



EAST

Redevelopment Area Study

Findings of Necessity

August 2017



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Findings of Necessity

Presented to:
City of Mesa, Arizona

Presented by:
Matrix Design Group

August 2017

Please see next page



Table of Contents

1. Executive Summary	1-1
2. Overview and Purpose.....	2-1
3. Demographics	3-1
4. Determination of Blight.....	4-1
5. Conclusion	5-1
5. Appendix	(Provided in separate document)

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1. Executive Summary

EAST

Please see next page

1. Executive Summary

Introduction

The purpose of this report is to demonstrate a finding of necessity to determine the need for establishing a Redevelopment Area (RDA) per Arizona Revised Statutes (ARS) §36-1471 et seq. This statute provides local governments the authority to designate RDAs to revitalize blighted areas within a city. Blight includes visual conditions, as well as non-visual conditions, such as platting, title issues, and crime. This report assesses and details the extent of blight within the proposed East Mesa Redevelopment Area (RDA).

A Finding of Necessity, as outlined in ARS §36-1473, is a required first step that a municipality must approve and adopt prior to establishing an RDA. Therefore, this information is provided as evidence to the Mesa City Council that the study area contains a predominance of blight.

Arizona Revised Statutes §36-1471 defines the meaning of “blighted area” as:

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; faulty lot layout in relation to size, adequacy, accessibility or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; diversity of ownership; tax or special assessment delinquency exceeding the fair value of the land; defective or unusual conditions of title; improper or obsolete subdivision platting; and the existence of conditions that endanger life or property by fire and other causes.

Each property within the proposed East Mesa RDA was visually assessed during an on-site field survey for the following blight factors:

- Unsanitary or unsafe conditions
- Deterioration of site or other improvements
- Conditions that endanger life or property
- Obsolete subdivision platting
- Inadequate street layout
- Faulty lot layout

This data was then validated through an aerial survey using a combination of the 2017 aerial imagery provided on the Maricopa County’s Assessor’s website and Google Maps. Other blight conditions that were also assessed were code compliance violations and incidents of crime from 2012 to 2016.

Conclusion

The following summary shows that a substantial number of blight conditions exist in the East Mesa RDA. There were 682 out of 1,185 parcels, or 57.6%, that were identified to have at least one blight factor, as well as 51.8% of the total acreage was determined to be blighted. The most common blight factor throughout the East Mesa RDA was deterioration of site, which represented 31.9% of all parcels. Other major blight factors include unsanitary or unsafe conditions (22.8% of all parcels), and improper or obsolete subdivision platting (15.6% of all parcels).

It is in the opinion of Matrix Design Group that the Mesa City Council could make a finding of blight in the East Mesa RDA study area. Establishing the East Mesa RDA is in the residents' interest of public health, safety, morals and welfare.

2. Overview and Purpose

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2. Overview and Purpose

Introduction

In order to determine the need for redevelopment, it is important to understand how blight is defined, where it may be occurring, and what impact it has on the surrounding community. This section includes definitions of blight, as provided by the Arizona Revised Statutes (ARS), as well as descriptions of the methodology used to assess and analyze blight conditions within the East Mesa RDA.

Arizona Revised Statutes §36-1471 et seq.

Arizona Revised Statutes (ARS) Title 36 provides local governments the authority to designate Redevelopment Areas (RDA) to revitalize blighted areas. RDAs are designated by a city council in locations that are in need of revitalization due to a predominance of blight. The relevant sections pertaining to blight are provided below in order of application.

A Finding of Necessity, as outlined in ARS §36-1473, is a required first step a municipality must approve and adopt prior to establishing an RDA. The report assesses and details the scope and extent of blight within a defined study area. This information is provided as evidence to a city council that the study area contains a predominance of blight.

Arizona Revised Statutes §36-1473 requires municipalities to conduct and adopt a Findings of Necessity study prior to creating an RDA. This ARS states:

- A. *A municipality shall not exercise any of the powers conferred on municipalities by this article until its local governing body adopts a resolution by a two-thirds vote finding both of the following:*
 - 1. *One or more slum or blighted areas exist in the municipality.*
 - 2. *The redevelopment of that area or areas is necessary in the interest of the public health, safety, morals or welfare of the residents of the municipality.*

Arizona Revised Statutes §36-1471 defines the meaning of “blighted area” as:

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; faulty lot layout in relation to size, adequacy, accessibility or usefulness; unsanitary or unsafe conditions; deterioration of site or other

improvements; diversity of ownership; tax or special assessment delinquency exceeding the fair value of the land; defective or unusual conditions of title; improper or obsolete subdivision platting; and the existence of conditions that endanger life or property by fire and other causes.

There are nine blight factors indicated by Arizona Revised Statute §36-1471. These factors are:

- **Dominance of defective or inadequate street layout** includes street layouts and roadways that are incapable or inadequate at handling traffic flow. Conditions include inaccessible parcels and / or confusing or unsafe traffic patterns.
- **Faulty lot layout** includes parcels that are either inadequate in size and / or shape, or properties that are inefficient in supporting appropriate use of land.
- **Unsanitary or unsafe conditions** include environments that may be harmful to human health and safety. Conditions include uncontrolled solid waste, evidence of homelessness, excessive animal droppings, and storage of items with little or no economic value other than salvage.
- **Deterioration of site or other improvements** includes physical property conditions that detract from the overall appearance. Conditions include general deterioration from age and weathering, unmaintained property, and major repairs unattended.
- **Diversity of ownership** includes buildings that are split between two or more parcels with different property owners, making it difficult to redevelop structures.
- **Obsolete subdivision platting** includes areas that are poorly subdivided, making proper development difficult. Conditions include unproductive and / or inaccessible parcels.
- **Conditions that endanger life or property** include properties that contain conditions that pose threats to life or properties by fire, contamination, or other causes. Conditions include vacant buildings, excessive junk, blocked entrances, code violations, structural damage, and higher than normal crime rates.
- **Tax or special assessment delinquency exceeding the fair value of the land*** includes any financial burdens linked to the property.
- **Defective or unusual conditions of title*** include any conditions granted in a title that may make the property unmarketable or difficult to redevelop.

Seven of these nine blight factors were used to assess blight in the East Mesa RDA. The “*” indicates the two blight factors that were not assessed. As documented later in this report, conditions exist for the Mesa City Council to make a finding of blight in the East Mesa RDA Study Area without a review of the two blight factors referenced above.

Arizona Revised Statutes §36-1472 grants a local government the authority to declare a redevelopment area due to the predominance of blight based on five existing conditions. This ARS states:

1. *That there exist in municipalities of the state slum or blighted areas which constitute a serious and growing menace, injurious and inimical to the public health, safety, morals and welfare of the residents of the state.*
2. *That the existence of these areas contributes substantially and increasingly to the spread of disease and crime, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution, punishment and the treatment of juvenile delinquency and for the maintenance of adequate police, fire and accident protection and other public services and facilities, constitutes an economic and social liability, substantially impairs or arrests the sound growth of municipalities and retards the provision of housing accommodations.*
3. *That this menace is beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided by this article.*
4. *That the acquisition of property for the purpose of eliminating the conditions or preventing recurrence of these conditions in the area, the removal of structures and improvement of sites, the disposition of the property for redevelopment and any assistance which may be given by any public body in connection with these activities are public uses and purposes for which public money may be expended and the power of eminent domain exercised.*
5. *That the necessity in the public interest for the provisions of this article is declared as a matter of legislative determination.*

Arizona Revised Statutes §36-1474 grants a local government the authority to undergo redevelopment planning. This ARS states:

- A. *Every municipality shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this article, including the following powers in addition to others granted by this article:*
 1. *To prepare or cause to be prepared redevelopment plans and to undertake and carry out redevelopment projects within its area of operation.*

City of Mesa City Code Title 8 Chapter 6

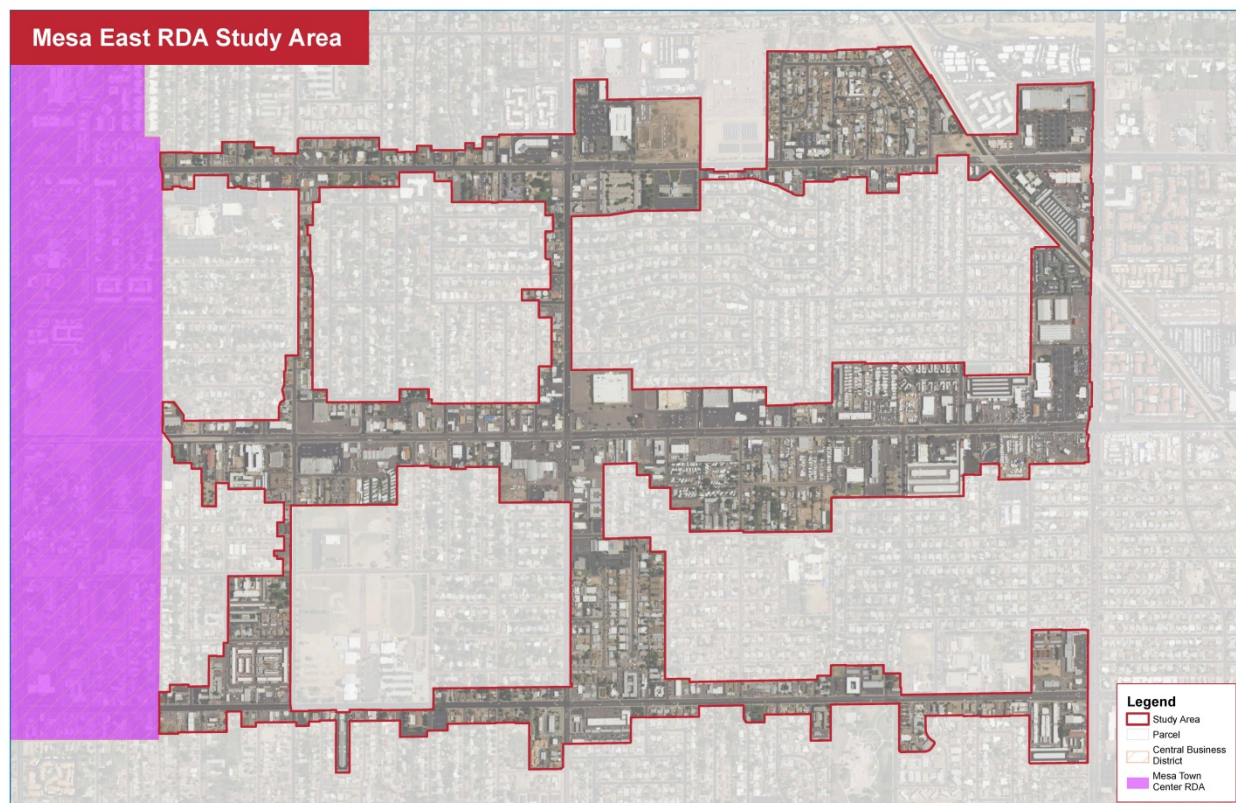
Blight is defined in Title 8 Chapter 6 of Mesa's City Code as:

