

Appendices:

A. General Plan Conformity

General Plan Direction and Parks, Trails, and Open Space Master Plan Direction

The *“italicized”* sections are taken directly from the General Plan or the Parks, Trails, and Open Space Master Plan. The information enumerated by small roman numerals summarizes the Redevelopment Area Plan’s response to the General Plan Direction.

General Plan, Rehabilitation & Redevelopment, Heritage District Redevelopment Area (pp.57-59)

“Goal B3.1 – Update and implement the Redevelopment Area Plan for the Heritage District, to reflect changes impacting the area and to integrate the SR-347 Overpass design and alignment.”

- i. The 2023 RDA update will further implement and refine the city’s development goals for the area in reflection to the organic redevelopment of the area.
- ii. Further integrate the recently completed SR-347 Overpass with increased pedestrian-oriented connections between the Old Town neighborhoods.

“Objective B3.1.1 – Redevelopment Area Plan (RDA) update shall also serve as the specific plan for the village center area.”

- i. The 2023 RDA update, in combination with the General Plan, will be the guiding documents for zoning decisions in the area.

“Objective B3.1.2 – Prepare housing inventory and needs assessment for the area independently or in conjunction with a City-wide housing needs assessment.”

- i. A city-wide housing inventory and needs assessment was conducted in 2020.
- ii. Further refinement of the housing inventory and needs assessment specific to the RDA is recommended to be completed subsequent to adoption of the new RDA plan.

“Objective B3.1.3 – Identify a Redevelopment Area staff liaison/project manager to coordinate multiple department and agency efforts and to communicate with stakeholders, area, residents, property owners, and business owners.”

- i. Identify a Development Services Department staff member to coordinate and track projects in the RDA for compliance with the RDA Plan.

- ii. Create a stakeholders contact list for Development Services Department staff member to send updates on development in the RDA.
- iii. Continue to require neighborhood meetings for Development Review Permit and legislative action applications in the area.

Commented [RL1]: Also add how we now require neighborhood meetings for any Development Review Permit within the area.

“Objective B3.1.4 – Consider the RDA direction to rebuild the historic train station as part of the Transportation Center and Amtrak train station. Develop a Transit Center and Park-n-Ride in the Re-development Area.”

- i. Work with the Public Works Department to develop a Transportation Center in the RDA.

“Objective B3.1.5 – Consider opportunities for a Heritage Park / town square in the RDA update. This public/private space could include the Water Tower with linkages to future Amtrak station, a Railroad Heritage Park and Visitor Center, and the relocation of the Zephyr train car as recommended in RDA.”

- i. The City has established Heritage Park within the RDA around the relocated Zephyr train car.
- ii. Work with city departments to develop Heritage Park as well-developed integrated park.

“Goal B3.2 – PTOS Master Plan update shall assess needs and provide recommendations for the Heritage District, incorporating the SR-347 Overpass design and alignment.”

- i. The PTOS Master Plan Update will identify future location(s) of trail corridor(s) within the RDA north of the existing railroad tracks.
- ii. Continue work on developing the trail corridor in the RDA as identified in the PTOS Master Plan.

“Objective B3.2.1 – Assess park, recreation, amenities, and trail connectivity for the Heritage District in the PTOS Master Plan Update. Provide connectivity to transit and employment opportunities planned on the adjacent Gin site and the surrounding properties.”

- i. The PTOS Master Plan has identified the future location of a trail corridor north of the existing railroad tracks along W. Mercado St. and Garvey Ave., continuing to the Gin site.
- ii. Further refine the scope, development, and interconnection of the trail system in coordination with CIP projects adjacent to the trail.

“Objective B3.2.2 – Consider opportunities for a Special Use Park. The RDA recommends a Heritage Park incorporating the Water Tower in a Railroad Heritage Park, a Visitor Center with the relocation of the Zephyr train car, and linkages to future Amtrak station and planned Transit Center.”

- i. Work with city agencies and neighborhood residents to locate a Special Use Park in the RDA.

- ii. Coordinate development of a Special Use Park with the Parks and Recreation and Public Works Departments.

“Goal B3.3 – Prepare and implement a Capital Improvement Plan for the Heritage Redevelopment Area.”

