

Southwest Redevelopment Area

Blight Findings & Analysis

prepared by Zions Public Finance, Inc.

Office of Economic
Development
September 2016





Redevelopment Area

- A **Redevelopment Area (RDA)** is an area designated by the City Council to be in need of revitalization.
- Establishing a redevelopment area is a necessary step for adding additional economic tools like the GPLET
 - Very few economic development tools available
 - GPLET lowers overall operating costs
 - Extending the existing Central Business District will allow the GPLET to be used at its fullest potential
- The GPLET is already available in other valley cities

CITY OF MESA CENTRAL BUSINESS DISTRICT

Town Center RDA

Southwest RDA



Central Business District

 Love Your Neighborhood Program

E UNIVERSITY DR

W MAIN ST

W BROADWAY RD

S DOBSON RE

N ALMA SCHOOL RD

S EXTENSION RD

E SOUTHERN AVE

N COUNTRY CLUB DR

S ROBSON

Existing

E MAIN ST

S MESA DR

60



Status Update

- ☒ Secure Consultant
- ☒ Parcel Study & Data Gathering
- ☒ Public Outreach and Engagement
- ☐ **Finding of Necessity – formal designation of Redevelopment Area**
- ☐ Drafting Redevelopment Plan



Southwest RDA Determination of Blight Findings Summary

September 8, 2016



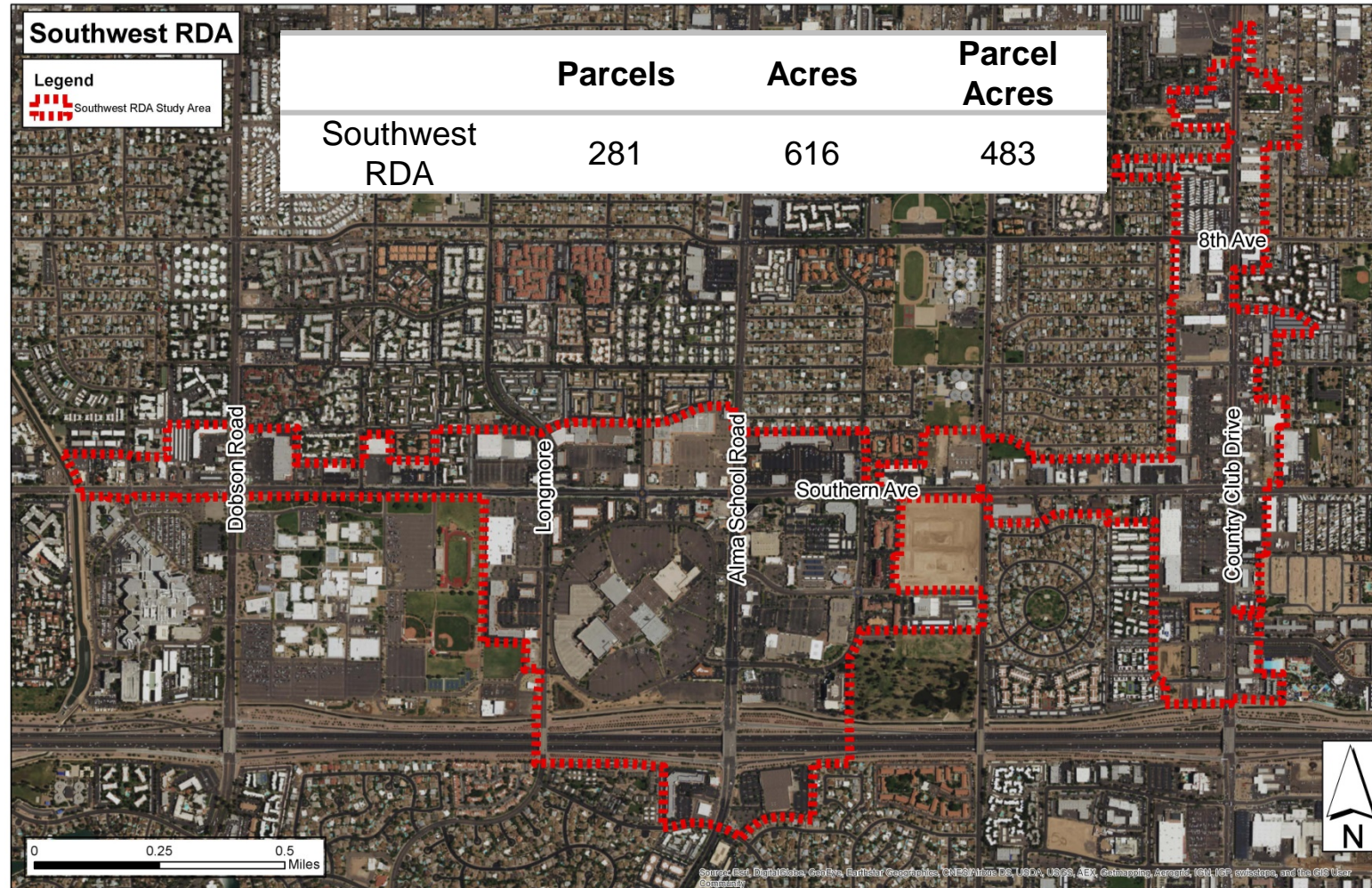
- Legal Definitions
- Study Area Summary
- Determination of Blight by Blight Factor
- Blight “Predominance” Definitions and Case Studies