- B. *"Unightly conditions including the accumulation of litter or debris; buildings or structures exhibiting holes, breaks, rot, crumbling, cracking, peeling or rusting materials; general damage to the integrity of the construction of a building or structure; uncontrolled growth of landscaping exhibited by lack of maintenance, untended damage to plant and landscape materials, the continued presence of dead or decaying plants; and any similar conditions of disrepair and deterioration regardless of the condition of other properties in the vicinity or neighborhood."*

Background

The proposed East Redevelopment Area (RDA) is adjacent to the eastern edge of Mesa's existing Town Center RDA, and extends eastward to Gilbert Road, comprising approximately 449 acres. The area generally includes properties along the east / west corridors of E University Drive, E Main Street, and E Broadway Road, and the north / south corridors of Horne Road, Stapley Drive, and Gilbert Road. Figure 2-1 displays the proposed East Mesa RDA's boundary.

Figure 2-1. East RDA Boundary Map



Methodology

The process of surveying and assessing the proposed East Mesa Redevelopment Area was programmatically divided into steps to thoroughly analyze blight conditions for this Findings of Necessity.

The East Mesa RDA boundary was established based on the future light rail extension along the Main Street corridor, and was extended along the major arterials that intersect with the proposed light rail stops. The RDA boundary also captures the commercial corridors of E. University Drive and E. Broadway Road.

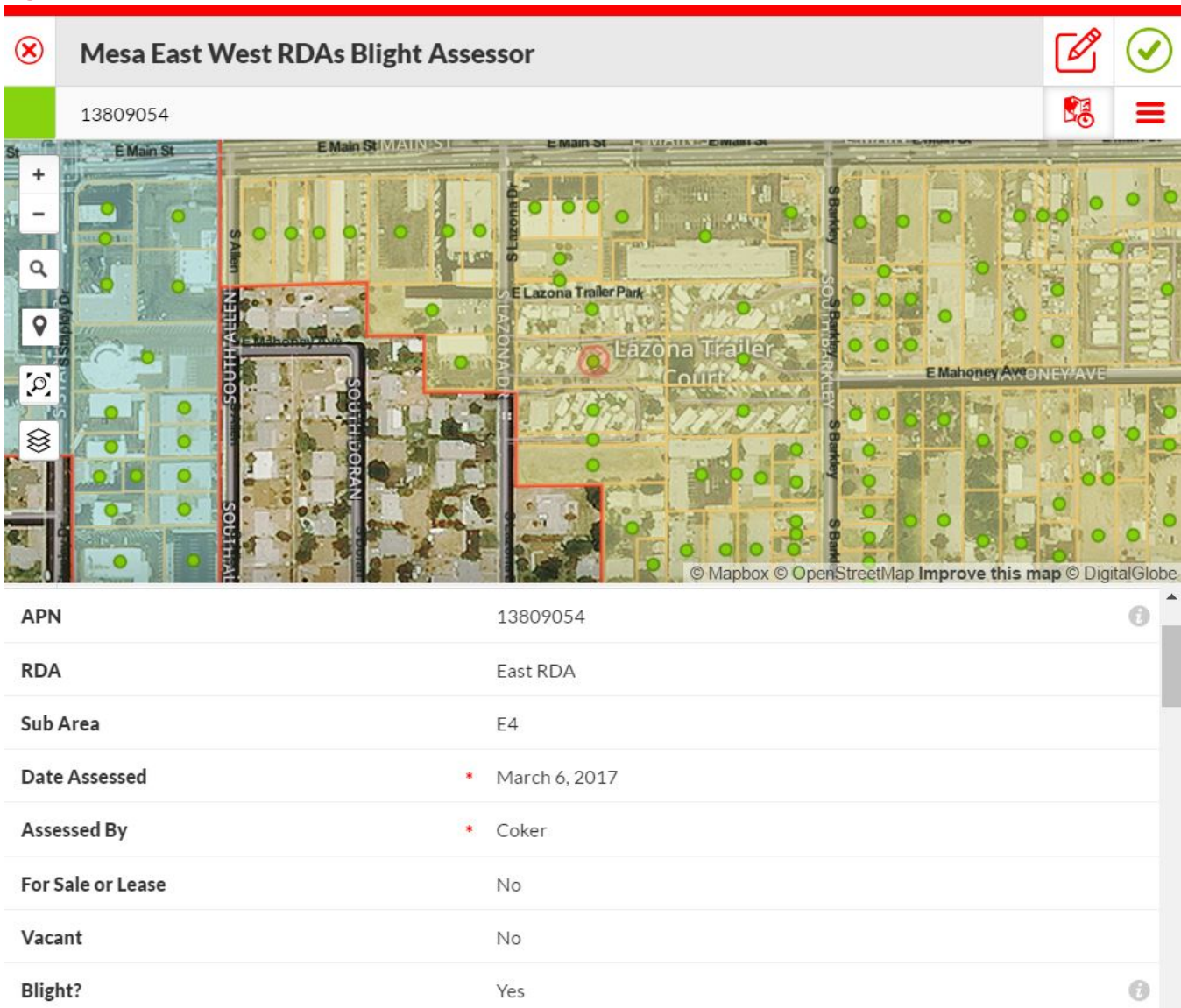
An initial cursory aerial survey was completed within the proposed East Mesa RDA boundary to identify areas of concern prior to conducting a detailed on-site field survey. The Maricopa County Assessor's website contains an interactive mapping tool with 2017 aerial imagery and parcel data. These web-based tools were used to analyze the East Mesa RDA study area as a precursor and preliminary guide for an on-site field survey.

The East Mesa RDA study area was divided into eight subareas in order to help expedite organizing a field survey and to help locate blight issues.

The field survey team used a mobile data collection application called Fulcrum (www.fulcrumapp.com) to assist with data collection. To further prepare for and facilitate a field survey, parcel data from the Maricopa County Assessor's Office was isolated to the Study Area and then uploaded to Fulcrum. This data was then able to be accessed and edited while on-site.

An on-site field survey was conducted between March 6 and March 10, 2017. The field survey was organized and completed systematically by subarea. Each member of the survey team was assigned to a subarea, in which the survey team member assessed each parcel visually for blight conditions, captured a picture of the property, and recorded their assessment in the Fulcrum application (Figure 2-2). If the parcel was identified as containing one or more conditions of blight, the surveyor recorded the property as blighted with a description and photograph of the blight condition. This process was continued until each parcel was assessed.

Figure 2-2. Fulcrum App Example





Sample photos taken during the on-site field survey

Once all of the parcels in the East Mesa RDA were visually analyzed following the on-site field survey, each parcel's blight assessment was validated through an aerial survey using a combination of the 2017 aerial imagery provided on the Maricopa County's Assessor's website (as shown in Figure 2-3) and Google Maps. This aerial survey also provided the potential to analyze portions of parcels that were inaccessible from an on-site field survey. Results were recorded in Fulcrum in the same manner as the on-site field survey.

Figure 2-3. Screenshot of Maricopa County's Assessor's Website



Upon completion of the field and aerial visual surveys, the information that was recorded in Fulcrum was exported to a geodatabase. After running checks for errors or omissions and correcting any issues, this data was then mapped in ESRI's ArcGIS ArcMap to assess the East Mesa RDA as a whole and to calculate the scope of blight in the area. Blight was measured initially in two forms: 1) a simple raw parcel count of blighted versus non-blighted parcels and 2) adding up the assessor-provided square footage of the blighted parcels versus non-blighted parcels. After the field and aerial surveys were completed, the assessment examined crime and code compliance violations, which are two other indicators of blight.

Crime data for the census tracts that intersect the East Mesa RDA was obtained for the years 2012 through 2016. This data was paired with American Community Survey population data pulled from the US Census Bureau's website for the same timeframe to calculate crime rates in terms of crimes per 1,000 people. The same was done for the City of Mesa as a whole to compare the two geographies.

Code compliance violations were analyzed in addition to crime. Code compliance violations were provided for the years 2012 through 2016. Similar to crime rates, code compliance violations were paired with American Community Survey population data pulled from the US Census Bureau's website to calculate code compliance violations per 1,000 people. The same was done for the City of Mesa as a whole to compare the two geographies.

Following are brief descriptions of each subareas' existing conditions. A detailed review of each parcel is included in the Appendix.

Subarea E1

Subarea E1 is primarily located along E. University Drive. This subarea contains a variety of uses including residential, retail, and office. Much of the retail and office development in this subarea is located directly along E. University Drive, shielding single-family residences sited further back from traffic noise. Much of the retail and office buildings are small in scale and in some cases are homes that have been converted into businesses. The exception to this is the large-scale retail developments located on the northwest and northeast corners of E. University Drive and N. Stapley Drive.