- i. Work with the city’s Public Works Department to institute 5-year, 10-year, and 20-year Capital Improvement Plans strategically targeting areas of the RDA.

“Objective B3.3.1 – Implement a Capital Improvement Plan for the Redevelopment Area, including removal of properties from the 100-year floodplain; Adequate wastewater sewer facilities; complete streets roadway standards; Gateway entry theming and improvements; themed streetlights and signage; parity for adequate levels of service equal to other areas of the City.”

- i. FEMA’s August 12, 2022, Letter of Map Revision (LOMR) removed almost all of the area from the 100-year floodplain but there still remains small pockets of land with designated floodplain mapping.
- ii. Work with the city’s Public Works Department to institute 5-year, 10-year, and 20-year Capital Improvement Plans strategically targeting areas of the RDA.
- iii. Work with water and sewer providers to increase the provision of modern water and sewer services to vacant and nonresidential parcels currently not served in the RDA.

Commented [RL2]: Note that the floodplain has been removed.

“Objective B3.3.2 – Identify funding sources and mechanisms to support capital improvements. CDBG funds should be designated for Capital Improvement projects within or in support of Heritage District redevelopment.”

- i. Identify city staff to research and for funding opportunities through various public and private grants, public-private partnerships, and other endeavors.
- ii. Coordinate CIP with CDBG funding opportunities.

“Objective B3.3.3 – Develop and improve community enhancement programs, such as the façade improvement program. Eliminate or completely screen outdoor storage areas and other visual nuisances from public rights of way and monitor them for health and safety hazards.”

- i. Establish a neighborhood stabilization, preservation, and revitalization program for the RDA.
 - a. Establish funding mechanisms for residential and commercial façade repair/enhancements.
 - b. Establish a community information portal for improvement program inquiries and applications.

“Objective B3.3.4 – Receive a 100-year water certificate for Heritage District properties to remove barrier for future subdivisions and vertical condominium regimes.”

- i. Work with water providers in the RDA to increase the provision of modern water services and 100-year water assurances to promote more intense urban development.

General Plan, Neighborhood Preservation and Revitalization (p.24)

“Goal B5.1 – Develop and institute a Neighborhood Preservation and Revitalization policy.”

- i. Establish a neighborhood stabilization, preservation, and revitalization program for the RDA.
 - a. Establish funding mechanisms for residential and commercial repair/enhancements.
 - b. Establish a community information portal for improvement program inquiries and applications.

“Objective B5.1.1 – Utilize existing SmartGOV technology to build processes and procedures to allow the City, HOA Managers, and residents continued assessment of neighborhood needs and activities.”

- i. Utilize city software services for reporting and tracking CIP and development projects in the RDA.
- ii. Harness unused digital resources to expand information distribution.

“Objective B5.1.2 – Streamline procedures for code compliance to maximize the effectiveness of both City and HOA resources. HOA’s and the City have uniquely different and complimentary tools that can be highly effective for preserving a quality neighborhood character.”

- i. Review code enforcement policies and procedures for unrealized opportunities to increase compliance efforts and improve efficiency.
- ii. Increase coordination between city agencies and HOA’s for reporting and addressing code enforcement issues.

“Objective B5.1.3 – City Departments shall work in conjunction with the various HOA Board of Directors and HOA management representatives to maintain and expand upon procedures for open lines of communication.”

- i. Increase coordination between city agencies and HOA’s.
- ii. Establish set dates/times for regular meetings between HOA’s and applicable city agencies.

General Plan Circulation & Connectivity Element (pp. 79-95)

“Goal E2.1 – Develop an efficient and safe transportation system providing multi-modal connectivity to other cities and regions.”

- i. *The RDA plan promotes a mix of uses in transit and pedestrian-oriented design districts and the Transportation Center as well as in other locations designated Mixed Use. This could involve the creation of new zoning districts.*

Roadway Network (p. 84)

“Goal E2.2 – Develop an efficient and safe intra-city road network, including a hierarchy of roadways, which meets the long-term vision of the citizens.”

