

Redevelopment and Infill Development

Element 13



INTRODUCTION

Redevelopment and infill opportunities exist within the City’s current urban boundaries; however, infill and redevelopment are primarily focused in the older areas of the City such as the City’s West End. The City recognizes the importance of redeveloping dilapidated or underused buildings and encourages infill development projects where existing infrastructure is already developed or will be improved by new development. Redevelopment often removes blighted, vacant, or underused buildings and infill development uses vacant parcels of land in developed areas using existing infrastructure, such as roads and sewer lines. Infill development avoids extending infrastructure that requires additional public resources for maintenance.



West End entryway monument walls

BACKGROUND

Since 1996, the West End of Sierra Vista has been the focus of revitalization and redevelopment efforts. Through aggressive policies, a supportive City Council, and the direction of resources revitalization efforts have been successful. City Council approved the *Fry Boulevard: West End, Conceptual Streetscape Master Plan* and the *West End Development Guidebook* was created in 2011 to help minimize development challenges by providing a clear framework for developing property on the West End. Community Development Block Grants (CDBG) are often used to assist with revitalization projects. The City provides funding for the West End revolving loan

fund, administered by the Economic Development Foundation, to improve appearance of business facades. See Attachment 13-1 for a west side boundary map.

As the community continues to age, other areas outside of the West End may require attention to encourage and support infill and redevelopment.

Infill Incentive District Policy

The City Council approved the Infill Incentive District Policy in 2005. State law authorizes the City to establish infill incentive districts where specific criteria are satisfied. The policy is applied to encourage redevelopment and infill development on the West End of Sierra Vista and Cloud Nine Mobile Home Park. Since 2005, incentives have encouraged the redevelopment of properties and include relief or flexibility from Development Code requirements and reduction in permit fees. The use of the Infill Incentive District involves a negotiation process in which the City ensures that the development positively contributes to the community.

GOALS AND STRATEGIES

Goal 13-1 Maintain, improve, and revitalize older areas of the community

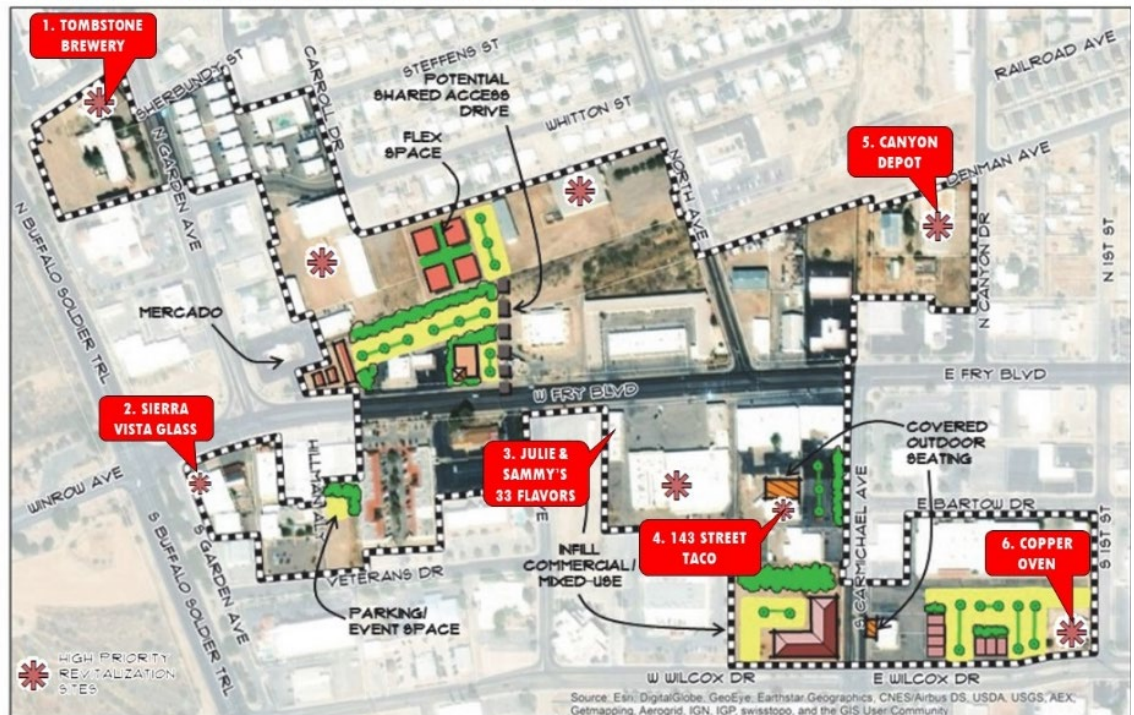
Strategies 1. Identify properties offering a redevelopment or infill opportunity.