Subarea E2

Subarea E2 is located in the northeast portion of the East Mesa RDA Study Area. A majority of the properties are residential uses, with commercial properties and small offices running along E. University Drive. There are no large development properties such as large box retail stores, hospitals, major transportation hubs, supermarkets, or modern shopping centers that have the potential to anchor healthy economic development in the area.

Subarea E3

Subarea E3 is located mainly along the E. Main Street and N. Gilbert Road corridors. A majority of properties within this subarea are commercial use, with some trailer parks, townhomes / condos, and apartment complexes. There are no large development properties that have the potential to anchor healthy economic development in the area, although there are some medium sized retail buildings at the northwest corner of Gilbert Road and Main Street and some further retail available at the west end of the Subarea near Lazona Drive that may benefit from the future light rail stop in Subarea E4.

Subarea E4

Subarea E4 is located mainly along the E. Main Street Corridor. A majority of properties within this subarea are commercial use, with some residential areas located north and south of the main corridor. Major construction is currently underway along E. Main Street to connect the existing light rail west of the subarea from Mesa Drive to Gilbert Road. This Valley Metro/City of Mesa project is known as the Gilbert Road Light Rail Extension and should be a boon to local economic development along the Main Street Corridor.

Subarea E5

Subarea E5 is located at the intersection of E. Main Street and N. Horne Road, with parcels extending along the east side of N. Horne Road north towards E. University Drive. This subarea contains mostly commercial and multifamily uses. Single-family homes generally surround this subarea, but are not included in the study.

This subarea is nearest to the final light rail station, following the completion of the recent infrastructure extension. This extension likely spurred new construction of high-density multifamily residential near the final

light rail stop at the intersection of E. Main Street and S. Ashland and may be an indication of future redevelopment to come.

Subarea E6

Subarea E6 runs along E. Broadway Road from Stapley Drive on the east end to S. Hobson on the west end, and along S. Horne from 1st Avenue on the north to E. Broadway Road on the south. The area is centered on Lowell Elementary school, although it doesn't include the school. The area along S. Horne north of E. Broadway Road is entirely residential with several apartment complexes and an assisted living community providing moderate residential density to the area. The area west of S. Horne along E. Broadway Road is almost entirely small commercial properties, while the area east of S. Horne along E. Broadway has a few scattered commercial properties mixed in with residential houses. There are no major commercial development properties in the area to act as development anchors.

Subarea E7

Subarea E4 is located mainly along S. Stapley Drive, starting on the south side of E. Main Street and continuing south to just north of E. Broadway Road. There are some commercial properties on the north end along E Main Street, while the southern two-thirds of the subarea are primarily residential properties. Both sides of S. Allen and S. Doran are mostly small apartment buildings, with the exception of the Mesa Church of Christ property sited between S. Stapley Drive and S. Doran Road. The commercial area near E. Main Street and S. Stapley Drive features some medium-sized retail stores, one big-box retail store, and numerous small retail stores. This commercial area has relatively few vacancies. The businesses here could be a good economic anchor for any plan towards revitalizing this area.

Major construction is currently underway along E. Main Street to connect the existing light rail west of the subarea from Mesa Street to Gilbert Road. This Valley Metro/City of Mesa project is known as the Gilbert Road Light Rail Extension and should be a boon to local economic development along the Main Street Corridor.

Subarea E8

Subarea E8 is located along the E. Broadway Road Corridor. The uses in this subarea are commercial with residential mixed throughout. There is no one main large development that is or has the potential to anchor economic development in the area. Instead, there are commercial businesses along E. Broadway Road, most of which are located on the western side of the subarea with some commercial uses interspersed between apartment complexes and homes along the eastern portion of the subarea.

3. Demographics

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3. Demographics

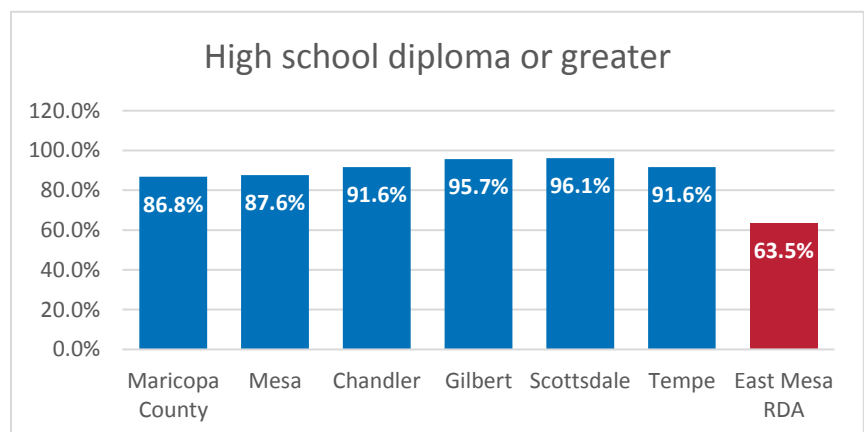
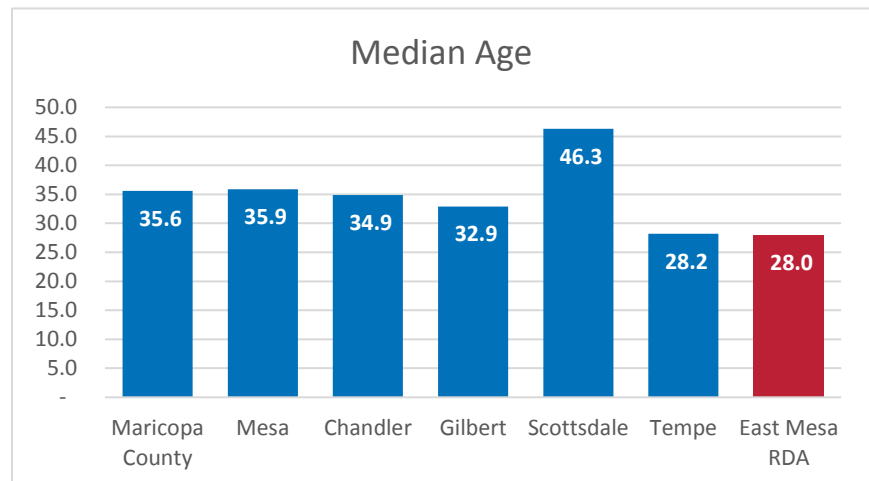
Demographics

The East RDA's demographic information was compared against the City of Mesa and several other similar, nearby cities to understand how the proposed East RDA is positioned within the City of Mesa and other comparable communities¹. The other communities are:

- Maricopa County
- City of Chandler
- Town of Gilbert
- City of Scottsdale
- City of Tempe

The total population within the proposed East RDA was approximately 7,358 in 2016. The population within the proposed East Mesa RDA is relatively young, with a median age of 28 years. This is several years younger compared to the median age throughout the City of Mesa, which is 35.9 years. The East Mesa RDA in fact has a younger population than the City of Tempe, which has a large population of students that attend Arizona State University.

The educational attainment within the proposed East Mesa RDA is relatively low. Only 63.5% of the



¹ Data provided by the City of Mesa from ESRI Community Analyst. ESRI Community Analyst uses US Census Bureau 2010 Census data to forecast 2016 demographics. Demographic information for Maricopa County and the communities of Mesa, Chandler, Gilbert, Scottsdale, and Tempe was obtained from the most recent American Community Survey results in 2015.

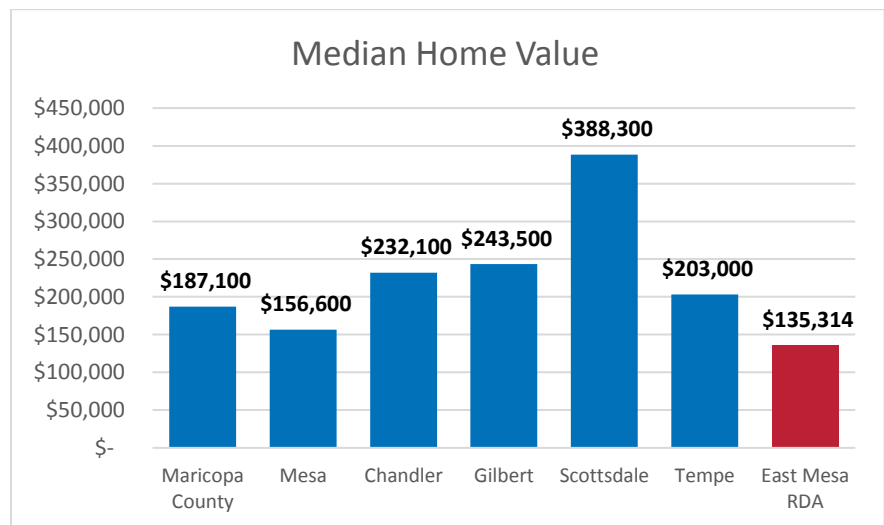
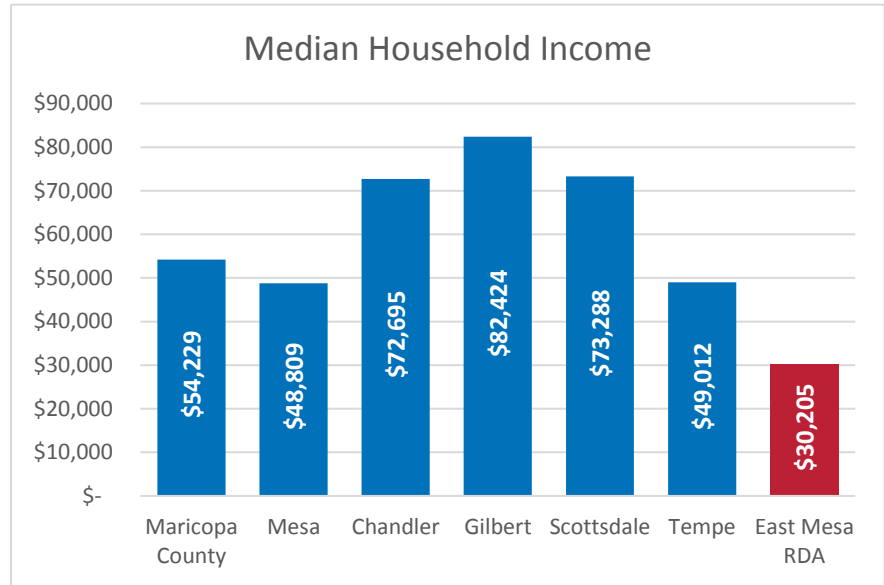
adult population (25 years of age and over) has a high school diploma or equivalent. This is nearly 25% less than the City of Mesa as a whole.

