

**RESOLUTION NO. 2021-080**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIERRA VISTA, ARIZONA, RELATING TO COMMUNITY REDEVELOPMENT IN SIERRA VISTA; DEFINING THE STUDY AREA; FINDING THE EXISTENCE OF CONDITIONS IN THE STUDY AREA THAT WARRANT THE EXPANSION TO THE WEST SIERRA VISTA REDEVELOPMENT AREA IN ACCORDANCE WITH THE CRITERIA SET FORTH IN ARIZONA REVISED STATUTES § 36-1471 ET. SEQ.; DECLARING THE NECESSITY FOR, AND THE EXPANSION TO, THE WEST SIERRA VISTA REDEVELOPMENT AREA; AND AUTHORIZING AND DIRECTING THE CITY MANAGER, CITY CLERK, CITY ATTORNEY, OR THEIR DULY AUTHORIZED OFFICES AND AGENTS TO CARRY OUT THE PURPOSES AND INTENT OF THIS RESOLUTION.**

**WHEREAS**, the provisions of Arizona Revised Statutes § 36-1471 et. seq., provide for redevelopment of areas within municipalities; and

**WHEREAS**, such statutes require certain findings be made by the governing body of a municipality prior to the exercise of the powers granted thereby; and

**WHEREAS**, there is an existing redevelopment area, the West Sierra Vista Redevelopment Area, approved by the City Council, by resolution No. 2017-090 and amended by resolution No. 2019-010;

**WHEREAS**, the City Council by this resolution is proposing to expand the boundary of the West Sierra Vista Redevelopment Area to include certain areas bordering the West Sierra Vista Redevelopment Area as shown on Exhibit "A" attached; and

**WHEREAS**, Stantec Inc., with support by City Staff, has prepared a Finding of Necessity Study for the proposed expansion area which is attached hereto as Exhibit "B" and is on file with the City Clerk's Office; and

**WHEREAS**, proper public notice has been provided and notices have been sent by first class mail to the owner of real property that is within the boundaries of the proposed expansion area to the West Sierra Vista Redevelopment Area of the time, date and location of the public meeting concerning the findings of the Study; and

**WHEREAS**, on October 27, 2021, the City held a public meeting in Council Chambers at City Hall that was attended by at least 16 property owners; and

**WHEREAS**, after having reviewed and considered the Finding of Necessity Study, including the data and analysis contained in the Finding of Necessity Study, and the facts and conditions in the study area, and having received and considered such other evidence of the conditions in the study area as have been presented, the City Council of the City of Sierra Vista has determined that certain actions are necessary and appropriate and should be taken to address the conditions now present and expected to be present in the study area; and

**WHEREAS**, the City Council of the City of Sierra Vista desires to exercise the powers and authority conferred by A.R.S. § 36-1471 Et Seq. for redevelopment of the proposed expansion area; and

**WHEREAS**, A.R.S. § 36-1471 Et Seq. requires a finding of need for a local governing body to exercise the authority and powers of this article.

**NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIERRA VISTA, ARIZONA:**

SECTION 1

Based on the Finding of Necessity Study for the Proposed Expansion to the West Sierra Vista Redevelopment Area, dated November 4, 2021, including the data and analysis contained in the Finding of Necessity Study, and based upon the evidence and facts presented, the City Council of the City of Sierra Vista does hereby find that the following blight conditions are present either singly or in combination, on a predominance of the properties within the proposed expansion area to the West Sierra Vista Redevelopment Area:

- a. Faulty lot layout in relation to size, adequacy; accessibility or usefulness;
- b. Unsafe and unsanitary conditions;
- c. Deterioration of sites and other improvements;
- d. Improper or obsolete subdivision platting;
- e. The existence of conditions that endanger life or property by fire and other causes;

Individually or in combination, these conditions substantially impair or arrest the sound business and housing growth in the City of Sierra Vista.

SECTION 2

The Council finds that the redevelopment of the area is necessary in the interest of the public health, safety, morals or welfare of the residents of the City of Sierra Vista.


SECTION 3

The Council finds that the proposed expansion to the West Sierra Vista Redevelopment Area complies with all statutory requirements A.R.S. § 36-1471 Et Seq., necessary for the creation of a redevelopment area, and Council hereby expands the boundary of the West Sierra Vista Redevelopment Area as shown on Exhibit "A".

SECTION 4

That the City Manager, City Clerk, City Attorney, or their duly authorized officers and agents are hereby authorized and directed to take all steps necessary to carry out the purposes and intent of this resolution.


PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, ARIZONA, THIS 18<sup>th</sup> DAY OF NOVEMBER 2021.



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FREDERICK W. MUELLER  
Mayor

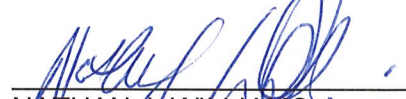
ATTEST:



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JILL ADAMS  
City Clerk

APPROVED AS TO FORM:

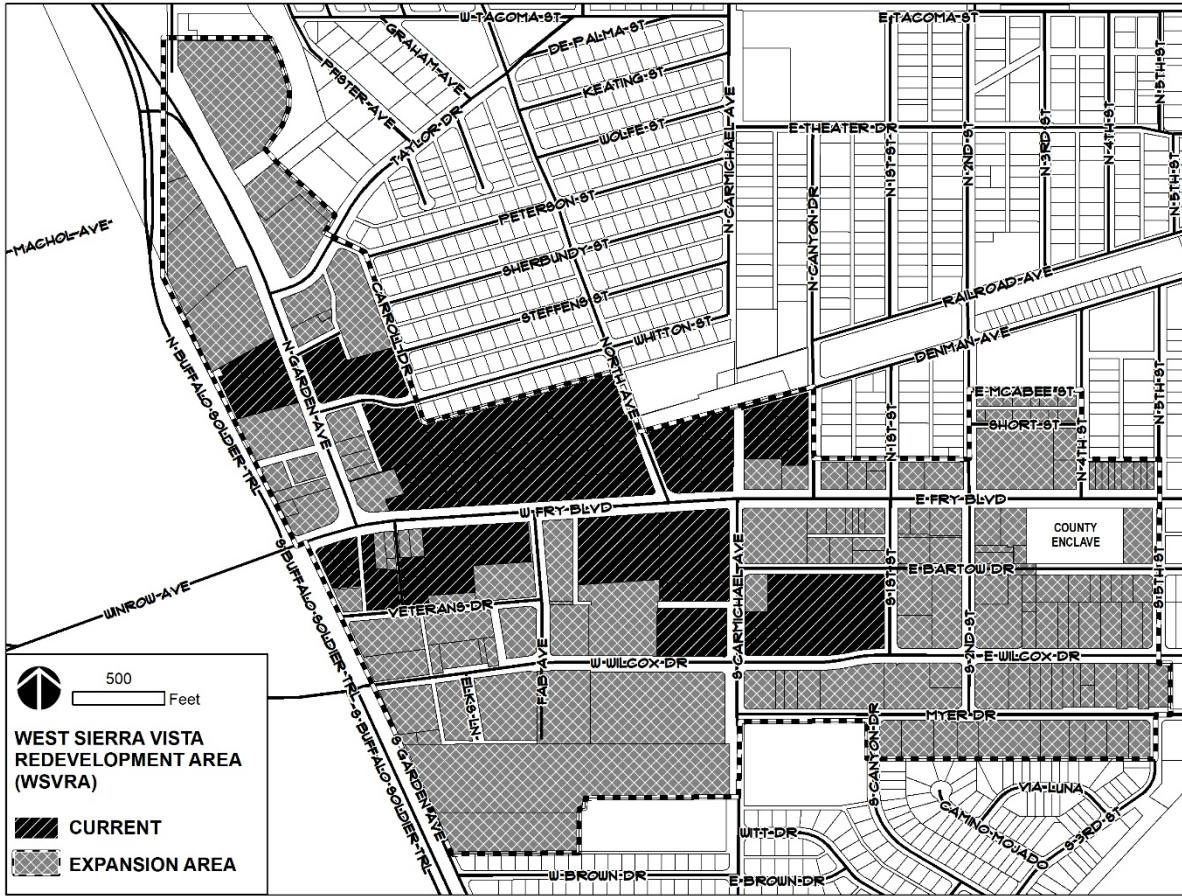


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NATHAN J. WILLIAMS  
City Attorney

PREPARED BY:  
Matt McLachlan, AICP  
Community Development Director

## EXHIBIT "A"



### PARCEL IDENTIFICATION NUMBERS OF PROPERTIES INCLUDED IN WSVRA EXPANSION AREA

10509002C	10509075C	10510022A	10510045B	10512011	10514109B	10668266D	10670053
10509050	10509075E	10510023	10510045C	10512013	10514226C	10668270A	10670054
10509051A	10509075F	10510023A	10510045D	10512015	10665006	10668271B	10670057
10509051B	10509076	10510024	10510046C	10512016	10665016	10668271C	10670058B
10509051C	10509077	10510025A	10510046D	10512017	10665017A	10670001	10670058F
10509052	10509078	10510026	10511001B	10512018	10665018A	10670002	10670078
10509053	10509079	10510027B	10511001E	10512019	10665018B	10670002A	10670079
10509054	10510003	10510027C	10511005	10512020	10665021D	10670015	10670080
10509055A	10510005	10510028	10511006A	10512021	10665025A	10670018	10670081
10509055B	10510006	10510029	10511008A	10512023	10665026	10670019	10670082
10509055C	10510007B	10510030A	10511012B	10512025B	10665029A	10670037	10670083
10509056	10510007C	10510032	10511012C	10513001A	10665032B	10670038	10670084
10509057	10510008	10510033	10511017	10513002A	10665032C	10670039	10670085
10509057A	10510009	10510035A	10511021A	10514103A	10665033A	10670042	10670085A
10509057B	10510012	10510037B	10512001	10514104C	10665033B	10670044A	10670156
10509070	10510013	10510037C	10512002	10514105A	10667014K	10670045	
10509071	10510014	10510038A	10512004	10514105C	10667015	10670046	
10509072	10510015	10510038B	10512008	10514107C	10668258	10670047A	
10509073	10510017	10510039	10512010A	10514108B	10668261	10670048A	
10509074	10510018A	10510040	10512010B	10514108C	10668262	10670049	
10509075B	10510021	10510041	10512010D	10514109A	10668263	10670051	



## Exhibit B

Finding of Necessity Study For:

# Proposed Expansion to the West Sierra Vista Redevelopment Area (WSVRA)

Sierra Vista, Arizona

Prepared by:

**Stantec**

Chandler, Arizona &  
Bellevue, Washington

Prepared for:

**The City of Sierra Vista** – *Community  
Development Department*

Date: November 4, 2021



Project Team

**City of Sierra Vista**

Matthew McLachlan – Director of Community Development

Blake Fisher – Planner/GIS Technician

Consultant Team

**Stantec**

Dave Laney, Project Manager

Jackie Brenner, GIS Specialist

Ryan Givens, Planner/Urban Designer

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Existing development along North Garden Avenue

# Section 1: Project Introduction

## 1.1: Purpose and Intent

The City of Sierra Vista Planning Staff and its consultant, Stantec Consulting Services, Inc. (the “Project Team”) prepared this Finding of Necessity report to examine the existing conditions within the West Sierra Vista vicinity to justify the expansion of the current West Sierra Vista Redevelopment Area (WSVRA) boundaries by 162 parcels (or 111.13 acres and exclusive of rights-of-way). This report analyzes the current building, land use, and area conditions within the proposed expansion area to determine whether it is necessary to exercise the powers of Arizona Revised Statutes (A.R.S.) § 36-1471 et. seq. toward remediating slum and blight conditions. Figure 1.1.1. illustrates the current Redevelopment Area and the proposed expansion area. In summary, 152 of the 162 parcels (or 93.8%) in the proposed expansion area exhibit property conditions that align with the State’s criteria relating to blight.

The goals of this analysis are (1) to meet the State’s analytical requirements to expand the Redevelopment Area, and (2) to understand the unique opportunities and challenges relating to the expansion area. Based on the analysis, the expansion area has several vacant or underutilized properties that hold the potential to support new community-serving uses and promote economic development in the vicinity – at the same time, most of these parcels possess site characteristics that create redevelopment challenges for potential investors, developers, and tenants. Thus, there is opportunity for the City to explore and implement supportive redevelopment strategies to put these properties back into productive use for the community. This report focuses on the existing conditions



that would justify expanding the West Sierra Vista Redevelopment Area (WSVRA) to include new properties.

**Redevelopment Overview** - Community redevelopment is an economic development strategy that many local governments employ to address and prevent negative area conditions that harm public health and inhibit economic prosperity. Redevelopment activities focus on underperforming properties or sites in an urban context that exhibit conditions associated with blight. Effective redevelopment strategies promote the adaptive reuse of existing buildings to support new uses, infill development on vacant or underbuilt sites, and/or reconstruction of existing development sites with new projects. Redevelopment initiatives focus reinvestment to established neighborhoods/corridors and potentially slow incidents of urban sprawl along the city's fringe.

