



**CITY OF SIERRA VISTA  
NEIGHBORHOOD COMMISSION**

**GENERAL PLAN, VISTA 2030 POLICY REVIEW**



# WHAT IS A GENERAL PLAN?

- A **long-range plan** that sets a **vision and goals** for the city's future.
- Includes **policies and maps** that guide a community's development, infrastructure, and preservation decisions.
- Policies that **look to the future** to anticipate trends and challenges facing the city.
- It should be **reviewed and updated** as conditions change within a community.



## BASIC CHARACTERISTICS

- **Physical plan** that translates community values into a scheme that describes how, why, when and where to build, rebuild, or preserve the community.
- **Comprehensive**, being it covers the entire city geographically. It also encompasses all functions that make a community work, such as transportation, housing, land use, utility systems, and recreation. Moreover, the plan considers the interrelationships of functions.
- **Long-range**, covering a time period of at least ten years.

## LEGAL SIGNIFICANCE

- A General Plan is **not a land use regulation**, nor is it an ordinance of law. The General Plan serves as an **official policy guide** for the city. Any ordinance pertaining to the use of land, or the growth and redevelopment of the city should conform to the goals and strategies of the plan.
- A carefully designed land use plan for the community serves as the **policy basis for the City's land use regulations**.

## STATUTORY REQUIREMENTS

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Each planning agency shall prepare, and the governing body shall adopt a comprehensive, long-range general plan for the development of the municipality.

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The planning agency shall coordinate land use plans with state land department. Conceptual state land use plans shall be integrated into the city's general land use plan.

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Plan shall consist of a statement of community goals and development policies.

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The plan shall include maps, any necessary diagrams and text setting forth objectives, principles, standards and plan proposals.

# COMMISSION FOCUS AREAS

Transportation  
Airport  
Streets  
Bicycling/Pedestrian  
Transit

Connectivity  
3 – Transportation & Circulation

Neighborhoods

Community Preservation &  
Revitalization  
13 – Redevelopment & Infill Development  
12 – Housing & Neighborhoods

Environmental Stewardship

Environmental Sustainability  
9 – Conservation of Resources  
8 – Water Resources  
6 – Environmental Planning

Parks & Recreation

Public Facilities & Services  
11 – Public Facilities, Services, & Buildings  
4 – Open Space  
10 – Parks & Recreation  
14 – Safety

Arts, Humanities, & Cultural Diversity

Public Facilities & Services  
16 – Arts, Humanities, & Cultural  
Activities

Tourism

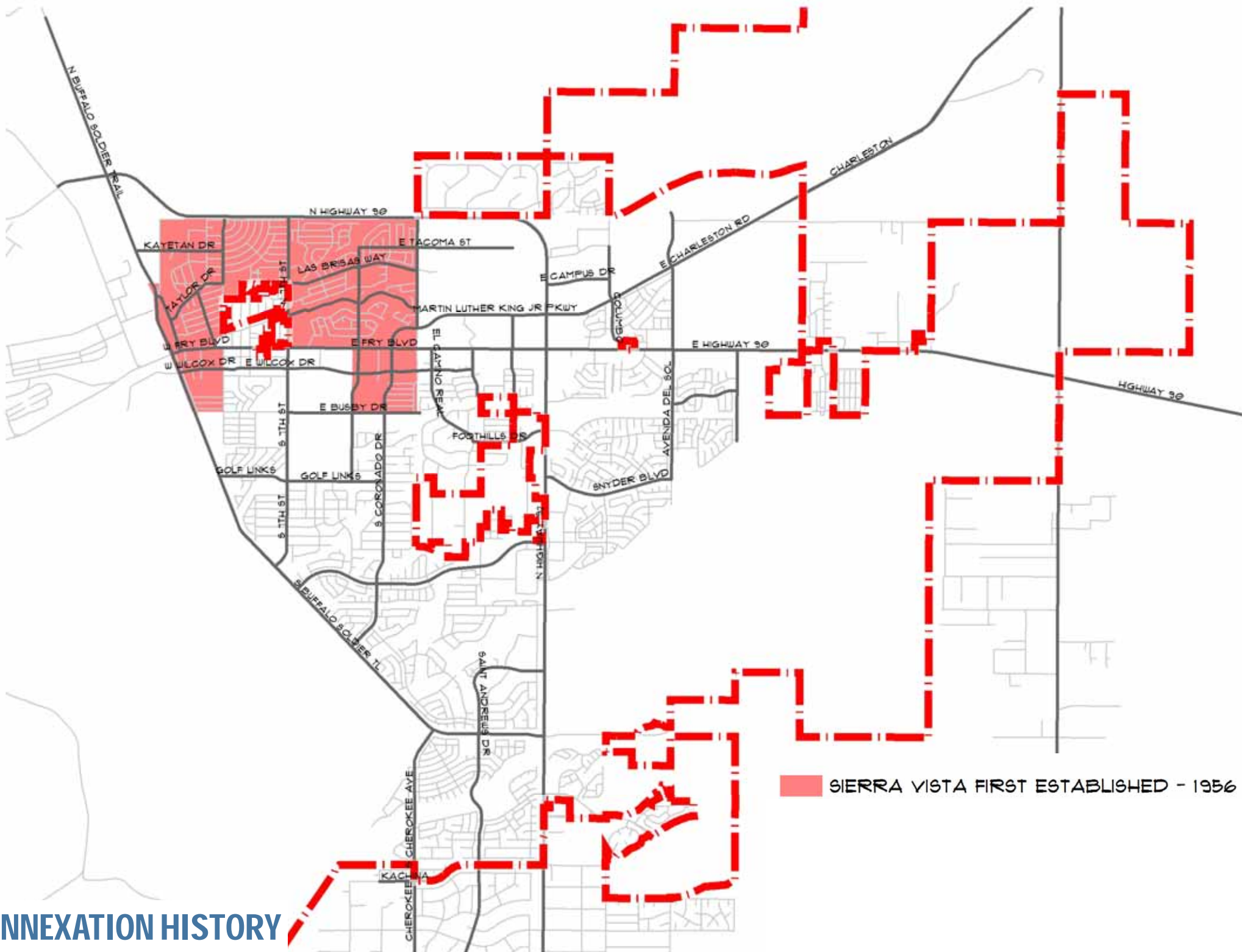
Commission on Disability Issues

Youth Commission



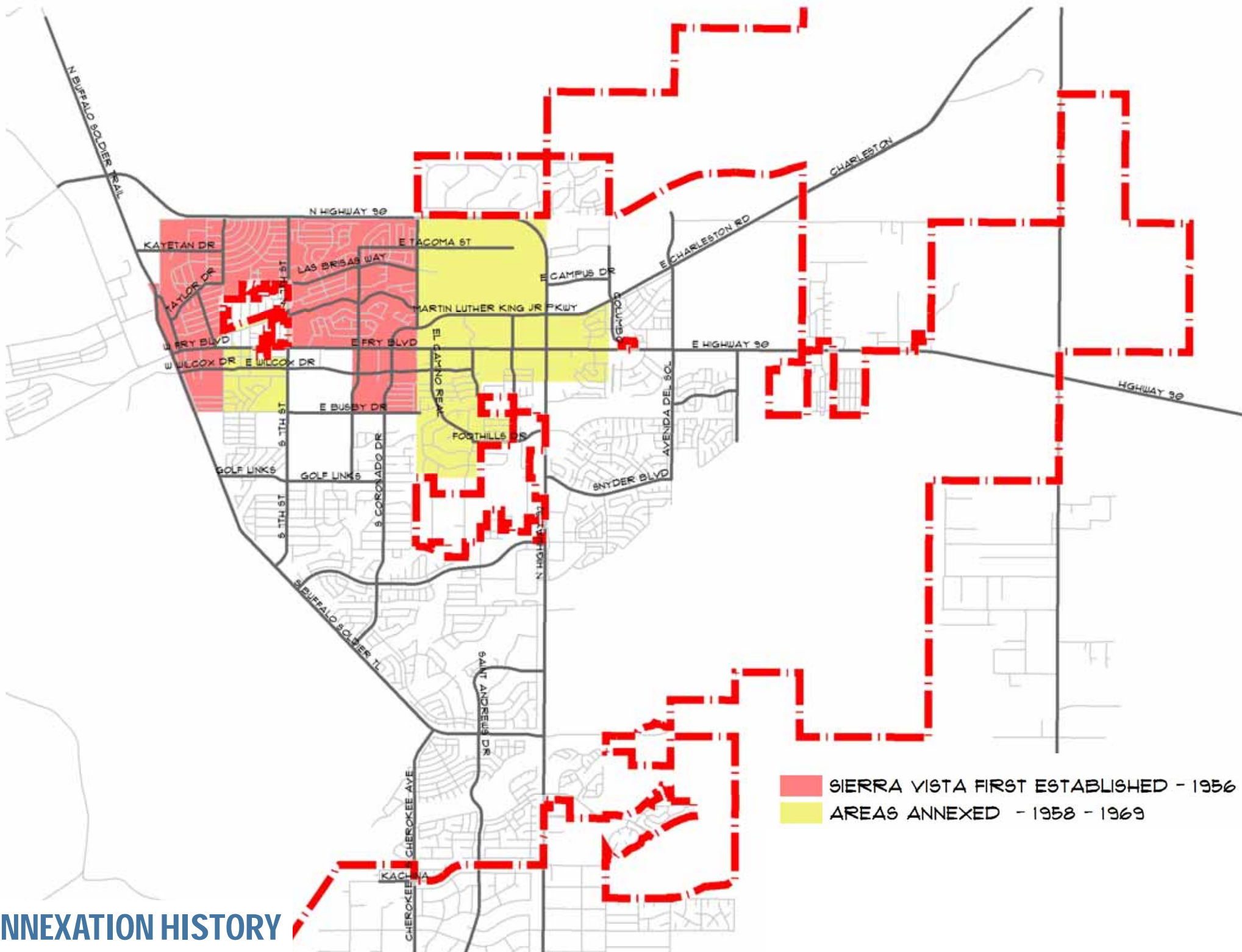
## About

- Established in 1956
- 152 square miles (including Fort Huachuca which is 115 square miles)
- Largest city in Cochise County
- Retail market serves an estimated population of 110,000 on both sides of the U.S. – Mexico border
- Fort Huachuca is the region's largest employer and main economic driver.