Median household income within the proposed East Mesa RDA was \$30,205 in 2016, which is less than half of many of the regional counter parts, including the Town of Gilbert (\$82,424), the City of Scottsdale (\$73,288), and the City of Chandler (\$72,695). The East Mesa RDA's median household income is also \$18,000 less than, or 38% less than the City of Mesa as a whole.

Furthermore, according to ESRI Community Analysis 2021, the proposed East Mesa RDA is

projected to only slightly increase its median household income to \$30,679 by 2021—an increase of only \$474 (1.5%) in a five-year span. The City of Mesa as a whole is expected to increase its median household income to \$54,811 by 2021—an increase of over \$6,000 (12.3%) in a five-year span. This shows the proposed East Mesa RDA is not only several thousand dollars less than that of its regional counterparts, but the economic climate is also relatively stagnant compared to the City of Mesa as a whole.

The median home value within the proposed East Mesa RDA is \$135,314, which is 27.7% less than the county-wide average of \$187,100 and 13.6% lower than the city-wide average of \$156,600.



Infrastructure

The major east and west arterial streets that travel through the proposed East Mesa RDA are E University Drive, E Main Street, and E Broadway Road. The major north and south arterial streets are Horne Street, Stapley Drive, and Gilbert Road.

The Valley Metro bus system has five routes that traverse the proposed East Mesa RDA. These bus routes are:

- Route 30: University
- Route 40: Apache / Main Street
- Route 45: Broadway
- Route 128: Stapley
- Route 136: Gilbert Road

Although the Valley Metro light rail line does not currently travel through the East Mesa RDA, the system is being extended along E Main Street to Gilbert Road. This project is expected to be completed in 2018, and includes two new light rail stations, one at Stapley Drive and one at Gilbert Road.

The Consolidated Canal flows through a small area in the northeast portion of the East Mesa RDA. The Sun Circle Trail runs along the north / east edge of the canal, providing the only trail within the proposed RDA.

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4. Determination of Blight

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4. Determination of Blight

Introduction

Seven of the following nine blight factors were used to assess the East Mesa RDA and establish a determination of blight per ARS requirements (the "*" indicates the blight factor was not assessed as part of this study). As documented later in this report, conditions exist for the Mesa City Council to make a finding of blight in the East Mesa RDA Study Area without a review of the two blight factors referenced below.

1. A 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
6. Improper or obsolete subdivision platting
7. The existence of conditions that endanger life or property by fire or other causes (including crime)
8. Tax or special assessment delinquency exceeding the fair value of the land*
9. Defective or unusual conditions of title*

As described in Section 2 of this document, each parcel within the proposed East Mesa RDA was visually assessed for each of the seven blight factors. Based on this assessment, the following blight conditions were observed:

- 682 out of 1,185 parcels, or 57.6% have at least one blight factor
- 51.8% of the total area is determined to be blighted

Table 4-1 summarizes the number of parcels exhibiting one or more blight conditions in the proposed East Mesa RDA.

Table 4-1. Number of Blight Factors per Parcel

Number of Factors	Number of Parcels	Percent (%) of Parcels	Number of Acres	Percent (%) of Acres
0	503	42.4%	215	48.3%
1	392	33.1%	118	26.5%
2	202	17.0%	80	18%
3	52	4.4%	17	3.8%
4	27	2.3%	10	2.2%
5 or more	9	0.8%	5	1.1%
Parcels with at least 1 Blight Factor	682	57.6%	230.0	51.8%

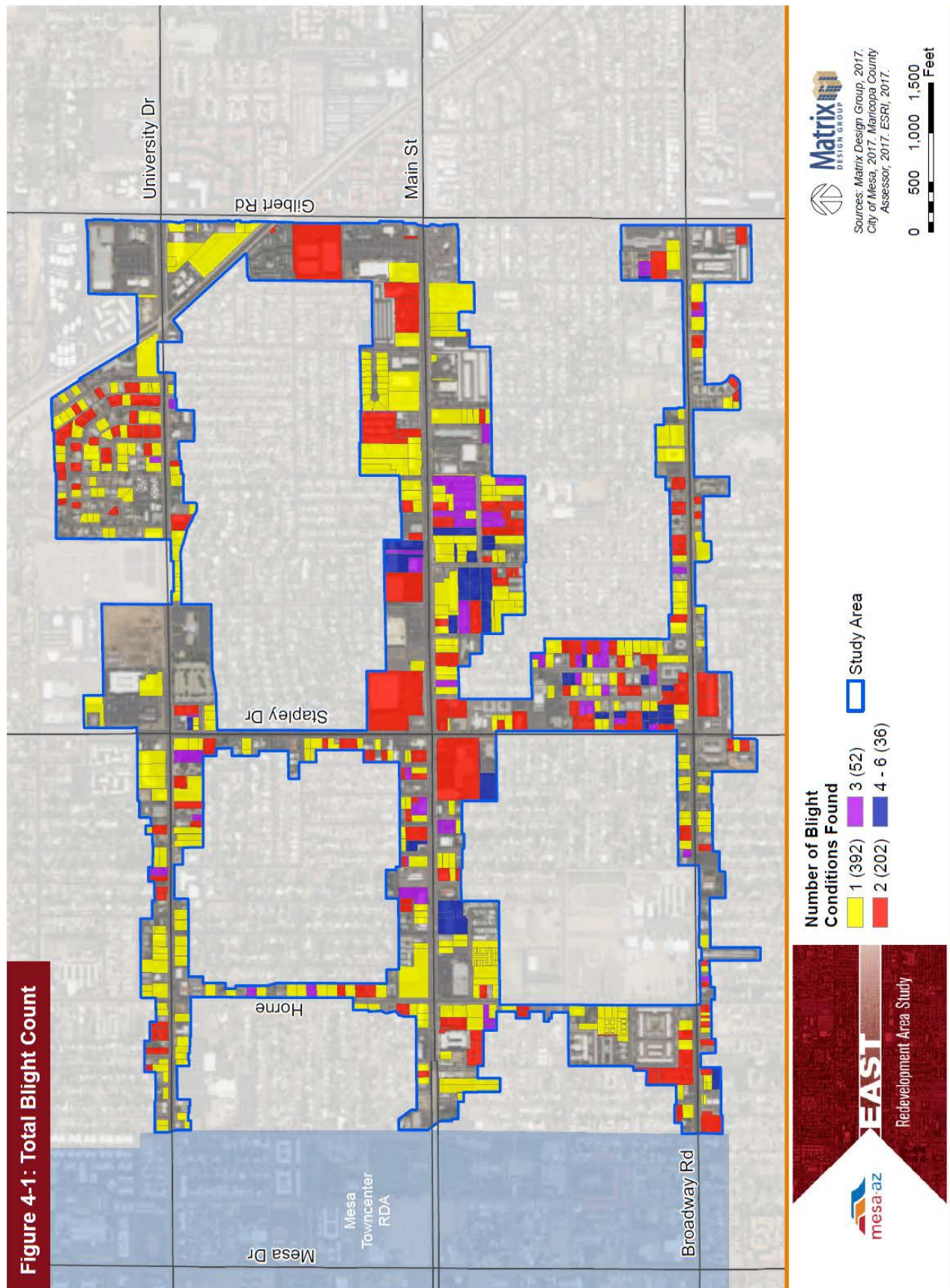
To further analyze the blighted parcels, Table 4-2 indicates the type of blight factor affecting each blighted parcel. As noted below, deterioration of site was the most common blight factor representing 31.9% of all parcels. Other major blight factors include unsanitary or unsafe conditions (22.8% of all parcels), and improper or obsolete subdivision platting (15.6% of all parcels).

Table 4-2. Number of Blighted Parcels by Blight Factor

Blight Factor	Number of Parcels	Percent (%) of Parcels	Number of Acres	Percent (%) of Acres
1. Dominance of defective or inadequate street layout	40	3.3%	11.0	2.5%
2. Faulty lot layout	153	12.8%	51.3	11.4%
3. Unsanitary or unsafe conditions	272	22.8%	85.21	19.1%
4. Deterioration of site	380	31.9%	154.1	34.4%
5. Diversity of ownership	13	1.1%	7.0	1.6%
6. Improper or obsolete subdivision platting	187	15.6%	61.0	13.6%
7. Conditions that endanger life or property	39	3.3%	14.9	3.3%
<i>Crime rate twice city average</i>	<i>0</i>	<i>0.0%</i>	<i>0.0</i>	<i>0.0%</i>
8. Tax or special assessment delinquency*	Not Assessed			
9. Defective or unusual conditions of title*	Not Assessed			

* Not a part of this blight study

Figure 4-1 displays the total amount of blight assessed within the East Mesa RDA.