Arizona Statute 36-1471:

"Blighted area" means an area, other than a slum area, where sound municipal growth and the provision of housing accommodations is **substantially retarded or arrested** in a **predominance of the properties** by any of the following:

1. Dominance of defective or inadequate street layout
2. Faulty lot layout in relation to size, adequacy, accessibility or usefulness
3. Unsanitary or unsafe conditions
4. Deterioration of site or other improvements
5. Diversity of ownership (by block)
6. Tax or special assessment delinquency exceeding the fair value of the land
7. Defective or unusual conditions of title
8. Improper or obsolete subdivision platting
9. Existence of conditions that endanger life or property by fire and other causes

Study Area Summary



Legal Definitions

Study Area Summary

Determination of Blight

Blight Predominance

The on-site survey of each parcel was conducted between May 17-26

- Photographs were taken of blight factors found

Additional data sources:

- Maricopa County Assessor
- Maricopa County Recorder
- Maricopa County Treasurer
- City of Mesa



Determination of Blight



Parcel Number: _____ Parcel Size: _____ Survey #: _____

Picture Number(s): _____ Block # _____ Date & Time: _____

Parcel Address: _____

General Lot Description: _____

Parcel for sale or lease: Yes ☐ No ☐ Sale information: _____

Abandoned buildings on lot: Yes ☐ No ☐ How many? _____ Vacant Lot: Yes ☐ No ☐

Blight Determinants:

1. A dominance of defective or inadequate street layout

BLIGHT: ☐

☐ Access to parcel is impaired ☐ Inadequate Frontage ☐ Street Traffic Conditions LOS _____

Comments: _____

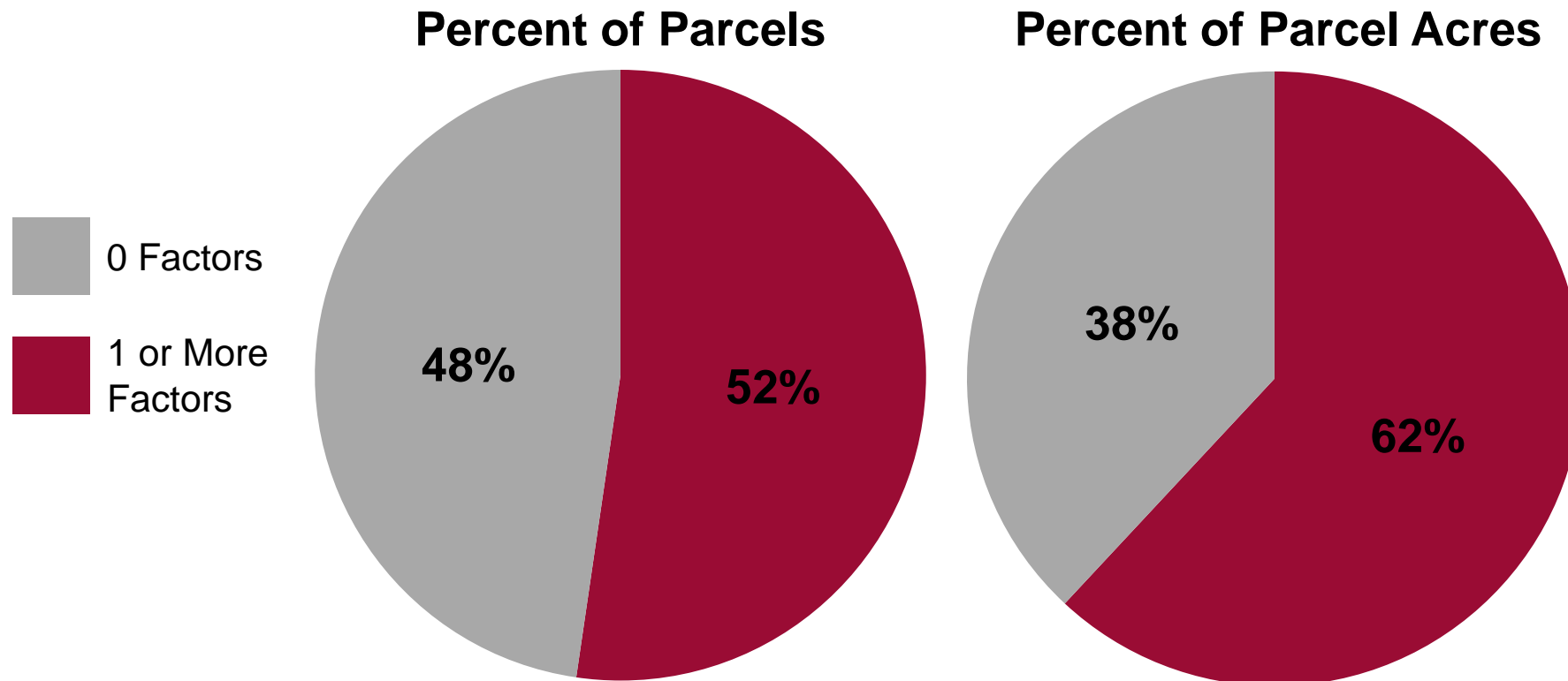
2. Faulty lot layout in relation to size, adequacy, accessibility or usefulness