- ii. *The RDA plan promotes a mix of uses in transit and pedestrian-oriented design districts near the Transportation Center as well as in other locations designated Mixed Use. This could involve the creation of new zoning districts.*

“Objective E2.2.1 – Fully implement the recommendations of the Transportation Master Plan (and subsequent adopted transportation related plans) on roadways within the City, including the adoption and implementation of a Complete Streets policy and associated roadway and infrastructure standards.”

- i. *The RDA Plan promotes infrastructure improvements in the area that include multi-modal transportation opportunities.*
- ii. *Continue to utilize the Engineering Design Guidelines for development of Complete Streets.*
- iii. *The RDA Plan recommends use of financial, zoning, and processing incentives to incorporate complete street designs within CIP projects.*

“Objective E2.2.3 – Incorporate the SR-347 grade separation project in the 2016-2021 CIP and complete the overpass. Update the Redevelopment Area Plan to account for planned roadway redesign and parcel configurations impacted by the proposed roadway alignments to best leverage the economic and public benefits.”

- i. *The SR-347 vehicular grade separation project was completed in 2019. The pedestrian grade separation project has an estimated completion date of 2025.*
- ii. *Initiate city sponsored replatting and realignments of rights-of-way with the RDA as part of CIP projects.*

“Objective E2.2.4 – Identify a CIP to improve major rail-crossings and deficient roadway intersections in the designated growth areas. Improve secondary public safety access to all existing developed residential areas.”

- i. Develop secondary vehicular and pedestrian grade separation projects to reduce surface level transportation across railroad crossings.
- ii. Work with property developers to target greatest use locations for grade separations in conjunction with development within the RDA.

“Objective E2.2.6 – Integrate monitoring and traffic flow control infrastructure to all signalized arterial intersections (Intelligent Traffic Systems (ITS)).”

- i. Expand the use of ITS within the RDA through the city Engineering Design Manual and Mixed-Use Heritage Overlay District zoning district.
- ii. Realize incorporation of Green Code system by 2028.

“Objective E4.2.1 – Support continued Amtrak passenger service in Maricopa and remove barriers to expanded usage, i.e., secured parking, hospitality, targeted local activities for passengers, etc.”

- i. Work with Amtrak on expanding its existing service station and its integration with the RDA.
- ii. Encourage and/or secure targeted site for development complimentary to rail service operations.

Employment Centers & Corridors (p. 107)

“Goal F4.1 – Fast track the development and redevelopment programs for the Estrella Gin Site and the abutting Heritage District Redevelopment Area to create available commercial space and shovel ready sites.”

- i. The RDA Plan recommends a variety of land uses and improvements to basic infrastructure to facilitate development within the adjacent Estrella Gin site.

“Objective F4.1.2 – Remove the Gin Site and the Heritage District Redevelopment Area from the 100-Year Floodplain.”

- i. Continue localized drainage solutions through new and redevelopment projects.

“Objective F4.1.3 – Update the Redevelopment Area Plan (RDA) to ensure effective urban design accounting for the impacts from changes that have occurred overtime, such as the SR-347 overpass project, relocation of City Hall, Estrella Gin, etc.”

- i. The 2023 RDA update addresses development changes within and external to the area.

“Objective F4.1.4 – Implement economic development strategies and related recommendations of the RDA, in lieu of an update to the RDA.”

- i. The 2023 RDA update is a requirement for continued CDBG funding.

Parks, Recreation and Open Space Element (pp. 109-126)

Role of Private Development (p. 112)

“Goal G1.c.2 – Incentivize mixed-use and higher density housing in select locations consistent with redevelopment plans, special area plans, and the General Plan Land Use goals.”

- i. The RDA Plan and Mixed Use Heritage Overlay District provide incentives and opportunities for mixed use and high-density development within existing and new development sites.

Needs Analysis and Standards (p. 115)

“Goal G2.1 – Update the Parks, Trails, and Open Space Master Plan.”

- i. Future updates of the PTOS Master Plan shall take into account the Goals and Objectives of the RDA.

Neighborhood & HOA Parks (p. 120)

The Plan identifies locations for public parks and recommends the establishment of these parks for the enjoyment of neighborhood residents and the residents of the city as a whole.

Commented [RL3]: Let's move all the Policy Analysis (Goals and objective) to an appendix section