1. Dominance of Defective or Inadequate Street Layout

Dominance of defective or inadequate street layout includes street layouts and roadways that are incapable or inadequate at handling traffic flow. Parcels were determined to be blighted if they contained the following indicators:

- Inaccessible from a public street
- Along confusing or unsafe roadways

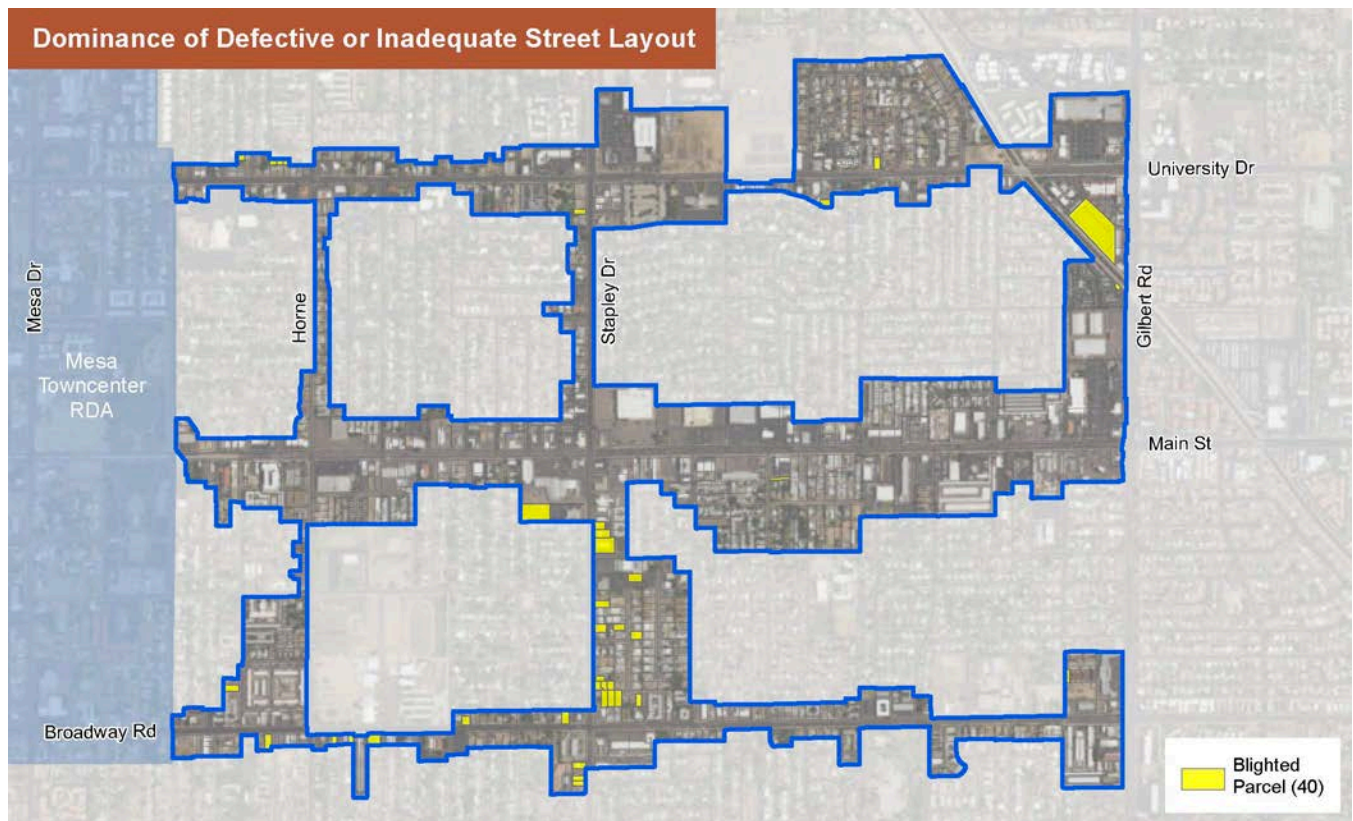
The East Mesa RDA contains 3.3% of parcels and 2.5% of acres that were determined to be blighted due to a dominance of defective or inadequate street layout.



Parcel does not have any direct access to a public roadway.

Table 4-3.

Blight Factor	Number of Parcels	Percent (%) of Parcels	Number of Acres	Percent (%) of Acres
1. Dominance of defective or inadequate street layout	40	3.3%	11.0	2.5%



2. Faulty Lot Layout

Faulty lot layout includes parcels that are either inadequate in size and/or shape, or properties that are inefficient in supporting appropriate use of land. Parcels were determined to be blighted if they contained the following indicators:

- Parcel size was inadequate to meet needs of use
- Property was difficult to maneuver and / or poorly planned

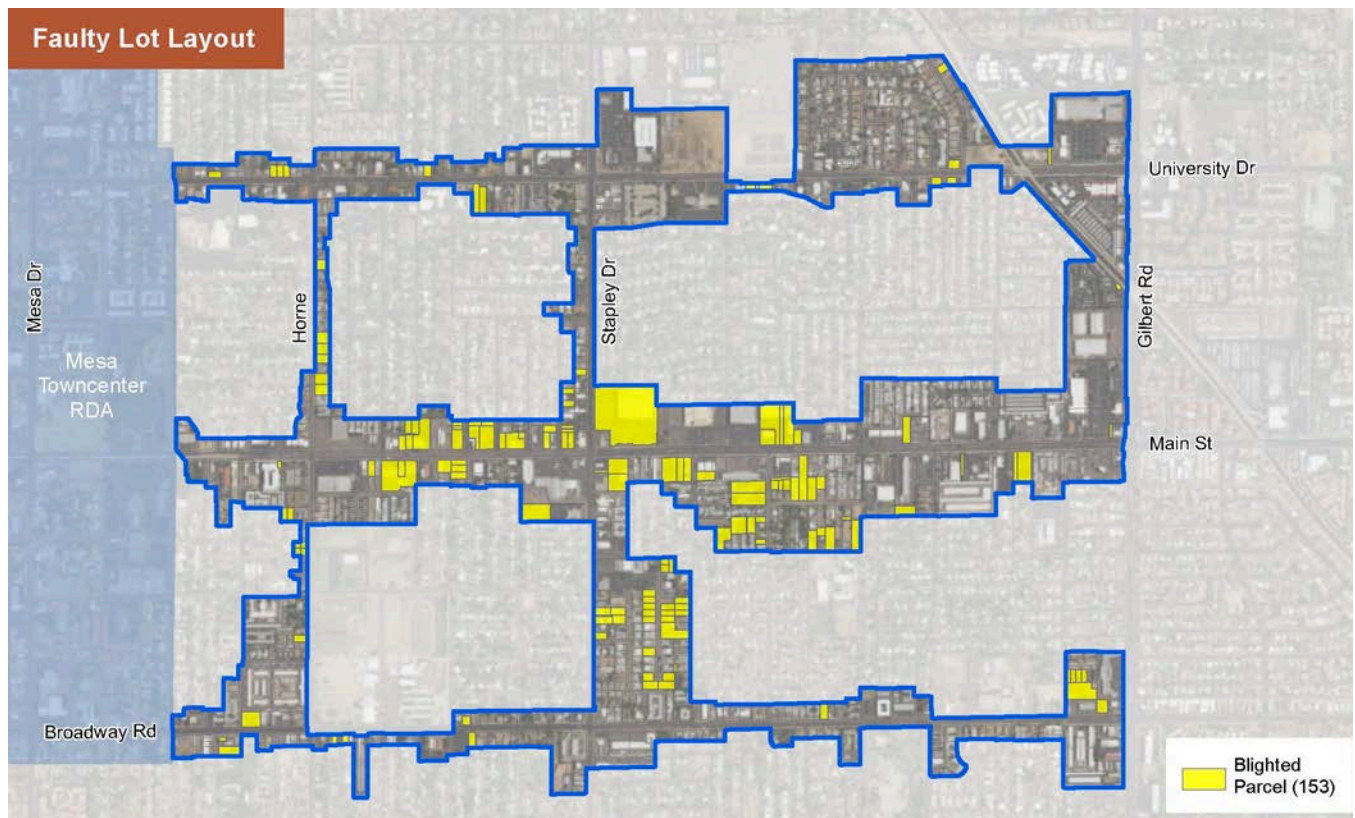
The East Mesa RDA contains 12.8% of parcels and 11.4% of acres that were determined to be blighted due to a faulty lot layout.



Parcel does not have adequate space for parking, and does not have access to a public roadway.

Table 4-4.

Blight Factor	Number of Parcels	Percent (%) of Parcels	Number of Acres	Percent (%) of Acres
2. Faulty lot layout	153	12.8%	51.3	11.4%



3. Unsanitary or Unsafe Conditions

Unsanitary or unsafe conditions includes environments that may be harmful to human health and safety. Parcels were determined to be blighted if they contained the following indicators:

- Uncontrolled solid waste
- Evidence of homelessness
- Excessive animal droppings