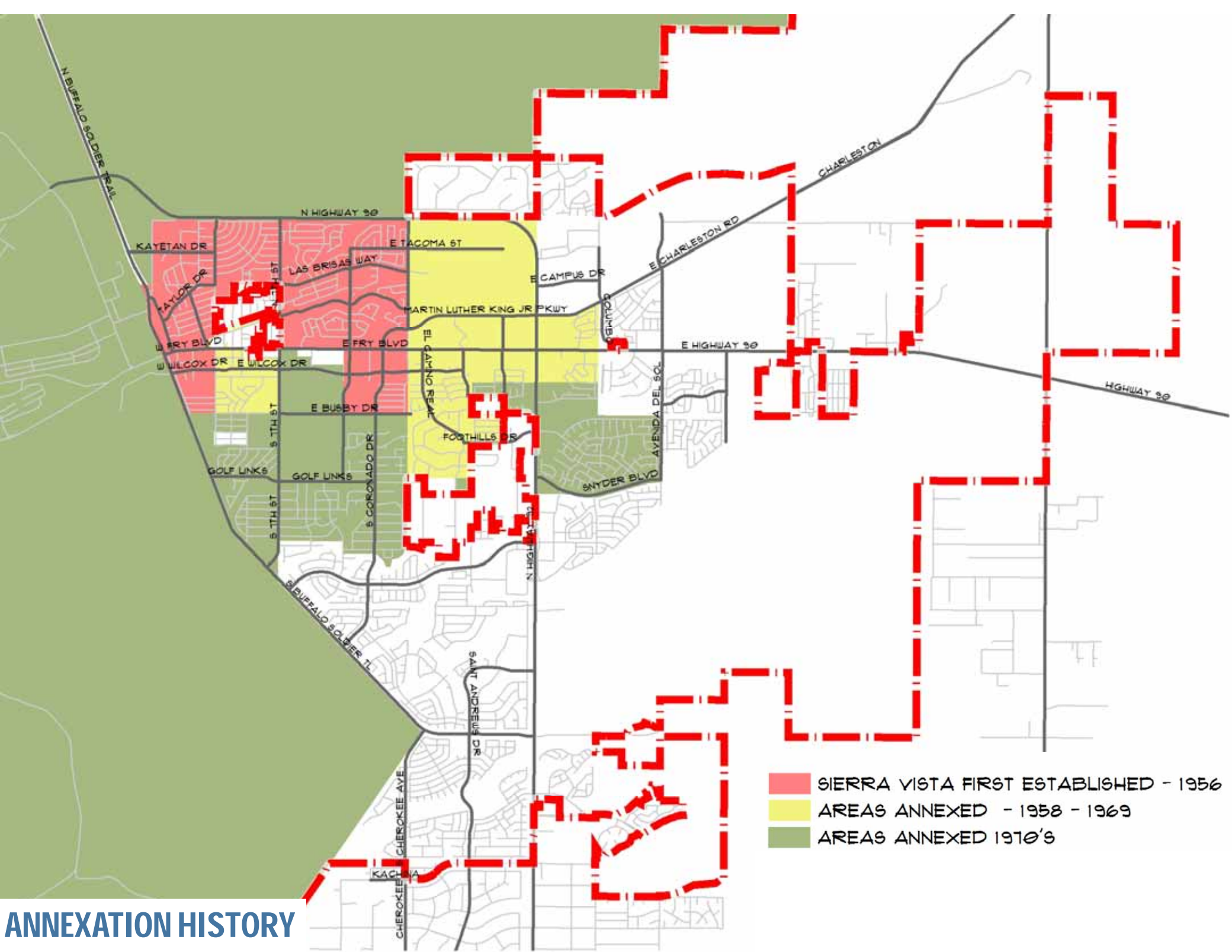
**ANNEXATION HISTORY**





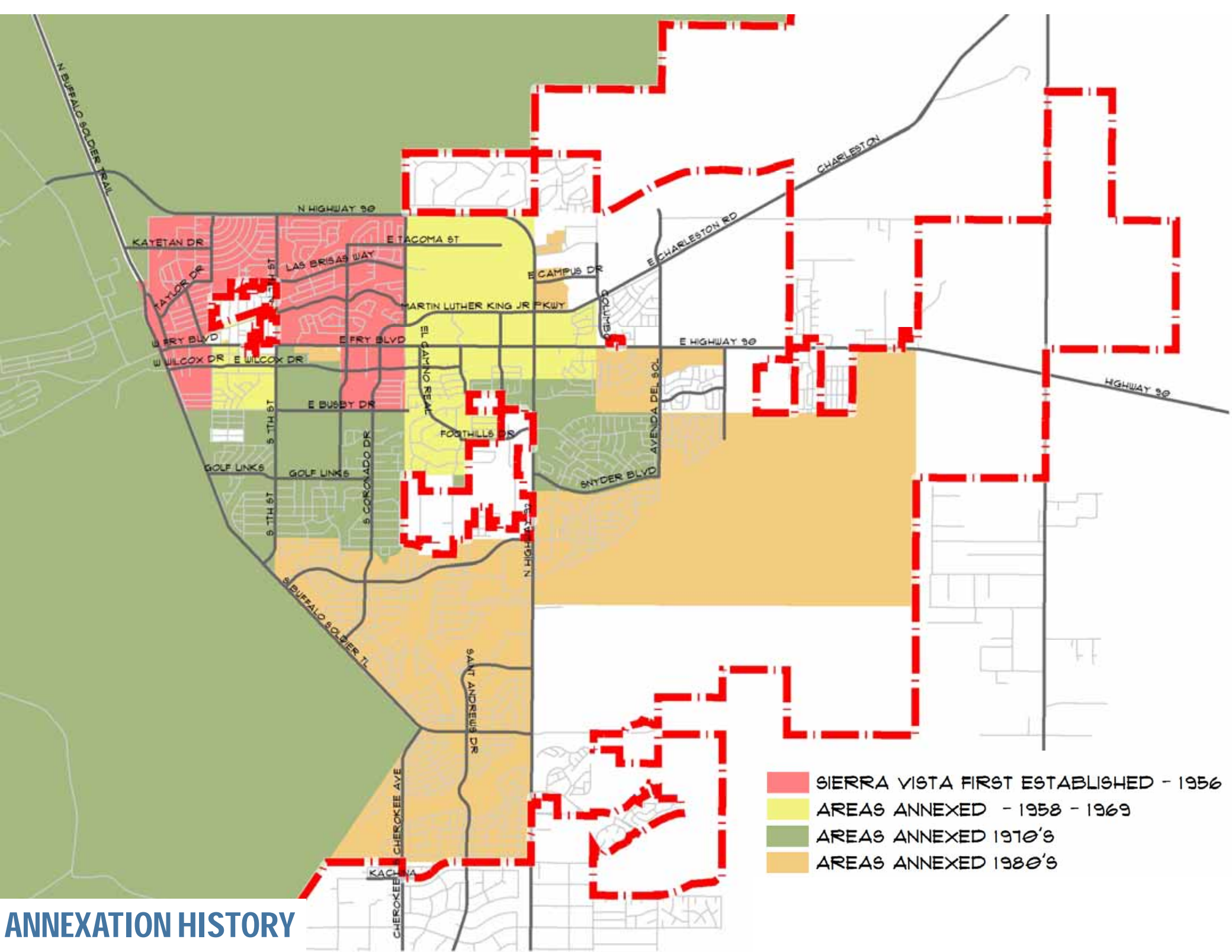
SIERRA VISTA FIRST ESTABLISHED - 1956  
 AREAS ANNEXED - 1958 - 1969

**ANNEXATION HISTORY**

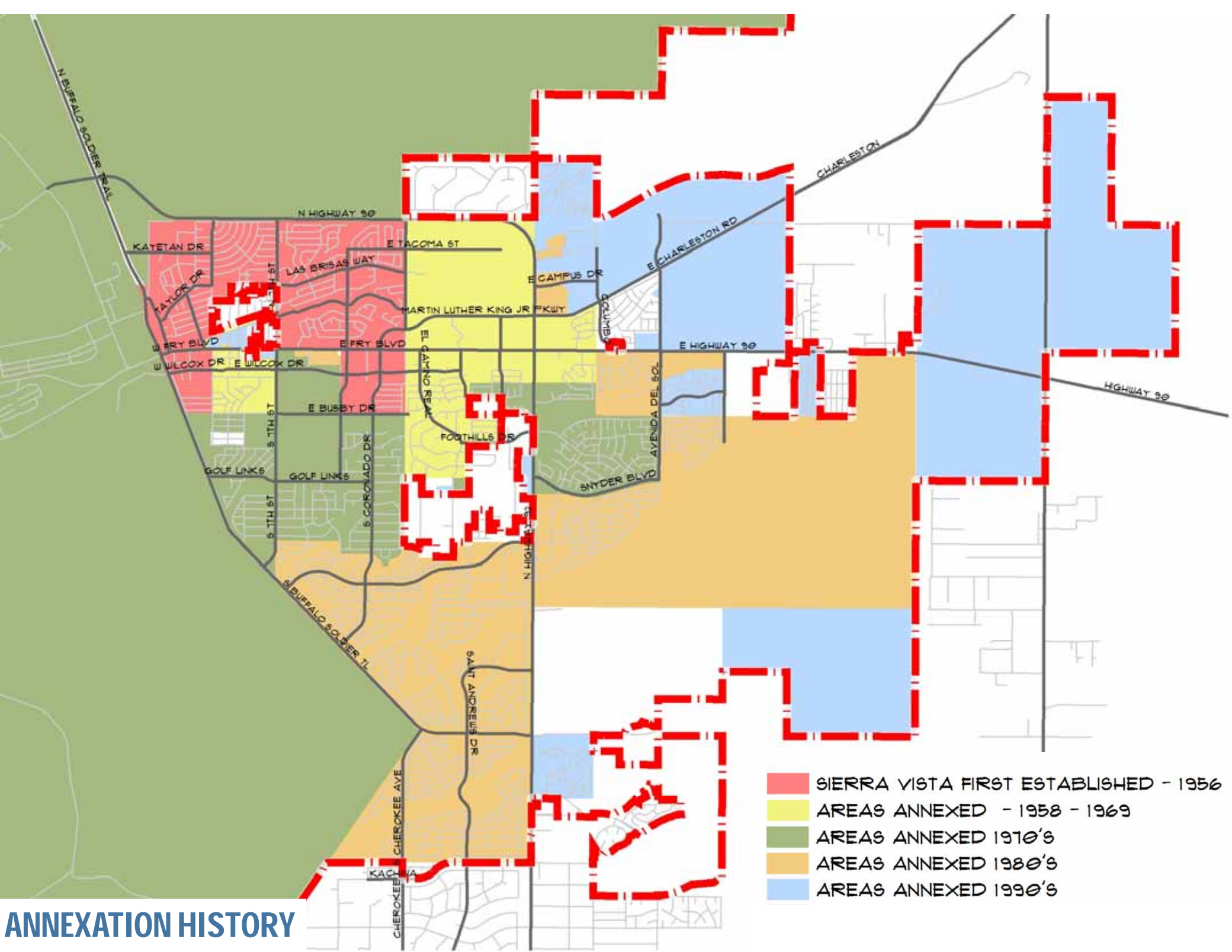


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- AREAS ANNEXED - 1958 - 1969
- AREAS ANNEXED 1970'S

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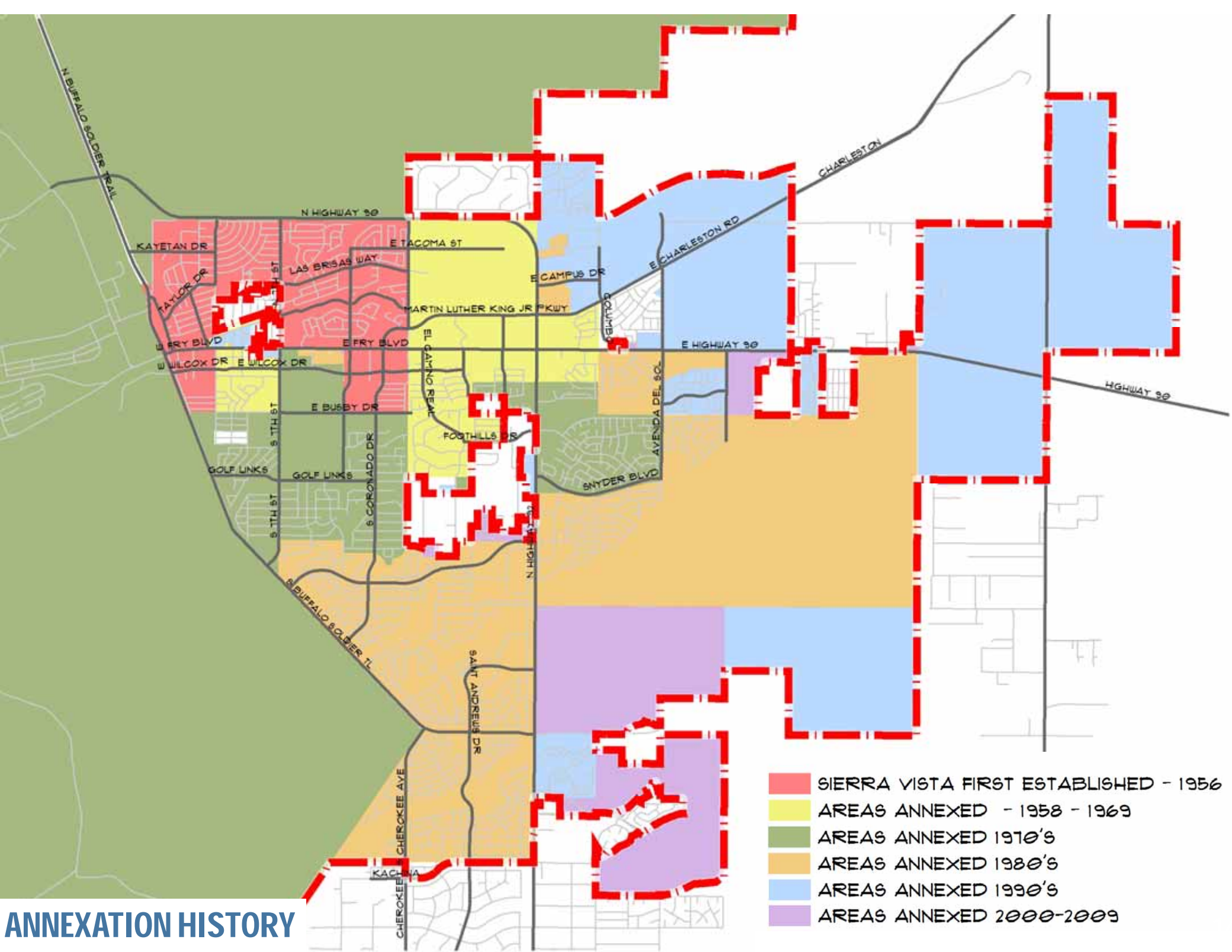