The West Sierra Vista Redevelopment Plan identifies properties offering a redevelopment or infill opportunity. Exhibit "E", Conceptual Master Redevelopment Framework, designates eight "high priority revitalization sites" where economic development efforts and grant support are being focused.

1. **332 N. Garden Avenue (former Daisy Mae's Steakhouse).** This property is in the process of being redeveloped into a new brewpub to be operated by Tombstone Brewery. The City provided grant support for the demolition of the blighted building and parking area on the site through the West Sierra Vista Partnership Program. Staff anticipates a site plan and building permit application to be submitted in August 2020 with construction starting by the end of this year.
2. **556 W. Fry Boulevard (formerly Martin Cleaners).** This property was purchased and is being renovated for use by Sierra Vista Glass. A building permit has been issued for the tenant improvement.

3. **268 W. Fry Boulevard (formerly Philadelphia Bakery).** This unit was renovated for use by Julie and Sammy's 33 Flavors Ice Cream Parlor. The City provided grant support for the tenant improvement, signage, and landscaping through the West Sierra Vista Partnership Program. The owner is in the process of renovating another unit in the plaza to expand his business to include a game room.
4. **80 S. Carmichael (formerly Peacock Restaurant).** This longstanding vacant building was renovated to accommodate 143 Street Taco which opened in June 2020. The City provided grant support for the tenant improvement through the West Sierra Vista Partnership Program.
5. **160 N. Canyon Drive.** This building was renovated to provide interior offices and accessibility improvements. Final inspection was approved in August 2020. The City provided grant support for the tenant improvement through the West Sierra Vista Partnership Program.
6. **185 E. Wilcox (former Blues Café).** A building permit has been issued to renovate this longstanding vacant building into a new restaurant called the Copper Oven.

**EXHIBIT "E" -
CONCEPTUAL MASTER REDEVELOPMENT FRAMEWORK PLAN**



2. Improve necessary infrastructure in redevelopment areas.

Necessary public facility and infrastructure upgrades in the redevelopment areas are primarily funded and implemented through the City's Community Development Block Grant Program. The status of prior/current capital improvement projects by funding source is as follows:

CDBG

- **Timothy Lane Park Improvements:** Provide funding for the construction of a stormwater basin, multi-use pathways, and landscape improvements. The City expended \$180,340 in PY 2018 and 2019 towards construction.
- **North Garden Avenue Park Improvements:** In PY 2019, City Staff developed a concept plan for improvements to Soldier Creek Park and Landwehr Plaza in consultation with the Carmichael Neighborhood Association, West End Commission, and the Sierra Vista Parks and Recreation Commission. The construction documents will be prepared by City Engineering Staff in the Fall of 2020. Construction is scheduled to take place in the Winter/Spring of 2021. The total budget for this project is \$200,000.
- **Demolition of Former Public Works Yard** (Precursor to Eddie Cyr Center Park Project): Provide CDBG funding for the demolition of buildings located at 1224 North Avenue to prepare the land for additional parking/recreational use (refer to Eddie Cyr Park Master Plan). The demolition work was completed in December 2019 at a total cost of \$82,515. The PY 2020 CDBG Annual Action Plan allocates \$271,810 for implementing the proposed improvements.
- **5th Street North (Fry Townsite)** – curb, gutter and sidewalk along west side, south of Denman Avenue. The project was completed in the Spring of 2020 at a total cost of 84,680.
- **Alley between N. 1st Street and N. 2nd Street (Fry Townsite)** – repave alley and install vertical curb along eastern extent to improve drainage. This project was completed in the Spring of 2020 at a total cost of \$87,401.33.
- **Solar Streetlights (Sulger/Fry Townsite):** In PY 2017, the City installed 35 solar powered street-lights in the Fry Townsite and Sulger

neighborhoods to increase public safety at a total cost of \$161,838.