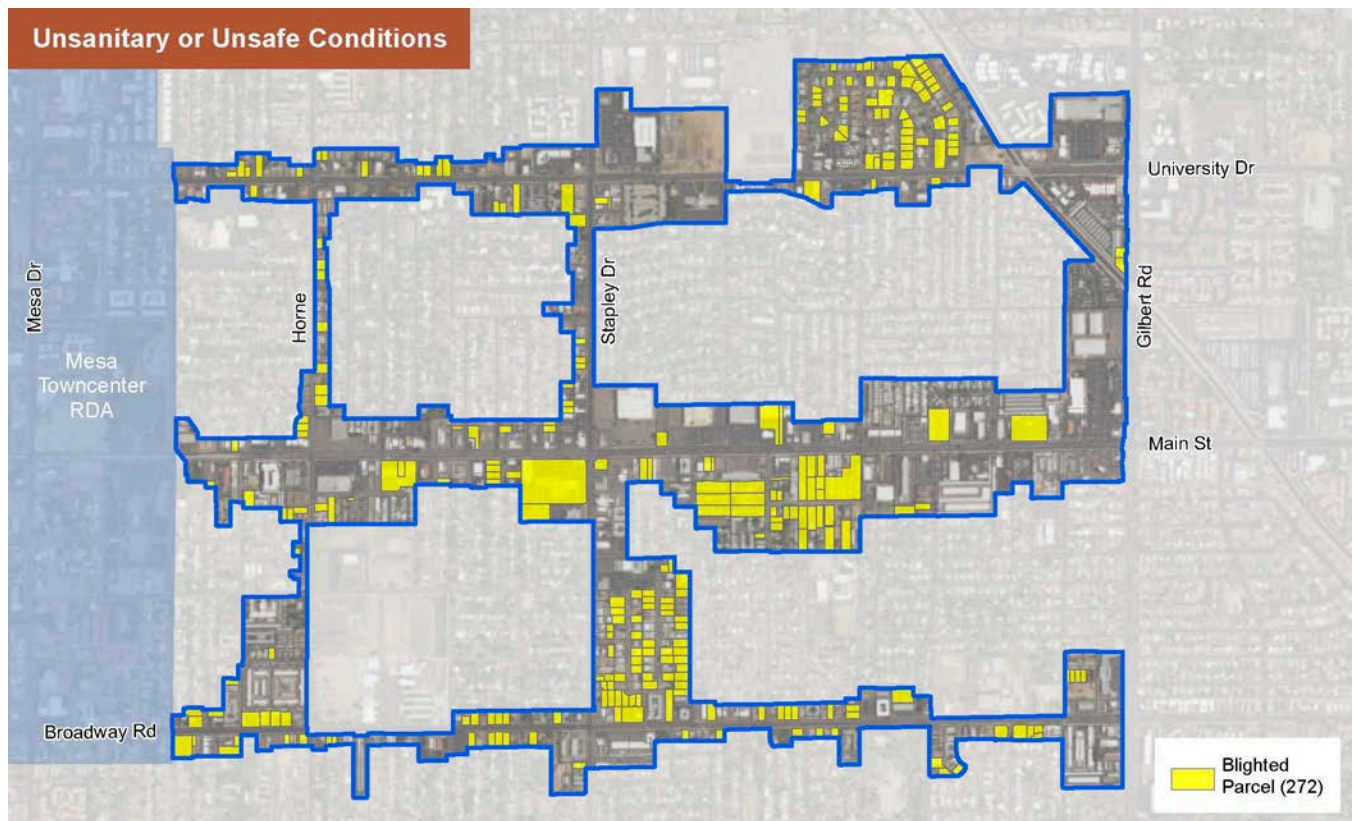
The East Mesa RDA contains 22.8% of parcels and 19.1% of acres that were determined to be blighted due to unsanitary or unsafe conditions.



Property has excessive, uncontrolled solid waste stored outdoors along the street.

Table 4-5.

Blight Factor	Number of Parcels	Percent (%) of Parcels	Number of Acres	Percent (%) of Acres
3. Unsanitary or unsafe conditions	272	22.8%	85.21	19.1%



4. Deterioration of Site or Other Improvements

Deterioration of site or other improvements includes physical property conditions that detract from the overall appearance. Parcels were determined to be blighted if they contained the following indicators:

- General deterioration from age and weathering
- Unmaintained property
- Major repairs unattended
- Broken windows

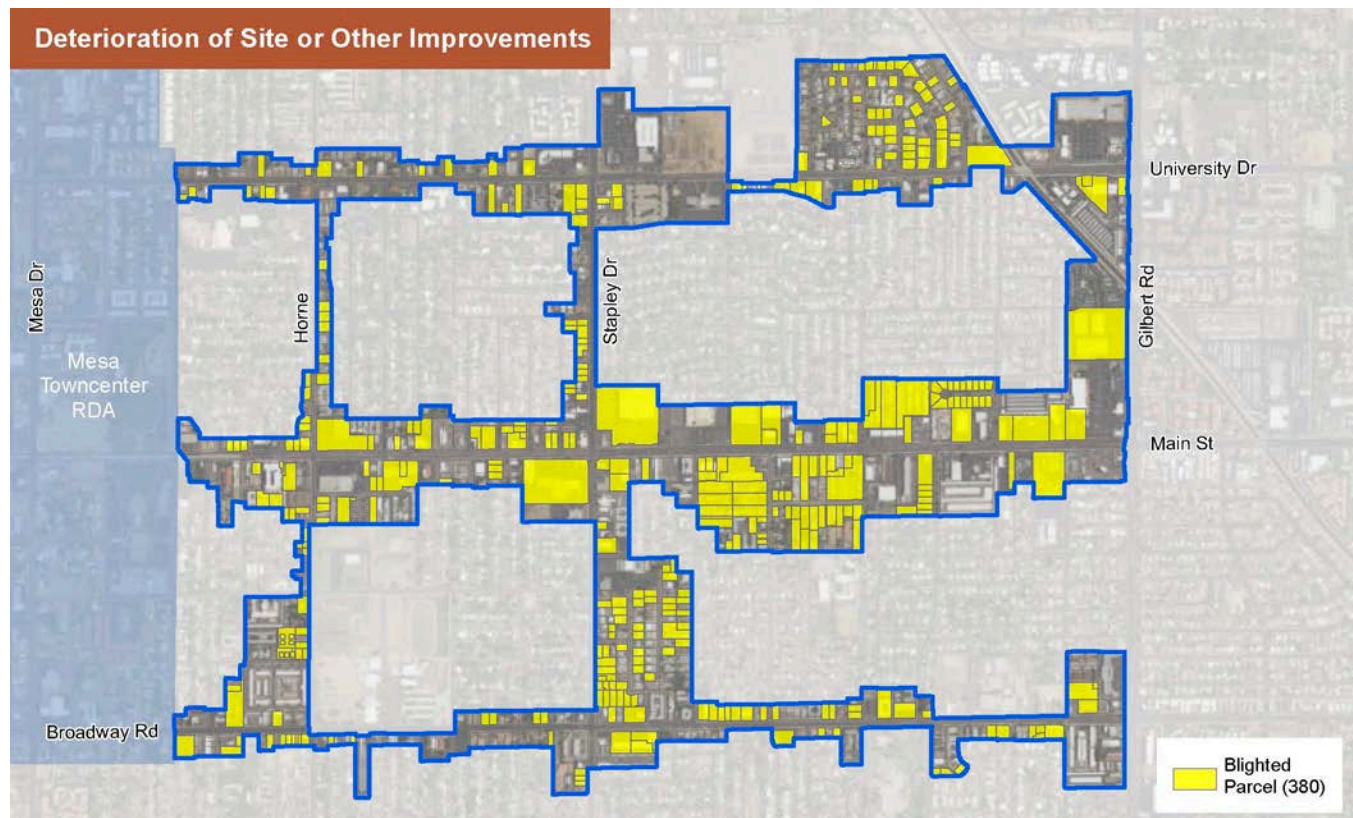
The East Mesa RDA contains 31.9% of parcels and 34.4% of acres that were determined to be blighted due to deterioration or site or other improvements.



Property is unmaintained and has major repairs unattended to the window.

Table 4-6.

Blight Factor	Number of Parcels	Percent (%) of Parcels	Number of Acres	Percent (%) of Acres
4. Deterioration of site	380	31.9%	154.1	34.4%



5. Diversity of Ownership

Diversity of ownership includes buildings that are split between two or more parcels with different property owners, making it difficult to redevelop structures. Parcels were determined to be blighted if they contained the following indicators:

- Single structures split between multiple parcels and property owners

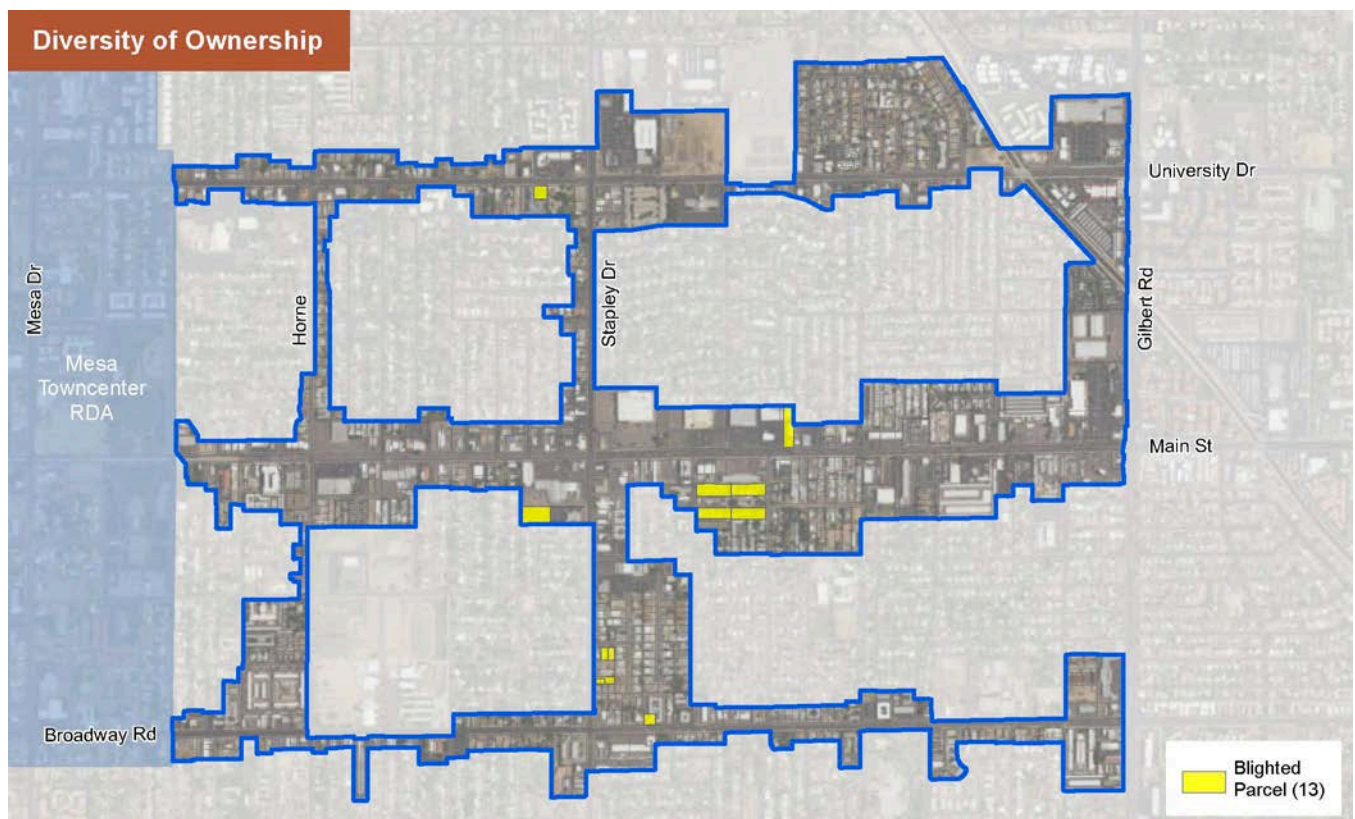
The East Mesa RDA contains 1.1% of parcels and 1.6% of acres that were determined to be blighted due to a diversity of ownership.



