



**EAST**

**Redevelopment  
Area Study**

**WEST**

**Redevelopment  
Area Study**

**Study to Assess  
Blight Conditions**  
City Council Study Session  
August 17, 2017

## Team Introductions

- Matrix Team
  - Celeste Werner, Project Manager
  - Felipe Zubia, Deputy Project Manager
  - Jeff Donohoe, Economist / Real Estate Specialist
  - Karrin Kunasek-Taylor, A.R.S. Compliance Review
  
- City of Mesa
  - Bill Jabjiniak, Economic Development Director
  - Sara Sorensen, Project Manager

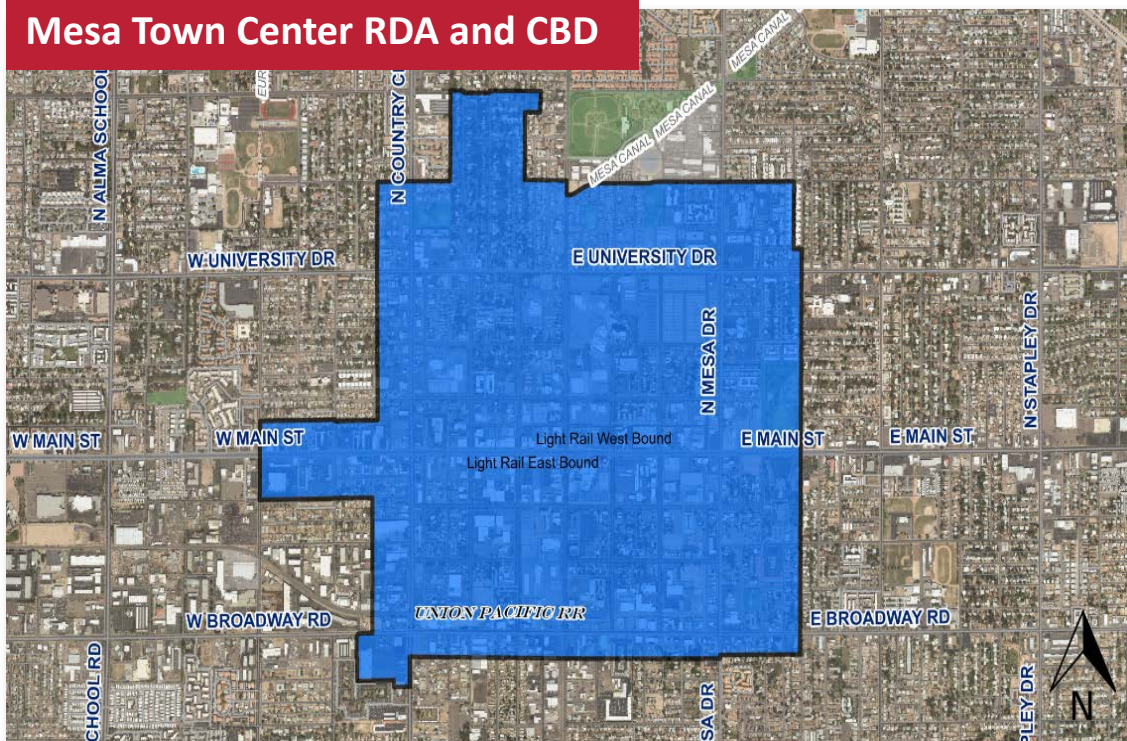
- A Redevelopment Area (RDA) is an area designated by the City Council to be in need of revitalization.
- Redevelopment Areas are governed by a group of state statutes contained within **Title 36, Chapter 12, Article 3**
- Mayor and Council to adopt a resolution finding both of the following:
  1. One or more blighted areas exist
  2. Redevelopment of the area is necessary in the interest of the public health and safety
- Mayor and Council to adopt a resolution extending the Central Business District