BLIGHT: ☐

☐ Faulty lot layout ☐ Lack of access ☐ Inadequate lot size

Comments: _____

Based on the statutory blight factors, the on-site survey, and the subsequent data collected, **147 of the 281 parcels** were determined to have **at least 1 blight factor**.



Determination of Blight

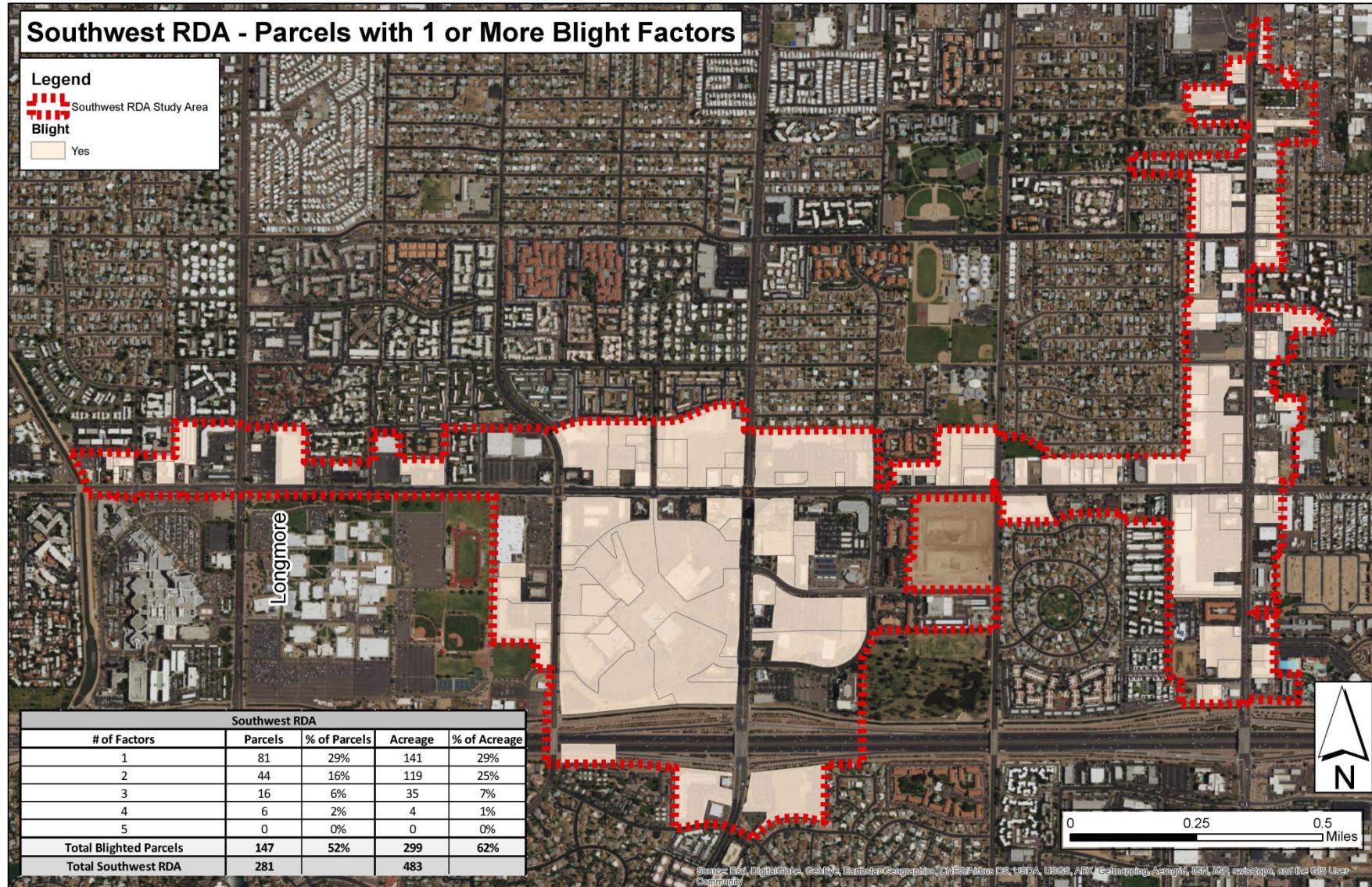


Table 2: Top Four Blight Factors Found

Factor	Parcels	% of Parcels	Acres	% of Acres
1. Improper or obsolete subdivision platting	64	23%	36	7%
2. Deterioration of site or other improvements	63	22%	215	44%
3. Dominance of defective or inadequate street layout	43	15%	64	13%
4. Diversity of ownership	25	9%	102	21%

Note: Parcels may have multiple blight factors

1. Improper or Obsolete Subdivision Platting

Factor	Parcels	% of Parcels	Acres	% of Acres
1. Improper or obsolete subdivision platting	64	23%	36	7%

Improper: Parcels with improper subdivision platting are likely a result of lot line adjustments, subdivisions, or other changes to parcel boundaries by property owners.

Obsolete: Not in compliance with current regulations

Factors used to identify blight:

Blight was determined by a list of challenged parcels due to faulty lot layout, lack of access, or inadequate size, as well as visual surveys of each parcel.

Determination of Blight