- **Taylor Drive (Garden Canyon):** In PY 2016, the City installed curb, gutter, and sidewalk along Taylor Drive, from North Garden Avenue to North Avenue at a total cost of \$109,430.
- **ADA Ramps/Sidewalks:** In PY 2019, the Streets Section of the Public Works Department installed 446 lineal feet of sidewalk, 102 square feet of curb, and one ADA ramp.

MPO

- **West Fry Boulevard/North Garden Avenue:** Goal 3.1 of the Transportation and Circulation Element encourages a public transportation system that incorporates all modes of transportation using a “complete streets” model. The City has contracted with an engineering firm to prepare construction plans for improving West Fry Boulevard and North Garden Avenue to improve the form, function, and character of the street to meet this goal. The MPO has budgeted \$2.35 million towards construction which is anticipated to start in summer/fall of 2021. The engineering design is currently 30% complete.

Sewer Fund

- **Third Street Wash Stabilization.** This project was studied and completed at a cost of \$80,000 in FY 18-19.
- **Sulger Sewer Trench Repair.** This project was undertaken in FY 18-19 at a cost of \$70,000. More trench repairs are needed.

CIP

- **7th Street Sidewalks (2015).** This project was completed at a cost of \$57,445 and installed sidewalks from Fry Boulevard to the Highway 90 Bypass-east shoulder. Total sidewalk installed was 4,488 square feet which included 3 driveways and 2 ADA ramps.

- **Hawk Project (2015).** The provided a lighted pedestrian crossing on 7th Street, just south of Tacoma Street. The construction cost was \$73,280 and included 3 ADA ramps and 60 square feet of sidewalk.
- **7th Street and Fry Blvd. Signal Upgrade (2016).** The project improved the traffic signals at the intersection of 7th Street and Fry Blvd. The construction cost was \$188,180 and included the installation of 500 square feet of sidewalk and 3 ADA ramps.

STP

- **7th Street Overlay Project (2012-2016).** This project provided an asphalt overlay on 7th street which extended from Buffalo Soldier Trail to the Highway 90 bypass. As part of the overlay sidewalks and ADA Ramps were also upgraded. A total of 91 ADA ramps and 4,050 square feet of sidewalks/alleyway crossings were installed. The total cost of the project was \$1,373,336 with the federal monies financing \$1.285 million for the project.

Park Fund

- **Cyr Park and Soldiers Creek Park Shared Use Pathway Repairs and Placement.** This project included making repairs to the Cyr Center Shared Use Path and Install ADA compliant pathways at Soldier's Creek Park from the parking lot to ADA compliant playground. The construction cost was \$7,347 and included the installation of 1,872 square feet of shared use path.

Streets Fund

- **General Repairs/Replacements.** From 2014-17, the Streets Division has replaced/repared approximately 1,614 square feet of sidewalk and repaired 1 ADA ramp totaling an estimated \$17,569.72 in improvements within the West End of Sierra Vista.

3. Pursue cooperative redevelopment partnerships with Cochise County.

In 2016, the City carried out a cooperative redevelopment partnership with Cochise County to acquire, demolish, and clear eleven long standing blighted properties in the Fry Townsite neighborhood as part of a settlement agreement with the owner in connection with a federal bankruptcy case. Two of the lots were donated to the Cochise College Foundation for use as a learning lab for students enrolled in the Residential Construction Technology Program. A new single-family home has been constructed on each of the lots under the supervision of the program instructor and have been sold on the private market. Four of the lots were included in a land swap to acquire the remainder of the Fry Townsite Pioneer Cemetery that was in private ownership. The property has since been restored through a volunteer effort.

4. Consider redevelopment needs in capital improvement planning.

The City has established weighted screening criteria for capital improvement planning that considers redevelopment needs.

