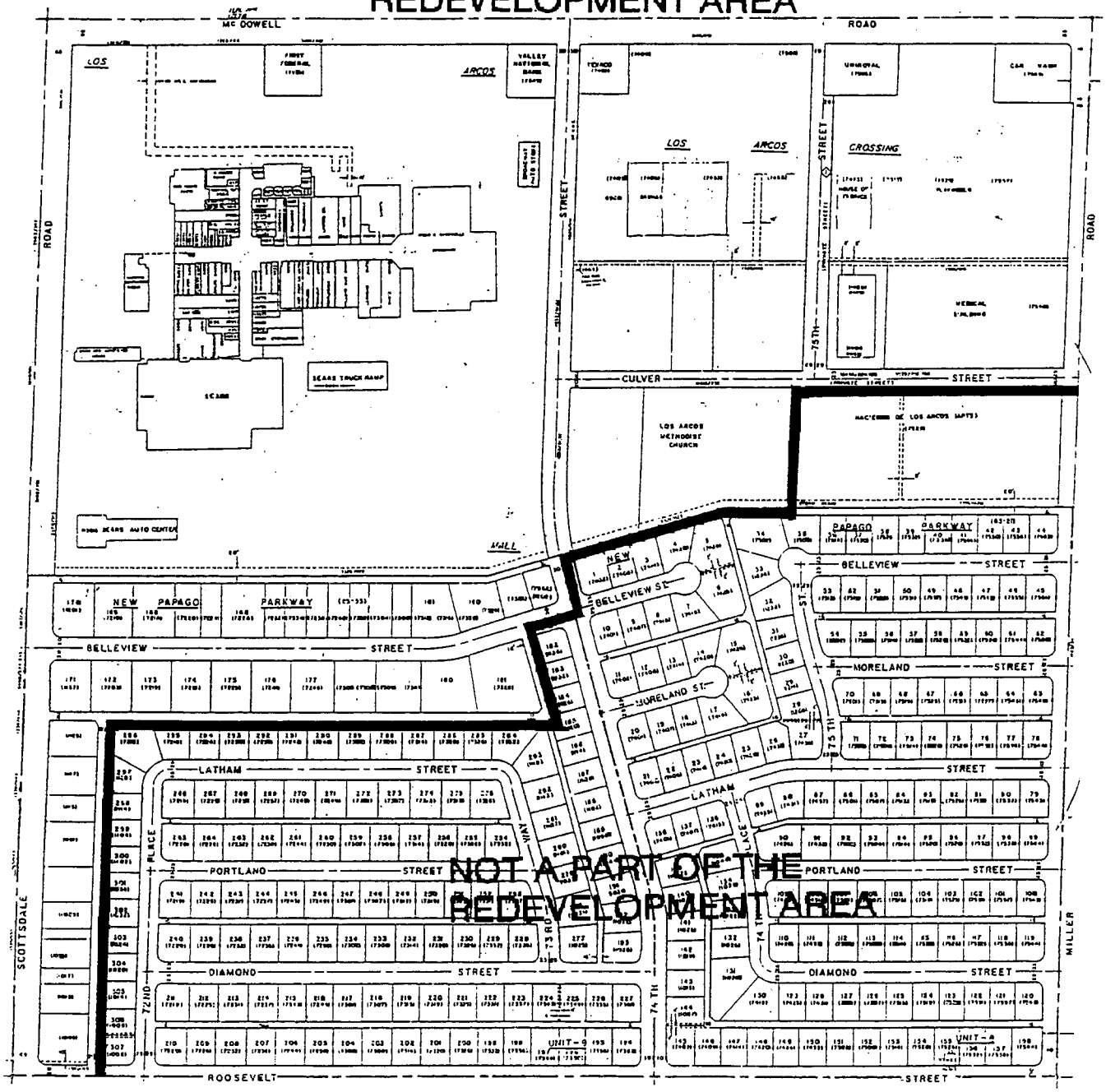
Quarter Section 12-43

REDEVELOPMENT AREA



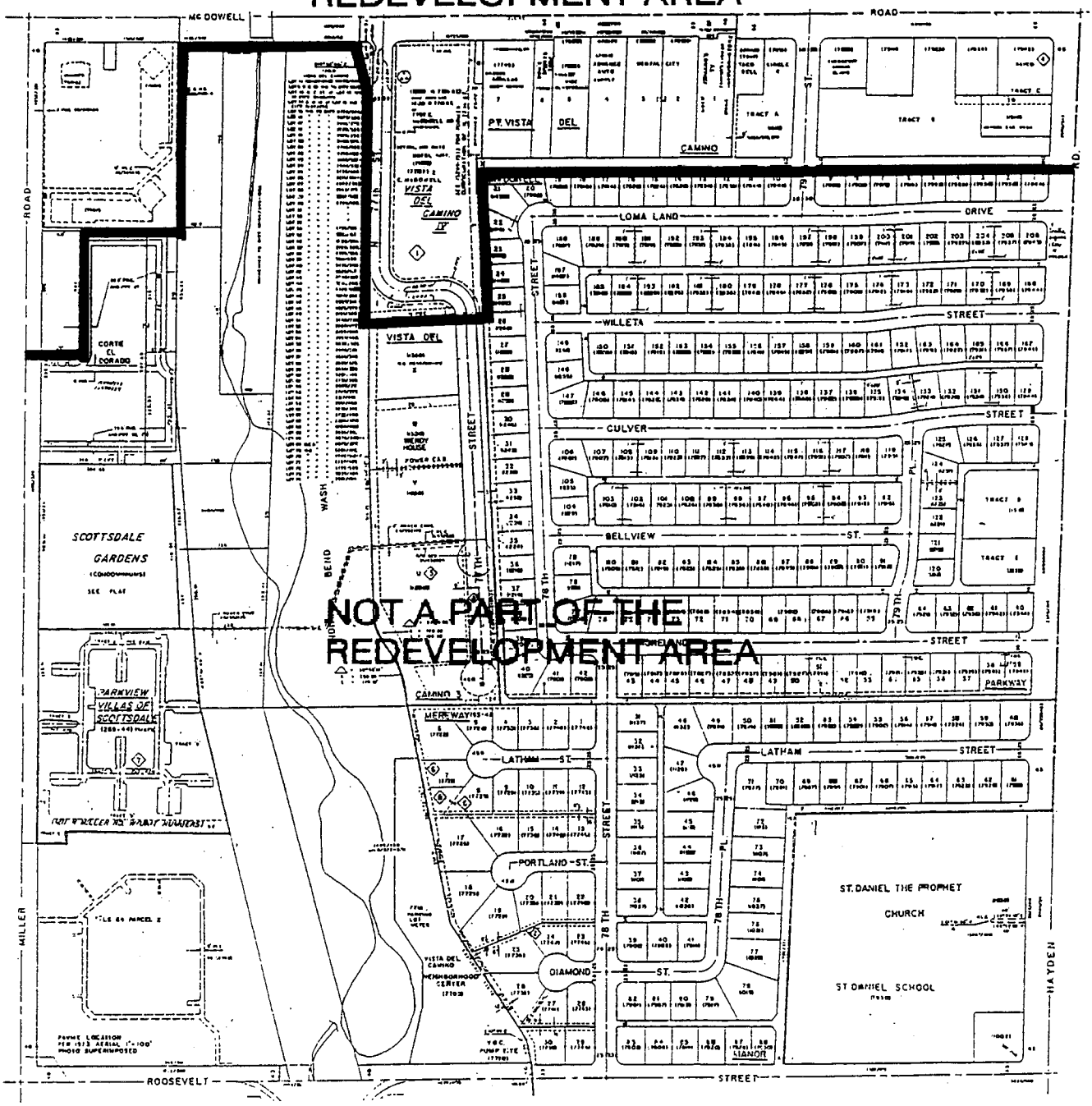
Quarter Section 12-44

REDEVELOPMENT AREA



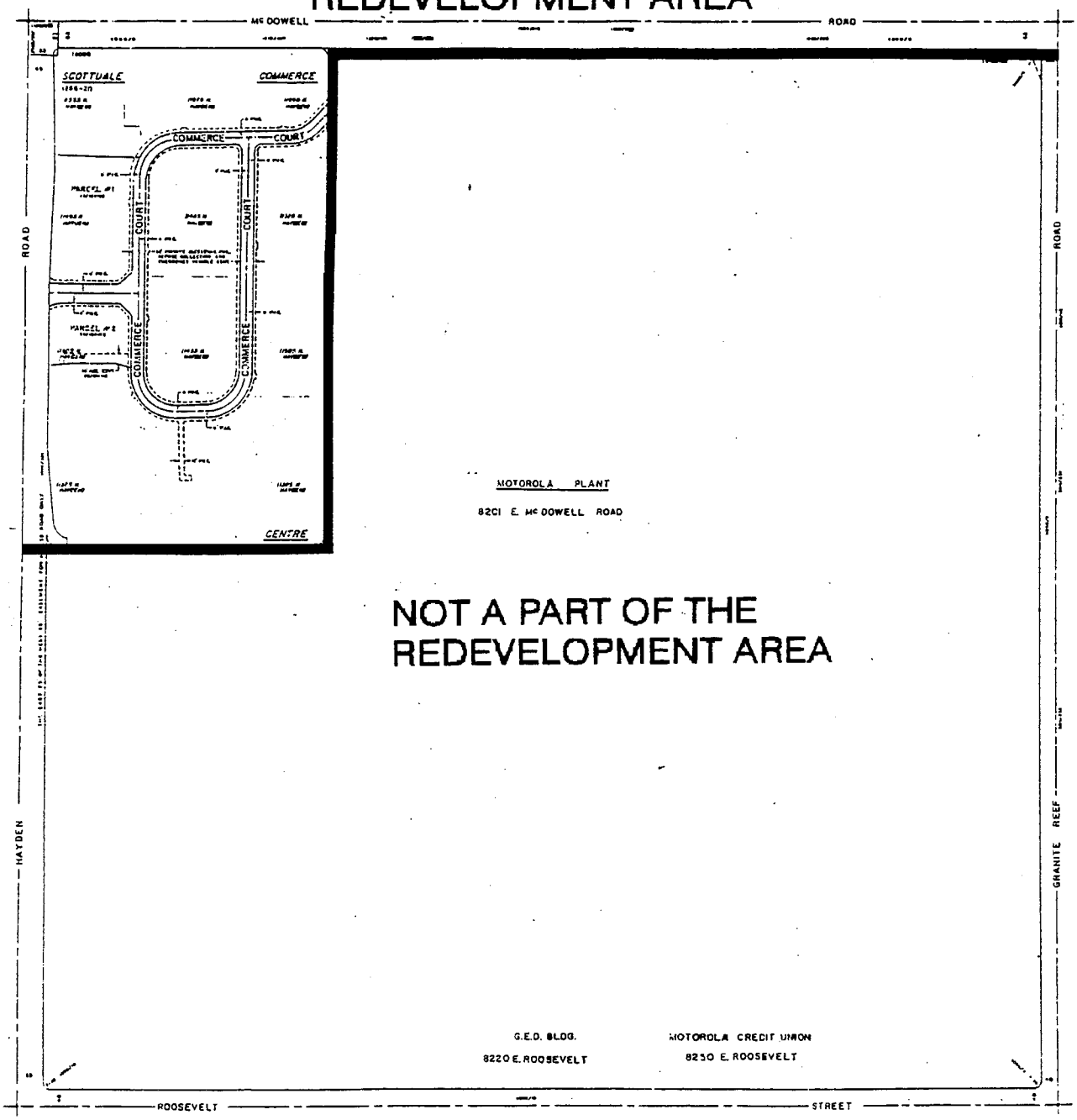
Quarter Section 12-45

REDEVELOPMENT AREA



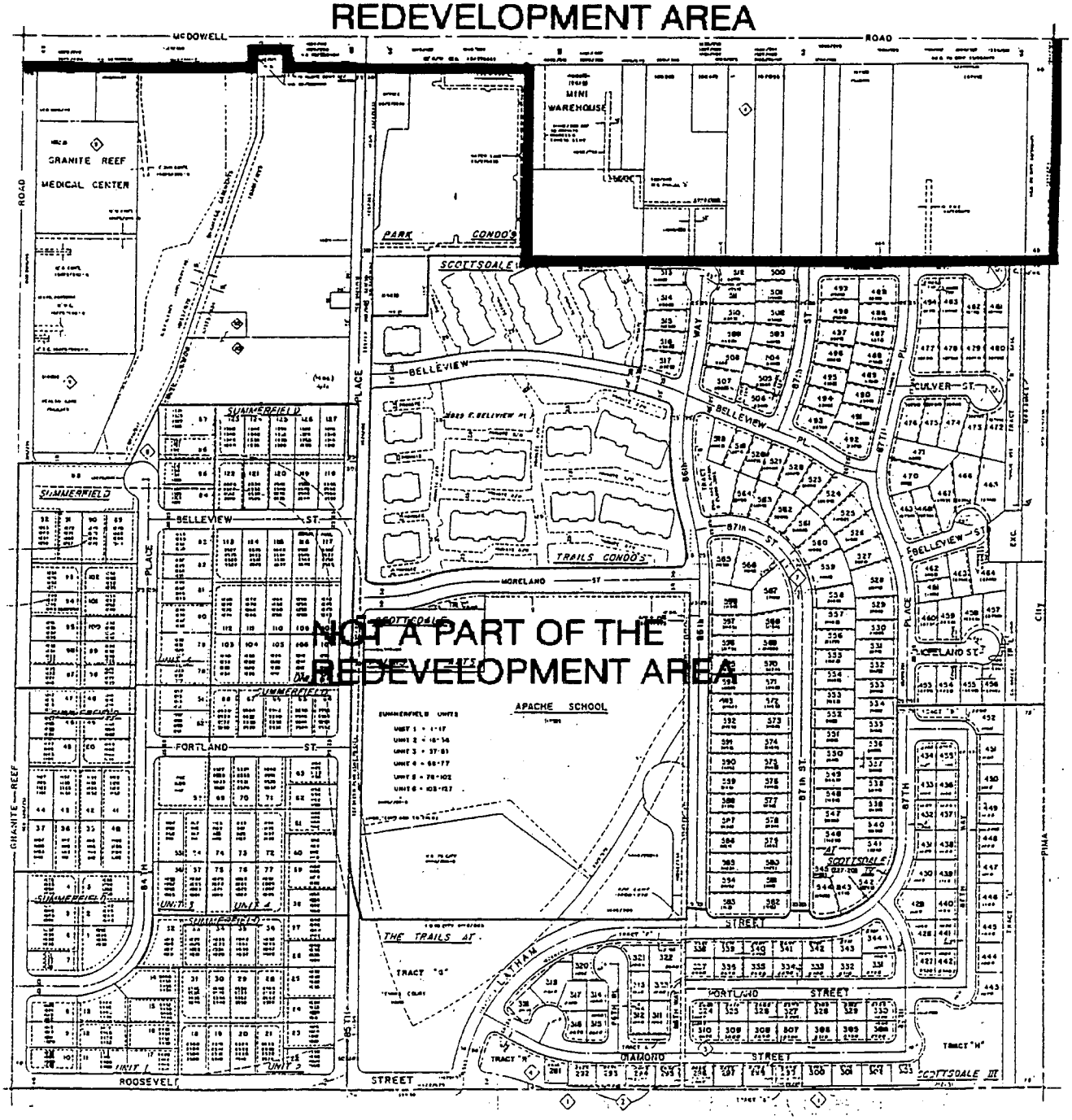
Quarter Section 12-46

REDEVELOPMENT AREA

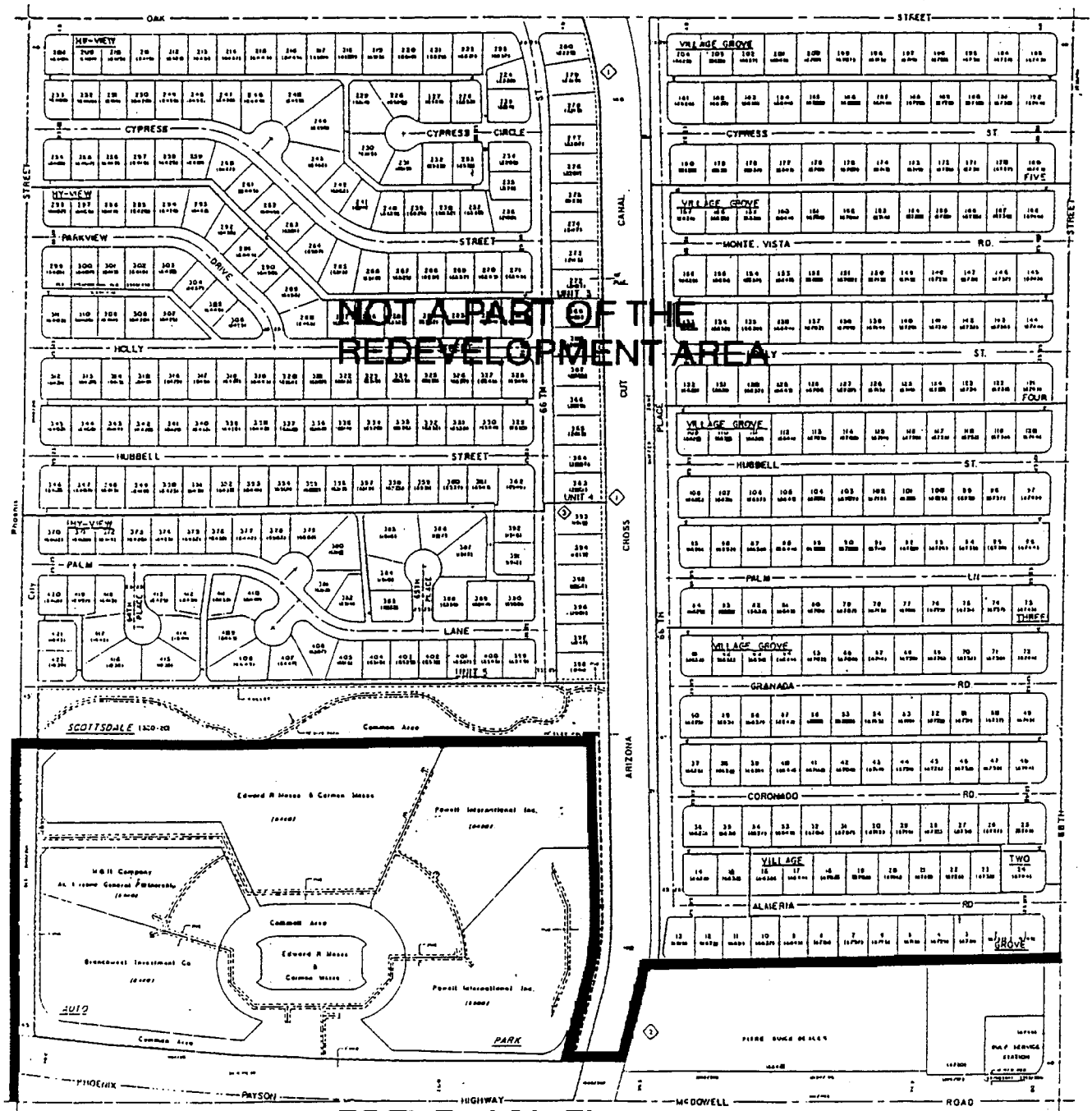


Quarter Section 12-47

REDEVELOPMENT AREA

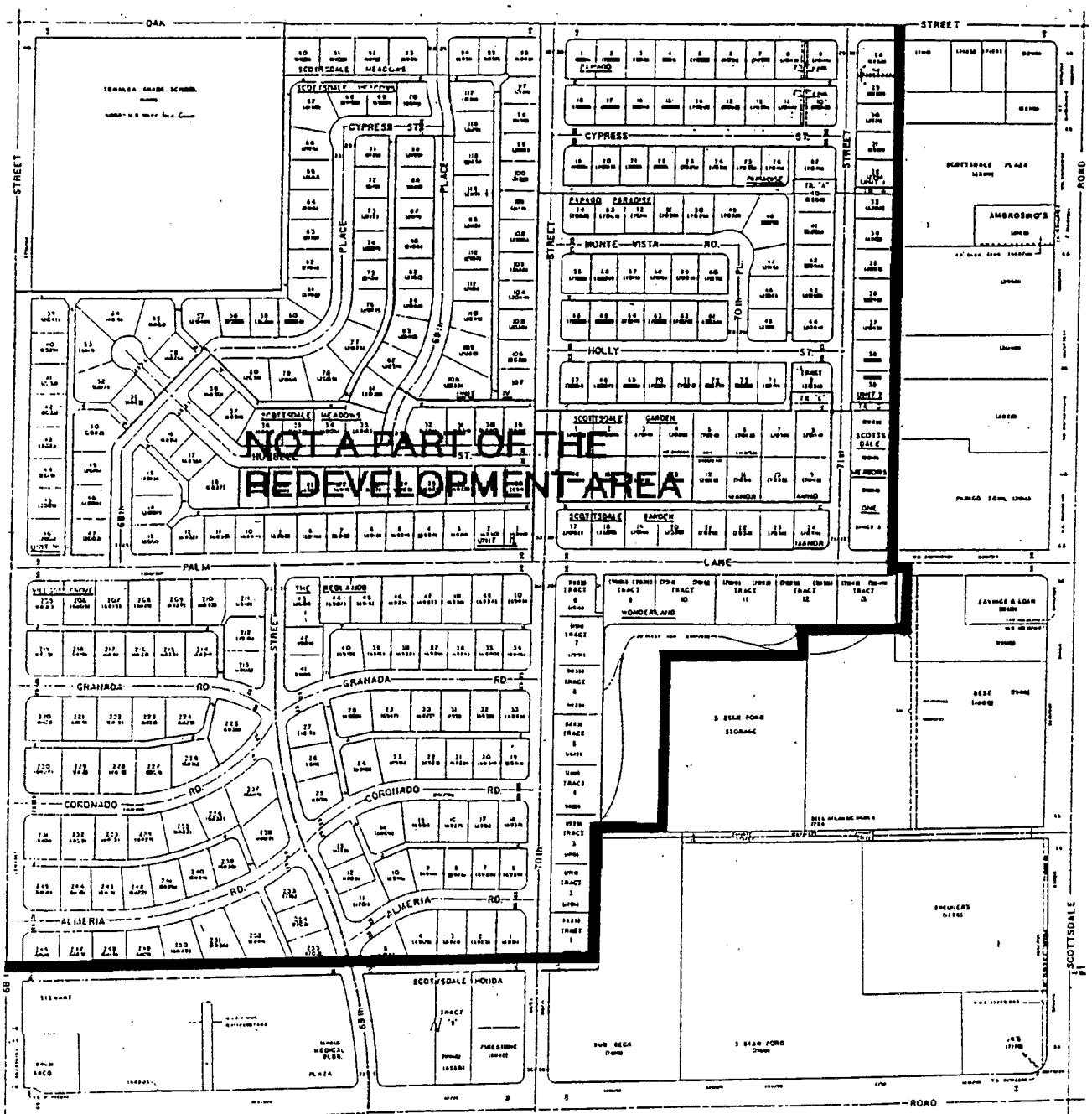


Quarter Section 12-48