## Redevelopment Planning in Mesa

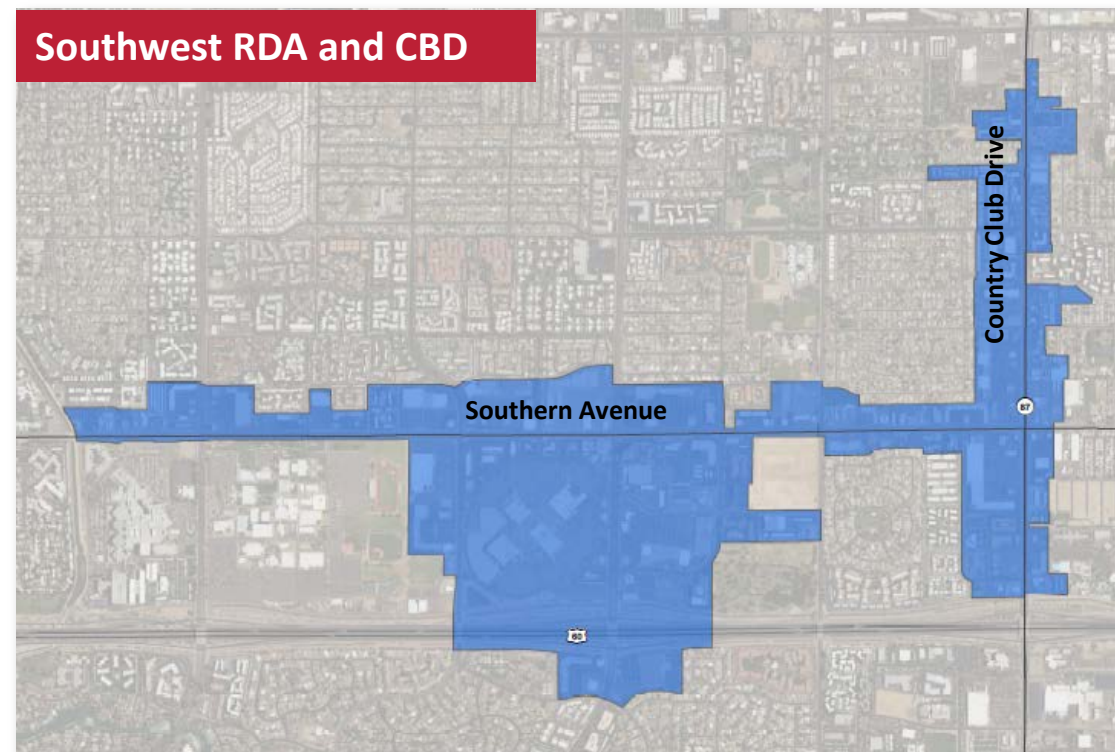
### Town Center RDA established in 1999

Mesa Town Center RDA and CBD



### Southwest RDA established in 2016

Southwest RDA and CBD

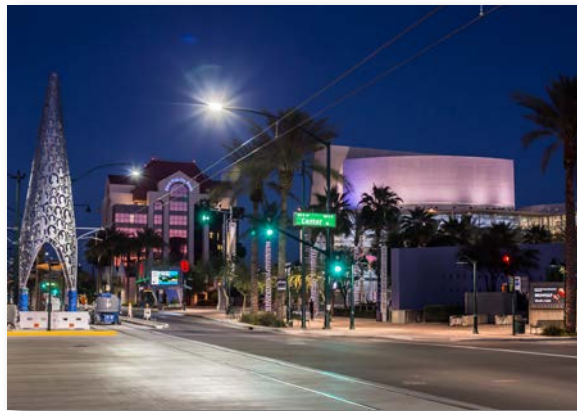


# How is a Redevelopment Area Beneficial?

## Benefits

### ■ Benefits and Goals of Redevelopment

- A Redevelopment Area designation is a necessary step for utilizing economic development tools available today
- Could create access to certain federal funds and city general funds that can be used for infrastructure improvements and other enhancements