Building is split between two parcels, each with a different property owner.

Table 4-7.

Blight Factor	Number of Parcels	Percent (%) of Parcels	Number of Acres	Percent (%) of Acres
5. Diversity of ownership	13	1.1%	7.0	1.6%



6. Improper or Obsolete Subdivision Platting

Improper or obsolete subdivision platting includes areas that are poorly subdivided, making proper development difficult. Parcels were determined to be blighted if they contained the following indicators:

- Unproductive and / or obsolete parcels
- Inadequate size or location of parcel in relation to street layout and / or land use

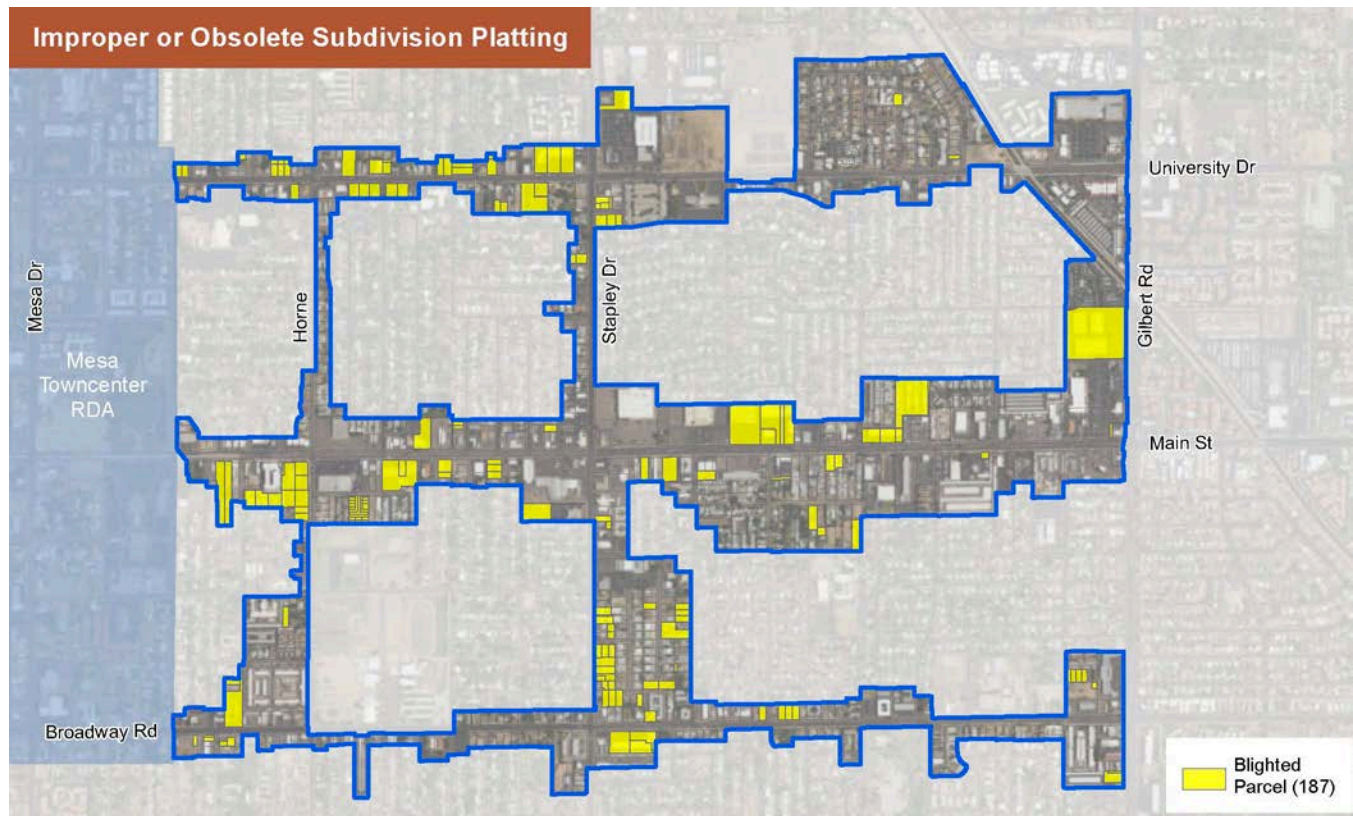
The East Mesa RDA contains 15.6% of parcels and 13.6% of acres that were determined to be blighted due to a diversity of ownership.



Parcels were subdivided in such a way that does not provide any street frontage or sufficient access to a public roadway.

Table 4-8.

Blight Factor	Number of Parcels	Percent (%) of Parcels	Number of Acres	Percent (%) of Acres
6. Improper or obsolete subdivision platting	187	15.6%	61.0	13.6%



7. Conditions that Endanger Life or Property

Conditions that endanger life or property includes properties that contain conditions that pose threats to life or properties by fire, contamination, or other causes. Parcels were determined to be blighted if they contained the following indicators:

- Abandoned vehicles
- Excessive junk
- Code violations
- Blocked entrances
- Vacant buildings
- Structural damage
- High crime rates
- Overcrowding

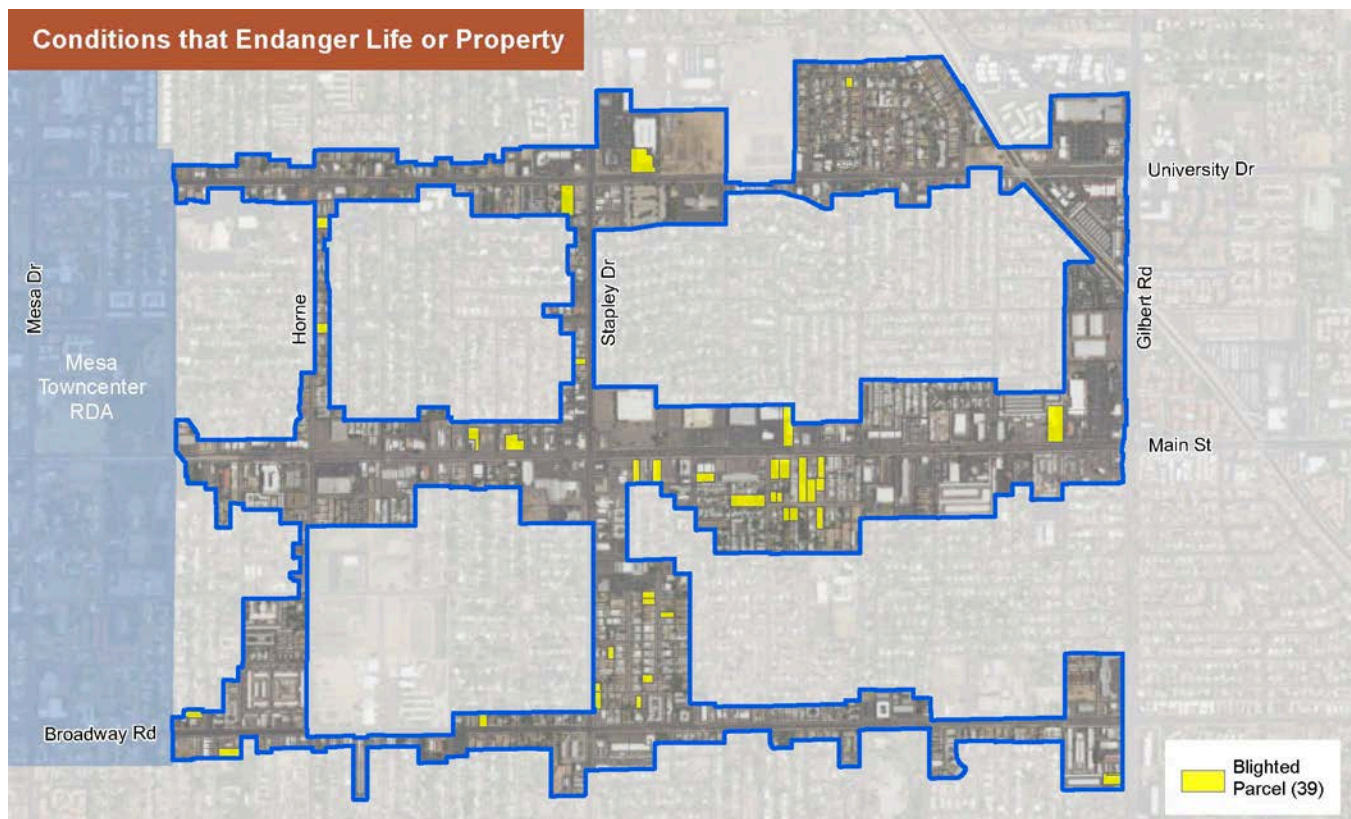
The East Mesa RDA contains 3.3% of parcels and 3.3% of acres that were determined to be blighted due to conditions that endanger life or property.



