



## CONSERVATION, REHABILITATION, & REDEVELOPMENT ELEMENT<sup>‡</sup>

As a maturing city, Scottsdale increasingly needs to focus on the conservation and rehabilitation of aging properties, seek creative infill development strategies, and support context-sensitive redevelopment in areas showing signs of decline. It is also critical to involve residents in infill and redevelopment decisions affecting their neighborhoods.

Redevelopment means to change existing development in an entire area or on an individual property through modification or complete replacement. These “informal” redevelopment efforts are typically led by the private sector to enhance aging areas. Sometimes cities help with and encourage informal redevelopment through supportive ordinances, processes, or public-private partnerships, such as funding public infrastructure to benefit the redevelopment purpose and community.

At times it has been necessary for the city to use the “formal” Redevelopment Authority granted to cities by the State of Arizona. The Redevelopment Authority Statute (ARS 36-1471) provides tools for protecting the health, safety, and welfare of citizens by improvement of deteriorated urban conditions, acquisition and sale of property, establishment of open space, and achievement of other locally-approved redevelopment goals. To use this authority, the city must designate an area as a formal Redevelopment Area, according to statutory criteria, and adopt a Redevelopment Plan to establish goals and policies to accomplish the redevelopment intent.

The goals and policies of the Conservation, Rehabilitation, & Redevelopment Element discuss both “informal” and “formal” redevelopment, recognizing that any “formal” redevelopment must be approved by the City Council and conform to Arizona State Statute requirements.

## Goals and Policies

### GOAL CRR 1

Support high-quality, context-appropriate redevelopment, rehabilitation, and conservation to promote long-term neighborhood stability.

#### Policies

**CRR 1.1** Support redevelopment that is sensitive to the identity and character of Scottsdale's maturing neighborhoods. *[Cross-reference Character & Design; Housing; and Neighborhood Preservation & Revitalization Elements]*



**CRR 1.2 †** Continue strategic and proactive intervention efforts for property redevelopment, rehabilitation, and maintenance on properties beginning to show signs of decline, so as to prevent further progression of blight, distress, underutilization, or deterioration. *[Cross-reference Safety; Housing; and Neighborhood Preservation & Revitalization Elements]*

**CRR 1.3** Support the proactive participation of affected residents and business owners during the planning and implementation of redevelopment projects. *[Cross-reference Community Involvement and Neighborhood Preservation & Revitalization Elements]*

**CRR 1.4** Strive to replace affordable housing removed by redevelopment projects. *[Cross-reference Housing Element]*

**CRR 1.5** Protect established areas/neighborhoods by promoting context-appropriate infill development; sensitive neighborhood and property assemblage; and innovative adaptive reuse of existing community resources and historic properties. *[Cross-reference Character & Design; Land Use; Arts, Culture & Creative Community; and Neighborhood Preservation & Revitalization Elements]*

**CRR 1.6** **(NEW)** Upgrade substandard infrastructure during redevelopment and rehabilitation projects. *[Cross-reference Safety; Public Services & Facilities; and Cost of Development Elements]*

**CRR 1.7** **(NEW)** Encourage proactive neighborhood stewardship to prevent property and neighborhood decline, and help neighbors-in-need, homeowners, and property owners with property rehabilitation. *[Cross-reference Safety; Neighborhood Preservation & Revitalization; and Healthy Community Elements]*

## GOAL CRR 2

**Sustain the long-term economic well-being through redevelopment, rehabilitation, and conservation.**

### *Policies*

**CRR 2.1** Support and encourage public and private economic reinvestment in mature, declining areas. *[Cross-reference Public Services & Facilities and Economic Vitality Elements]*

**CRR 2.2** Encourage reinvestment that positively impacts the visual impressions and experiences of residents, businesses, and visitors. *[Cross-reference Public Services & Facilities and Economic Vitality Elements]*



**CRR 2.3 †** Promote redevelopment of antiquated commercial areas to maintain Scottsdale's standing as one of the major retail, restaurant, and entertainment destinations within the metropolitan area. *[Cross-reference Land Use; Public Services & Facilities; and Economic Vitality Elements]*

**CRR 2.4 †** Foster redevelopment and rehabilitation of mature employment centers to enhance Scottsdale's job market and provide new job opportunities. *[Cross-reference Land Use; Public Services & Facilities; and Economic Vitality Elements]*

**CRR 2.5** Encourage healthy, resource- and energy-efficient building materials and methods during conservation, rehabilitation, and redevelopment efforts. *[Cross-reference Environmental Planning; Healthy Community; and Energy Elements]*

**CRR 2.6** Promote the presence and capacity of existing infrastructure, such as telecommunications, as an incentive to encourage more infill development. *[Cross-reference Land Use and Public Services & Facilities Elements]*

**CRR 2.7** **(NEW)** Coordinate the processing of redevelopment proposals across city departments to reduce project costs and promote expediency.

**GOAL CRR 3 (NEW)**

**Use formal Redevelopment Authority only when necessary to enhance economic conditions and improve the health, safety, and welfare of the community.**

*Policies*

**CRR 3.1 † (NEW)** Use redevelopment plans to promote careful and sensitive redevelopment of blighted or vacant areas.

**CRR 3.2 † (NEW)** Correct the deficiencies of areas experiencing blight or potentially hazardous conditions that affect the health, safety, and welfare of community members. *[Cross-reference Safety Element]*

**CRR 3.3 †** Use relocation benefits to minimize hardship on community members during the formal redevelopment process. *[Cross-reference Housing and Healthy Community Elements]*



INDIAN BEND RD.

LINCOLN DR.

MCDONALD DR.

CHAPARRAL RD.

CAMELBACK RD.

INDIAN SCHOOL RD.

THOMAS RD.

MCDOWELL RD.

MCKELLIPS RD.

56th St.

64th St.

SCOTTSDALE RD.

HAYDEN RD.

PIMA RD.

LOOP 101

GALVIN PKWY.

### Los Arcos Redevelopment Area

 Redevelopment and Central Business District Boundary



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