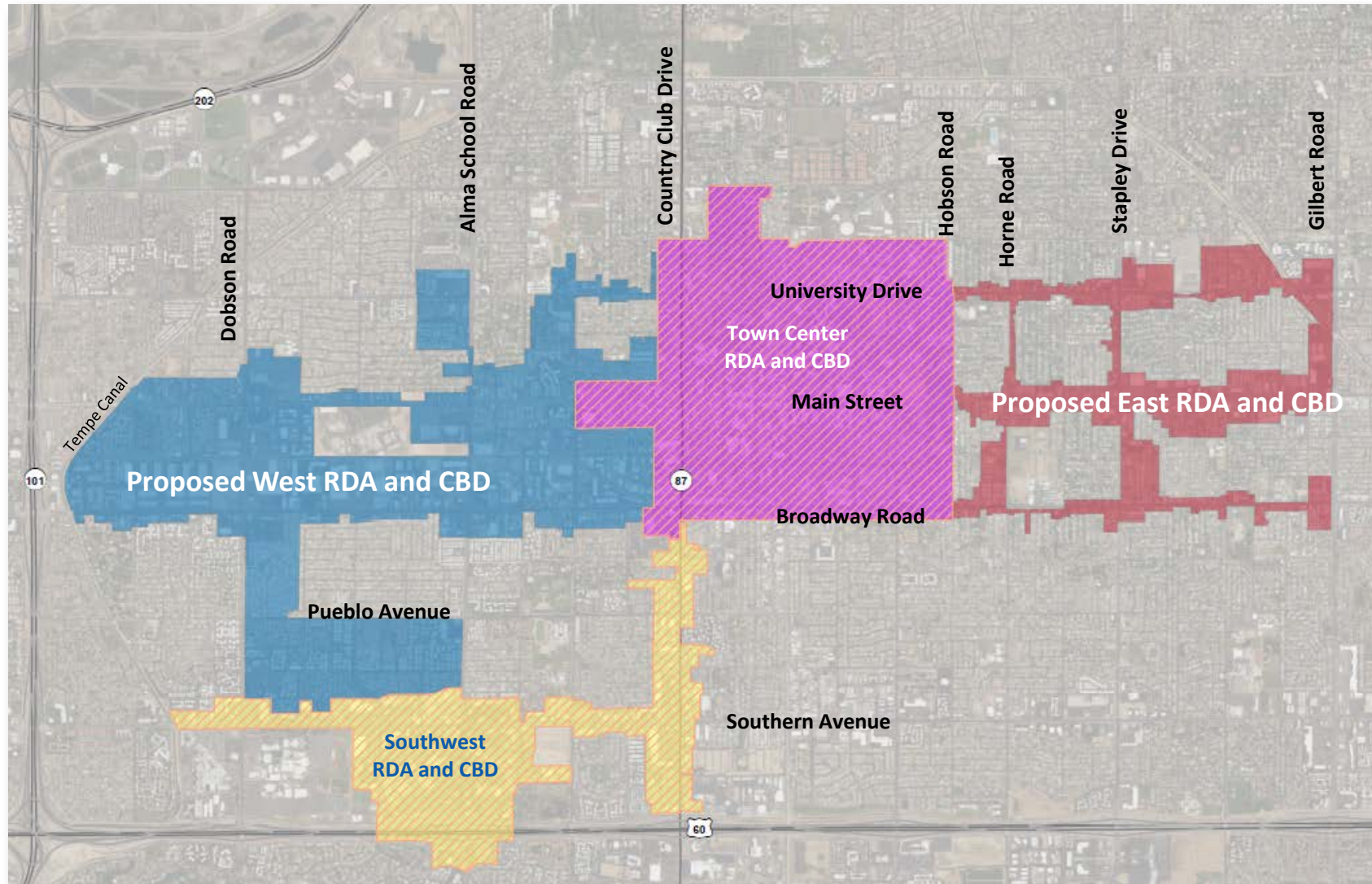


## Why is Mesa Undertaking This Project?

- Improve quality of life for residents and visitors
- Enhance and revitalize the areas adjacent to the City of Mesa's Downtown and along light rail / supporting corridors
- Increase property values
- Attract new infill development
- Encourage reinvestment