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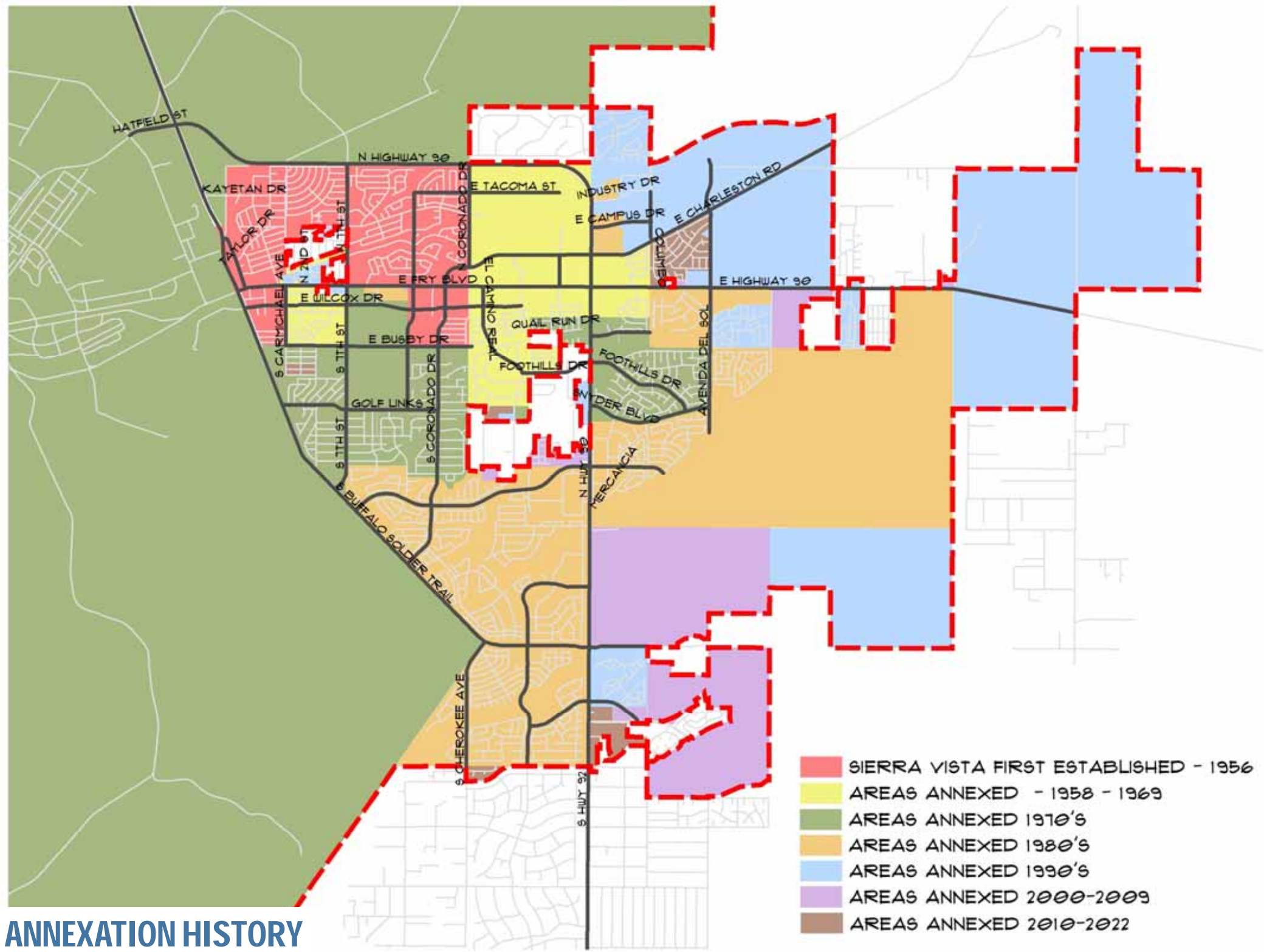


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**ANNEXATION HISTORY**



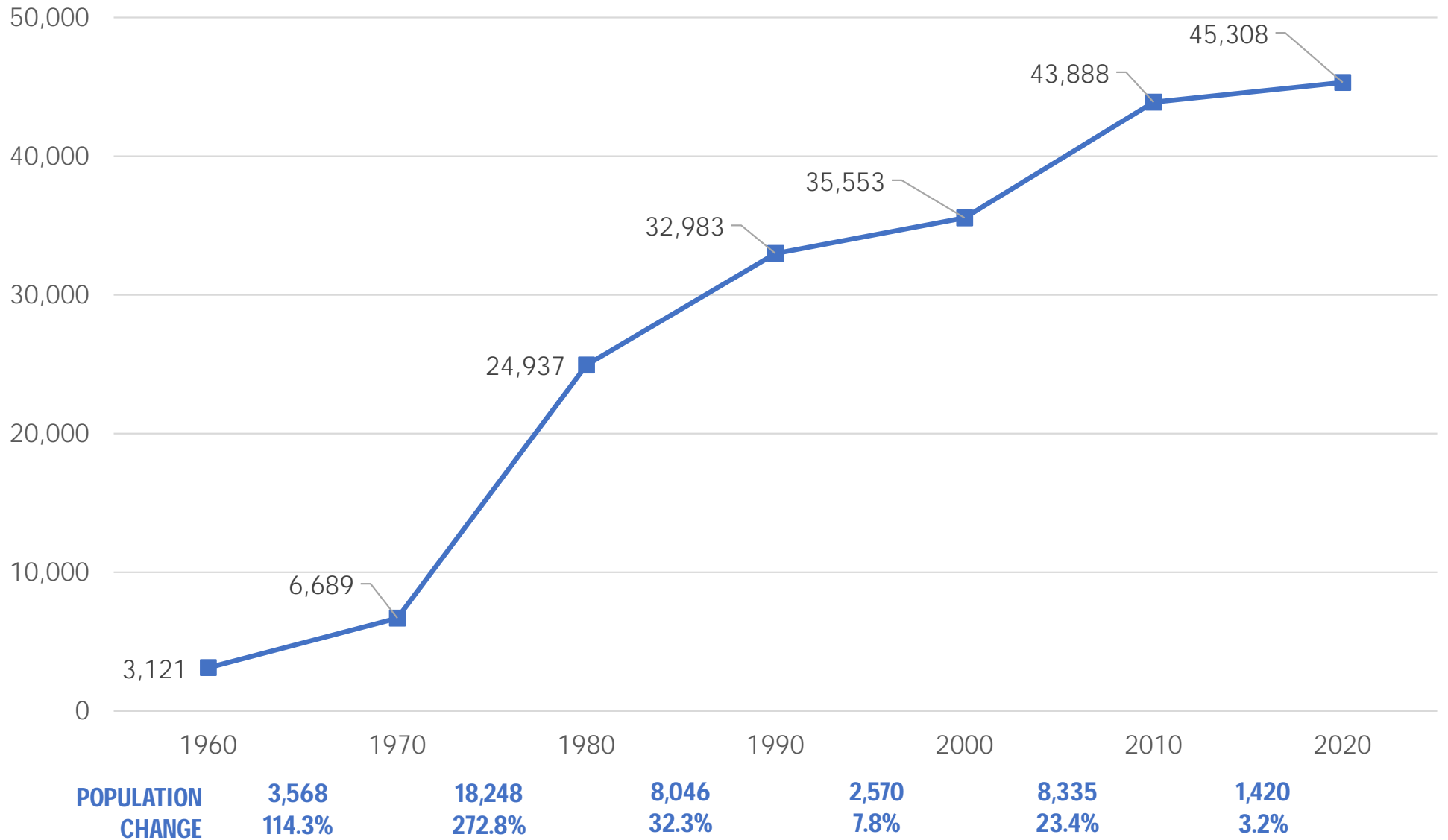
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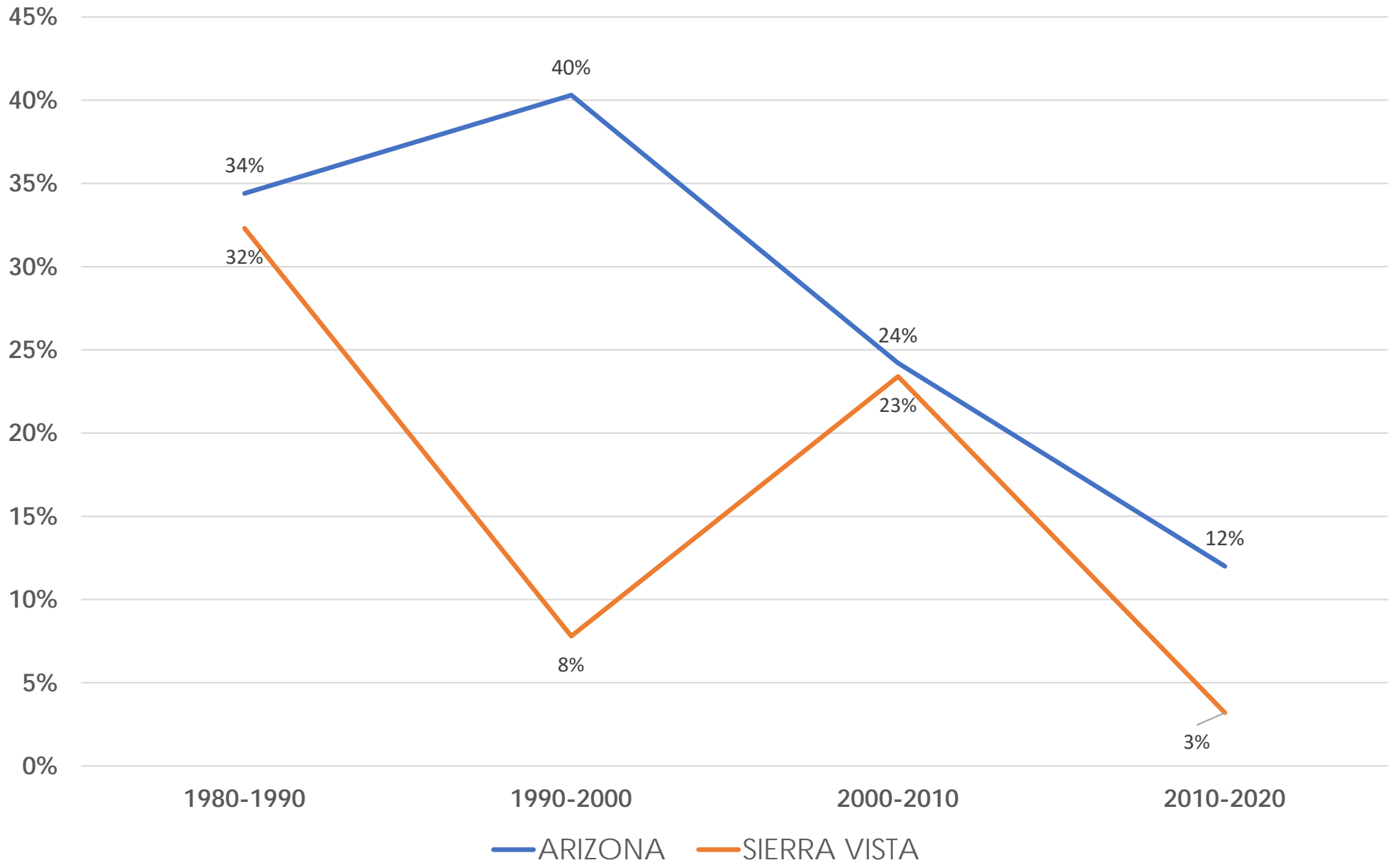
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- AREAS ANNEXED 1980'S
- AREAS ANNEXED 1990'S
- AREAS ANNEXED 2000-2009
- AREAS ANNEXED 2010-2022