Local governments can encourage redevelopment efforts through a supportive zoning and regulatory framework, capital improvement projects (e.g., streets, utilities, and amenities), and financial incentives. Notably, cities can engage with local stakeholders and government partners to develop a Redevelopment Plan for a specific focus area – these types of plans normally include a vision, existing conditions analysis, and a series of redevelopment strategies which aim to address local need and lay the foundation for economic development. Expansions to the WSVRA boundaries to these outlying parcels would allow the City to implement various tools to better support redevelopment in this area of the community.

**WSVRA Background** - On November 9, 2017, the Sierra Vista City Council approved Resolution 2017-90, declaring the necessity for, and the creation of, the West Sierra Vista Redevelopment Area (WSVRA). The original WSVRA boundary encompasses approximately 23 acres of property fronting on Fry Boulevard, between N. Garden Avenue and Carmichael Avenue. In 2019, the City expanded the original Redevelopment Area by an additional 29-acres and also completed the West Sierra Vista Redevelopment Plan (the Plan) that included the vision and action plan for the area. The Plan has led to private reinvestment activity and has advanced several capital improvement projects that would enhance area conditions and support economic development (e.g., the Fry Boulevard streetscape project and redevelopment options for the City-owned Fab Avenue site).

Now, the City is contemplating extending its revitalization strategy and resources to address the issues and challenges that exist on approximately 111.13 acres of property contiguous with the WSVRA as depicted on Figure 1.1.1. The proposed expansion area includes properties along N. Garden Avenue, Wilcox Drive, and their side streets to create a larger, contiguous redevelopment district. This report summarizes the existing conditions and provides findings to the State's "Blight Factors" criteria that are necessary to establish/expand a redevelopment area. This analysis will allow the City to expand the Redevelopment Area boundaries and later pursue an update to the West Sierra Vista Redevelopment Plan that would create a broader economic redevelopment strategy for this edge of the city.

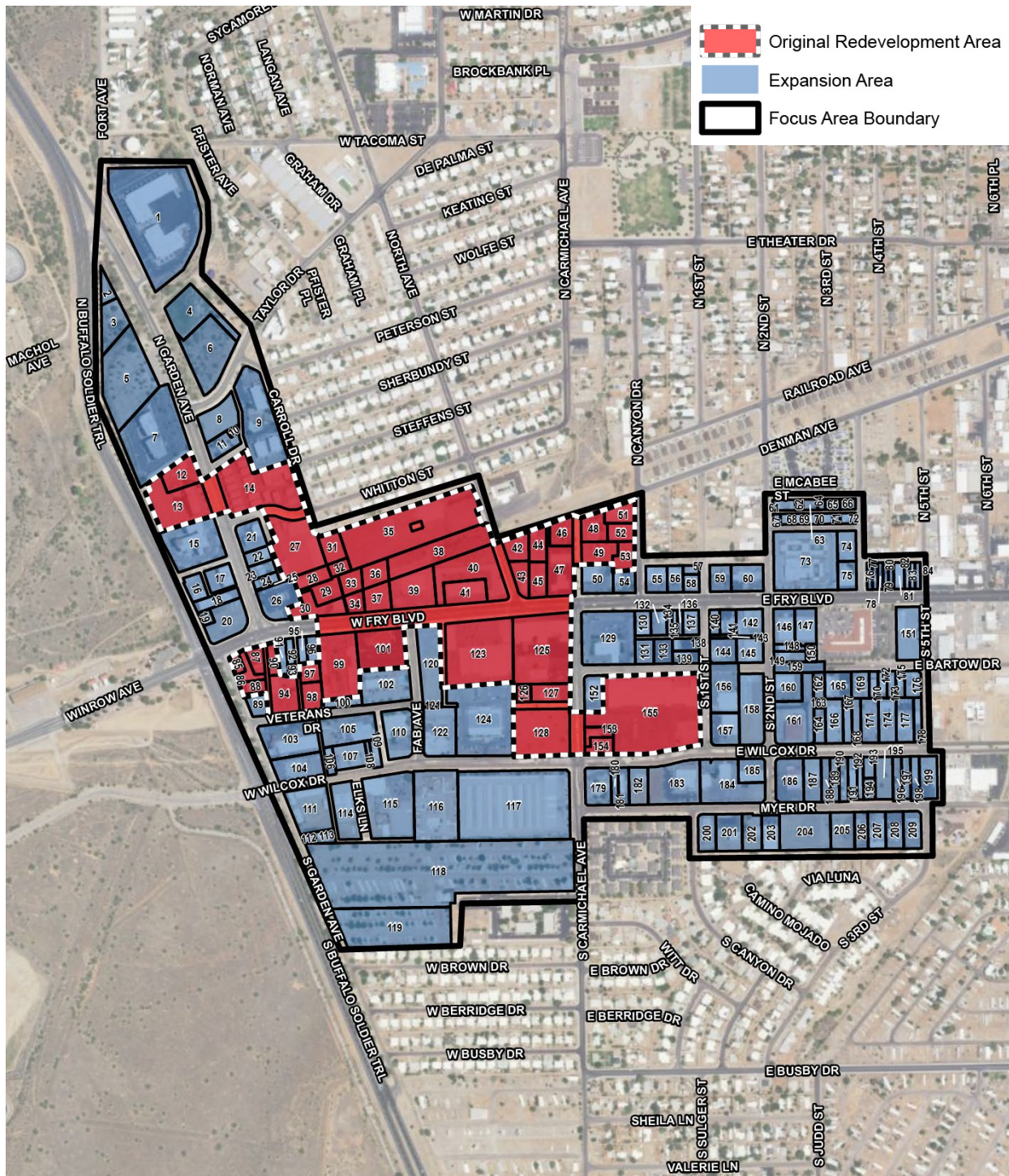


Figure 1.1.1 – WSVRA Boundary Expansion Area



Existing land use pattern along Fry Boulevard

## 1.2: Local Context and Area Description

The West Sierra Vista Redevelopment Area and the proposed expansion area are centered at the oldest part of the city and at the edge of the community's western urban limits. The area originally grew up near the main gate of Fort Huachuca and formed the earliest town settlement when it was first incorporated in 1956.

Sierra Vista draws much of its identity from the West End (the neighborhoods west of 7th Street) and Fry Boulevard which acts as a major gateway to the city. The corridor is an important community gathering place for parades and special events along its route. Historically, Fry Boulevard and its adjacent properties once thrived as the community's focal point for shopping and civic life. The corridor grew as a suburban-style, auto centric development pattern – the corridor includes several commercial shopping centers, stand-alone retail establishments, hotels, and an abundance of surface parking lots. Smaller scale industrial operations occupy the properties on its side streets. With a few isolated exceptions, housing is located on the periphery of the focus area.

Notably, Fry Boulevard is neither a "main street" (compact, mixed-use, walkable center) or a "boulevard" (a wide avenue lined by trees and a landscaped median). Rather, it was constructed and functions as a street/road hybrid that moves cars at speeds too slow to get around efficiently but too fast to support productive private sector investment. Most traffic along Fry Boulevard is either travelling thru the West End to other city destinations or visiting the district for a single-purpose trip (versus shopping and strolling). However, the City adopted a comprehensive streetscape plan for the corridor that will include lane reconfigurations, traffic calming elements, landscaping, and an enhanced pedestrian environment – the project is a signature outcome from the recently established West Sierra Vista Redevelopment Area.

Over the decades, the West End (including the focus area of this narrative) has struggled to compete with more modern retail and office centers along Highways 90 and 92. These new centers are close to the urban fringe and these developments followed the City's residential growth (and more affluent households) to the south and east.

The City initiated numerous plans and studies aimed to make the West End more vibrant and entice private investment. These efforts have resulted in public investments aimed at maintenance and minor enhancements like correcting drainage problems, constructing missing sidewalks, improving handicapped accessibility, adding lights, and extending public utilities. In particular, the City adopted the West Sierra Vista Redevelopment Plan in 2019 to establish a basic vision and action plan for revitalization. The Plan recommends streetscape enhancements to the Fry Boulevard and N. Garden Avenue Corridors (which are in process), and several small-scale community betterment projects at its core.

Despite these past initiatives/investments, the community has not received catalytic public/private investment in the West End that would elevate its status as a regional marketplace or a vibrant activity center. The City intends to stay fiscally responsible and is limited by the amount of public investment it can apply to one area. Thus, there is opportunity to entice and support private investment in the form of infill development on underutilized sites and/or adaptive reuse activities of vacant and abandoned buildings. These private investments could have residual effects on the surrounding properties and also restore vitality to the area with new community-serving uses. By extending the Redevelopment Area, there becomes more opportunity for the City to proactively support revitalization and use the urban planning/economic development tools afforded by Arizona Statutes.

The following subsections provide additional context for the focus area which includes the original Redevelopment Area and the proposed expansion areas. These factors and conditions were applied to the Finding of Necessity analysis discussed in Section 2 of this narrative which focuses on the parcels in the proposed expansion area.

## General Plan

The Sierra Vista General Plan (entitled "Vista 2030") establishes the long-range growth, land use and transportation goals for the City. The Plan includes goals and strategies to guide the City's decisions relating to development allowances, mobility, community services, and public investments. Specific to the Redevelopment Area and proposed expansion therein (the focus area), the General Plan includes several goals and strategies that support revitalization and proactive action by the City - the following table summarizes these goals/strategies.

<b>Table 1.2.a: General Plan Applicable Goals and Strategies</b>	
<b>Goals</b>	<b>Strategies</b>
Goal 2-1 Develop a well-planned City	<ol style="list-style-type: none"> <li>1. Encourage and incentivize the developer to provide a mixture of residential densities, pedestrian amenities, and various land uses.</li> <li>2. Encourage open space areas and recreational amenities for new developments.</li> <li>5. Encourage mixed-use developments.</li> </ol>
Goal 2-3 Economic development shall be considered when planning future sites	<ol style="list-style-type: none"> <li>1. Continue to provide incentives per the Infill Incentive District for development on the West End and in Cloud 9 Mobile Home Park.</li> <li>2. Encourage adaptive reuse of existing buildings with a mixture of uses.</li> <li>4. Provide incentives to encourage the conversion of manufactured home parks to single family and multi-family developments.</li> </ol>
Goal 2-4 Consider environmental impacts when planning future sites	<ol style="list-style-type: none"> <li>2. Encourage all new developments to use low-impact development techniques and standards (see Element 9, Conservation).</li> <li>3. Design sites to provide access and connections to alternative transportation routes such as multi-use paths, sidewalks, and bus routes. (Also see the Sierra Vista Safe Bicycle and Pedestrian Routes Plan.)</li> </ol>
Goal 2-5 Develop and implement aesthetic standards along all major roadways and gateways into the City	<ol style="list-style-type: none"> <li>1. Require commercial sites along the major roadways to meet and maintain aesthetic standards to include landscaping.</li> <li>2. Require enhanced screening of mechanical equipment and outdoor storage areas.</li> <li>3. Require improved entry signage and landscaping.</li> </ol>
Goal 3-1 A public transportation system that incorporates and encourages all modes of transportation	<ol style="list-style-type: none"> <li>1. Encourage developers to use “Complete Streets” when planning and designing Collector and Arterial roadways.</li> <li>4. Construct multi-use paths along collector and arterial roadways.</li> <li>6. Limit curb cuts along arterial and collector roadways to provide additional safety for bicyclists and pedestrians.</li> <li>7. Consider pedestrian needs in the design of transportation systems, particularly related to connectivity and road crossings.</li> </ol>
Goal 3-2 Design roadways and circulation patterns that enable efficient movement for all modes of transportation	<ol style="list-style-type: none"> <li>3. Ensure local roads allow pedestrian and bicycle connections to washes, parks, open space, and multi-use paths.</li> <li>6. Plan for future roadway alignments on vacant land.</li> </ol>
Goal 3-3 Meet or exceed ADA (Americans with Disabilities Act) requirements for public infrastructure and the public transit system	<ol style="list-style-type: none"> <li>4. Retrofit existing transit shelters and install new transit shelters that allow additional space for wheelchairs.</li> </ol>

<b>Goals</b>	<b>Strategies</b>
Goal 3-4 Expand transportation choices that reduce reliance on single-occupancy vehicles	1. Continue the practice of placing appropriate bicycle parking facilities at commercial sites, multi-family sites, public parks, public facilities, and along pedestrian and multi-use pathways. 3. Interconnect the multi-use path system to provide access to commercial nodes, schools, and other points of interest. 4. Enhance the multi-use path system to include route identifiers and wayfinding signage.
Goal 4-1 Identify potential open space land	1. Identify potential open space lands using the Surface Water Plan, Special Flood Hazard Area maps, the Open Space Acquisition and Development Plan, and other appropriate information sources. 2. Locate areas within the city that are deficient in open space.

## Zoning

The majority of the focus area is zoned for commercial, mixed-use, and employment uses. The General Commercial (GC) zone covers most of the focus area and allows for a broad range of land uses. However, some significant parcels in the proposed expansion area, due to their zoning, are limited to lower-density residential and/or open space-related land uses which greatly limit redevelopment potential.