- A Redevelopment Area does **NOT** mean:
  - Eminent Domain
  - Loss of Personal Property
  - Compensation

## Existing and Proposed RDA/CBD Boundaries





# East and West Preliminary Findings



East and West Redevelopment  
Area Studies

## Definition of Blight

### Arizona Revised Statutes §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:*

- a) Dominance of defective or inadequate street layout.*
- b) Faulty lot layout in relation to size, adequacy, accessibility or usefulness. (non-visual)*
- c) Unsanitary or unsafe conditions.*
- d) Deterioration of site or other improvements.*
- e) Diversity of ownership. (non-visual)*
- f) Tax or special assessment delinquency exceeding the fair value of the land. (non-visual)*
- g) Defective or unusual conditions of title. (non-visual)*
- h) Improper or obsolete subdivision platting.*
- i) The existence of conditions that endanger life or property by fire or other causes. (can be non-visual, e.g. crime)*



## Definition of Blight

- Blight includes both visual and non-visual conditions

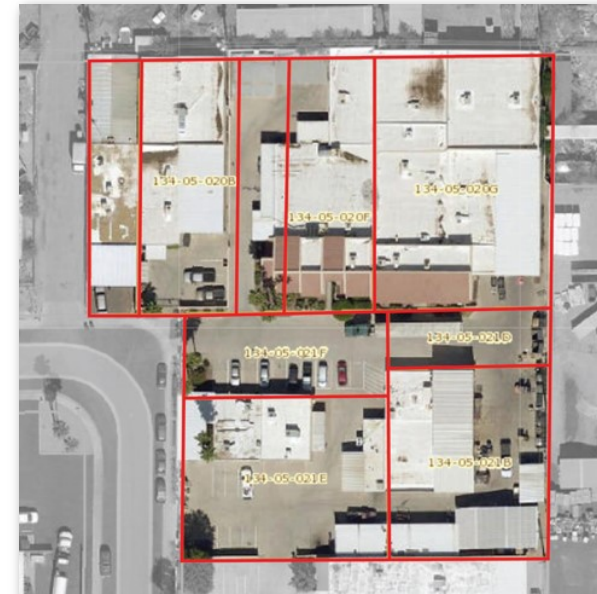
- **Visual** conditions of blight include:

- Building or site deterioration
- Excessive trash, refuse, car parts
- Abandoned appliances or vehicles
- Fire or other safety hazards
- Graffiti or Vandalism
- Boarded-up windows