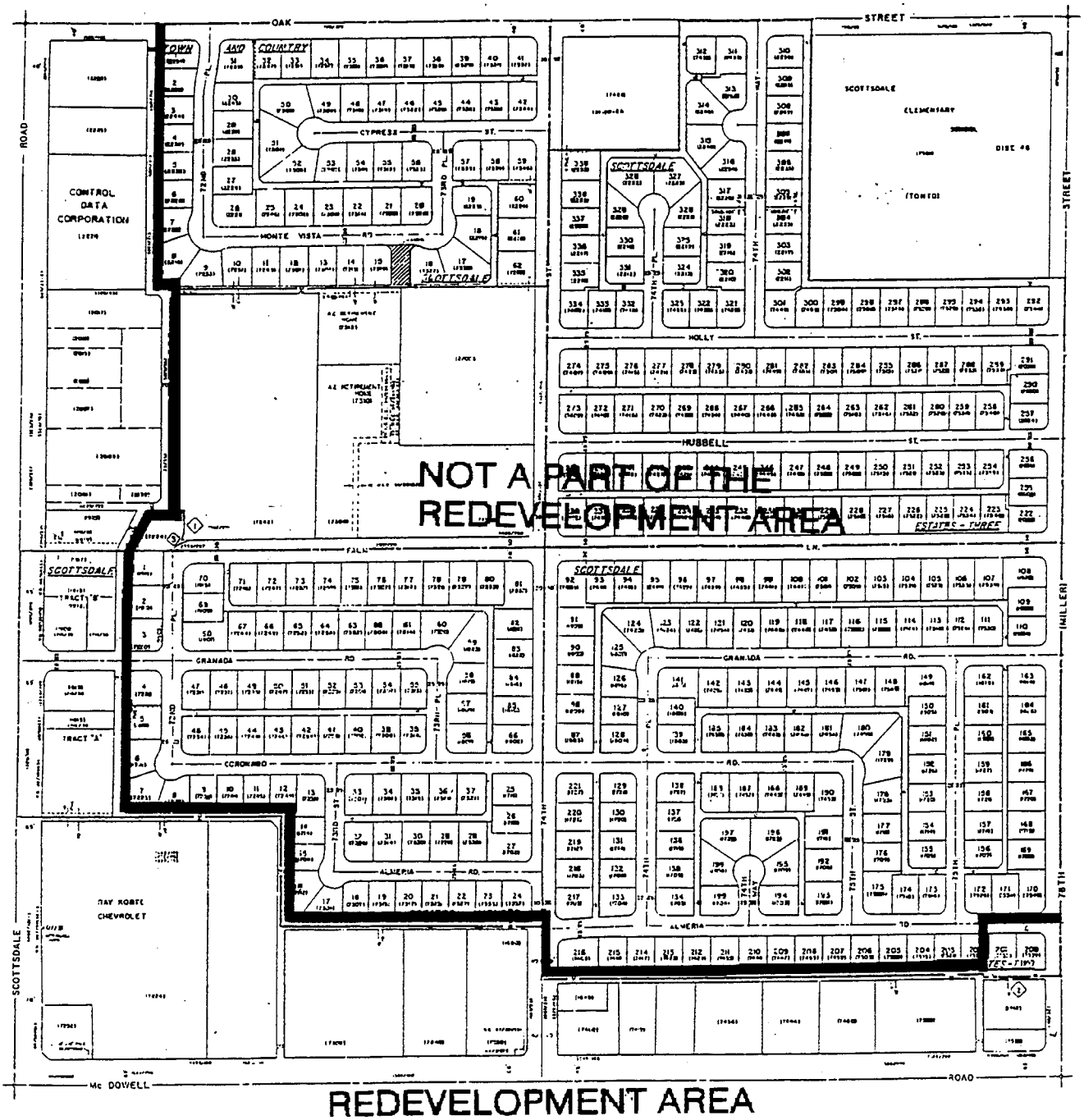
REDEVELOPMENT AREA

Quarter Section 13-43



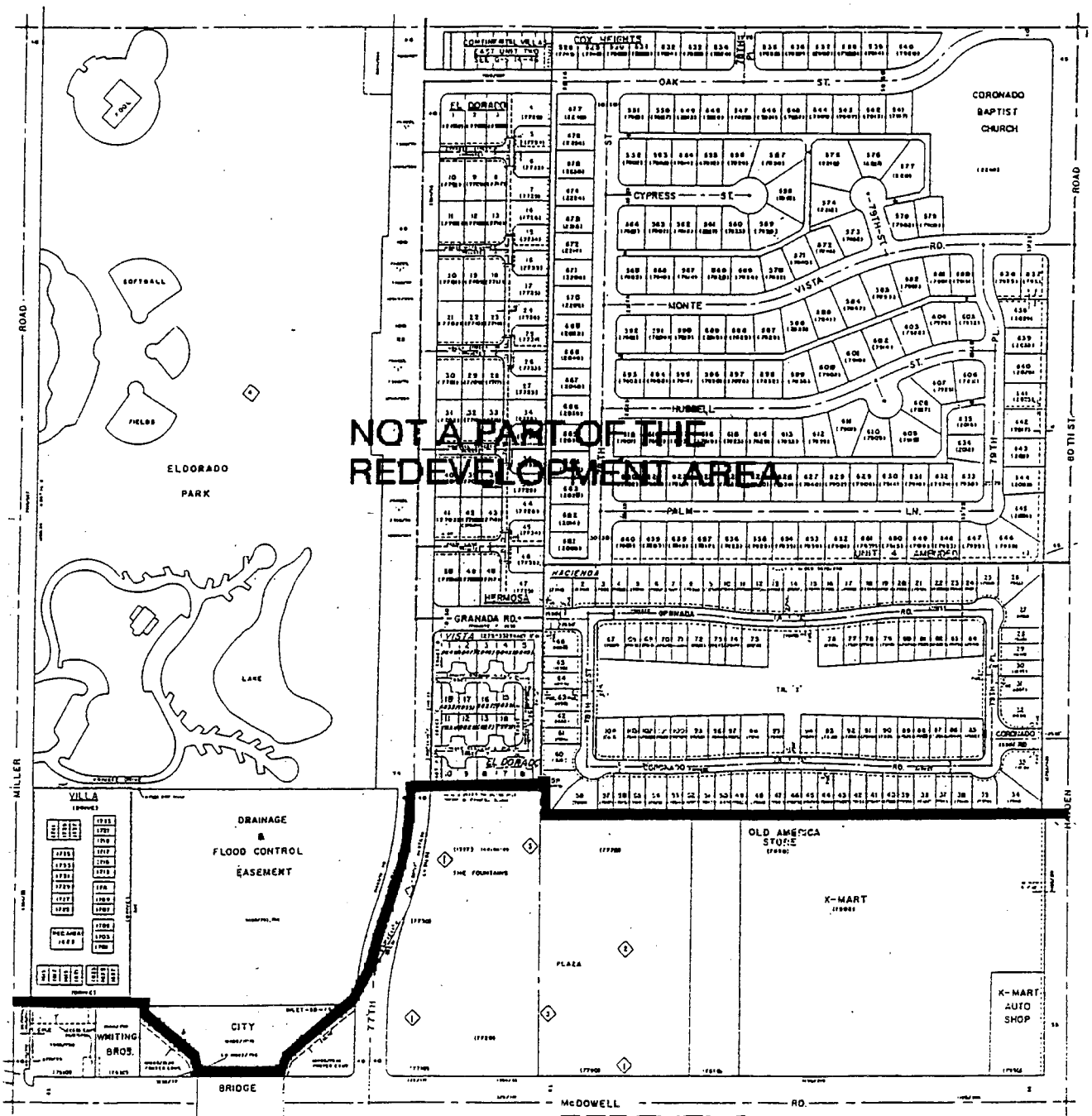
REDEVELOPMENT AREA

Quarter Section 13-44



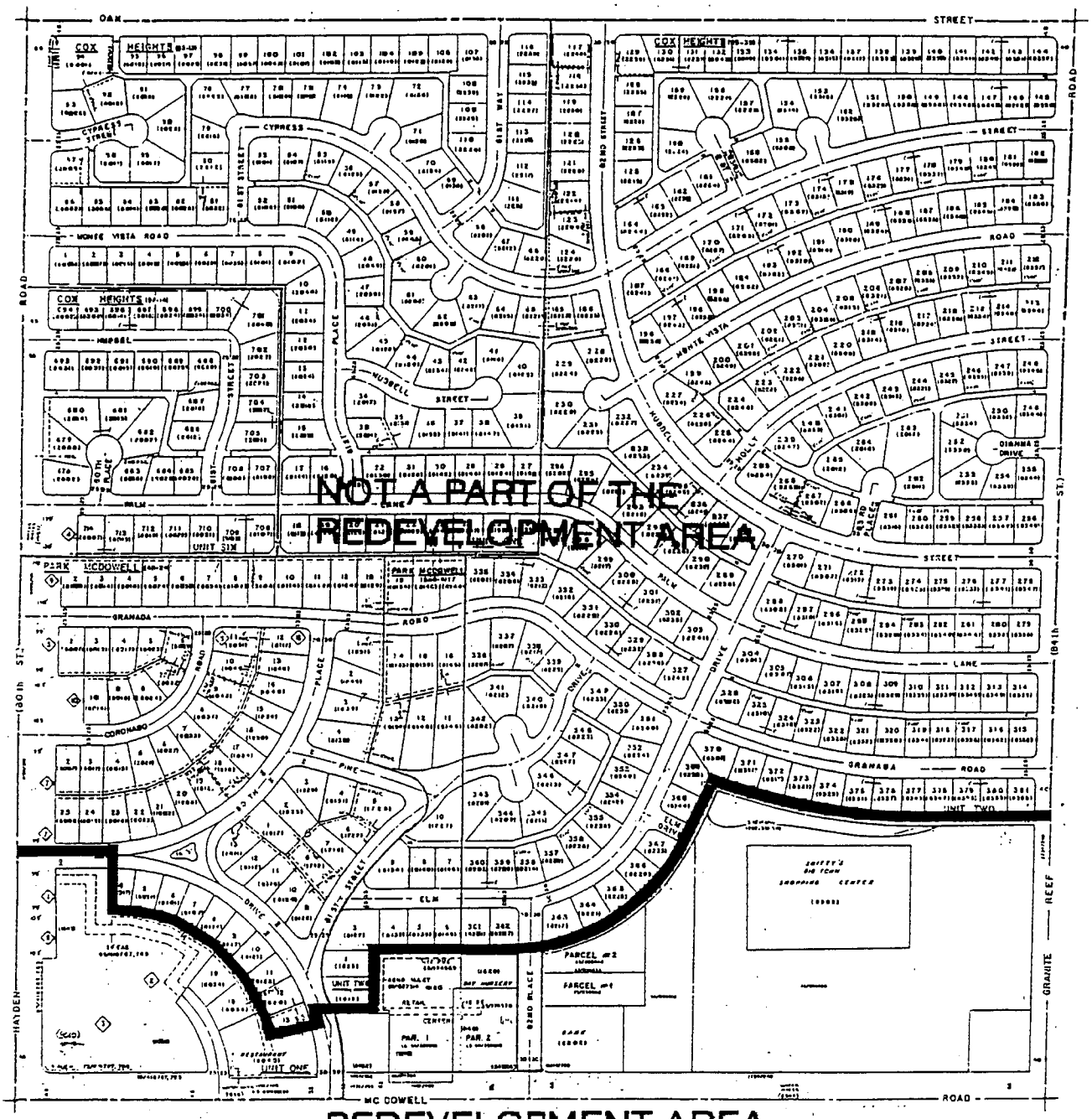
REDEVELOPMENT AREA

Quarter Section 13-45



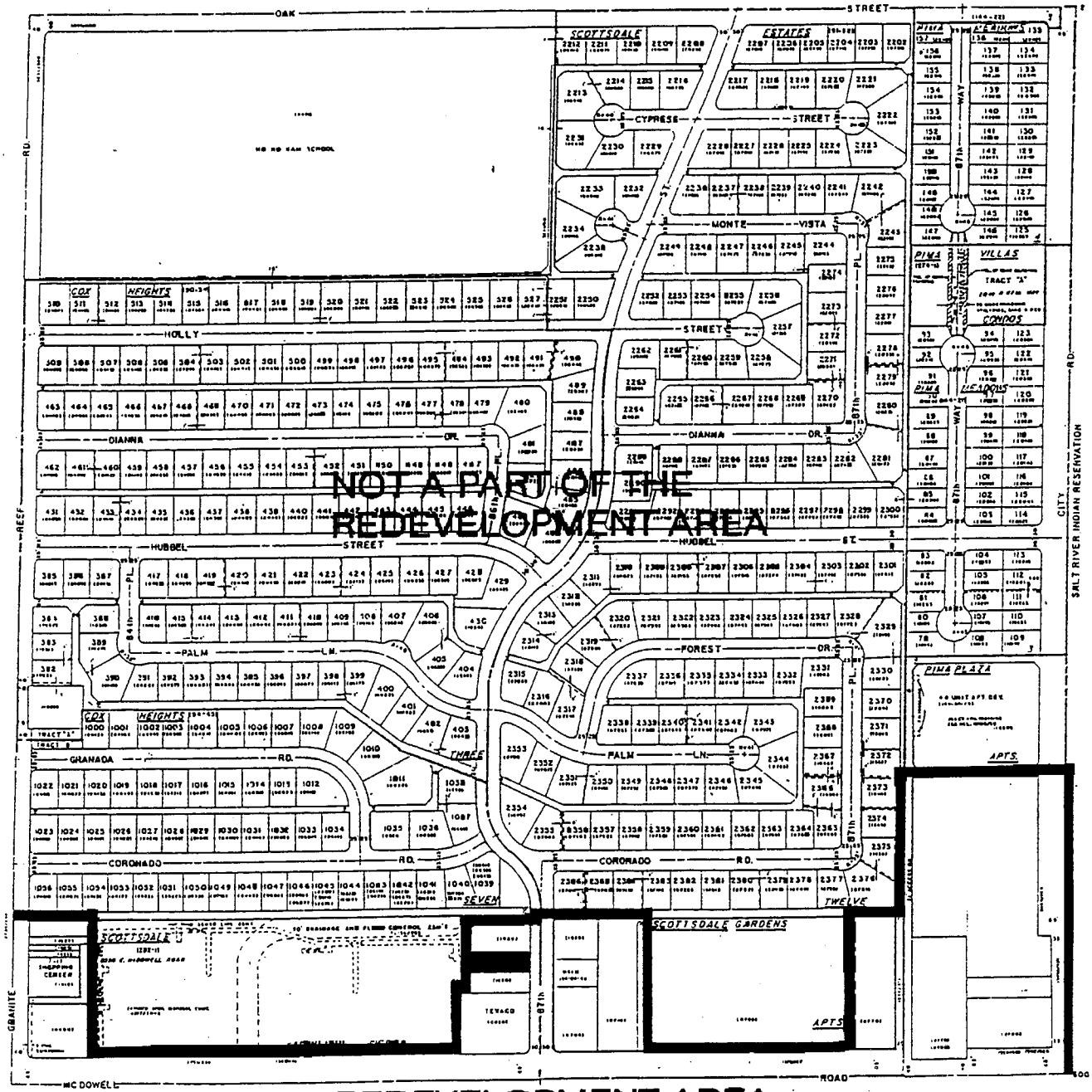
REDEVELOPMENT AREA

Quarter Section 13-46



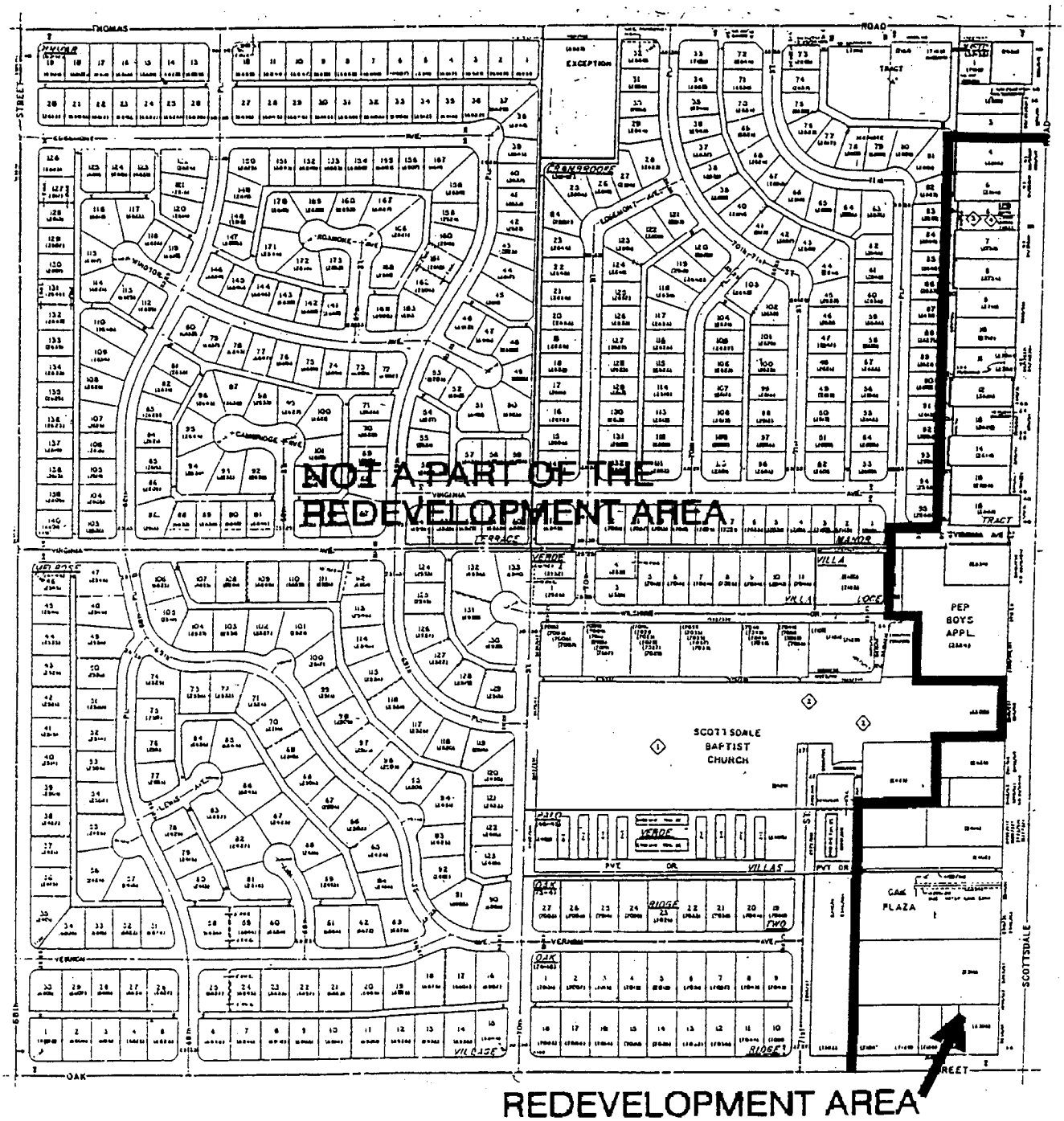
REDEVELOPMENT AREA

Quarter Section 13-47

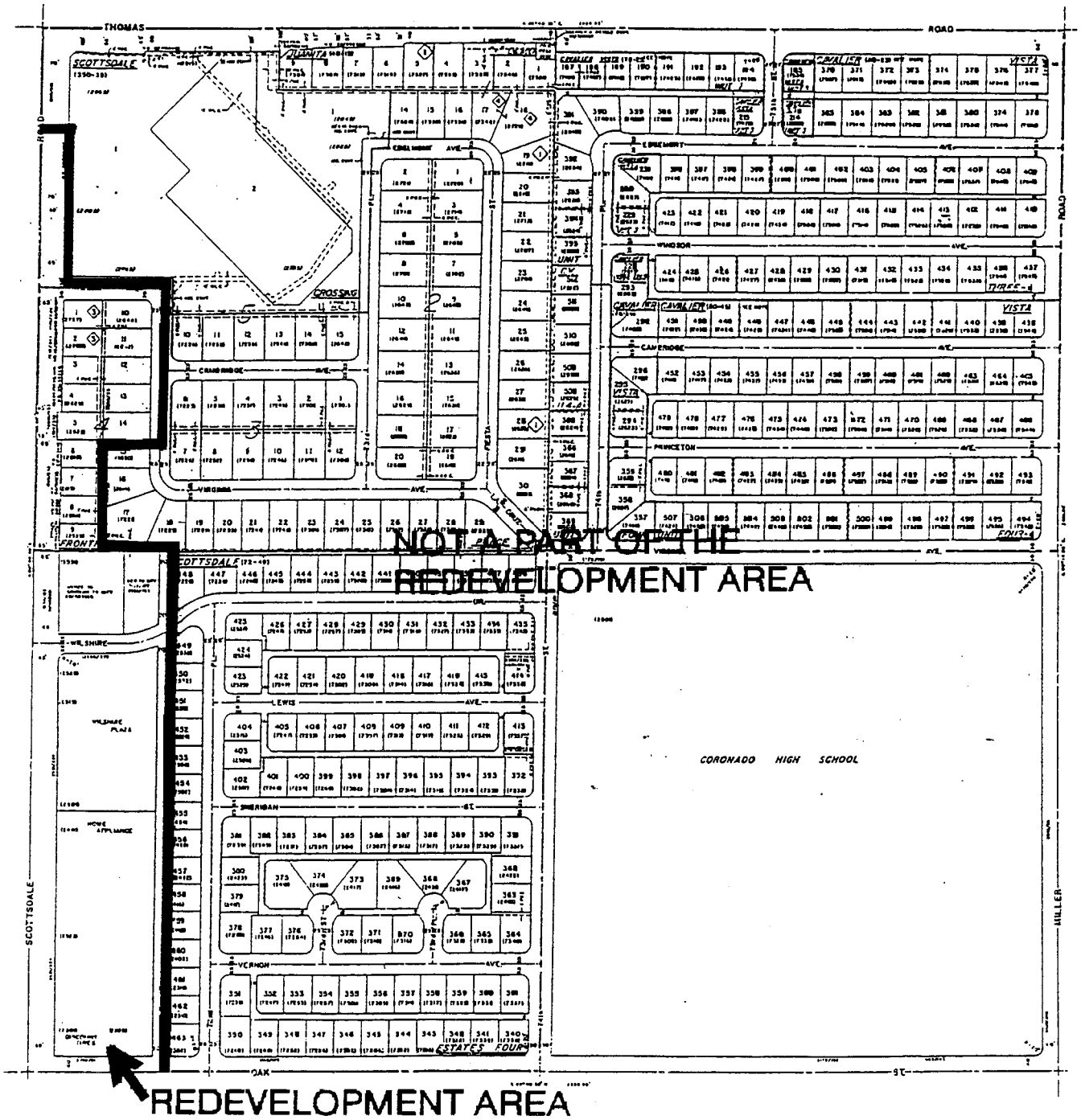


REDEVELOPMENT AREA