Notably, a ~14.15-acre former mobile home park on the southwest edge of the proposed expansion area is zoned MHR (Manufactured Home Residence) which limits land uses to single-family and manufactured houses – this may limit redevelopment options for this property. Furthermore, a hand full of properties are zoned MFR which allows for residential as a permitted use, whereas, mixed-use development may be allowed in the MFR district pursuant to a conditional use permit. However, a mixed-use project is not necessarily guaranteed and is subject to hearings before the Planning and Zoning Commission and City Council – this lessens the certainty that a mixed-use project would be allowed at this location. As redevelopment occurs on these select parcels (as an example) projects may encounter delays relating to development review (Conditional Uses), potential zone change procedures, and the associated costs. Figure 1.2.1 depicts the current zoning designations in the focus area. Below lists the zones in and around the focus area along with their associated descriptions.

- GC (General Commercial):** This zoning district is comprised of certain lands, structures and uses which serve the central retail marketing function of the Sierra Vista trade area. Most persons entering the district will arrive by automobile on a multi-purpose trip. The economic welfare of the retail merchandising depends upon development of comparison shopping with each establishment contributing to the variety of goods available in the entire district. The essential interdependence of activities should be given preference over the provision of direct automobile access to each establishment. Office building activities, personal and business services, and minor repair services are compatible with the primary purpose of the district so long as they contribute to the one-stop shopping objective and are essentially complimentary to the primary function of retail sales. Regulations are designed to encourage a concentrated development limited by standards to prevent traffic congestion and to protect the district from incompatible uses.

- **LI (Light Industry):** This district is comprised of certain lands so situated as to be suitable for industrial and higher-intensity commercial development, but not located where development and operational characteristics of industry affects residential or lower- intensity commercial uses. Regulations are intended to encourage development of such manufacturing, fabricating, processing, packaging, and other industries as can be operated in a relatively clean, quiet, and safe manner compatible with adjoining industrial uses and without serious effect, danger, or hazard to nearby non-industrial uses.
- **IP (Industrial Park):** This zoning district is intended to provide for administrative, professional, research and specialized manufacturing activities at a low intensity. All uses shall be of non-nuisance type and residential scale having low silhouette, a variety of separate building masses and landscaped areas. This district is to provide employment near residential areas and the development standards are intended to be compatible with adjacent residential and commercial uses and provide a park-like setting for employment.
- **MFR (Multi-Family Residence):** This district is comprised of high-density residential areas representing a compatible mixture of single-family, two-family, and multi-family dwellings. Regulations are designed to stabilize and protect the character of the district, to promote and encourage creation of a favorable environment for family life, and to prohibit all incompatible activities. To this end, principal uses are limited to single-family dwellings, multi-family dwellings, and apartments, which conform to the residential character of the district. Certain essential and complementary uses are also permitted under conditions and standards, which ensure protection of the character of the district.
- **SFR-6 (Single Family Residence-6):** This district is comprised of single-family residential areas and certain open land areas. Regulations are designed to stabilize and protect the single-family character of the district, to promote and encourage creation of a desirable environment for family life, and to prohibit all incompatible activities. The principal use is, therefore, restricted to single-family detached dwellings on individual lots. Certain essential and complementary uses are also permitted under conditions and standards which ensure protection of the character of the district. Single Family Residence "6" indicates the minimum lot size of 6,000 square feet.
- **OS (Open Space):** This zoning district is intended to provide for land uses in areas that have been set aside to serve recreational functions or to provide open space areas, and to provide area for governmental buildings and facilities, schools and school grounds, and related uses.
- **LC (Limited Commercial):** The zoning district comprises areas developed for establishments selling convenience goods at retail and providing personal services satisfying the day-to-day needs of residents of the immediate neighborhood. Although unified ownership and management are not mandatory, it is intended that buildings be grouped together in compact arrangements providing maximum shopping convenience and multiple use of off-street parking and minimal periphery conflicts with abutting residential properties. Development is limited by standards intended to preserve the essential neighborhood character of the district, to prevent encroachment by more intensive commercial uses, to protect abutting residential properties and to avoid any undue concentration of vehicular traffic on local streets.

- MHR (Manufactured Home Residence):** The MHR district allows single-family dwelling units, whether manufactured homes or site-built homes. The MHR district allows both subdivision and park designations. The regulations encourage the provision of open space and density comparable to multiple-family residential (MFR) zoning districts. Further, the regulations are designed to stabilize and protect the residential character of the district, to promote and encourage the family environment, and prohibit all incompatible activities.

Additionally, all the zones in and around the focus area (and especially applicable to the proposed expansion area) require large setbacks and limit building height to one or two levels. These current dimensional standards may protect the existing scale and character but also pose potential regulatory impediments to mixed-use infill projects (which may require design flexibility to maximize site usage and/or to achieve a pedestrian-oriented/multi-modal land use pattern). To support redevelopment, the City established the Infill Incentive District (i.e., an overlay district), that affords some administrative flexibility on certain dimensional and parking standards – this overlay is an important redevelopment tool and most applicable to the GC zone. Through future redevelopment planning, the City may choose to examine these dimensional standards and make necessary refinements – thus, the City needs to justify the expansion area so it may embark on an update to its Redevelopment Plan. The table below summarizes the dimensional standards for the zones in and around the focus area (for comparison and context).

<b>Table 1.2.b: Dimensional Standards</b>								
<b>Topic</b>	<b>GC</b>	<b>LI</b>	<b>IP</b>	<b>MFR</b>	<b>SFR-6</b>	<b>OS</b>	<b>LC</b>	<b>MHR</b>
Lot Dimensions	N/A	N/A	N/A	Detached SF: 4,500 Two-family: 1,740 Semi-detached/ attached SF: 2,400 Attached Multifamily: 1,740	6,000	N/A	N/A	Manu. home subdiv. (MHS): 4,500 Manu. home park (MHP): 2 acres
Building Height (max ft.)	36	35	25	1 and 2-family: 28 Multifamily 1-2 stories: 30 Multifamily 3 stories: 40	28	30	30	28
Setbacks (min. ft.)								
Front	See (1) Below	50	40	3-4 units: 20 5+ units: 40	20	25/40	40	MHS: 15 MHP: 5
Rear	Required buffer based on abutting zoning	Required buffer based on abutting zoning	Required buffer based on abutting zoning	15; Mixed-use: 20	20	60-ft buffer between buildings and adjacent residential districts.	Required buffer based on abutting zoning	MHS: 15 MHP: 5
Side				Interior: 5 Corner: 10 5+ units: 20				Interior: 5 Street: 10
Notes: (1) - The following minimum yard requirements shall apply for the Infill Incentive District: (a) On interior lots and parcels, the minimum front setback is 5 feet. (b) On through lots and corner lots, the minimum primary frontage setback is 5 feet and the secondary frontage is 10 feet.								



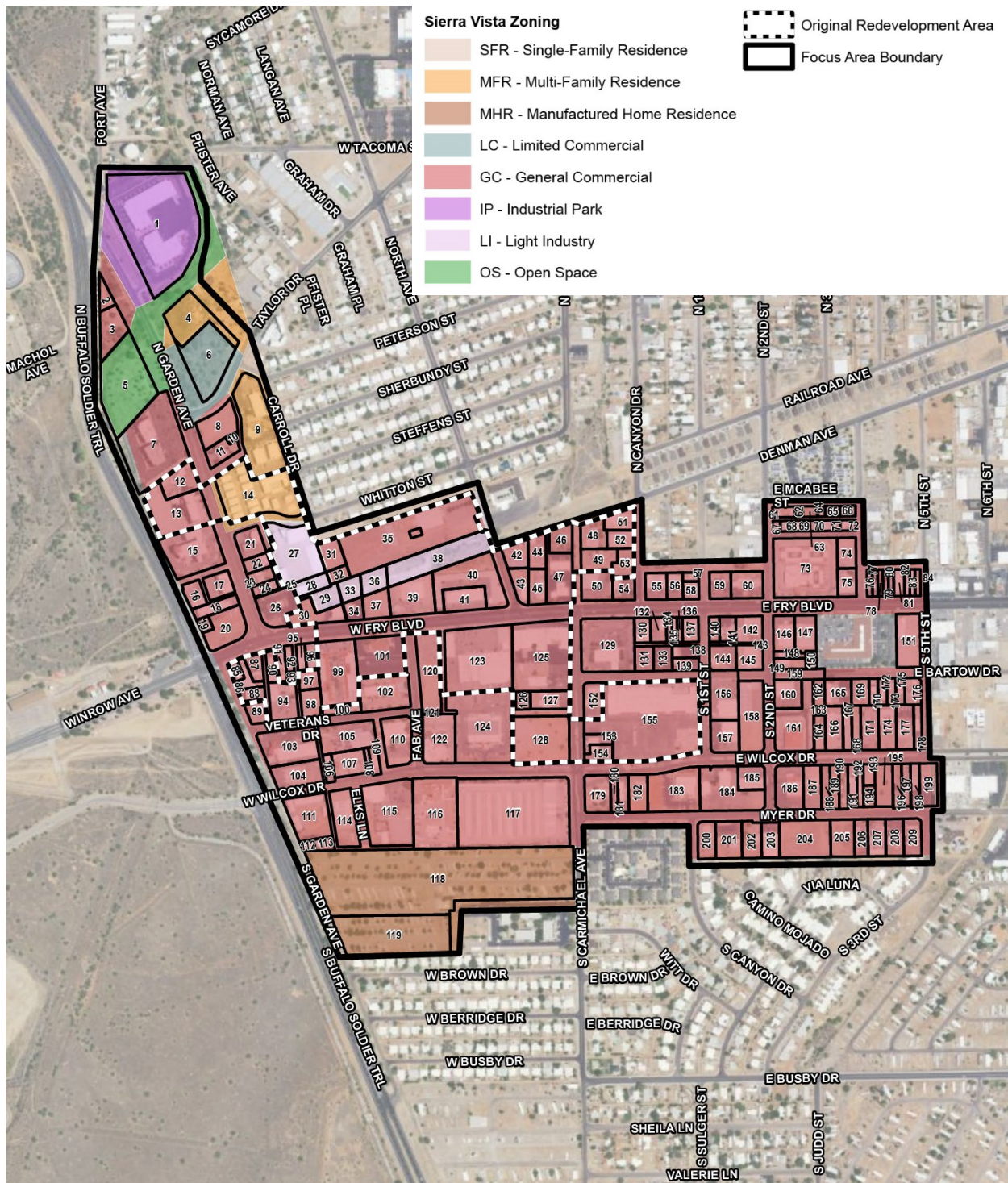


Figure 1.2.1 – Zoning Map

## Building Age

The focus area includes several buildings that were constructed in the 1960s and prior to modern building codes and zoning standards that aim to protect life and safety and strive to create a harmonious development pattern. Figure 1.2.2 illustrates the building ages by decade. Almost half of the parcels (70) in the expansion area include structures that pre-date 1980 when safe building material standards were adopted nationally which prohibit the use of hazardous elements such as asbestos and lead-based paint. Many times, owners or potential tenants must conduct extensive environmental studies (e.g., Regulated Building Materials Assessment or Environmental Site Assessments) and, if warranted, perform abatement activities before buildings can be remodeled or adaptively reused – this is a large impediment for reinvestment.

Generally, the economically useful age of a structure is approximately 50 years. Beyond that age, repairs become expensive and the ability to modernize the structure to meet tenant needs, market demands, Americans with Disabilities Act (ADA) access compliance, and life/safety requirements (i.e., fire protection and emergency egress) become increasingly challenging. As the building stock approaches that age, the need for rehabilitation, potential environmental abatement/remediation, and demolition and new construction will begin to increase.