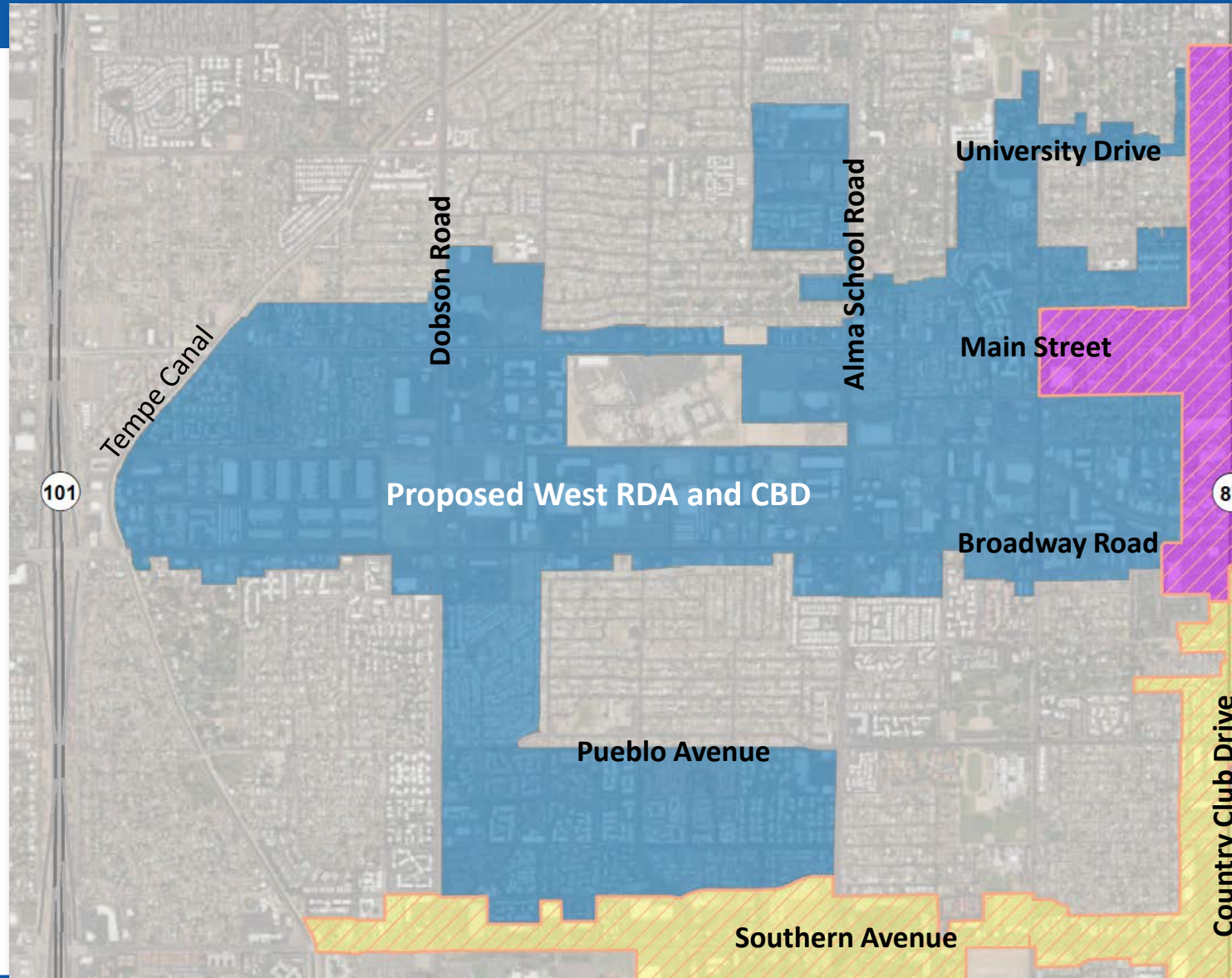
- **Non-visual** conditions of blight include:

- Restricted access to a parcel
- Structures containing multiple owners
- Inadequately sized parcels
- Crime