5. Pursue financial commitments from private entities for redevelopment projects. Response to Strategy Number 1 addresses these comments.

6. Offer incentives for private development within redevelopment areas. Response to Strategy Number 1 addresses these comments.

7. Support community events such as the West End Fair.

The West End Fair is sponsored by the West End Commission which is a City based Commission consisting of West End merchants, faith-based organizations, and stakeholders. The Fair has been a continuous event since the adoption of the General Plan in 2014 until this year due to the pandemic. The City has provided advertising, traffic control, and setup/clean-up services in support of the Fair.

8. Seek federal and state funding assistance or grants for renovation, revitalization, and redevelopment projects.

One of the design features of the Redevelopment Plan is to provide for a Mercado or open-air market, where local and regional artisans can sell their wares and products. The intent is to showcase local merchants while creating a retail node that will be patronized by the community. In 2018, the City applied for a \$50,000 Tohono O’Odham Grant to help finance the needed improvements for the outdoor market. The City, however, did not receive the funding.

As previously stated, the City has utilized Community Development Block Grant (CDBG) funds for several infrastructure improvements in the West End.

Goal 13-2 Promote the Infill Incentive District Policy

- Strategies*
1. Encourage redevelopment by supporting efforts and developing partnerships with various agencies including the City’s Economic Development Office, Economic Development Foundation, and Cochise College Small Business Development Center.

The City’s Economic Development Staff has forged partnerships with various agencies at all levels of government to encourage redevelopment. The Southeastern Arizona Regional Governments Organization (SEAGO) is about to commence its update to its Comprehensive Economic Development Strategy which establishes regional priorities for U.S. Economic Development Administration projects and investments. The City is a stakeholder on this Committee.

In 2019, Cochise County won a \$600,000 Brownfield Assessment Grant from the U.S. Environmental Protection Agency to transform underutilized properties from liabilities into assets. The City of Sierra Vista is an active member of the consortium of communities participating in this grant.

2. Encourage and educate land development professionals, such as real-estate professionals, of the value of the Policy.

The City has contacted real estate developers and brokers in the region explaining the development flexibility in the Infill Incentive District Policy to encourage investment in the West End.

3. Continue ongoing efforts to obtain grant and other funding for infill incentive areas.

The City continues to receive CDBG funds for infrastructure improvements to the West End. The City will also look at opportunities to coordinate with the MPO on additional grants for future studies or improvements.

Goal 13-3 Promote the adaptive reuse of buildings

- Strategies*
1. Identify buildings that qualify for adaptive reuse by determining if the existing structure and layout is suitable for renovation.

As stated above, the City's West Sierra Vista Redevelopment Plan identifies high priority revitalization sites that are conducive to infill development and adaptive reuse projects.

2. Identify historically or architecturally significant buildings.

The City has not identified any historically or architecturally significant buildings on the West End.

3. Identify the challenges of updating older buildings to current code compliance.

One of the major challenges when updating older buildings is the cost to upgrade the safety elements of the building. Often, a change of use requires the need for sprinklers or other fire suppression systems which can cost thousands of dollars. Likewise, the bathrooms and building access need to be accessible to those with disabilities. Again, this can be costly if the doors and openings are too narrow or the bathrooms are not large enough to accommodate maneuverability devices. The City's West Sierra Vista Partnership Program provides grant incentives to carry out these improvements.

4. Incentivize the adaptive reuse of buildings.

The West Sierra Vista Partnership Program provides grant incentives for renovating outdated buildings in the redevelopment area. The development code has been amended to provide reduced setbacks on properties in the Infill Incentive District to accommodate building expansions. The City Council may waive or reduce other requirements by Development Agreement pursuant to the Infill Incentive District policy.

STATE LAW REQUIREMENTS

Arizona Revised Statutes, Section 9-461.05-9 D 4

“A conservation, rehabilitation and redevelopment element consisting of plans and programs for:

(a) The elimination of slums and blighted areas.

(b) Community redevelopment, including housing sites, business and industrial sites and

public building sites.

(c) Neighborhood preservation and revitalization.

(d) Other purposes authorized by law.”