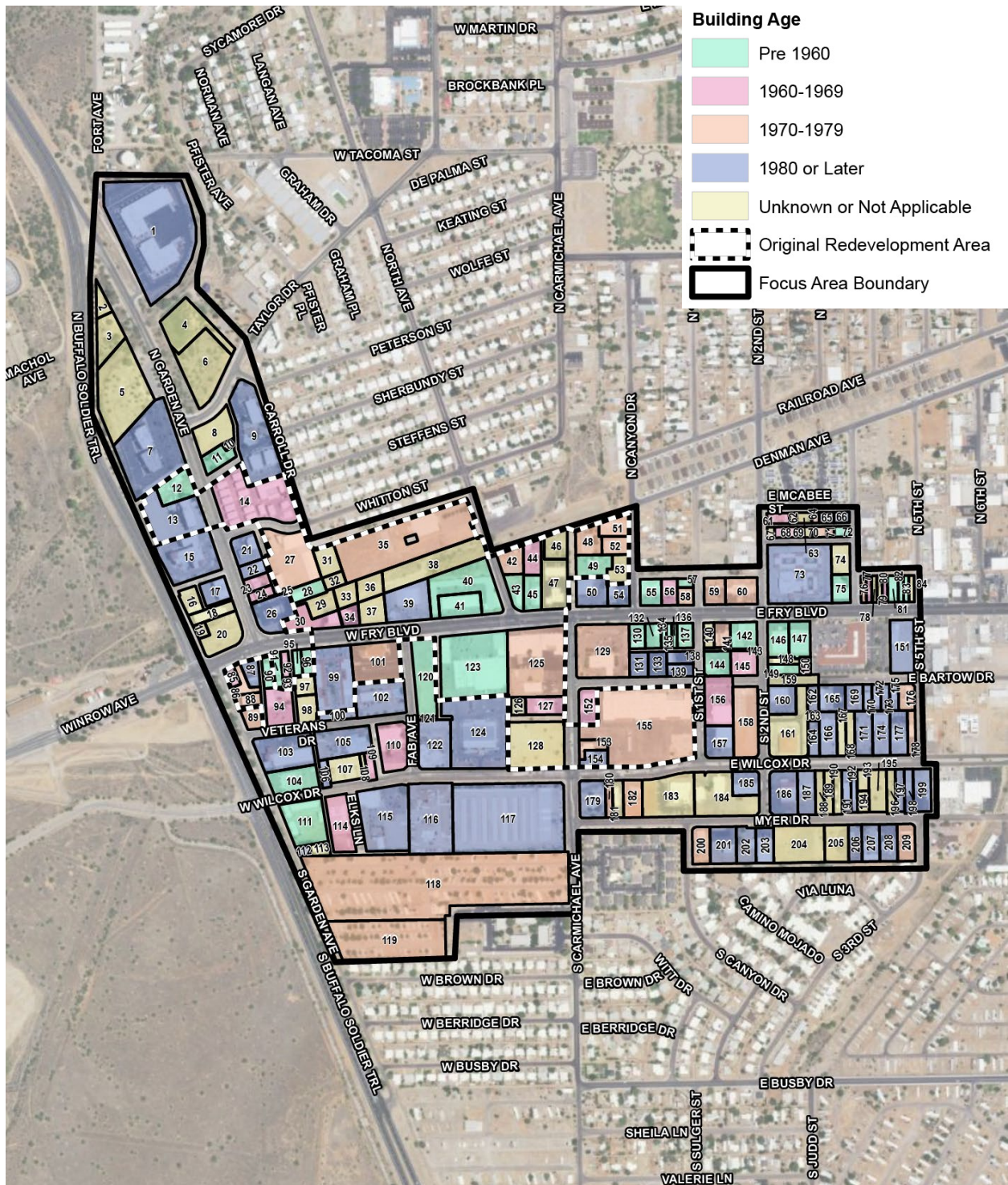


Figure 1.2.2 – Building Age Map

## Building Site Conditions

The properties within the focus area could be characterized as a suburban, auto-oriented development pattern. Excluding the more recent projects along N. Garden Avenue, most properties were originally constructed at a relatively low intensity scale where buildings are setback from the public rights-of-way and include large spans of surface parking lots. The focus area includes a multitude of strip-style commercial centers and auto-oriented land uses. While this development pattern perpetuates an auto-centric character, it also presents opportunity for infill development on the underutilized portions of these properties (e.g., new out buildings along the right-of-way).

Twenty (20) parcels in the proposed expansion area possess existing structures that are in disrepair and will necessitate modernization (or potentially demolition) – this includes the 1.25-acre Stanley Apartments site along S. Garden Avenue (and near Buffalo Soldier Trail), the 5.62-acre self-storage site along Wilcox Drive, and a multitude of other smaller sites scattered near the focus area fringe.

Specifically, the Cochise County Assessor notates a building's condition as part of its property records maintenance. Properties rated as "low/poor", "fair" or "fair plus" indicate a need for additional investment. Figure 1.2.3 depicts properties with fair/poor buildings in the focus area. Furthermore, buildings in disrepair generally struggle to recruit and maintain tenants and can have an adverse effect on adjacent properties or the surrounding corridors due to their appearance and negative perceptions relating to safety, aesthetics, and marketability. Buildings in disrepair could be targets for adaptive reuse or site redevelopment activities that would position the properties for new community-serving uses that may have catalytic benefits to the larger Redevelopment Area.

Related to building conditions, the focus area includes several legacy shopping center buildings where the parcelization is established around individual tenant spaces (i.e., major tenants are on individual parcels but connected to the larger center). These developments possess multiple owners which complicate redevelopment activities as all interested parties would need to participate – this is particularly challenging where one or more owners are unmotivated or do not have the financial means to advance a development project.

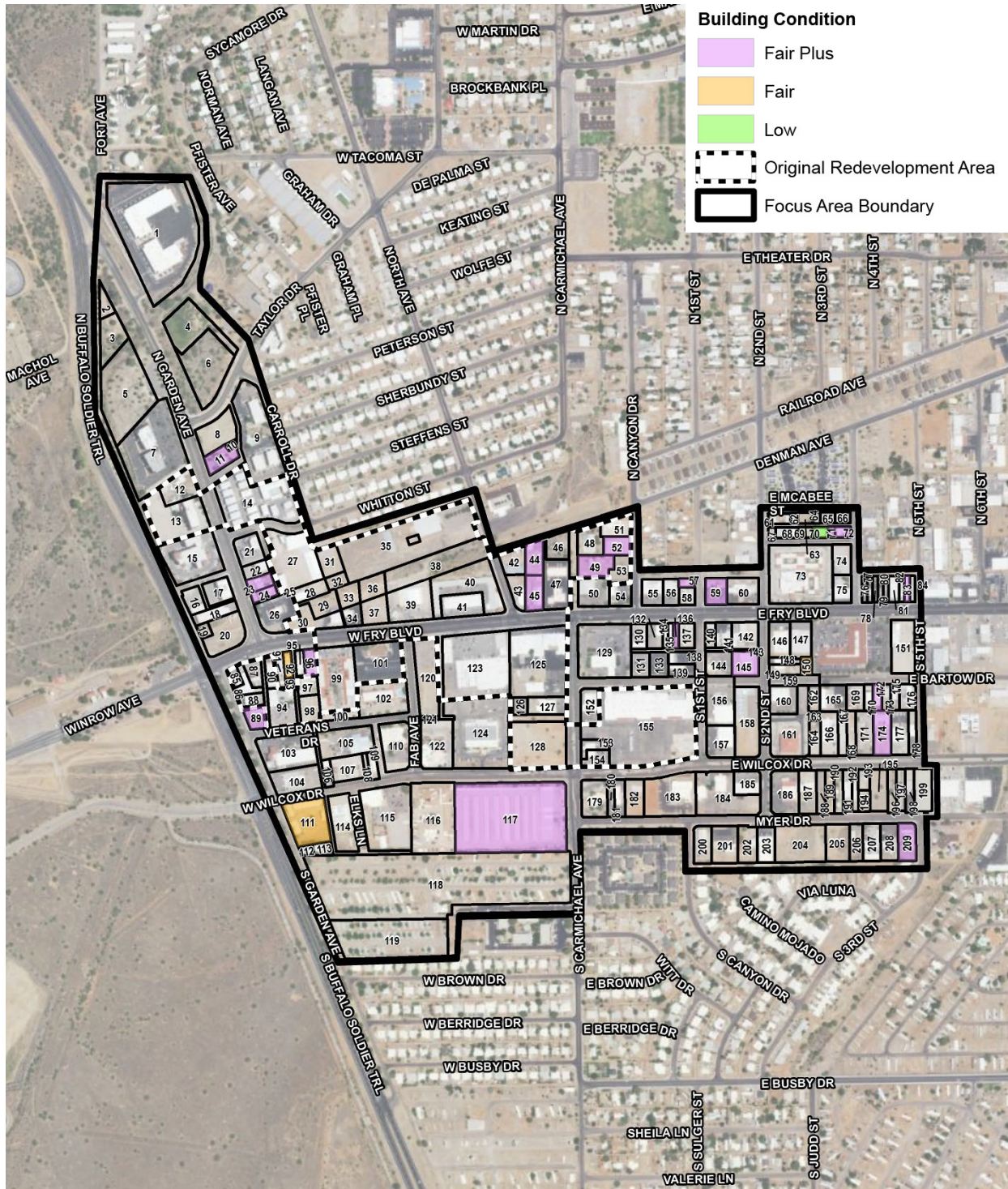


Figure 1.2.3 – Building Conditions Map

## Tenant Space Vacancies

The City maintains an active database of vacant non-residential tenant spaces. Over the years, the areas in and around the focus area have experienced empty storefronts and office spaces. Figure 1.2.4. depicts the parcels with building vacancies as of September 2021. While the focus area has seen recent gains to fill empty storefronts, current City records reveal that 27 parcels in the proposed expansion area have building vacancies (either all or part of the tenant spaces). Nationally, commercial vacancies have occurred by the changing retail market as commerce has shifted from physical stores to on-line platforms. The onset of the COVID-19 pandemic has exacerbated the retail shift through supply shortages of consumer goods and a reduction in consumer/visitor activity at physical stores.

The City can employ strategies to address these conditions through business recruitment activities, incentives, or promotion of site redevelopment projects that would accommodate new land uses supported by the changing market. In short, where an area exhibits extensive building vacancies there will be little to no private interest to construct new nonresidential space.



## Streets and Access

The focus area benefits from a roadway pattern that is integrated into the larger City districts/neighborhoods and provide direct access to regional connections (namely E Buffalo Soldier Trail connects to Hwy 90 and route to I-10, Fry Boulevard connects to Hwy 92 to the east). A modified street grid comprises the focus area, though many of the blocks far exceed traditional city block lengths (e.g., traditional blocks in American cities are between 400 – 800 feet). The eastern portions of the proposed expansion area have a more compact grid. The other expansion areas include larger “super blocks”, large property frontages have access to major thoroughfares and there is opportunity to introduce new street connections through subdivision activities concurrent with redevelopment. For revitalization activities, large blocks create opportunity for large-scale redevelopment projects that could add new local street connections, whereas compact blocks provide opportunity for small-scale infill projects that would be realized by smaller investors.

Additionally, a few parcels in the proposed expansion area do not have direct street access and may require cross access agreements with adjacent properties (these may or may not be in place today). These examples are present in the western edge of the proposed expansion area near Fry Boulevard and S. Garden Avenue. These access-related conditions may complicate redevelopment projects.

Pedestrian access via public sidewalks is another redevelopment consideration. The focus area includes isolated enclaves that lack sidewalks and create gaps in the pedestrian network. These conditions restrict pedestrian access to certain parcels – this is especially challenging for the elderly, youth, and individuals with limited mobility. For the proposed expansion area, the lack of sidewalks affects 9 parcels. Sidewalk gaps are present along the northern segments of Buffalo Soldier Trail, the west side of North 5<sup>th</sup> Street, and along Short Street. Furthermore, most of the older development projects do not include on-site dedicated pedestrian routes between the public rights-of-way and the building entrances (which force pedestrians to utilize drive aisles or pass-through landscaped areas to access buildings). The following table list the primary roadways in and around the focus area including their lane size and whether individual mobility-related elements exist (e.g., sidewalks, on-street parking, and/or bicycle lanes).



<b>Table 1.2.c: Roadway Characteristics</b>					
<b>Roadway</b>	<b>General Plan Classification</b>	<b>Existing Conditions</b> (Y = Full Coverage, N = No Coverage, I = Intermittent Coverage)			
		<b>Lanes</b>	<b>Sidewalks</b>	<b>Parking</b>	<b>Bike Lanes</b>
W. Fry Boulevard	Existing Collector	5	Y	N	N
E. Fry Boulevard	Existing Minor Arterial	5	Y	N	N
N. Buffalo Soldier Trail	Existing Principal Arterial	4-5	N	N	N
N. Garden Avenue	Existing Collector	4-5	I	N	N
Veterans Drive	Local	2	Y	Y	N
W. Wilcox Drive	Existing Collector	4-5	Y	N	N
E. Wilcox Drive	Existing Collector	4-5	Y	N	N
E. Bartow Drive	Local	2	I	Y	N
Myer Drive	Local	2	I	Y	N
Fab Avenue	Local	2-4	I	I	N
S. Carmichael Avenue	Existing Collector, Local	4-5	I	I	N
1 <sup>st</sup> Street	Local	2	Y	Y	N
2 <sup>nd</sup> Street	Existing Connector	2	I	Y	N
4 <sup>th</sup> Street	Local	2	I	Y	N
5 <sup>th</sup> Street	Local	2	I	I	N



## Public Sanitary Sewer Service Lines

The focus area also benefits from an extensive public sanitary sewer line coverage. In most cases, sanitary sewer lines are located within the public rights-of-way that front individual properties, this allows for relatively easy utility connections as part of site redevelopment. However, there are some unique, and isolated enclaves within the focus area where the parcels are not directly adjacent to existing sanitary sewer lines. Notably, there are parcels on the north end of Garden Avenue and along Fry Boulevard (around 1<sup>st</sup> Street) that do not have sewer lines along their frontages. These conditions may increase construction costs to potential redevelopment projects as the applicant may be required to extend these lines to their properties. In extreme cases, a developer may need to purchase/acquire an easement from the adjacent property owner to extend sewer to their property.