2. Deterioration of Site or Other Improvements

Factor	Parcels	% of Parcels	Acres	% of Acres
2. Deterioration of site or other improvements	63	22%	215	44%

Table 3: Code Violations

Area	Code Violations per Square Mile
Southwest RDA	56
Superstition Springs	29
<i>Difference</i>	27

Factors used to identify blight:

- Dilapidated gutters
- Cracked or peeling paint
- Roof in need of repair
- Broken windows
- Broken fence
- Foundation damage
- Uneven or grossly cracked sidewalk or driveway
- Exterior rot
- Vacancy (greater than 15 percent)
- Obsolescent use
- Neglecting commercial landscape requirements



3. Dominance of Defective or Inadequate Street Layout

Factor	Parcels	% of Parcels	Acres	% of Acres
3. Dominance of defective or inadequate street layout	43	15%	64	13%

Factors used to identify blight:

- Access to parcel is impaired – i.e., physical obstructions to parcel access
- Inadequate frontage
- Street Traffic Conditions Level of Service - E

4. Diversity of Ownership

Factor	Parcels	% of Parcels	Acres	% of Acres
4. Diversity of ownership	29	10%	104	21%

Factors used to identify blight:

Buildings that were split among more than one parcel were indicated as blighted because it would be more difficult to redevelop buildings that have multiple owners. Most of these cases were shopping complexes or strip malls.