# ANNEXATION HISTORY

# HISTORICAL POPULATION GROWTH SIERRA VISTA, ARIZONA



## HISTORICAL GROWTH RATES BY DECADE

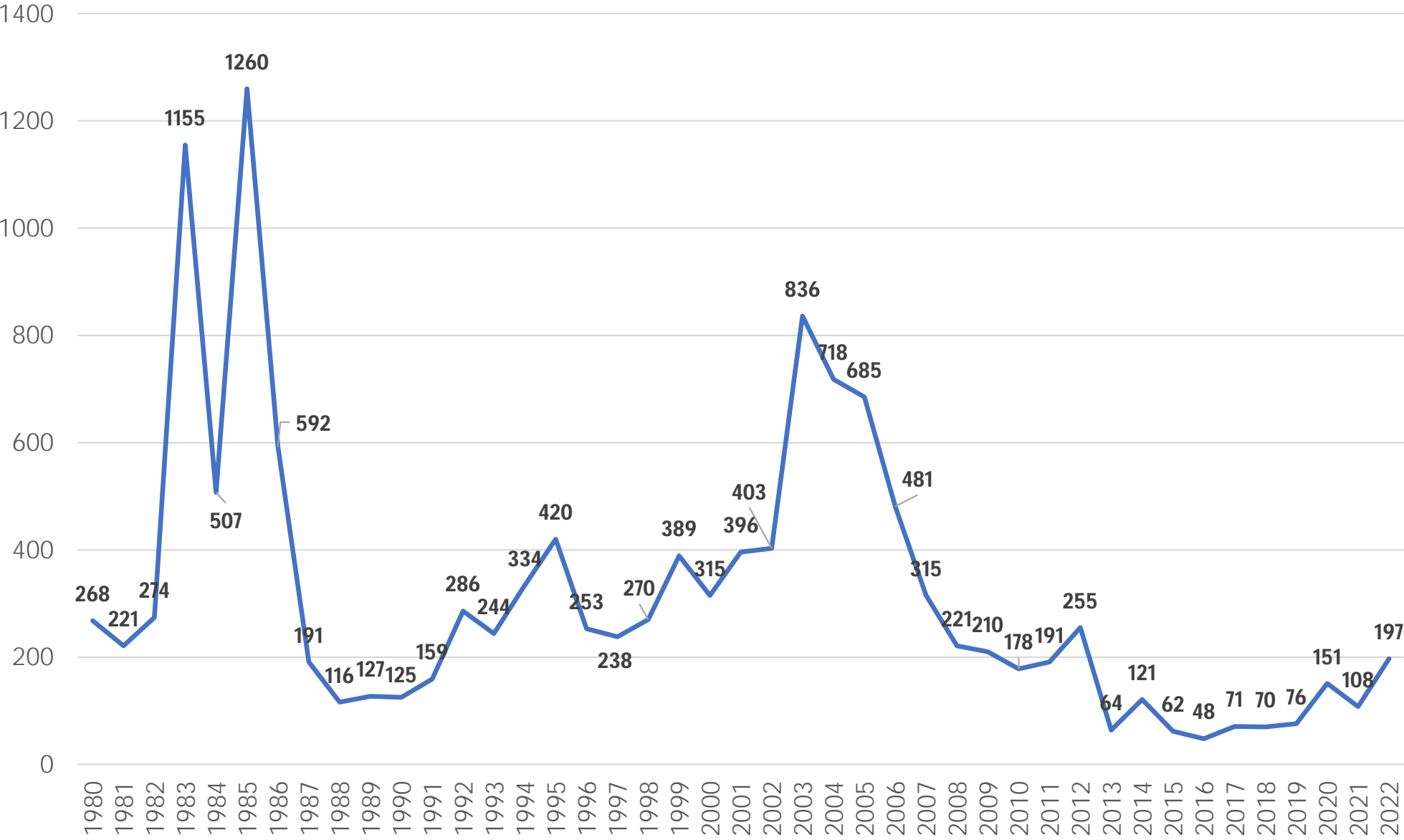




	4/1/2000*	4/1/2010*	4/1/2020	7/1/2022	7/1/2030	7/1/2040	7/1/2050	7/1/2060	Change btwn 4/1/2020 and 7/1/2060
<b>COCHISE COUNTY</b>	<i>117,754</i>	<i>131,346</i>	<b>125,447</b>	<b>126,648</b>	<b>129,781</b>	<b>130,670</b>	<b>131,941</b>	<b>135,231</b>	<b>8%</b>
Benson	<i>4,719</i>	<i>5,106</i>	<b>5,355</b>	5,388	5,435	5,352	5,298	5,334	0%
Bisbee	<i>6,095</i>	<i>5,575</i>	<b>4,923</b>	5,045	4,629	3,889	3,246	2,712	-45%
Douglas	<i>14,741</i>	<i>17,378</i>	<b>16,534</b>	15,713	14,675	13,782	13,039	12,572	-24%
Huachuca City	<i>1,750</i>	<i>1,853</i>	<b>1,626</b>	1,626	1,578	1,482	1,402	1,352	-17%
<b>Sierra Vista</b>	<b>39,281</b>	<b>45,330</b>	<b>45,308</b>	<b>45,773</b>	<b>47,900</b>	<b>49,601</b>	<b>51,295</b>	<b>53,669</b>	<b>18%</b>
Tombstone	<i>1,508</i>	<i>1,385</i>	<b>1,308</b>	1,376	1,759	2,083	2,379	2,687	105%
Willcox	<i>3,737</i>	<i>3,757</i>	<b>3,213</b>	3,248	3,170	2,977	2,817	2,716	-15%
Mescal CDP	<i>1,197</i>	<i>1,812</i>	<b>1,751</b>	1,799	1,879	1,911	1,947	2,011	15%
Miracle Valley CDP	<i>456</i>	<i>644</i>	<b>571</b>	587	613	623	635	656	15%
Naco CDP	<i>831</i>	<i>1,046</i>	<b>824</b>	847	884	900	916	946	15%
Pirtleville CDP	<i>1,691</i>	<i>1,744</i>	<b>1,412</b>	1,451	1,515	1,541	1,570	1,622	15%
St. David CDP	<i>1,797</i>	<i>1,736</i>	<b>1,639</b>	1,684	1,759	1,789	1,823	1,882	15%
Sierra Vista Southeast CDP	<i>11,692</i>	<i>14,748</i>	<b>14,428</b>	14,825	15,485	15,750	16,044	16,571	15%
Sunsites CDP	<i>751</i>	<i>763</i>	<b>790</b>	812	848	862	878	907	15%
Whetstone CDP	<i>2,776</i>	<i>3,378</i>	<b>3,236</b>	3,325	3,473	3,533	3,598	3,717	15%
Small_Balance of County	<i>24,733</i>	<i>25,091</i>	<b>22,529</b>	23,149	24,179	24,594	25,053	25,876	15%

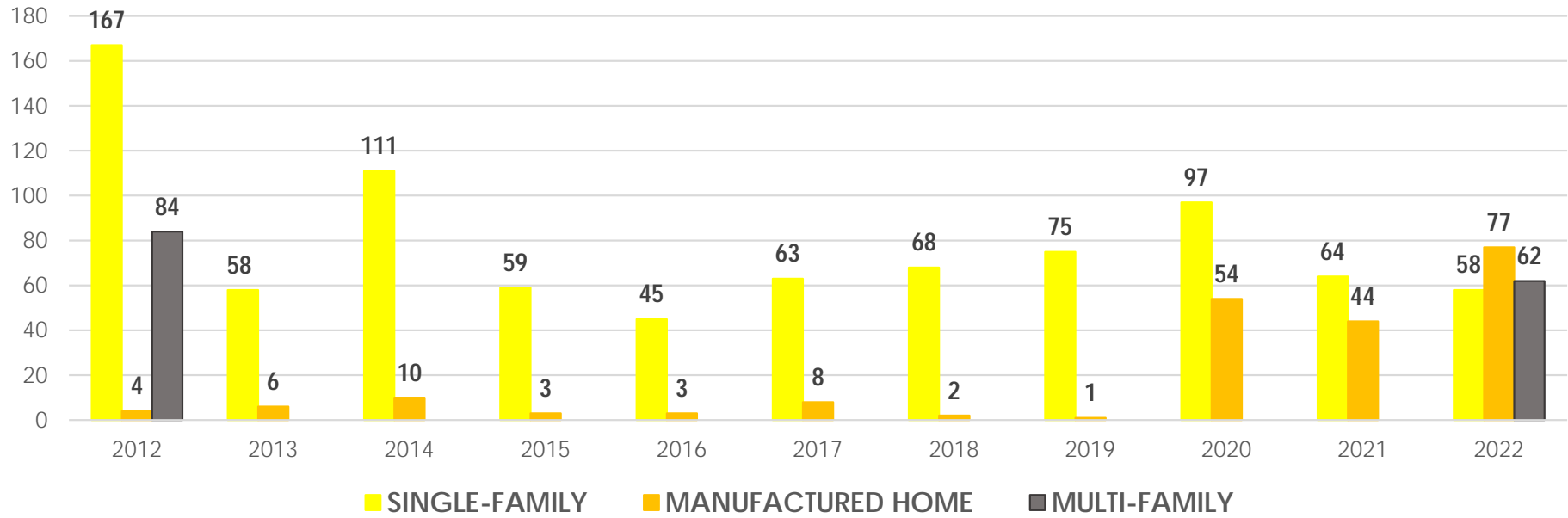
\*Population using 2020 boundaries - some inaccuracies present in GIS analysis

# DWELLING UNITS (PERMITS ISSUED BY YEAR)



**ANNUAL AVERAGE (MEDIAN) = 244 UNITS**

## RESIDENTIAL PERMITS 2012-2022



**11-Year Total  
Annual Average**

**865 units  
79 units**

**212 units  
19 units**

**146 units  
13 units**

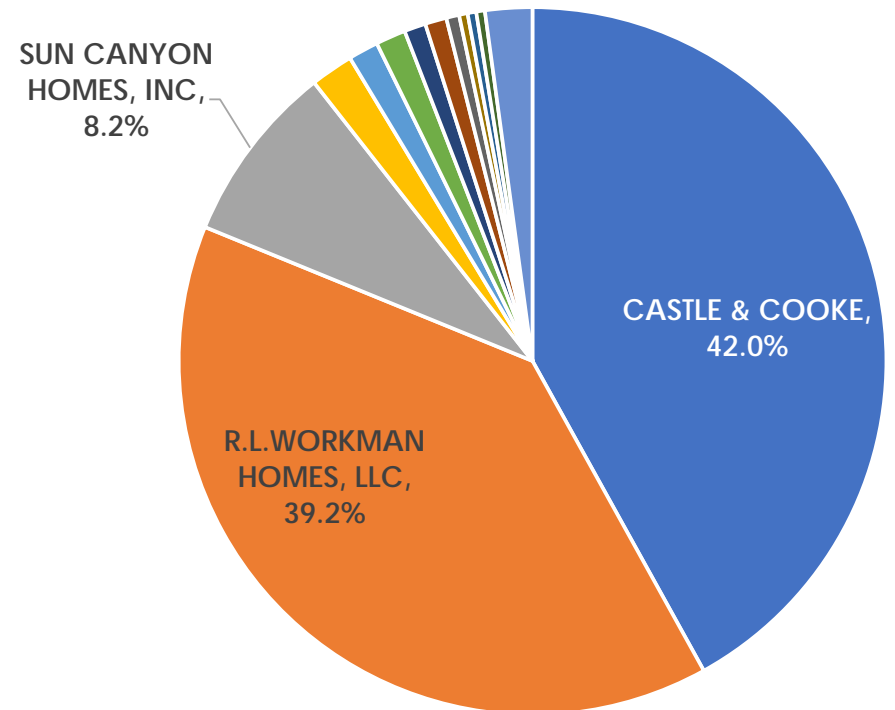
## Residential Permits

- 71% of the 1,223 housing units permitted during the past decade were site built single-family detached units; 17% were manufactured homes; and 12% were multi-family units.
- Casa Del Sol is the only multi-family development that's been requested/approved in the last ten years. Phase 1 (84 units) was issued in 2012. Phase 2 (64 units) is under construction.

**SFR PERMITS ISSUED - JAN 2015 - AUG 2022**

BUILDER	NUMBER	PERCENT
CASTLE & COOKE	214	42.0%
R.L.WORKMAN HOMES, LLC	200	39.2%
SUN CANYON HOMES, INC	42	8.2%
NIU CONSTRUCTION	10	2.0%
SAGE WEST DEVELOPMENT, INC	7	1.4%
WALSTON HOMES, LLC	7	1.4%
HENRY DESIGN BUILD LLC	5	1.0%
MIRAMONTE ARIZONA, LLC	5	1.0%
DOCTOR CONSTRUCTION	3	0.6%
TRIDENT INDUSTRIES, LLC	2	0.4%
ISAACSON HOMES LLC	2	0.4%
R.C.A. GENERAL CONTRACTING	2	0.4%
OTHER	11	2.2%
<b>TOTAL</b>	<b>510</b>	<b>100.0%</b>

**TOP HOME BUILDERS  
JAN 2015-AUG 2022**



[1/2015 to 8/2022 New SFR Permits WebApp \(arcgis.com\)](#)

# Vacant Lots within Approved Subdivisions

Subdivision	Vacant Platted Lots*
Cañada Vista	90
Cloud 9	45
Holiday at PDS	30
Summit Heights	22
Crossing Point	15
Mesa Verde Estates	13
Canyon De Flores	6
Other	75
Casa Antigua Condominium Plat	64
<b>TOTAL</b>	<b>330</b>
*As of August 2022	

# MULTI-FAMILY APARTMENTS PROFILE

BUILT UNITS: 3,711

AVERAGE (MEDIAN):

- Year Structure Built: 1984
- Property Size: 4.5 Acres
- Complex Size: 92 units
- Density: 18 DU/A

[Sierra Vista Apartments Information \(2019\) \(arcgis.com\)](#)

## MULTIPLE FAMILY RESIDENCE ZONING

HOUSING TYPE	PARCELS		ACRES		
	NO.	%	AVERAGE SIZE	TOTAL	% OF TOTAL
SINGLE-FAMILY	2,769	81%	0.13	350	30.8%
MULTI FAMILY	500	15%	1.11	441	38.8%
UNDEVELOPED	106	3%	2.75	292	25.7%
COMMON/DEDICATED AREAS	40	1%	1.35	54	4.7%
<b>TOTAL</b>	<b>3,415</b>	<b>100%</b>	<b>1.34</b>	<b>1,137</b>	<b>100.0%</b>