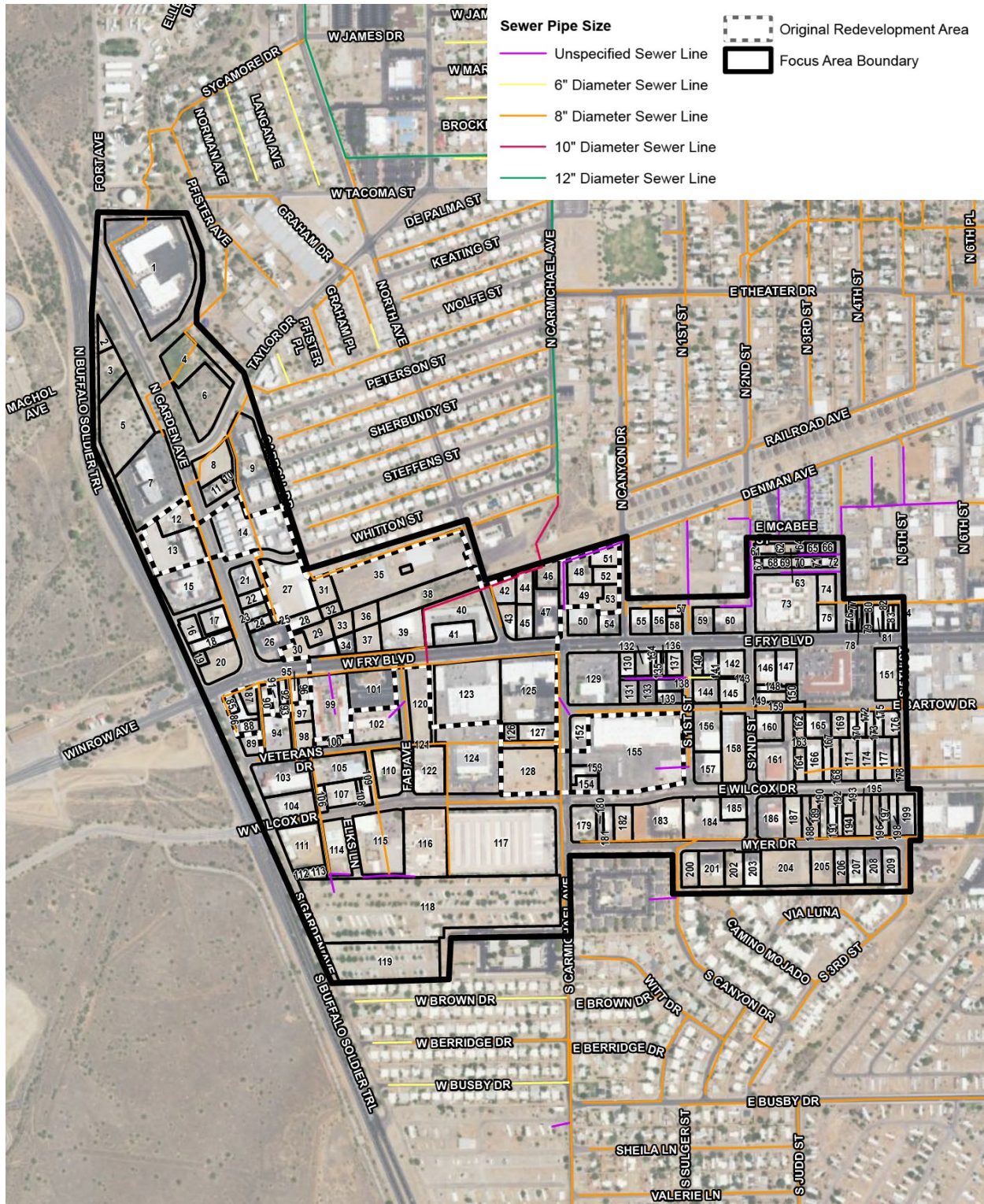


Figure 1.2.6 – Sanitary Sewer Map



Existing buildings along Wilcox Drive

## Section 2: Finding of Necessity Analysis

### 2.1: Overview

The initial step in expanding the WSVRA is to conduct a new Finding of Necessity analysis to examine property conditions and to determine alignment with the State-defined criteria which would otherwise justify special redevelopment actions. The Finding of Necessity must be made prior to carrying out a redevelopment project pursuant to an approved plan for a given redevelopment area (i.e., the City must conduct this analysis before it can expand the redevelopment area, update its Redevelopment Plan to include additional properties, and apply redevelopment initiatives). As defined by state law, a "redevelopment project" means any work or undertaking:

- I. to acquire slum or blighted areas or portions of these areas and lands, structures or improvements, the acquisition of which is necessary or incidental to the proper clearance or redevelopment of these areas or to the prevention of the spread or recurrence of slum conditions or conditions of blight in the area;
- II. to clear any areas by demolition or removal of existing buildings, structures, streets, utilities or other improvements thereon and to install, construct or reconstruct streets, utilities and site improvements essential to the preparation of sites for uses in accordance with a redevelopment plan;

- III. to sell, lease or otherwise make available land in areas for residential, recreational, commercial, industrial or other use or for public use or to retain land for public use, in accordance with a redevelopment plan.

Pursuant to the State guidelines, a redevelopment project includes the preparation of a redevelopment plan, including the associated planning (and engagement), surveying and other work, and including the arrangements for carrying out a redevelopment project. The purpose of preparing a redevelopment area plan is to improve or redevelop areas of a municipality containing older, dilapidated, and deteriorated structures, old or historic areas of a municipality as well as vacant parcels which negatively impact the health, safety, morals, and welfare of its residents. These activities would be involved if the City chooses to update the West Sierra Vista Redevelopment Plan and include the subject parcels in the proposed expansion area.

To support redevelopment and to address negative conditions associated with blight, disinvestment, and underperforming properties, the Arizona Legislature enacted the *Slum Clearance and Redevelopment Law* which grants powers to a municipality relating to the formulation of Redevelopment Area Plans and the associated implementation projects – this legislation allows the City to do the following:

- To enter into contracts with governmental agencies and private entities;
- To transact in real and personal property;
- To borrow money;
- To assist in relocating displaced families or persons;
- To utilize federal grants and loans; and
- To issue special redevelopment bonds or pay-as-you-go mechanism to finance municipal redevelopment improvements.

The City initially pursued this initiative when it established the original West Sierra Vista Redevelopment Area and its subsequent expansion in 2019. The City's original intent remains to foster economic development and revitalization of vacant and underutilized properties through the implementation of the West Sierra Vista Partnership Program. Now there is opportunity to build upon this progress to expand its original focus area to include 162 additional properties that would benefit from the City's redevelopment actions, incentives, and public investments.

The focus of the West Sierra Vista Partnership Program is to bring the existing, older buildings stock up to modern-day standards, and making storefronts and the streetscape more appealing and inviting for the betterment of the community. It is also intended to support economic development by recruiting redevelopment projects, new businesses, and private investment. This program could extend for the life of the redevelopment area and serve as an important tool for the City's economic development professionals in their business retention and attraction efforts.

Examples of potentially eligible projects include:

- Building facade renovations (painting, lighting, signage, architectural features, artwork)
- Interior building renovations (e.g. electrical, plumbing, air conditioning/heating, fire suppression, windows and doors, grease trap)
- Accessibility improvements designed to meet the Americans with Disabilities Act (ADA)
- Business and wayfinding signage
- Site enhancements (landscaping, parking, lighting, dumpster enclosures)
- Demolition
- Permit fee reductions

### Determination of Blight

This document represents the analysis of the Finding of Necessity for the expansion of the WSVRA – State law requires local governments to examine existing conditions to determine whether blight conditions exist in a defined geographic area that would otherwise justify special redevelopment initiatives to put vacant, abandoned, and/or underutilized properties back into productive use.

Arizona Revised Statutes (A.R.S. § 36-1471 et. seq.) authorizes municipalities to establish one or more redevelopment area(s) upon a finding by the City Council that (1) slum or blighted area(s) exist; and (2) the redevelopment of that area(s) is necessary in the interest of the public health, safety, morals, or welfare of the residents of the municipality. Under the statute, an area of "blight" is an area where sound municipal growth and the provision of housing accommodations is substantially hindered or halted in a predominance of the properties by any of the following (also known as "Blight Factors"):

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. 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. The existence of conditions that endanger life or property by fire and other causes.

To expand the WSVRA, the City is obligated to conduct a property conditions analysis to determine whether the area in question aligns with the State's definition of blight. The next subsections explain the methodology and findings of this analysis.

## 2.2: Methodology

The project team applied readily available property information to each parcel in the proposed expansion area to determine whether those properties possess site characteristics that align with the State of Arizona’s definition for blight and the associated Blight Factors listed in the statutes. In doing so, the team collected geographic information systems (GIS) datasets from Cochise County, the City of Sierra Vista, and Federal/State environmental agencies which contained property characteristic data that directly relate to the Blight Factors.

The project team integrated this information into a GIS database, applied a project boundary, and assigned a map identification number to all the parcels in the focus area (comprising the Original Redevelopment Area and the proposed expansion area). The team used this database to extract property conditions information in the Finding of Necessity analysis. The team used current aerial photography and site observations to assess factors relating to access and irregular parcel configuration (conditions that were not readily assessable in GIS datasets). The analysis included 162 parcels in the proposed expansion area and when applied, the evaluation identified which properties contained characteristics that aligned with one or more of the Blight Factors. The following summarizes the methodology that was applied through this analysis.

### Blight Factors and Indicators

The project team selected the Blight Factors that (a) were applicable to the expansion area, and (b) where there was readily available property data to reach a finding. The team also established which indicators (or property characteristics) would be used to determine whether a property met a particular Blight Factor. For these reasons, the project team focused this Finding of Necessity analysis on six (6) Blight Factors that are the most relevant to the expansion area and where supporting property data was readily available. Notably, property information relating to title/deeds and exact values of back property taxes was not available to staff for review and the associated Blight Factors could not be determined (e.g., Blight Factors 5, 6, and 7).

Table 2.2.a. lists the Blight Factors that were included in the Finding of Necessity analysis. For each Blight Factor used in the analysis, the table includes the associated indicators, their data sources, and the reasoning for use.

<b>Table 2.2.a. Finding of Necessity Blight Factors and Indicators</b>			
<b><i>Blight Factor</i></b>	<b><i>Indicator</i></b>	<b><i>Data Source &amp; Evaluation Method</i></b>	<b><i>Reasoning</i></b>
<b>Blight Factor 1. Dominance of Defective or Inadequate Street Layout</b>	Dead-end Streets AND/OR No Access	Aerial and Parcel Map Observations  Staff indicated parcels that were at the end of a street OR had no direct street access	Lots with no or awkward access are less conducive for redevelopment.
<b>Blight Factor 2. Faulty Lot Layout in Relation to Size,</b>	Irregular Lot Configuration	Aerial and Parcel Map Observations	Irregular-shaped lots would be challenging for redevelopment.



<b>Table 2.2.a. Finding of Necessity Blight Factors and Indicators</b>			
<b>Blight Factor</b>	<b>Indicator</b>	<b>Data Source &amp; Evaluation Method</b>	<b>Reasoning</b>
Accessibility or Usefulness		Staff indicated parcels that were irregular in shape (including awkward angles)	
	Site Size / < 1-acre	Cochise County GIS Datasets Staff indicated parcels that were less than one-acre in size.	Small sites are challenging to redevelop.
<b>Blight Factor 3. Unsanitary or Unsafe Conditions</b>	Environmental Score	Federal/State Environmental Agencies GIS Datasets Staff indicated parcels that were listed on federal and state environmental databases.	Properties may have soil and/or groundwater contamination caused by historical land use activities and infrastructure (e.g., underground storage tanks, dry cleaning operations, etc.), environmental site assessments and potential site cleanup will complicate redevelopment activities and the potential hazards/contaminants pose a potential health threat.
	Building Age / prior to 1980	Cochise County GIS Datasets Staff indicated parcels that possess buildings that pre-date 1980.	Older structures (pre-dating safer construction standards) have a higher probability of containing potentially hazardous building materials (e.g., asbestos, lead-based paint) that could lead to abatement requirements, these conditions pose a potential health threat.
	No Sewer Availability	Sierra Vista GIS Datasets Staff indicated parcels that are not located adjacent to public sewer lines.	The lack of readily available sewer connections complicate redevelopment and create the potential for continued septic use (if present), these conditions pose a potential health threat.
<b>Blight Factor 4. Deterioration of Site or Other Improvement</b>	Building Condition (Fair or Poor)	Cochise County GIS Datasets Staff indicated parcels that were rated as "fair" or "poor" on assessor records.	Structures in disrepair may not attract/retain their tenants and may require substantial investment.