Quarter Section 13-48



Quarter Section 14-44



Quarter Section 14-45

Exhibit B - Resolution No. 4424

RESOLUTION NO. 4424

A RESOLUTION OF THE CITY OF SCOTTSDALE , MARICOPA COUNTY, ARIZONA, FINDING THE EXISTENCE OF A SLUM AREA IN THE CITY OF SCOTTSDALE, AND DECLARING THE NECESSITY FOR REDEVELOPMENT OF SUCH AREA.

WHEREAS, title 36 of the Arizona Revised Statutes provides for slum clearance and redevelopment of areas within municipalities; and

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

WHEREAS, more than 86 percent of all structures which exist within the boundaries of the map in Exhibit A are substandard by reason of building deterioration, poor general site appearance, the presence of an attractive nuisance, or the existence of conditions that endanger life or property; and

WHEREAS, more than 52 percent of all structures which exist within the boundaries of the map in Exhibit A are old or obsolete and are thereby a threat to the stability and vitality of the surrounding area; and

WHEREAS, the number of zoning violations per acre for the calendar year 1994 within the boundaries of the map in Exhibit A was approximately .83 in 1994, which greatly exceeds the approximate .395 zoning violations per acre for the most densely populated and established part of the City, generally south of the Bell Road Alignment; and

WHEREAS, the number of police departmental reports against persons or property from January 1, 1994 to July 1, 1995 within the boundaries of the map in Exhibit A was approximately 5.1 per acre, which greatly exceeds the .77 reports per acre for the most densely populated and established part of the city, generally south of the Bell Road Alignment; and

WHEREAS, the area indicates a diversity of property ownership with 406 parcels under 219 separate ownerships, a ratio of less than 2:1, and

WHEREAS, such factors or combinations thereof are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and are detrimental to the public health, safety, morals or welfare.

NOW, THEREFORE, let it be resolved by the Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That a slum area is hereby found to exist within the corporate limits of the City of Scottsdale which constitutes a serious and growing menace, and is injurious to the public health, safety, morals and welfare of the residents of the City of Scottsdale. Such area is delineated on the map in Exhibit A, attached hereto and made a part hereof by reference.