# **FUTURE GROWTH AREAS**

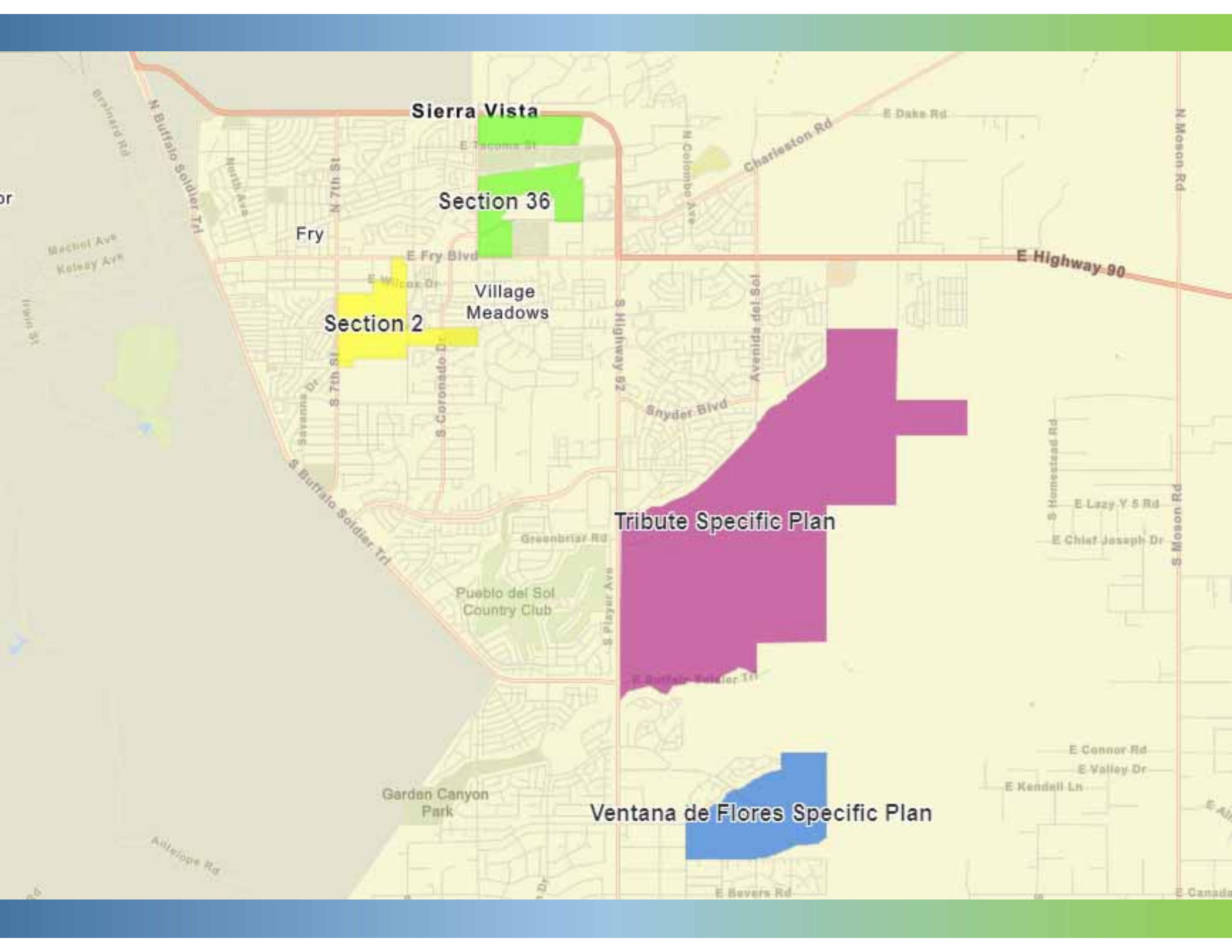
**Tribute**

**Ventana De Flores**

**Bella Vista**

**State Land – Sect**





**Sierra Vista**

**Section 36**

**Section 2**

**Village Meadows**

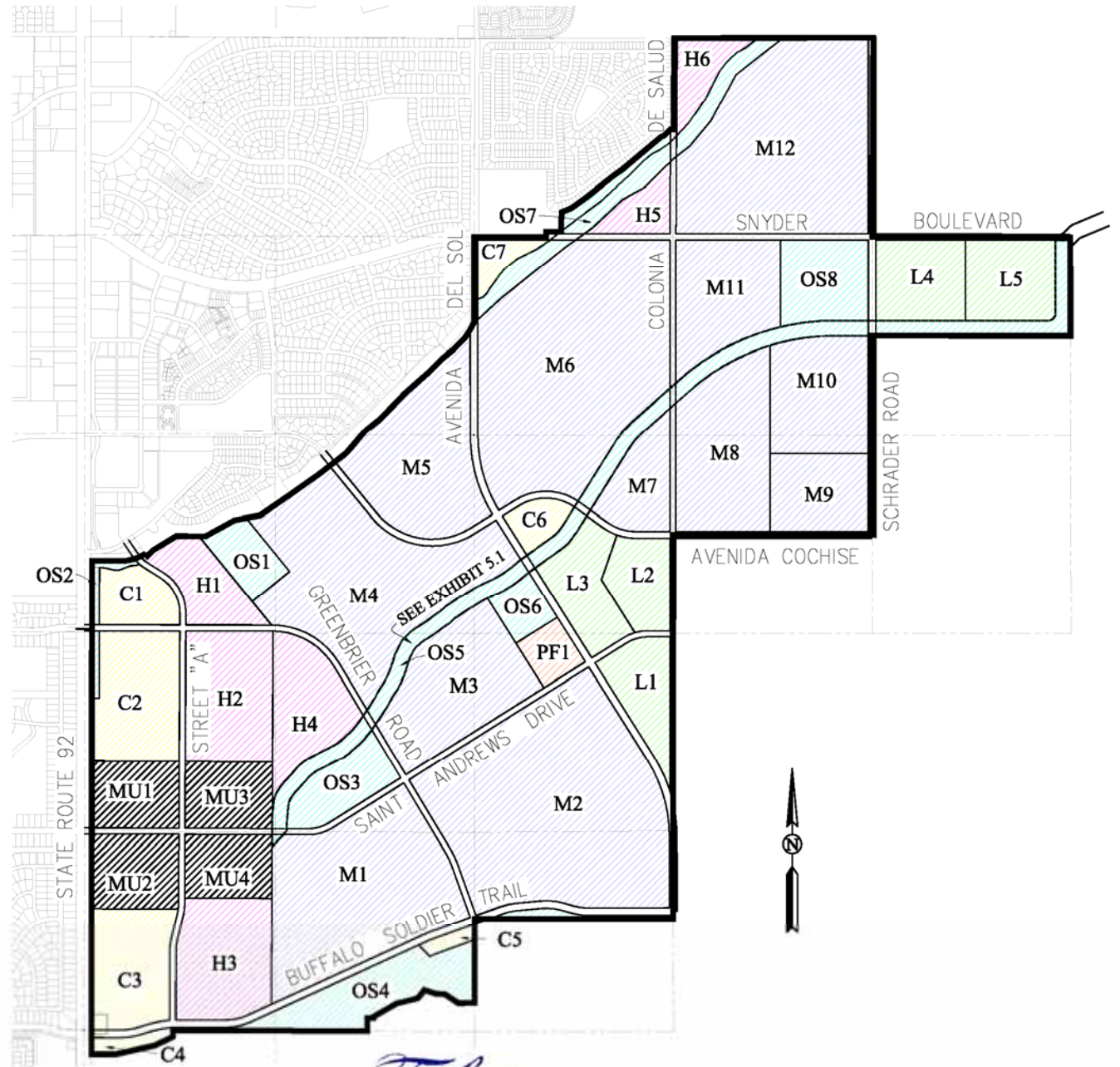
**Tribute Specific Plan**

**Ventana de Flores Specific Plan**

# TRIBUTE ADOPTED 2006

## LEGEND

- C2 PLANNING AREAS
- (L) - RESIDENTIAL - LOW
- (M) - RESIDENTIAL - MEDIUM
- (H) - RESIDENTIAL - HIGH
- (OS) - OPEN SPACE
- (PF) - PUBLIC FACILITIES
- (C) - COMMERCIAL
- (MU) - MIXED-USE TOWN CENTER



**EXHIBIT 3.2**  
**LAND USE PLAN**

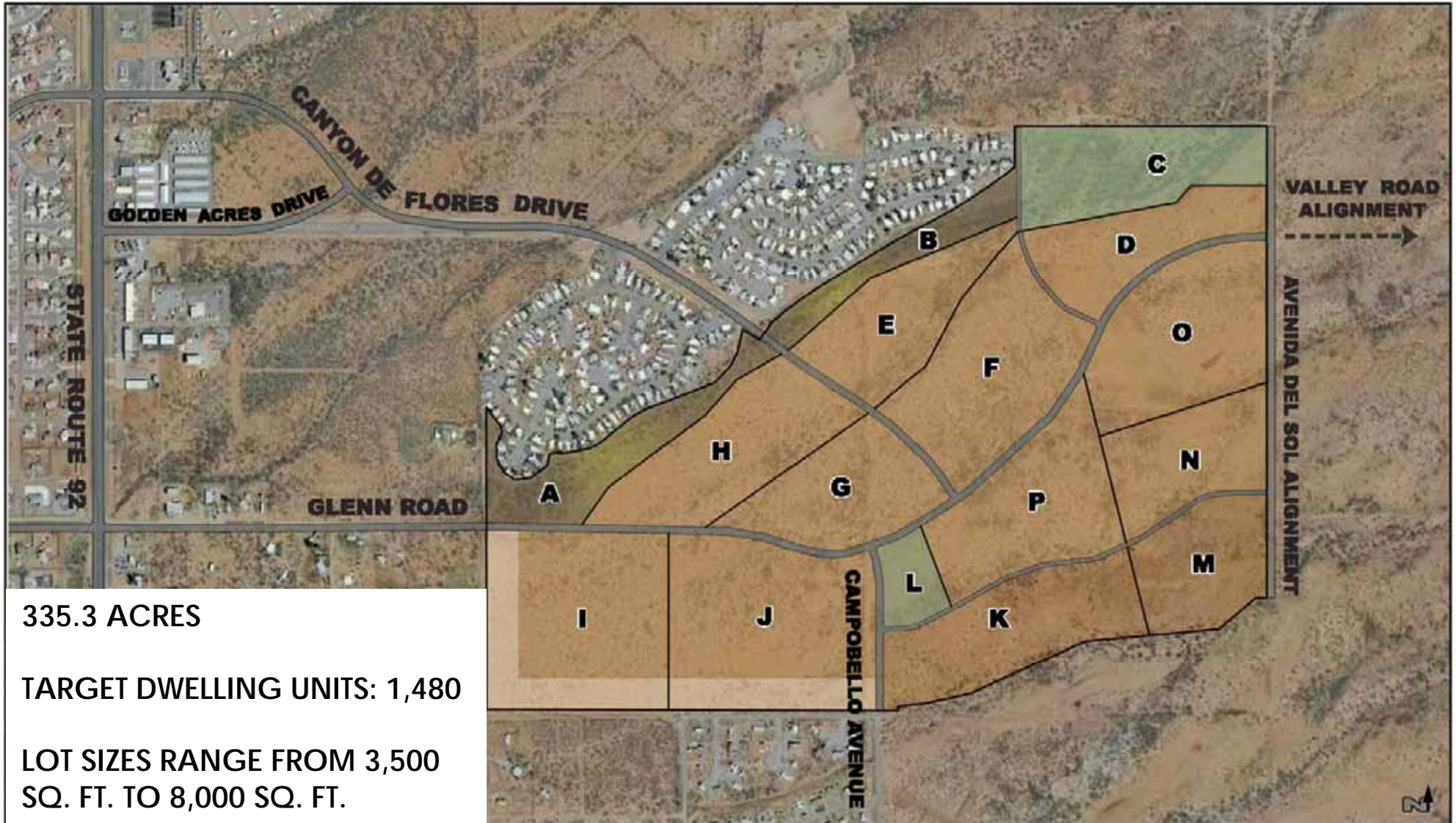
*Tribute*  
Specific Plan

A MASTER PLANNED COMMUNITY BY:  
CASTLE & COOKE ARIZONA, INC.

**McINTOSH & ASSOCIATES**  
LAND SURVEYING • CIVIL ENGINEERING © 2009

LAND USE	ACRES	TARGET DWELLING UNITS
LOW DENSITY (2.1 DU/A)	132	278
MEDIUM DENSITY (4.2 DU/A)	1,027	4,313
HIGH DENSITY (10.2 DU/A)	178	1,813
MIXED USE	96	555
COMMERCIAL	125	0
OPEN SPACE	218	0
PUBLIC FACILITY	10	0
MAJOR ROADWAYS	130	0
<b>TOTAL</b>	<b>1,916</b>	<b>6,959</b>

# VENTANA DE FLORES SPECIFIC PLAN ADOPTED 2007



**FIGURE 7: LAND USE PLAN**

- RESIDENTIAL**
- PARK**
- OPEN SPACE**
- TRANSITION BUFFER**  
 \*8,000 SQ FT LOTS REQUIRED 250 FT FROM PERIMETER  
 \*SINGLE-STORY HOMES REQUIRED FOR FIRST TIER OF LOTS ALONG PERIMETER

# HOUSING & NEIGHBORHOODS

- *APA defines neighborhoods as diverse, dynamic social and economic entities with unique characteristics, which are recognized by residents of both the neighborhood and community at large. Neighborhoods should be recognized as building blocks of overall community development.*

<https://arcg.is/100m4q0>

# HOUSING & NEIGHBORHOODS

## GOALS AND STRATEGIES

### Goal 12-1 Promote quality affordable rental housing

#### *Strategies*

1. Support, through incentives, rehabilitation and reinvestment in existing affordable housing units.
2. Encourage private developers applying for Low Income Housing Tax Credits (LIHTC) by reducing fees.
3. Apply for grant funding for renovation, when appropriate.
4. Encourage new regulations and incentives to permit accessory dwellings.
5. Encourage alternative housing types, such as dense, small lot or multi-family housing.