<b>Table 2.2.a. Finding of Necessity Blight Factors and Indicators</b>			
<b>Blight Factor</b>	<b>Indicator</b>	<b>Data Source &amp; Evaluation Method</b>	<b>Reasoning</b>
	Vacant Building/Tenant Space	Sierra Vista GIS Datasets Staff indicated parcels that were vacant (without a tenant/occupant).	Vacant storefronts/buildings do not generate income and can negatively affect adjacent properties.
<b>Blight Factor 8. Improper or obsolete subdivision platting</b>	Shopping center with individual lots	Aerial and Parcel Map Observations Staff indicated parcels that were a part of a shopping center building (and where other parcels comprise the structure).	Development sites with multiple owners/parcels may be more difficult to redevelop given the multiple entities that need to participate.
<b>Blight Factor 9. Existence of Conditions that Endanger Life or Property by Fire and Other Cause</b>	Lack of sidewalks	Aerial and Parcel Map Observations Staff indicated parcels that did not have direct access to the public sidewalk network.	The lack of public sidewalks creates a dangerous environment for pedestrians (especially the youth and the elderly) – this also reduces options for property egress in the event of a fire, flood, or other emergency.
	Floodplain	Cochise County GIS Datasets Staff indicated parcels that were in a designated floodplain.	Properties within designated 100-year floodplains are in higher danger of damage and/or loss of life.

## Parcel Scoring

The project team applied a scoring system to each of the 162 parcels in the expansion area. If a parcel has one or more of the indicators listed under each Blight Factor, it was assigned a “1” to indicate that property conditions align with the factor. The analysis totaled the number of Blight Factors for each parcel and tallied the overall parcels that have conditions that align with each Blight Factor.

Through this analysis it was discovered that 152 parcels (of the total 162) possess property conditions that align with at least one of the Blight Factors. These findings indicate that most of the expansion area has blight conditions that justify enlarging the redevelopment area to address the negative situations that otherwise hinder economic growth and development. Table 2.2.b lists the Blight Factor scores for the expansion area – the scoring data for each parcel is contained in Appendix A of this planning document. Figure 2.2.1 illustrates the parcels (in the focus area) that align with each Blight Factors. Table 2.2.c lists the number of parcels in the proposed expansion area that exhibit property conditions that align with each of the indicators under the individual Blight Factors.

<b>Table 2.2.b. Finding of Necessity Blight Factor Scores</b>		
<b><i>Blight Factor Score Category</i></b>	<b><i>Total Expansion Area Parcels</i></b>	<b><i>Percent of Total Parcels</i></b>
Number of Parcels with 5 Blight Factors	1	0.6%
Number of Parcels with 4 Blight Factors	12	7.4%
Number of Parcels with 3 Blight Factors	40	24.7%
Number of Parcels with 2 Blight Factors	58	35.8
Number of Parcels with 1 Blight Factor	41	25.3
Number of Parcels with 0 Blight Factors	10	6.2%
Total Parcels in Focus Area	162	
Total Parcels with 1 or more Blight Factors	152	93.8%

<b>Table 2.2.c. Finding of Necessity Indicator Scores</b>	
<i>Blight Factor / Indicator</i>	<i>Number of Parcels in Proposed Expansion Area</i>
<b>Blight Factor 1. Dominance of Defective or Inadequate Street Layout</b>	<b>5</b>
Dead-end Streets AND/OR No Access	5
<b>Blight Factor 2. Faulty Lot Layout in Relation to Size, Accessibility or Usefulness</b>	<b>137</b>
Irregular Lot Configuration -	9
Site Size / < 1-acre	135
<b>Blight Factor 3. Unsanitary or Unsafe Conditions</b>	<b>88</b>
Environmental Score	22
Building Age / prior to 1980	70
No Sewer Availability	14
<b>Blight Factor 4. Deterioration of Site or Other Improvement</b>	<b>41</b>
Building Condition (Fair or Poor)	20
Vacant Building/Tenant Space	27
<b>Blight Factor 8. Improper or obsolete subdivision platting</b>	<b>49</b>
Shopping center with individual lots	49
<b>Blight Factor 9. Existence of Conditions that Endanger Life or Property by Fire and Other Cause</b>	<b>9</b>
Lack of sidewalks	9
Floodplain	0

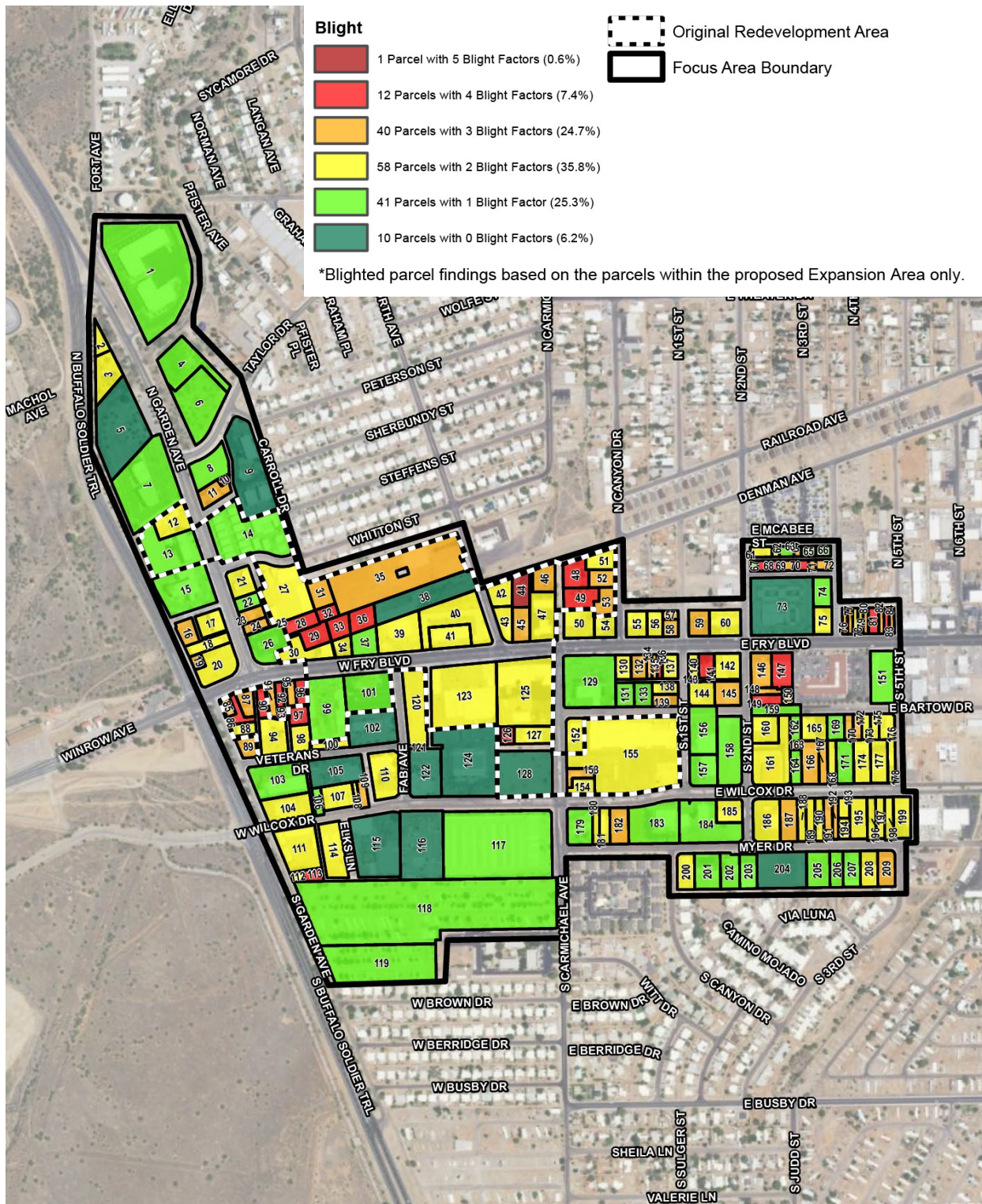


Figure 2.1.1 – Findings of Necessity Parcel Blight Map

## 2.3: Conclusions

In September 2021, the project team (including City staff and its consultant) examined each parcel in the proposed expansion area using readily available GIS datasets, aerial photography, and site observations (from the public right-of-way) to perform the Finding of Necessity analysis. The following lists key conclusions:

- **Blight Factor Alignment** – 93.8% of the expansion area parcels have conditions that align with at least one of the six Blight Factors that were used in this Finding of Necessity analysis. This finding shows that the parcels have negative property characteristics that could be better addressed by expanding the Redevelopment Area and applying the associated economic development tools to these additional sites.
- **Reuse of Underutilized Properties** – Based on the Finding of Necessity analysis, the Redevelopment Area and the proposed expansion area possess numerous parcels that are underutilized and have the potential to support new community serving uses such as housing, employment, and commercial spaces that align with the current market demands. There are opportunities to promote adaptive reuse of existing structures, infill projects on underused portions of sites (e.g., unused surface parking lots), and/or site redevelopment of antiquated projects that no longer serve the community.
- **Capital Improvement Projects** – The Focus Area has some infrastructure deficiencies relating to sewer line availability, sidewalk gaps, and street access (albeit these conditions are in small enclaves). Furthermore, streetscape enhancements and other amenities would improve the function and appearance. Capital improvement projects would support site redevelopment and may improve their marketability.
- **Regulatory Refinement Opportunities** – Expanding the Redevelopment Area would also allow the City to reexamine its zoning and regulatory framework for the broader West End (a) to identify the community's vision in terms of urban design, land use, and development scale, (b) to recognize potential regulatory barriers to economic development/property redevelopment, and (c) to refine the zoning / land use laws to align with the community's vision and to streamline the permitting processes for private investment.
- **Redevelopment Planning** – Expanding the Redevelopment Area to encompass the additional 162 parcels would allow the City to take a more holistic approach to redevelopment planning in the West End. Specifically, there are opportunities to update the vision and action plan for the West Sierra Vista Redevelopment Plan to include a broader geographic area. The actions could focus on supportive capital improvement projects, regulatory refinements, incentives, and marketing/promotion – the City needs a plan to guide their future staff work plans and budget allocations.

# Appendices

Appendix A: Parcel Scoring Data

Appendix B: Map Series

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# Appendix A: Parcel Scoring Data

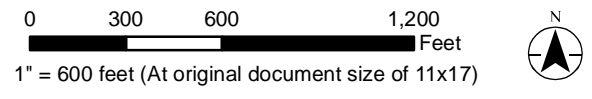
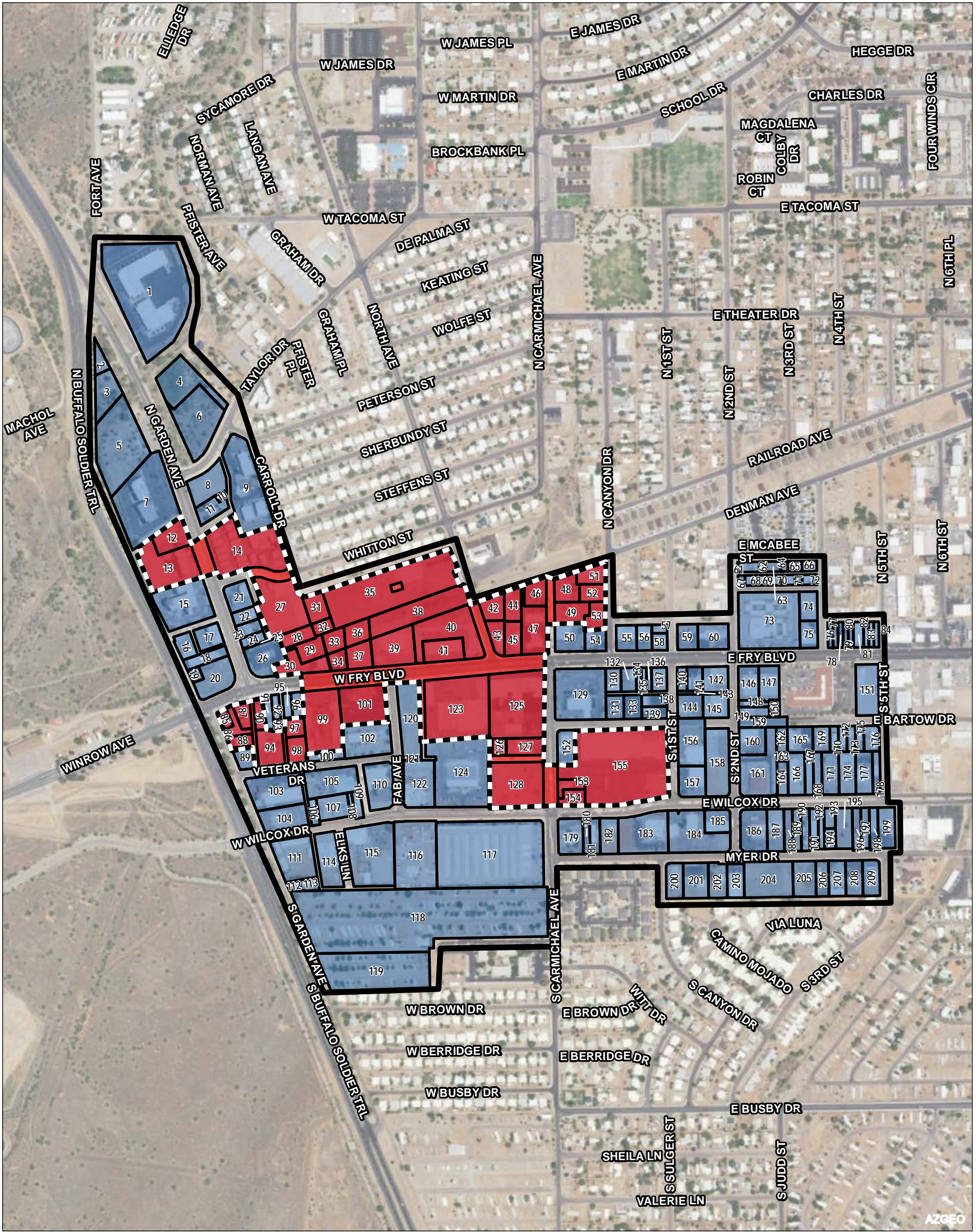