Determination of Blight

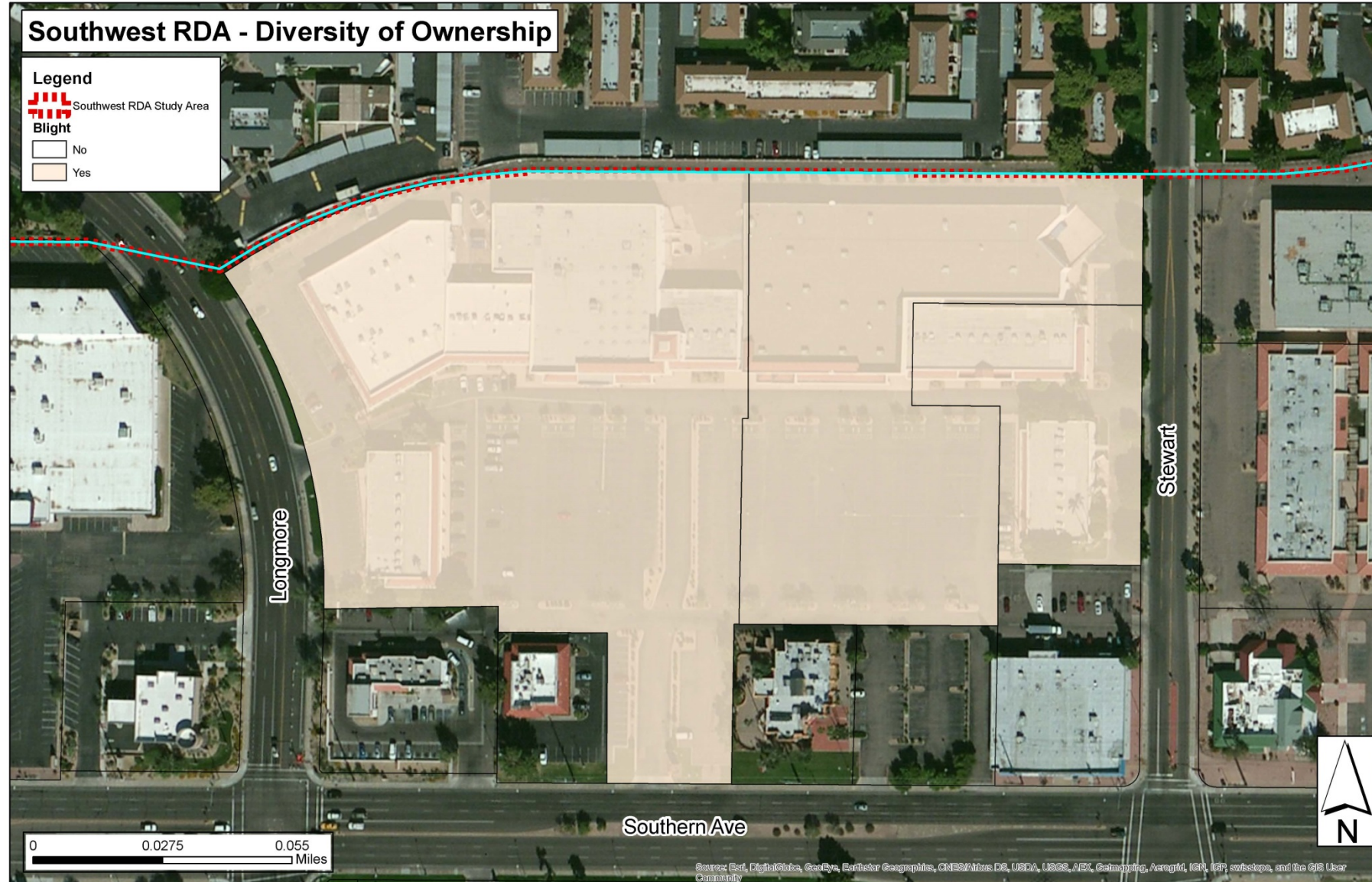


Table 3: Other Blight Factors Located in Study Area

Factor	Parcels	% of Parcels	Acres	% of Acres
Faulty lot layout in relation to size, adequacy, accessibility, or usefulness	15	5%	4	1%
Unsanitary or unsafe conditions	11	4%	37	8%
Existence of conditions that endanger life or property by fire and other causes	20	7%	44	9%

Note: Parcels may have multiple blight factors

The following are recent redevelopment projects that determined blight in Arizona. The threshold for “predominance” varies greatly:

- Phoenix, North Mountain Redevelopment Study Area (2013): **37 percent** of parcels had one or more violations. **Six of the nine** blight indicators were found throughout the study area.
- Flagstaff Redevelopment Area (1992): Unsafe conditions were found to impact approximately **45 percent of the Redevelopment Area** and **65 percent of the existing buildings** were found with structural deterioration.
- Phoenix, Rio Salado Redevelopment Study Area (2014): This study did not note the final percentage of blighted parcels, only specifically noting that deterioration of site was found in a **majority of parcels**.
- Tempe, Apache Boulevard Redevelopment Plan (2001): This study does not explain the quantity of the conditions present.

Summary

As shown in this analysis, a substantial number of blight conditions exist in the study area:

- 147 of 281 parcels have at least 1 blight factor
 - 52 percent of parcels
 - 62 percent of parcel acres

It is the opinion of Zions Public Finance, Inc. that the Mesa City Council could make a finding of blight in the study area.