

Conservation, Rehabilitation, and Redevelopment

Introduction

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 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.

The goals and policies of the Conservation, Rehabilitation, and Redevelopment Element look to help bolster long-term neighborhood stability and community economic well-being.



Goals and Approaches

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

- Support redevelopment that is sensitive to the identity and character of Scottsdale’s maturing neighborhoods.
- 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.
- Support the proactive participation of affected residents and business owners during the planning and implementation of redevelopment projects.
- Strive to replace affordable housing removed by redevelopment projects.
- 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.
- Upgrade substandard infrastructure during redevelopment and rehabilitation projects.
- Encourage proactive neighborhood stewardship to prevent property and neighborhood decline, and help neighbors-in-need, homeowners, and property owners with property rehabilitation.

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

- Support and encourage public and private economic reinvestment in mature, declining areas.
- Encourage reinvestment that positively impacts the visual impressions and experiences of residents, businesses, and visitors.
- 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.
- Foster redevelopment and rehabilitation of mature employment centers to enhance Scottsdale’s job market and provide new job opportunities.
- Encourage healthy, resource- and energy-efficient building materials and methods during conservation, rehabilitation, and redevelopment efforts.
- Promote the presence and capacity of existing infrastructure, such as telecommunications, as an incentive to encourage more infill development.
- Coordinate the processing of redevelopment proposals across City departments to reduce project costs and promote expediency.



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

- Use redevelopment plans to promote careful and sensitive redevelopment of blighted or vacant areas.
- Correct the deficiencies of areas experiencing blight or potentially hazardous conditions that affect the health, safety, and welfare of community members.
- Use relocation benefits to minimize hardship on community members during the formal redevelopment process.



Related Plans and Policies:

- Cactus Corridor Area Plan (1992)
- Shea Area Plan (1993)
- Desert Foothills Character Area Plan (1999)
- Dynamite Foothills Character Area Plan (2000)
- Greater Airpark Character Area Plan (2010)
- Southern Scottsdale Character Area Plan (2010)
- Old Town Scottsdale Character Area Plan (2018)
- CityShape 2020 Comprehensive Report (1992)
- Scottsdale Sensitive Design Guidelines (2000)
- Scottsdale Green Building Program and Guidelines
- Historic Preservation Ordinance (1999)
- Town and Country Design Guidelines (2006)
- Village Grove Design Guidelines (2006)
- Villa Monterey Interim Guidelines (2011)
- Peaceful Valley Neighborhood Plan (1992)
- Sherwood Heights Neighborhood Plan (2002)
- Every House Changes (2018)
- Operation Fix It Program
- Green Housing Rehabilitation Program
- Roof Repair and Replacement Program
- Emergency Repair Program
- Waterfront Infill Incentive District (2003)
- Downtown Infill Incentive District (2010)
- Redevelopment State Statute (ARS 36-1471)
- Resolution No. 8356 McDowell and Scottsdale Corridor Single Central Business District (2010)