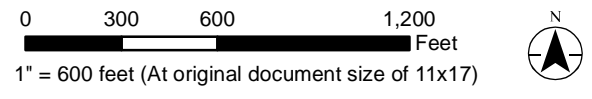
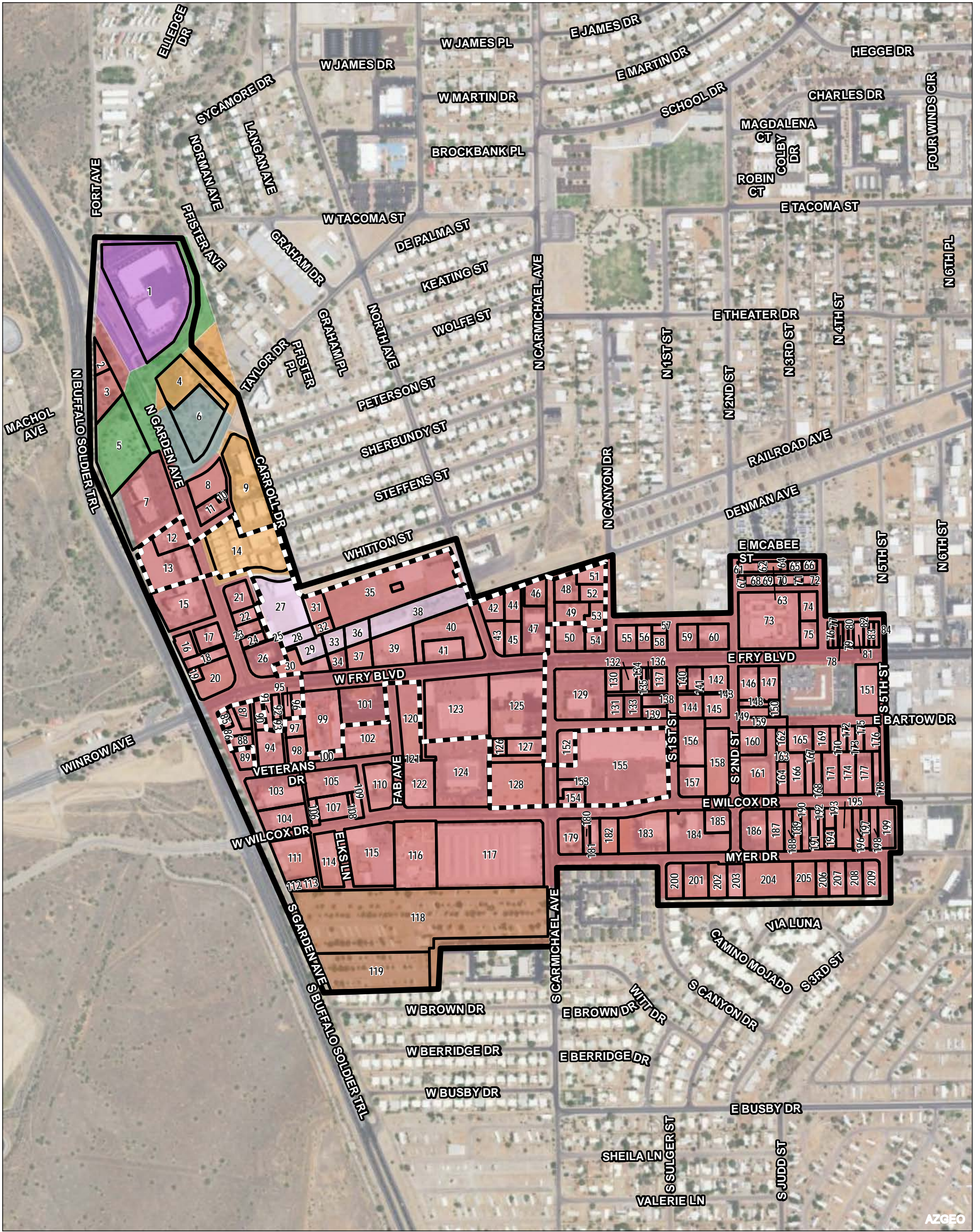
# Appendix B: Map Series



**Sierra Vista West End**  
**Findings of Necessity Expansion Map**

November 4, 2021

-  Original Redevelopment Area
-  Expansion Area
-  Focus Area Boundary



## Sierra Vista West End

### Findings of Necessity Zoning Map

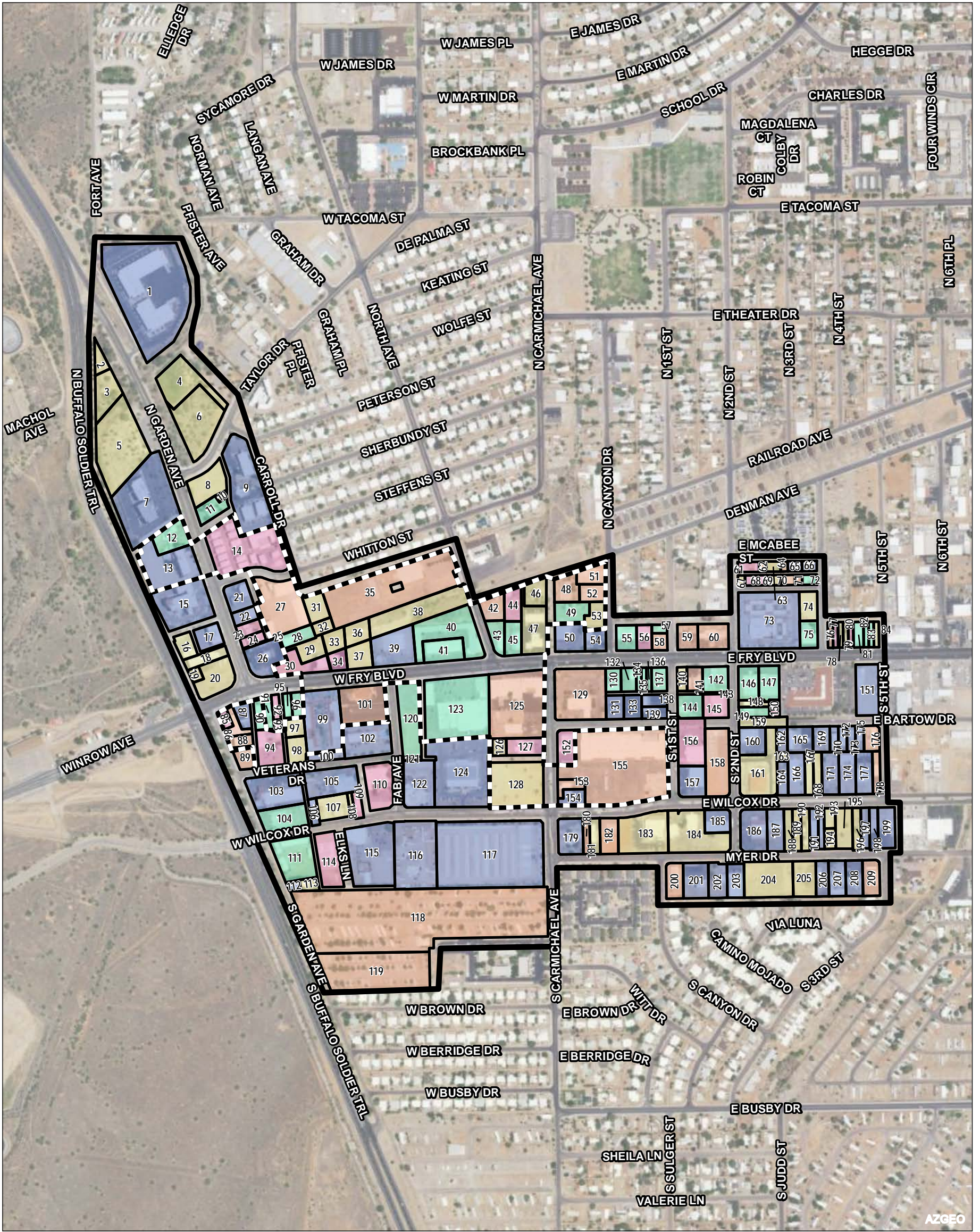
November 4, 2021

#### Sierra Vista Zoning

- SFR - Single-Family Residence
- MFR - Multi-Family Residence
- MHR - Manufactured Home Residence
- LC - Limited Commercial
- GC - General Commercial
- IP - Industrial Park
- LI - Light Industry
- OS - Open Space

- Original Redevelopment Area
- Focus Area Boundary



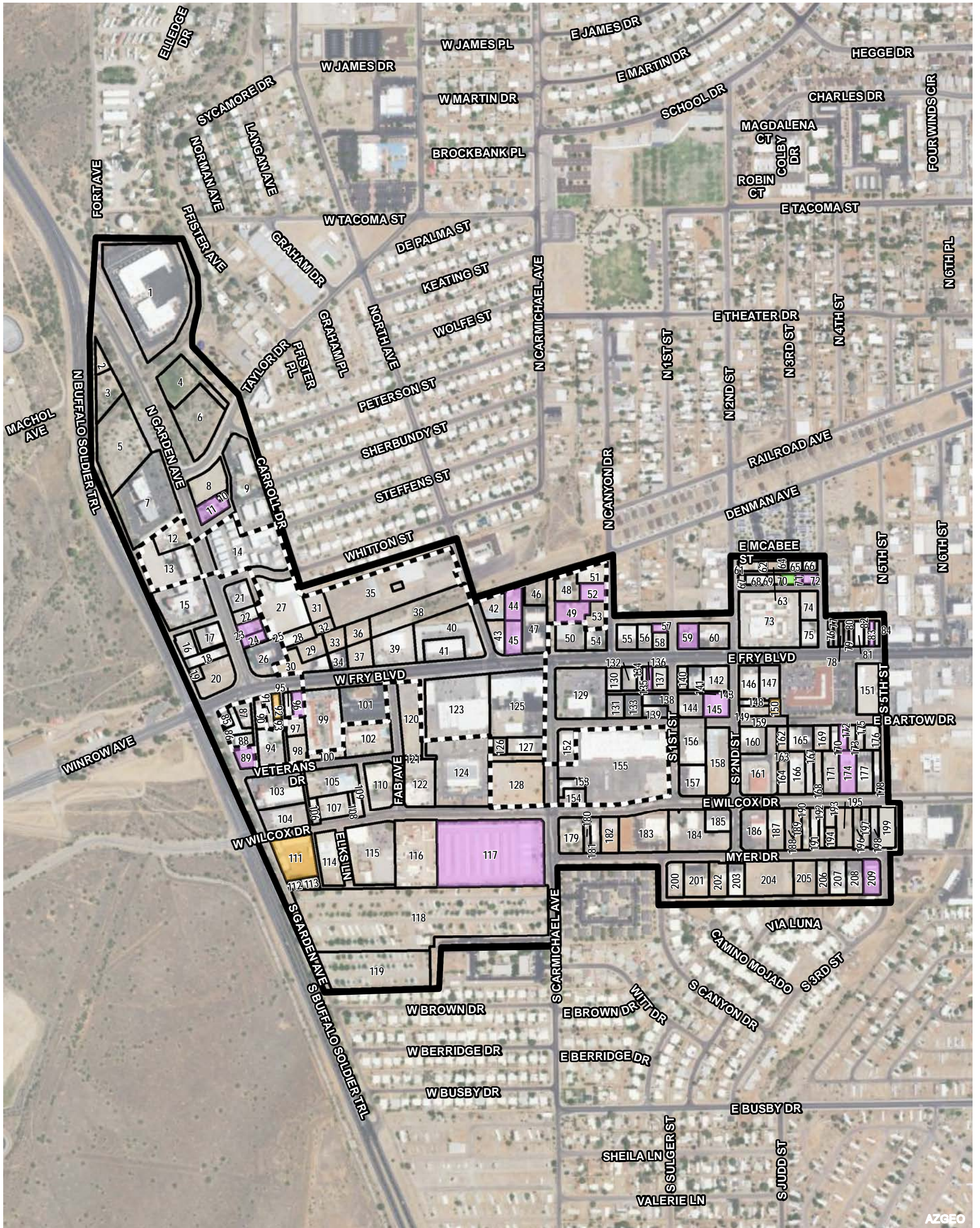


# Sierra Vista West End Findings of Necessity Building Age Map

November 4, 2021

## Building Age

- Pre 1960
- 1960-1969
- 1970-1979
- 1980 or Later
- Unknown or Not Applicable
- Original Redevelopment Area
- Focus Area Boundary