# HOUSING & NEIGHBORHOODS

## CONSISTENCY REVIEW:

- According to Section 154 of the City Code, **Development Fees are waived** for any project, apartments or single-family homes, that meet the HUD affordability guidelines for low-and-moderate income households. The City also has a policy that 50 percent of the review fees can be waived for affordable housing projects.
- In September 2020, the City Council approved a development agreement for the second phase involving the construction of an 64-unit low-income tax credit senior housing apartment community (Casa Del Sol) located at 1020 S. Carmichael Avenue. The Development Agreement provided necessary relief to certain development code provisions and provides for a deferral of required sewer connection fees and waiver of development fees amounting to \$182,656. The Developer was issued low-income tax credits and the project is currently under construction.

# HOUSING & NEIGHBORHOODS

## CONSISTENCY REVIEW:

- There are **currently 529 Low Income Housing Tax Credit (LIHTC) units within Sierra Vista – 95% of which are designated for low-income residents (LIHTC Database Access (huduser.gov))**. To qualify for tax credits, property owners must elect to maintain maximum income qualifying limits of either 50 or 60% of Area Median Gross Income (AMGI) and property managers must submit detailed housing income information to the state at tenant move-in and annually thereafter.
- The City amended the Development Code in 2016 to **allow apartments as permitted uses with the General Commercial Zoning Districts**. This Code amendment was reflected the trend of developers converting hotels to apartments because of the need for additional multi-family housing in the community.



# HOUSING & NEIGHBORHOODS

## CONSISTENCY REVIEW:

- In 2019, the City Council adopted an Accessory Dwelling Unit Ordinance which **allowed Accessory Dwellings in single family residential zoning districts**, provided certain development criteria was met. One of the arguments in favor of this allowance was that Accessory Dwelling Units provide a form of affordable housing.
- Facilitated the redevelopment of Manufactured Home Parks via Urban Infill Incentives

# HOUSING & NEIGHBORHOODS

## GOALS AND STRATEGIES

### Goal 12-2 Promote quality owner-occupied housing

#### *Strategies*

1. Research inclusionary housing options and promote viable options to local developers.
2. Apply for grant funding to assist in rehabilitation.
3. Support, through incentives, rehabilitation and reinvestment in existing affordable housing units.

#### CONSISTENCY REVIEW:

- Over the past five years, the City has distributed \$75,000 in CDBG funds for emergency home repairs to substandard housing and accessibility modifications for the elderly and disabled.

# HOUSING & NEIGHBORHOODS

**Goal 12-3 Improve understanding of property management and maintenance for homeowners and renters**

## *Strategies*

1. Continue to provide training on federal and state Fair Housing requirements.
2. Continue to provide literature on the Residential Landlord and Tenant Act, Mobile Home Land and Tenant Act, and various other publications to assist both the residents and landlords.
3. Research and possibly provide training on issues such as basic financial literacy, the Residential Landlord and Tenant Act, and foreclosure information.
4. Research the possibility of providing basic home maintenance courses.

# HOUSING & NEIGHBORHOODS

## CONSISTENCY REVIEW:

- National Fair Housing Month is celebrated in April of every year. The City Council reaffirms their commitment to Fair Housing in Sierra Vista with a proclamation every April. The City does provide brochures and information about Fair housing. However, any questions or complaints about housing discrimination are directed to the Southwest Fair Housing Council.

# HOUSING & NEIGHBORHOODS

**Goal 12-4**     **Continue enforcing the Neighborhood Enhancement Property Maintenance Program to encourage the quality, safety, and livability of neighborhoods**

## *Strategies*

1. Amend the Property Nuisance Codes to reflect the desires of the residents.
2. Continue to support the City's proactive approach to code enforcement that preserves, enhances, and promotes safe neighborhoods.
3. Promote public-private partnerships to monitor the condition of abandoned or vacant buildings to mitigate negative effects on a neighborhood.
4. Enhance response efforts to eliminate graffiti impacts.
5. Educate property owners on the value of maintaining and improving their properties.
6. Offer more neighborhood clean-ups

# HOUSING & NEIGHBORHOODS

## CONSISTENCY REVIEW:

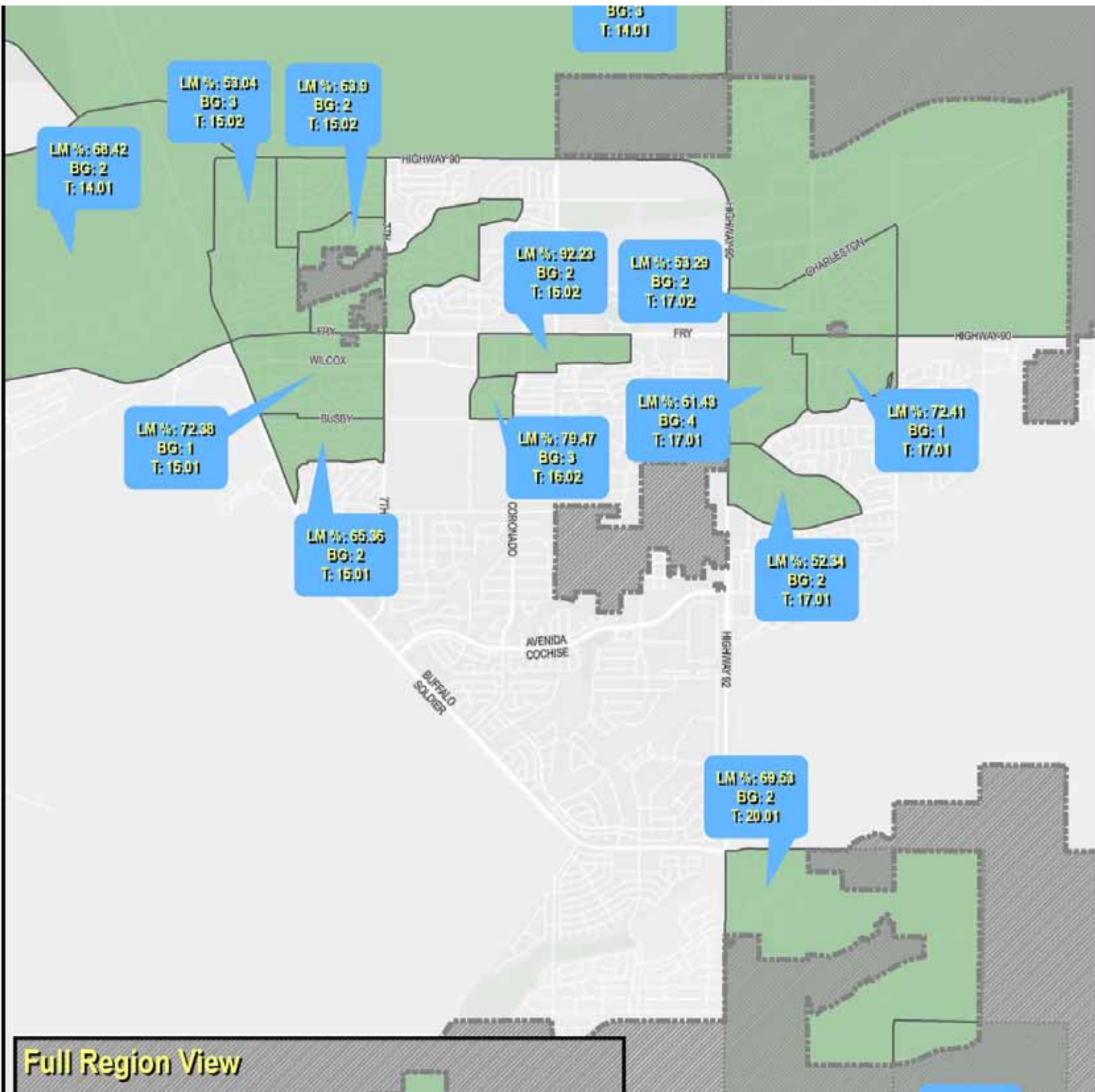
- Revamped Property Maintenance Code and enacted Foreclosure Registry in 2015.
- The City Council amended the City Code in 2019 to prohibit the parking of recreational vehicles/trailers on a public street for any portion of any five cumulative days in a 30-day period. This was the result of the number of complaints the City received from the residents.
- The City does continue to be proactive in code enforcement as well respond to complaints. The response times are typically within 24 hours
- The City's current policy on graffiti removal is that if the graffiti can be viewed from a public roadway, the City will remove. If the graffiti cannot be seen from a roadway, the homeowner is responsible to remove the graffiti.
- Adopt an Area Program/Neighborhood Clean-Ups/Roll-Off Assistance

# HOUSING & NEIGHBORHOODS


## Goal 12-5 Revitalize targeted areas

### *Strategies*

1. Install public improvements in targeted areas, where needed, to encourage and strengthen rehabilitation and redevelopment activity.
2. Develop program measurements and evaluation criteria as part of an area's revitalization planning process.
3. Continue the City's commitment to revitalize and redevelop the West End.
4. Support economic development efforts in targeted areas with public improvements to community facilities when needed.



## Legend

 Outside City Limits

## Low-Mod Block Groups

 CDBG Eligible

Note: CDBG eligibility status is determined at the block group level where 51% of the population or greater are reported as low to moderate income status.

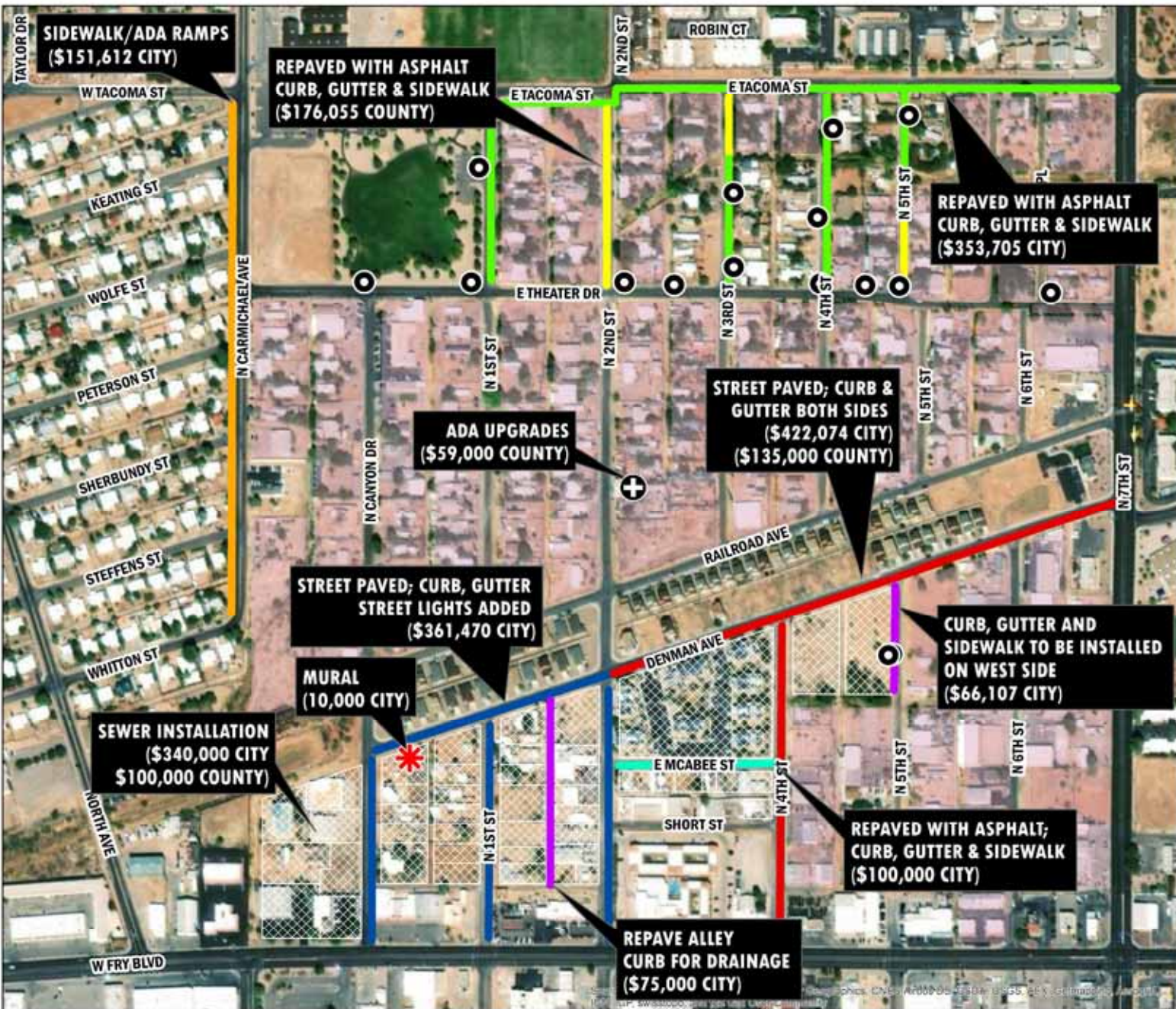
**Full Region View**

Basemap sourced from ESRI, HERE, Gamin, OpenStreetMap contributors, and GIS-user community  
Data sourced from American