Example of a severely damaged, partially collapsed, unstable roof.

Table 4-9.

Blight Factor	Number of Parcels	Percent (%) of Parcels	Number of Acres	Percent (%) of Acres
7. Conditions that endanger life or property	39	3.3%	14.9	3.3%



Additional characteristics that endanger life or property are excessive code violations and crime rates that are substantially above the city average. Code compliance violations and crime rates were collected, analyzed, and mapped at the Census Tract level. Disproportionate amount of code compliance violations and crime rates are an additional indicator of blight that endangers life and / or property. Code compliance and crime statistics in the East Mesa RDA were compared to the City of Mesa as a whole. The East Mesa RDA data includes the eight census tracts that overlap the study area. These eight Census Tracts are:

- | | |
|-----------|-----------|
| ■ 4208 | ■ 4216.01 |
| ■ 4209.02 | ■ 4216.02 |
| ■ 4215.01 | ■ 4218.02 |
| ■ 4215.02 | ■ 4219.02 |

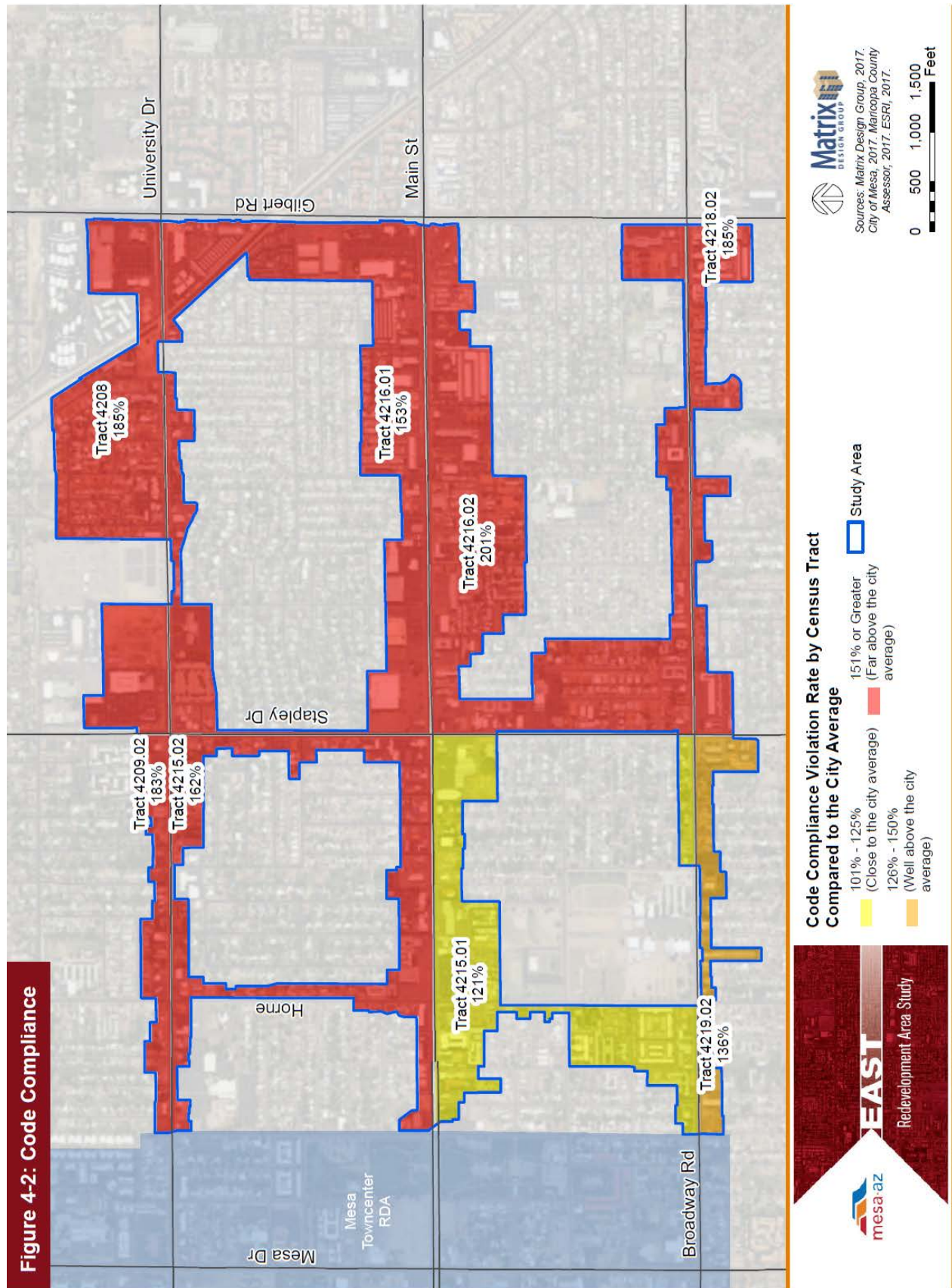
Code Compliance

Code compliance data was collected from the City of Mesa for the years 2012 to 2016. The data was provided as the number of code violations by Census Tract for the Mesa East RDA. To compare code compliance violation rates between the City of Mesa as a whole and the East RDA study area, population totals were pulled from the U.S. Census Bureau to calculate the number of code compliance violations per 1,000 residents. The City of Mesa's 2016 population was obtained from Maricopa Association of Governments' Municipality Population and Housing Unit Update 2016. The total population for the eight Census Tracts was estimated based on the average annual growth rate between 2010 and 2015 (2%).

Figure 4-2 maps the five-year average (2012-2016) code compliance violations for each individual Census Tract within the East Mesa RDA. The percentages represent the comparison between the code compliance violations for each individual Census Tract and the city-wide average. The map shows:

- All eight Census Tracts on average experienced greater code compliance violations than the City of Mesa as a whole.
- Six out of eight Census Tracts are described as "far above the city average," meaning they averaged over 50% greater code compliance violations when compared to the city-wide average.
- One Census Tract (4216.02) averaged more than double the number of code compliance violations than the City of Mesa as a whole.

Although no additional parcels were determined to be blighted due to the number code compliance violations, the data helps validate the field survey results detailed in Section 4.



Crime Statistics

Uniform Crime Reporting (UCR) data between 2012 and 2016 was gathered from the City of Mesa Police Department. Crime statistics were provided at the Census Tract level for the Mesa East RDA. To compare crime rates between the City of Mesa as a whole and the East RDA study area, population totals were pulled from the U.S. Census Bureau to calculate the number of crimes per 1,000 residents. The City of Mesa's 2016 population was obtained from Maricopa Association of Governments' Municipality Population and Housing Unit Update 2016. The total population for the eight Census Tracts was estimated based on the average annual growth rate between 2010 and 2015 (2%).

Table 4-3 compares crime statistics between the City of Mesa as a whole and the East RDA study area. Although total crimes and the crime rate per 1,000 residents in the City of Mesa has generally decreased between 2012 and 2016, the East RDA study area had a 7.6% higher average crime rate over that five-year time span than the City of Mesa as a whole. The East RDA study area had a slightly higher crime rate than the overall City of Mesa for four of the last five years. Crime is not considered a blighting condition for the East Mesa RDA.

Table 4-10. Crime Statistics from 2012 to 2016

Year	Total Crimes		Crime Per 1,000 Residents		
	City of Mesa	East RDA*	City of Mesa	East RDA*	Difference
2012	15,945	1,211	35.2	39.7	12.9%
2013	14,724	1,078	32.1	34.9	8.7%
2014	15,049	1,149	32.3	34.8	7.6%
2015	13,879	975	29.4	28.0	-4.9%
2016	13,265	1,136	28.4**	32.0***	14.5%
5-Year Average			31.5	33.9	7.6%

Source: City of Mesa Police Department, U.S. Census 2012-2015

*Crime and population data were derived from census tracts and contain area outside the Mesa East RDA study area

**Population data used to calculate crime per 1,000 residents is from the Maricopa Association of Governments 2016

***The annual average growth rate of 2% was used to estimate the 2016 population data for census tracts

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5. Conclusion

EAST

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Conclusion

Arizona law grants local government the authority to declare a redevelopment area due to a predominance of blight. Blight, according to Arizona law, includes the following factors:

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
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.

Seven of the nine blight factors were carefully assessed during an on-site field survey and aerial survey of each parcel within the East Mesa RDA. This analysis found there were 682 out of 1,185 parcels, or 57.6% that were identified to have at least one blight factor, as well as 51.8% of the total acreage was determined to be blighted. The most common blight factor throughout the East Mesa RDA was deterioration of site, which represented 31.9% of all parcels. Unsanitary or unsafe conditions and improper or obsolete subdivision platting are two other major blight factors identified within the East Mesa RDA, representing 22.8% and 15.6% of all parcels, respectively.

Number of Factors	Number of Parcels	Percent (%) of Parcels	Number of Acres	Percent (%) of Acres
0	503	42.4%	215	48.3%
1	392	33.1%	118	26.5%
2	202	17.0%	80	18%
3	52	4.4%	17	3.8%
4	27	2.3%	10	2.2%
5 or more	9	0.8%	5	1.1%
Parcels with at least 1 Blight Factor	682	57.6%	230.0	51.8%

This report shows there is a predominance of blight present in the East Mesa RDA per Arizona Revised Statutes §36-1471 et seq. It is in the opinion of Matrix Design Group that the Mesa City Council could make a finding of blight in the East Mesa RDA study area. Establishing the East Mesa RDA is in the residents' interest of public health, safety, morals and welfare.





For more information contact:

City of Mesa Office of Economic Development • 480-644-2398

Visit the Website at www.MesaAZ.gov/RDA