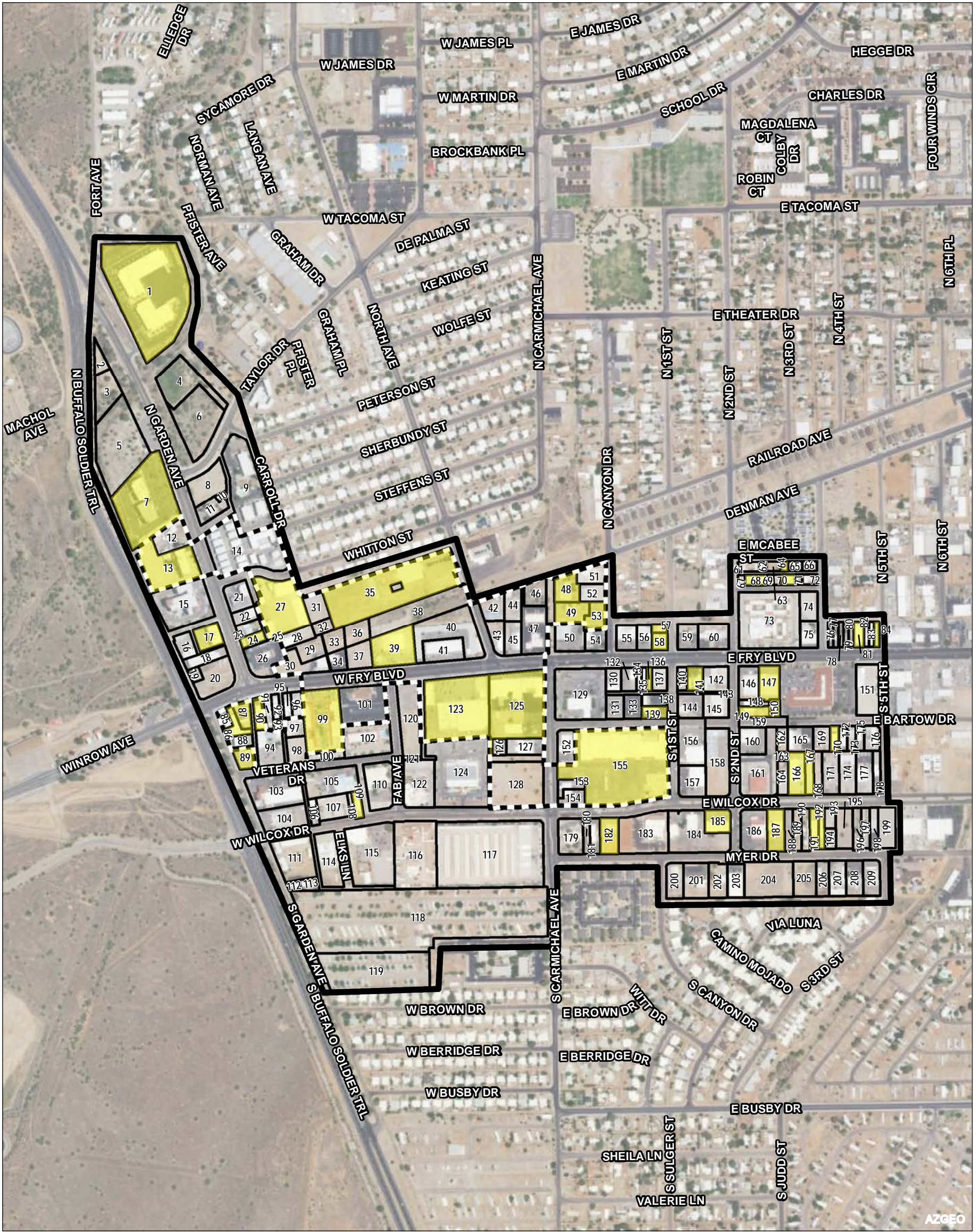


**Sierra Vista West End**  
**Findings of Necessity Building Conditions Map**

November 4, 2021

- Building Condition**
- Fair Plus
  - Fair
  - Low
  - Original Redevelopment Area
  - Focus Area Boundary

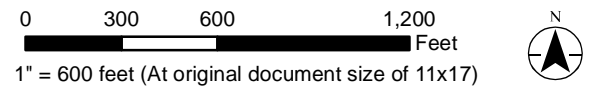


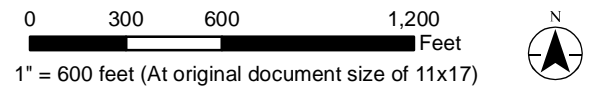
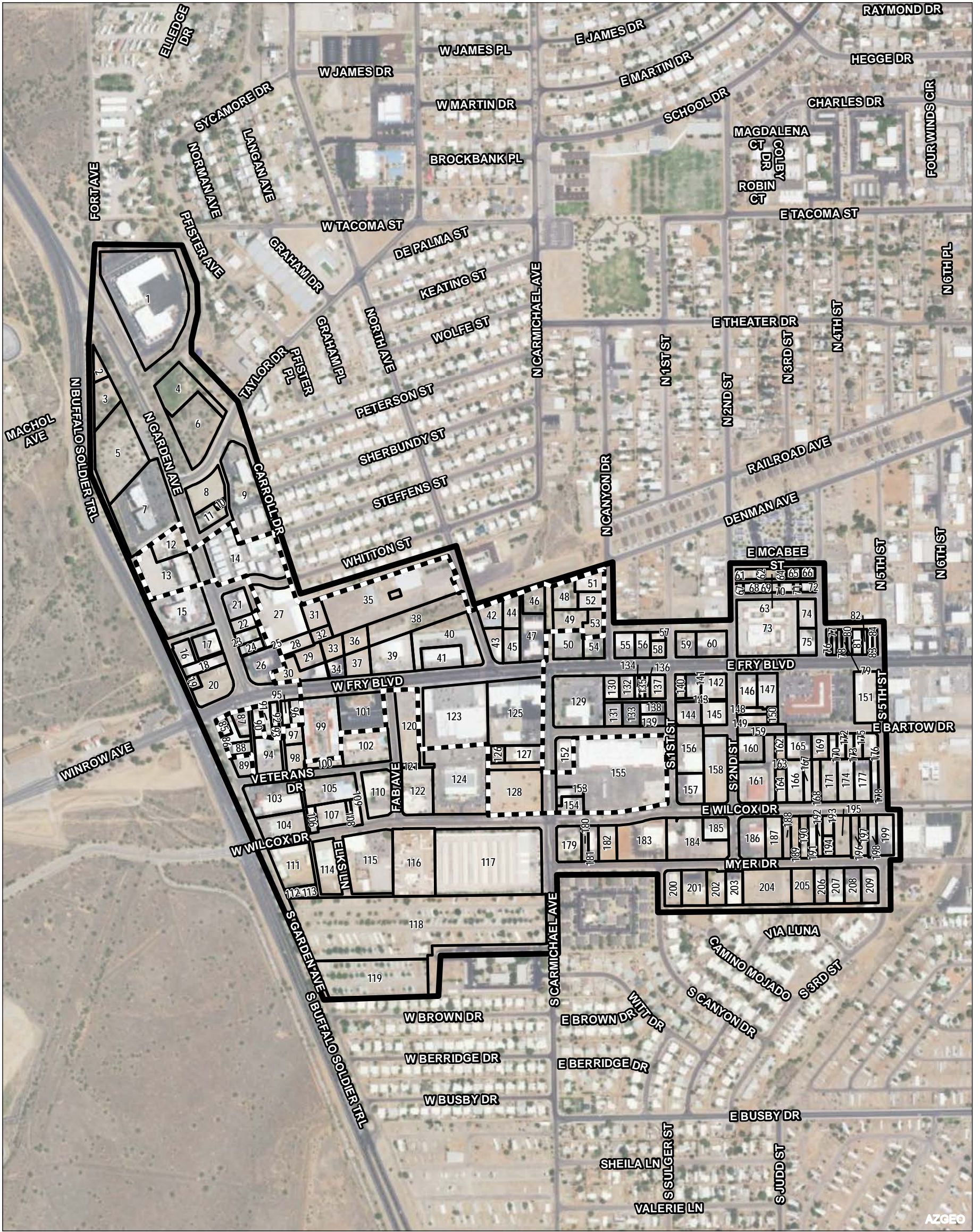


**Sierra Vista West End**  
**Findings of Necessity Building Vacancy Map**

November 4, 2021

- Vacant Building
- Original Redevelopment Area
- Focus Area Boundary



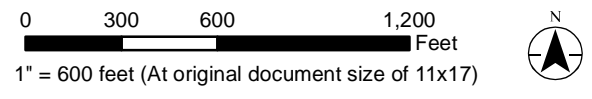
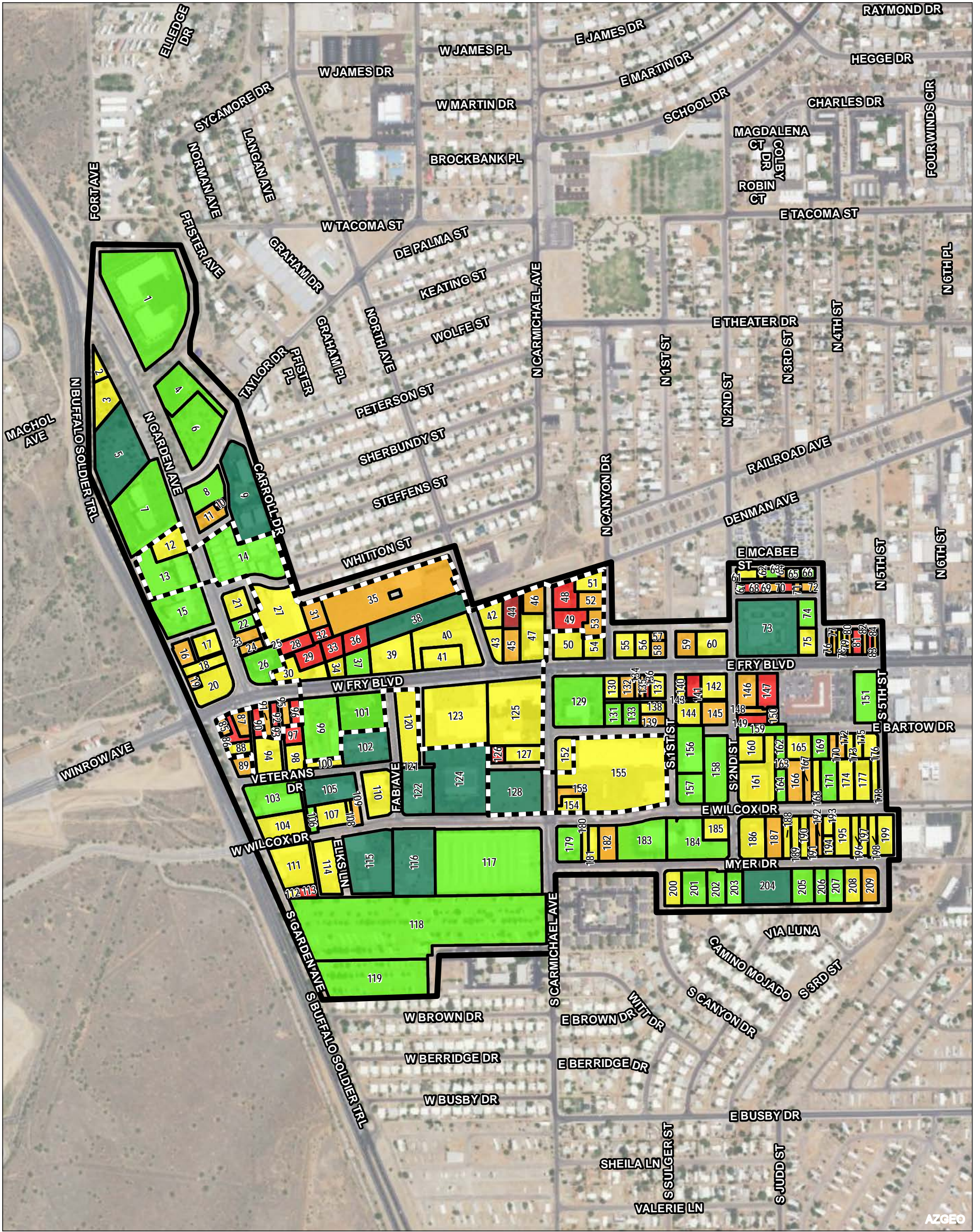


**Sierra Vista West End**  
**Findings of Necessity General Aerial Map**

November 4, 2021

- Original Redevelopment Area
- Focus Area Boundary





## Sierra Vista West End Findings of Necessity Blight Map

November 4, 2021

Blight	
	1 Parcel with 5 Blight Factors (0.6%)
	12 Parcels with 4 Blight Factors (7.4%)
	40 Parcels with 3 Blight Factors (24.7%)
	58 Parcels with 2 Blight Factors (35.8%)
	41 Parcels with 1 Blight Factor (25.3%)
	10 Parcels with 0 Blight Factors (6.2%)

Original Redevelopment Area  
 Focus Area Boundary

\*Blighted parcel findings based on the parcels within the proposed Expansion Area only.