ACTIVITY NAME	PY 19	PY 20	PY 21	PY 22	PY 23	TOTAL
<b>PUBLIC FACILITIES/INFRASTRUCTURE</b>						
James Landwehr Plaza	\$16,300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16,300.00
Soldier Creek Park	\$207,568.89	\$0.00	\$0.00	\$0.00	\$0.00	\$207,568.89
Soldier Creek Park, Phase 2	\$0.00	\$0.00	\$0.00	\$227,172.00	\$0.00	\$227,172.00
Eddie Cyr Park	\$0.00	\$271,810.00	\$174,486.00	\$0.00	\$0.00	\$446,296.00
GNA Kitchen Remodel	\$0.00	\$0.00	\$18,945.00	\$0.00	\$0.00	\$18,945.00
St. Vincent Parking Lot	\$0.00	\$0.00	\$15,000.00	\$0.00	\$0.00	\$15,000.00
Montobello Fire Hydrants	\$0.00	\$0.00	\$0.00	\$0.00	\$162,575.00	\$162,575.00
<b>PF/I TOTAL</b>	<b>\$223,868.89</b>	<b>\$271,810.00</b>	<b>\$208,431.00</b>	<b>\$227,172.00</b>	<b>\$162,575.00</b>	<b>\$1,093,856.89</b>
<b>HOUSING REHABILITATION</b>						
Emergency Home Repair	0	0	50,000.00	\$25,000	\$0	\$75,000
<b>HR TOTAL</b>	<b>0</b>	<b>0</b>	<b>50,000.00</b>	<b>\$25,000</b>	<b>\$0</b>	<b>75,000.00</b>
<b>PROGRAM SERVICES</b>						
Boys & Girls Club Scholarships	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00
Emergency Crisis/Community Assistance	\$390,407.00	\$0.00	\$0.00	\$0.00	\$15,750.00	\$406,157.00
Cochise Family Advocacy Center, Inc.	\$0.00	\$0.00	\$0.00	\$0.00	\$15,750.00	\$15,750.00
Southern Arizona Legal Aid Inc.	\$0.00	\$0.00	\$0.00	\$0.00	\$6,000.00	\$6,000.00
<b>PS TOTAL</b>	<b>\$405,407</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$37,500.00</b>	<b>\$442,907</b>
<b>ECONOMIC DEVELOPMENT</b>						
Micro Enterprise Assistance	\$66,050.00	\$0.00	\$0.00	\$0.00	\$0.00	\$66,050.00
Special Economic Dev. Assistance	\$20,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00
<b>ED TOTAL</b>	<b>\$86,050.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$86,050.00</b>
<b>ADMINISTRATION</b>						
Administration/Planning	\$9,305.82	\$0.00	\$0.00	\$0.00	\$50,000.00	\$59,305.82
<b>ADMIN TOTAL</b>	<b>9,305.82</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$50,000.00</b>	<b>\$59,305.82</b>
<b>OVERALL TOTAL</b>	<b>\$724,631.71</b>	<b>\$271,810.00</b>	<b>\$258,431.00</b>	<b>\$252,172.00</b>	<b>\$250,075.00</b>	<b>\$1,757,119.71</b>

**CDBG Expenditures by Consolidated Plan Goal**



**SEWER IMPROVEMENT**

1997 (JOINT CITY/COUNTY)

**RIGHT-OF-WAY IMPROVEMENT**

- 1999 (CITY)
- 2001 (JOINT CITY/COUNTY)
- 2003 (CITY)
- 2005 (COUNTY)
- 2007 (CITY)
- 2009 (CITY)
- 2017 (CITY)

**SOLAR STREET LIGHTS (15)**

2017 (CITY)

**FRY FIRE STATION**

2011 (COUNTY)

**PUBLIC ART**

2018 (CITY)

**OVER \$2M IN CDBG FUNDS COMMITTED TO IMPROVING FRY TOWN SITE OVER PAST 20 YEARS!**

**FRY TOWN SITE CDBG FUNDED PROJECTS**

**SIDEWALK/ADA RAMP**  
(\$151,612 CITY)

**REPAVED WITH ASPHALT CURB, GUTTER & SIDEWALK**  
(\$176,055 COUNTY)

**REPAVED WITH ASPHALT CURB, GUTTER & SIDEWALK**  
(\$353,705 CITY)

**STREET PAVED; CURB & GUTTER BOTH SIDES**  
(\$422,074 CITY)  
(\$135,000 COUNTY)

**ADA UPGRADES**  
(\$59,000 COUNTY)

**STREET PAVED; CURB, GUTTER STREET LIGHTS ADDED**  
(\$361,470 CITY)

**MURAL**  
(10,000 CITY)

**SEWER INSTALLATION**  
(\$340,000 CITY)  
\$100,000 COUNTY)

**CURB, GUTTER AND SIDEWALK TO BE INSTALLED ON WEST SIDE**  
(\$66,107 CITY)

**REPAVED WITH ASPHALT; CURB, GUTTER & SIDEWALK**  
(\$100,000 CITY)

**REPAVE ALLEY CURB FOR DRAINAGE**  
(\$75,000 CITY)

# WEST SIERRA VISTA PARTNERSHIP PROGRAM

## PROGRAM REQUIREMENTS:

- Program launched in 2018
- Matching grant program on a reimbursement basis
- Limited to properties inside redevelopment area
- Non-profits that don't generate sales tax are ineligible to apply
- Funding is on a first come, first serve basis based on available budget
- Projects should generally be completed within six months from grant being approved
- One application per fiscal year

COMMUNITY

## City hoping West End businesses dip into grant funds

By Daniela Ching | dching@mycentraljazz.com Feb 11, 2022 | Updated Mar 23, 2022



Marlon Khata wants to continue putting money into his business by tapping into the grant program. The city offers to reimburse the West End business the building received by a property management company in Tucson that doesn't want to invest west Tucson.

## Art helping revitalize Sierra Vista's West End

Photo: 2/20/22, PM 10:00 AM | Updated: 2/24/22, PM 10:00 AM

By Megan Miller



Photo by Megan Miller


# EXHIBIT "A"

## WEST SIERRA VISTA REDEVELOPMENT AREA (WSVRA) BOUNDARY AS AMENDED



 AS APPROVED BY  
RESOLUTIONS 2017-90

 AS APPROVED BY  
RESOLUTIONS 2019-011

 AS APPROVED BY  
RESOLUTION 2021-078

# PROGRAM OBJECTIVES

- **REDUCE STOREFRONT VACANCIES TO INCREASE VITALITY AND GROW TAX BASE:** Encourage entrepreneurs exploring opportunities in Sierra Vista to consider West End as a place to start business.
- **MAKE OLDER PROPERTIES MORE ACCESSIBLE AND READY FOR OCCUPANCY:** To reduce initial startup costs associated with needed tenant improvements (signage, restroom/ADA modifications, fire suppression, plumbing, mechanical, electrical upgrades, site utilities, etc.)
- **ADD CURB APPEAL TO INCREASE VIBRANCY:** To improve the look and feel of the district through demolition and site clearance, façade upgrades, landscaping, outdoor seating areas, public art, dumpster enclosures.

CATEGORIES OF ELIGIBLE WORK	MAXIMUM GRANT AWARD	MINIMUM PRIVATE MATCH REQUIRED BY APPLICANT
BUILDING FAÇADE RENOVATION GRANT	\$15,000	50%
INTERIOR RENOVATION GRANT (FOR AREAS OPEN TO THE PUBLIC)		
EATING /DRINKING ESTABLISHMENT/MICROBREWERY	\$10,000	75%
RETAIL, OFFICE, SERVICE USE	\$5,000	75%
PATIO DECK/OUTDOOR SEATING	\$15,000	50%
SIGNAGE		
NEW SIGNAGE	\$2,500	50%
REPLACING EXISTING NON-CONFORMING SIGNAGE	\$2,500	25%
ADA IMPROVEMENTS	\$5,000	25%
PUBLIC ART/MURALS	\$2,500	25%
LANDSCAPING	\$2,000	25%
DUMPSTER ENCLOSURE	\$2,500	50%
SITE UTILITIES	\$25,000	50%
DEMOLITION/SITE CLEARANCE	\$10,000	50%
OTHER	\$5,000	50%

# MAXIMUM GRANT AWARD

*The maximum grant award shall not exceed **\$25,000** per property, provided, however, the City may exceed this amount for projects that result in one or more of the following:*

- The creation of ten or more new full time equivalent jobs;*
- A new business that is projected to generate city sales tax exceeding the requested grant amount within five years;*
- New construction value exceeding \$1,000,000 on historically vacant, underused, or blighted property.\**

*\*Subject to funding available during the fiscal year the project will be completed.*

# PROGRAM HISTORY

<b>YEAR APPROVED</b>	<b>APPLICATIONS APPROVED</b>	<b>PUBLIC INVESTMENT (GRANT AMOUNT)</b>	<b>PRIVATE INVESTMENT (MATCH)</b>	<b>PRIVATE TO PUBLIC INVESTMENT RATIO</b>
2018	3	\$19,805	\$25,804	1.3:1
2019	4	\$76,184	\$335,392	4.4:1
2020	5	\$40,167	\$108,871	2.7:1
2021	2	\$10,389	\$16,412	1.6:1
2022	5	\$43,983	\$1,256,510	28.6:1
2023	12	\$123,172	\$2,724,834	22.1:1
<b>TOTAL</b>	<b>31</b>	<b>\$313,701</b>	<b>\$4,467,823.72</b>	<b>14.2:1</b>

**MEDIAN GRANT AWARD IS \$5,000**





# PROJECTS COMPLETED IN FY 23

FISCAL YEAR	BUSINESS	LOCATION	CITY	PRIVATE	CATEGORY	TYPE
2022 (CARRYOVER)	COCHISE DENTAL	66 N GARDEN AVE	\$7,500.00	\$1,180,395.00	EXTERIOR, LANDSCAPE, ADA, INTERIOR, SIGNAGE	RELOCATION/ EXPANSION
2022 (CARRYOVER)	TOMBSTONE BREWERY	332 N GARDEN AVENUE	\$20,000.00	\$2,381,790.00	OUTDOOR SEATING AREA, DUMPSTER ENCLOSURE; NEW CONSTRUCTION	NEW BUSINESS
2022 (CARRYOVER)	WEST END HEALTH CENTER	125 S. 2 <sup>ND</sup> STREET	\$1,250.00	\$1,250.00	MURALS	RELOCATION/ EXPANSION
2023	MP LLC/AITC	502 N GARDEN AVE	\$16,375.00	\$28,382.67	BUILDING FAÇADE	NEW BUSINESS
2023	WE FRAME IT	590 E FRY BLVD	\$2,887.50	\$2,887.50	ADA RAMPS	UPGRADE TO EXISTING BUSINESS
2023	WEST END REALTY	301 S GARDEN AVE	\$2,500.00	\$2,500.00	SIGNAGE	NEW BUSINESS
2023	SIERRA VISTA DANCE CO	156 W FRY BLVD	\$1,645.20	\$1,645.20	SIGNAGE	NEW BUSINESS
2023	JUAN'S BARBERSHOP	11 E WILCOX	\$5,700.00	\$12,450.00	INTERIOR RENOVATION, SIGNAGE, FEE WAIVER	EXPANSION TO EXISTING BUSINESS
2023	COCHISE DENTAL	66 N GARDEN AVE	\$2,500.00	\$7,500.00	PUBLIC ART (SCULPTURE)	UPGRADE TO EXISTING BUSINESS
2023	LAUS DEO FIDELITY	33/51 S GARDEN AVE	\$5,000.00	\$17,000.00	FAÇADE RENOVATION	UPGRADE TO EXISTING BUSINESS
2023	HIGH DESERT	445 WHITTON	\$13,015.44	\$14,421.81	ADA/SITE UTILITIES	RELOCATION/ EXPANSION
<b>TOTAL</b>			<b>\$78,373.14</b>	<b>\$3,650,222.18</b>	<b>46.6:1 PRIVATE TO PUBLIC MATCH</b>	