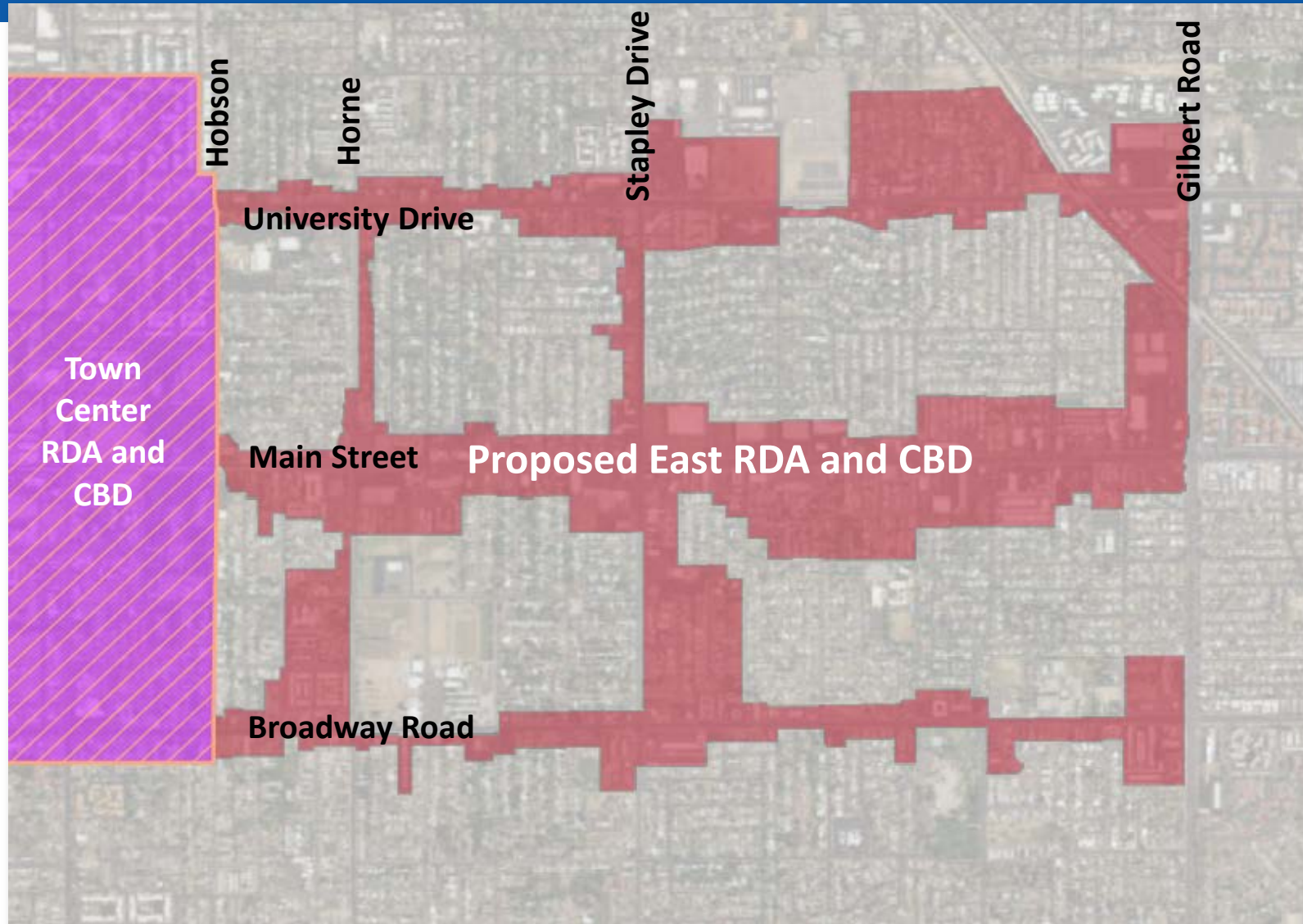
# Proposed West RDA/CBD Boundaries



- **2,141** of **3,794** parcels in the West RDA were identified to have at least **1** blight factor
  - **56.4%** of all parcels
  - **80.5%** of the total land area

	Parcels	Percent (%)		Acres	Percent (%)
<b>Blighted</b>	<b>2,141</b>	<b>56.4%</b>	<b>Blighted</b>	<b>1,012</b>	<b>80.5%</b>
<b>Not Blighted</b>	1,653	43.6%	<b>Not Blighted</b>	246	19.5%

# Proposed East RDA/CBD Boundaries





- **684** of **1,196** parcels in the East RDA were identified to have at least **1** blight factor
  - **57.2%** of all parcels
  - **51.5%** of the total land area

	Parcels	Percent (%)
<b>Blighted</b>	<b>684</b>	<b>57.2%</b>
<b>Not Blighted</b>	512	42.8%

	Acres	Percent (%)
<b>Blighted</b>	<b>231</b>	<b>51.5%</b>
<b>Not Blighted</b>	218	48.5%

- **Phone Calls**

- Approximately 40 calls received from public – most inquired about process, some questions were asked regarding impact to property values.

- **Public Workshops**

- West – June 20, 2017
- East – June 21, 2017

- **Attendance**

- West – 19 Attended
- East – 14 Attended

- **Summary**

- Generally, participants in both Workshops agreed with the summary of blight findings. No opposition was voiced during either workshop; however several questions were raised and answered regarding process and next steps.

# Next Steps



East and West Redevelopment  
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## Project Timeline



# Questions



East and West Redevelopment  
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