Section 2. The redevelopment of such area is necessary to preserve the public health, safety, morals or welfare of the residents of the City of Scottsdale.

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PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this day this 18th day of December, on 1995.

CITY OF SCOTTSDALE, an Arizona municipal corporation

By: _____
Herbert R. Drinkwater, Mayor

ATTEST:

_____
Sonia Robertson, City Clerk

APPROVED AS TO FORM:

_____
Fredda Bismark, City Attorney

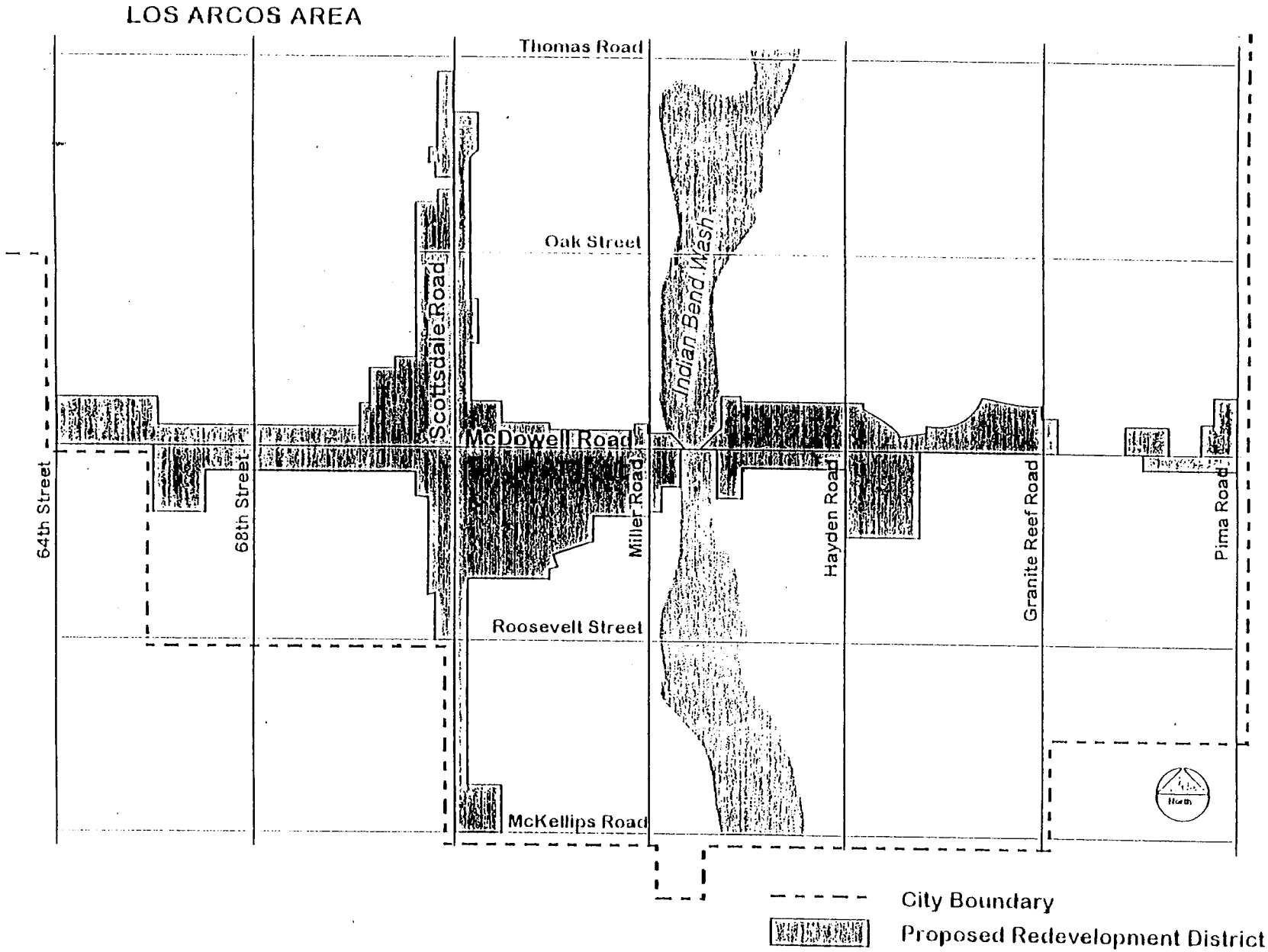
LOS ARCOS AREA
Thomas Road
Oak Street
Scottsdale Road
Indian Bend Wash
McDowell Road
Miller Road
Hayden Road
Granite Reef Road
Pima Road
64th Street
68th Street
Roosevelt Street
McKellips Road
North
City Boundary
Proposed Redevelopment District

EXHIBIT A

Exhibit C - Resolution No. 4568

RESOLUTION NO. 4568

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, APPROVING A REDEVELOPMENT PLAN FOR THE LOS ARCOS REDEVELOPMENT AREA.

WHEREAS, the Scottsdale City Council of December 18, 1995, adopted Resolution No. 4424 finding that a slum exists within the Los Arcos Redevelopment Area and declaring it necessary in the interest of the public health, safety, morals and welfare of the residents of the City to redevelop such area; and

WHEREAS, a General Plan for the development of the City of Scottsdale has previously been prepared and approved by the Council of the City of Scottsdale; and

WHEREAS, Title 36 of the Arizona Revised Statutes requires the City to prepare and adopt a Redevelopment Plan for a redevelopment area prior to the exercise of powers granted thereby; and

WHEREAS, the Redevelopment & Urban Design Studio staff of the City have studied this area, met with numerous individuals and neighborhood and business organizations within the area as part of the Redevelopment Plan development and referred the Redevelopment Plan to the Council of the City of Scottsdale for review and approval; and

WHEREAS, the Scottsdale City Planning Commission has previously reviewed such Redevelopment Plan and has submitted its written recommendations respecting the proposed Redevelopment Plan to the Council of the City of Scottsdale.

NOW, THEREFORE, let it be resolved by the Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. The City Council finds that the Los Arcos Area Redevelopment Plan dated June 17, 1996, is feasible and in conformity with the General Plan for the development of the City of Scottsdale as a whole.

Section 2. The Los Arcos Area Redevelopment Plan is hereby approved and adopted.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 2nd day of July, 1996.

CITY OF SCOTTSDALE, an Arizona municipal corporation

By: Sam Kathryn Campana

Sam Kathryn Campana, Mayor

ATTEST:

Sonia Robertson

Sonia Robertson, City Clerk

APPROVED AS TO FORM:

Freddi J. Bisman, City Attorney

ATTACHMENT #2

Acknowledgments

The city of Scottsdale's Redevelopment and Urban Design Studio would like to thank all of the individuals who have put their mark on this Plan. The number of people and organizations who have provided valuable input on the Los Arcos Redevelopment Plan includes the Chamber of Commerce Los Arcos Revitalization Committee, the Urban Planning Department of Arizona State University and the residents, property owners and businesses owners in the Los Arcos Area.