ATTACHMENTS

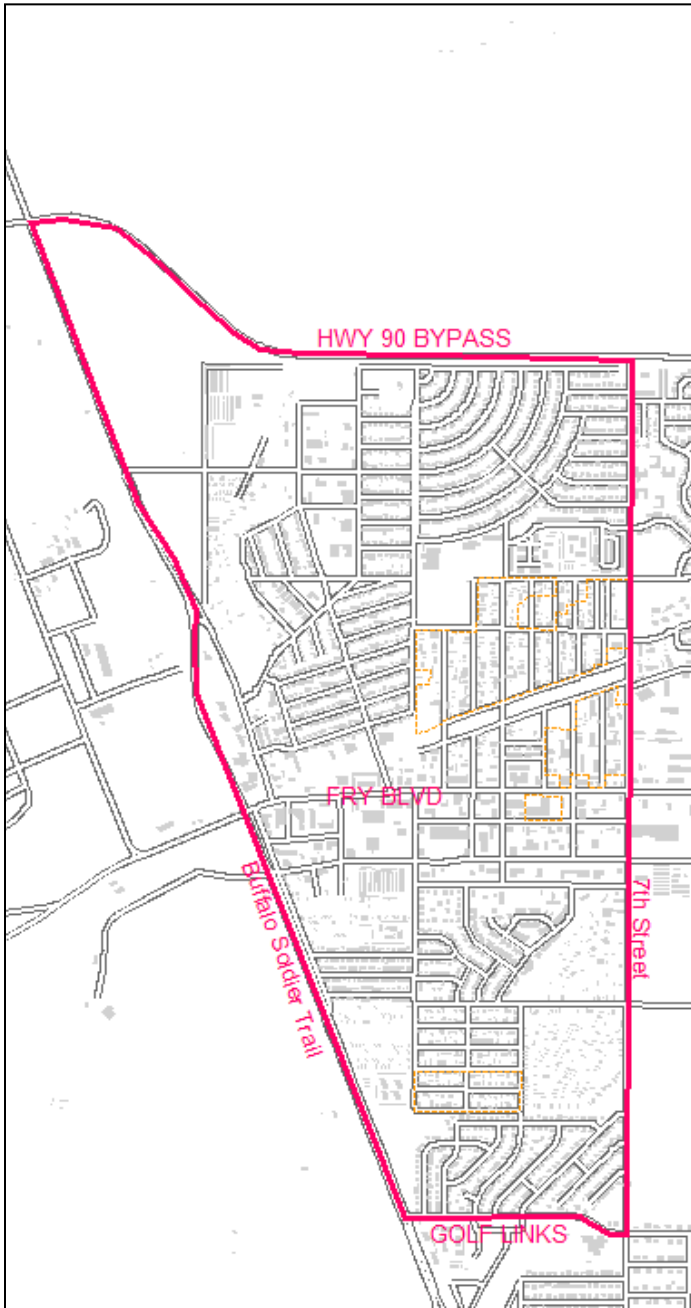
Map 20, Infill Incentive District Policy Areas

REFERENCES

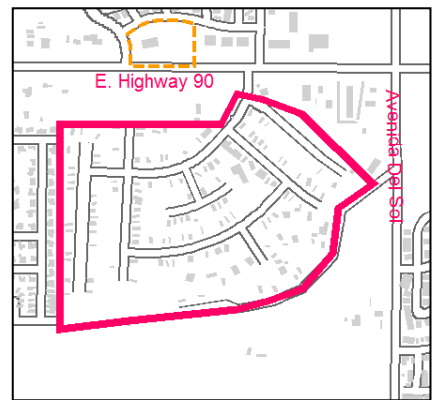
The following references used in this element are City approved documents.

- West End Development Guide book, March, 2011, Department of Community Development
- Fry Boulevard: West End, Conceptual Streetscape Master Plan, June, 2008, Department of Community Development
- Infill Incentive District Policy, June 2005, Department of Community Development
- The West Sierra Vista Master Plan, May 10, 2001, Department of Community Development

**Infill Incentive District Policy Areas
Map 20**



West End Boundaries



Cloud Nine Mobile Home Park