# PROJECTS INITIATED/ PARTIALLY COMPLETED IN FY 23

FISCAL YEAR	BUSINESS	LOCATION	CITY	PRIVATE	CATEGORY	TYPE	STATUS
2022 (CARRYOVER)	WEST END HEALTH CENTER	125 S 2ND ST	\$5,087.50	\$5,087.50	SIGNAGE, AWNINGS	RELOCATION/ EXPANSION	PARTIALLY COMPLETE (MONUMENT SIGN REMAINING - EST COMPLETION 7/31/23)
2023	TELL MAMMA	325 W FRY BLVD STE G	\$21,430.55	\$130,500.00	DEMO; INTERIOR RENOVATION; SIGNAGE; OTHER; FEES	NEW BUSINESS	UNDERWAY; ANTICIPATED TO BE COMPLETE BY 7/31/23
2023	GYFTED CREATIONS LLC	209 W FRY BLVD	\$10,518.69	\$29,669.57	INTERIOR RENO/ SIGNAGE	NEW BUSINESS	IN PERMITTING
2023	HIGH DESERT	445 WHITTON ST.	\$6,600	\$6,600	SIGN, BUILDING FAÇADE	RELOCATION/ EXPANSION	UNDERWAY
2023	SNS BUILDING	148 E FRY BLVD.	\$15,000.00	\$24,200.00	FAÇADE RENOVATION	UPGRADE	UNDERWAY
<b>TOTAL</b>			<b>\$58,636.74</b>	<b>\$196,057.07</b>	<b>3.3:1 PRIVATE TO PUBLIC MATCH</b>		

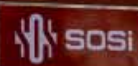


66 N



Cochise  
Dental

Ramsey G. Edwards, DMD  
Jarom S. Hansen, DMD



Jacobs





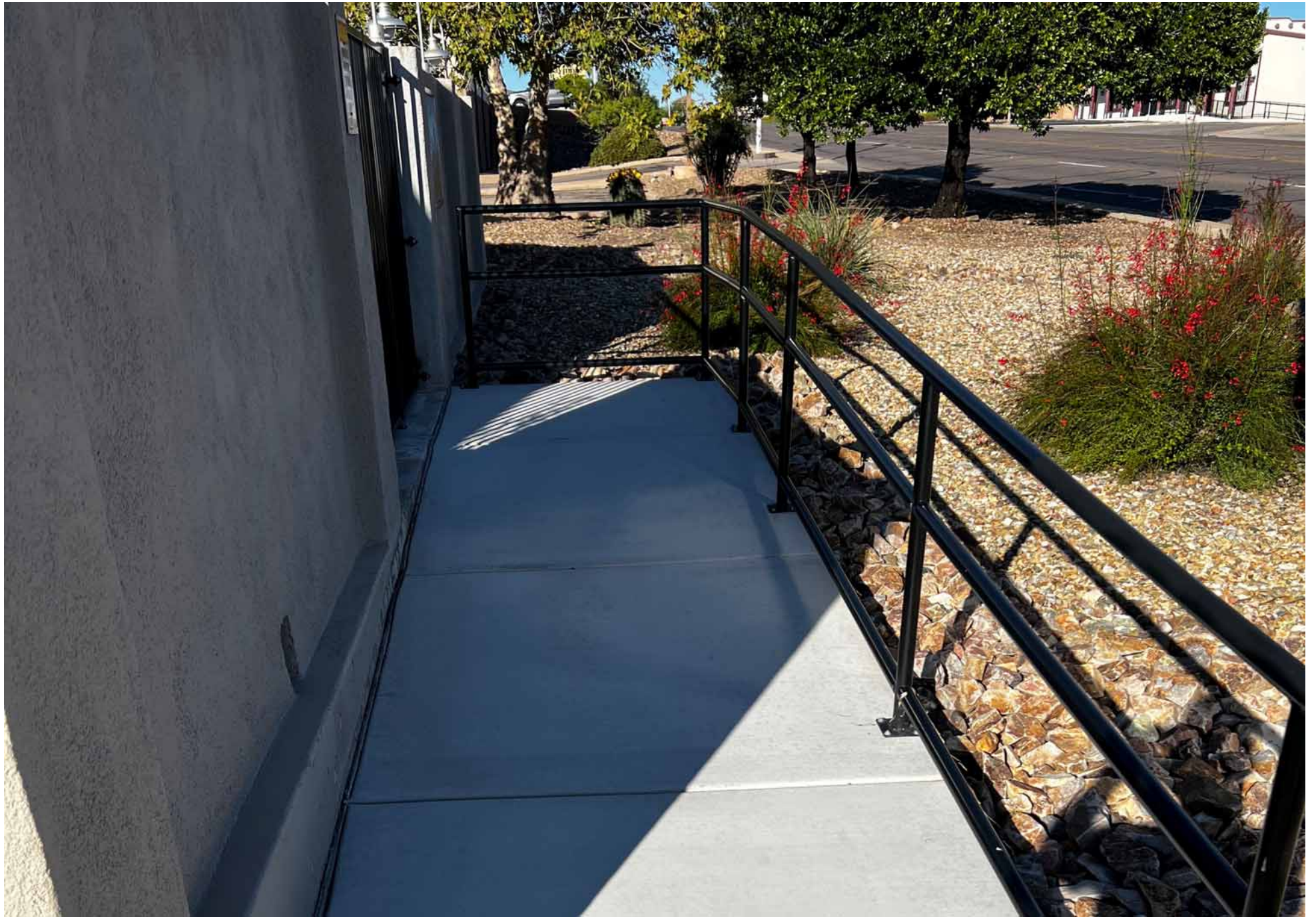
WE ENGRAVE IT

We Print it!  
for art & artist

GALLERY  
590

We Frame it!  
Quality Custom Picture Framing













301  
SOUTH  
GARDEN

WEST END REALTY  
loanDepot

WEST END REALTY  
loanDepot

SIERRA VISTA  
**Dance Co.**  
Studio 2

SIERRA VISTA  
**Dance Co.**  
STUDIO 2  
Entry & Parking in Rear

156

SIERRA VISTA  
**Dance Co.**  
**The Nutcracker**  
A Multi-Genre Show  
January 20th - 21st, 2018  
Thank you to our community partners!

SIERRA VISTA  
**Dance Co.**  
A LOCAL & NEIGHBORHOOD COMPANY  
**The Dancer's Closet**  
Entry & Parking Around Back

RESERVED PARKING  
DISABLED PARKING  
VAN ACCESSIBLE



Juan's

BARBER SHOP

Pilates

11

ESTABLISHED 1978  
Juan's BARBER SHOP AND HAIR STUDIO  
HARCUTS & SHAVES

#TidbitsofLagery  
HARCUTS & SHAVES  
LOOK YOUR BEST

Juan's BARBER SHOP AND HAIR STUDIO

YOUR ST  
HARCUTS & SHAVES



S.O.L.C.  
Shoes of Luxury and Elegance

33B

S.O.L.C.  
Shoes of Luxury and Elegance

S.O.L.C.  
Shoes of Luxury and Elegance

S.O.L.C.  
Shoes of Luxury and Elegance

S.O.L.C.  
Shoes of Luxury and Elegance

# HOUSING & NEIGHBORHOODS

## Goal 12-6 Build Strong Neighborhoods

### *Strategies*

1. Apply community infrastructure, as needed, to build strong neighborhoods.
2. Develop health impact assessments (HIA) as needed to build strong neighborhoods.
3. Construct curbs, gutters, and sidewalks in neighborhoods where needed.
4. Apply for grant funding to assist community groups and constructing infrastructure.

# HOUSING & NEIGHBORHOODS

## Goal 12-6 Build Strong Neighborhoods (Cont'd)

### *Strategies*

- 5) Establish clear neighborhood zoning and design standards to encourage walkability.
  - a) Amend the Development Code to encourage construction of walkable and pedestrian-scaled neighborhoods.
  - b) Retrofit existing neighborhoods, as funding allows, with walkable and pedestrian-scaled infrastructure.
  - c) Construct ADA ramps where needed.
- 6) Continue retrofitting neighborhoods with multi-use paths and parks.
- 7) Promote public-private partnerships to monitor the condition of abandoned or vacant residential homes or commercial buildings to mitigate negative effects on the neighborhoods.



# HOUSING & NEIGHBORHOODS

**Goal 12-7** Safeguard the condition and quality of the housing stock in order to maintain attractive and livable neighborhoods

## *Strategies*

1. Maintain and update, as necessary, the City's development standards to encourage quality development.
2. Promote physical design, building structure, lot layout relationships, and landscaping opportunities between existing and new housing construction to help new developments complement the surrounding neighborhoods.
3. Integrate sustainable building practices like solar and water conservation into new housing design and housing renovations.

# HOUSING & NEIGHBORHOODS

## CONSISTENCY REVIEW:

- Development Code Section 151.08.0045.(N), Pedestrian Access Standards requires all residential subdivisions to incorporate pedestrian connections that connect to adjacent subdivisions, multi-use paths, or parks. Recent residential subdivisions, such as Canada Vista, the Retreat, and Summit Heights were required to construct such connections.
- The City has adopted many water conservation ordinances since 1994. Water conservation measures required for new residences include, the installation of low-flow fixtures, insulated and reduced pressure plumbing fixtures, installation of WaterSense toilets, the installation of water redistribution systems. (hot-water recirculation pumps, manifolds), and turf prohibitions in the front yards.

# HOUSING & NEIGHBORHOODS

## Goal 12-8 Increase housing choices that serve all age groups and needs

### *Strategies*

1. Support policies and techniques, including but not limited to, universal home design, *Visitability* design, or Aging-In-Place designs that provide housing opportunities to meet the unique needs of the elderly and disabled.
2. Provide incentives to builders and homeowners that proactively build or retrofit residences to meet *Visitability* standards.
3. Promote elderly and assisted care facilities in neighborhoods and create connections between residential developments that promote opportunities for aging in place and continuum of care for the elderly.

*“Visitability” is a growing trend nationwide. The term refers to housing designed in such a way that it can be lived in or visited by people who have trouble with steps or who use wheelchairs or walkers.*

*A house is visitable when it meets three basic requirements:*

- *one zero-step entrance.*
- *doors with 32 inches of clear passage space.*
- *one bathroom on the main floor you can get into in a wheelchair.*

# HOUSING & NEIGHBORHOODS

Goal 12-8 Increase housing choices that serve all age groups and needs (Cont'd)

## *Strategies*

- 4) Seek opportunities to locate housing for those citizens with special needs near transportation services to make mobility easier.
- 5) Support agencies and organizations that provide shelter, housing, and services to the "hard to house" vulnerable populations, including ex-offenders and homeless.
- 6) Actively participate in identifying regional partners and solutions for those special needs that may be most appropriately addressed at the regional level.

# HOUSING & NEIGHBORHOODS

## CONSISTENCY REVIEW:

- The City Council adopted a Reasonable Modification code amendment on April 8, 2021, which allows for reasonable modifications to homes for the purpose of accommodating the residents living with a disability. Reasonable modifications to a home will include requests to reduce building setbacks, increase building height maximums, or increased lot coverage areas.
- The City promotes and encourages Adult Care Homes, Nursing Homes, and Residential Treatment Facilities in residential areas by permitting these facilities, provided there are six persons or less, within residential zoning districts. Seven persons or more would require a conditional use permit.
- The City is always looking for opportunities to close sidewalk gaps and increase pedestrian connectivity. The Safe Bicycle and Pedestrian Routes Plan prioritizes pedestrian and bicycle projects by their access to commercial nodes, schools, and other points of interest. The Plan was adopted by City Council as Appendix P of the General Plan. The priority list identified in the Plan is the same priority list the City is using when applying for the FTA grants.

# HOUSING & NEIGHBORHOODS

## Goal 12-9 Develop High Quality Housing Developments

### *Strategies*

- 1) Promote physical design, building structure, lot layout relationships, and landscaping opportunities between existing and new housing construction to help the new developments complement the surrounding neighborhoods.
- 2) Require that options be offered for sustainable building practices like solar and water conservation with new housing design and housing renovations.
- 3) Create links between housing and adjacent uses, including but not limited to, senior centers, childcare centers, preschools, youth centers, and other community facilities to provide opportunities for intergenerational connections.

# HOUSING & NEIGHBORHOODS

## CONSISTENCY REVIEW:

- Development Code Section 151.08.0045.(N), Pedestrian Access Standards requires all residential subdivisions to incorporate pedestrian connections that connect to adjacent subdivisions, multi-use paths, or parks. Residential subdivisions currently under construction that were required to construct such connections include The Retreat, Summit Heights and Canada Vista.
- The City has adopted many water conservation ordinances since 1994. Water conservation measures required for new residences include, the installation of low-flow fixtures, insulated and reduced pressure plumbing fixtures, installation of WaterSense toilets, the installation of water redistribution systems. (hot-water recirculation pumps, manifolds), and turf prohibitions in the front yards. The City incentivizes solar energy by not charging a fee for solar permits.
- The Safe Bicycle and Pedestrian Routes Plan prioritizes pedestrian and bicycle projects by their access to commercial nodes, schools, and other points of interest. The Plan was adopted by City Council as Appendix P of the General Plan. The priority list identified in the Plan is the same priority list the City is using when applying for the FTA grants. For example, there are proposed multi-use path projects on SR 92 and Buffalo Soldier Trail, both were designated as high priority in the Plan. The City also prioritizes pathways that provide connections to essential services and public transportation.

# REDEVELOPMENT & INFILL DEVELOPMENT

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

### *Strategies*

- 1) Identify properties offering a redevelopment or infill opportunity.
- 2) Improve necessary infrastructure in redevelopment areas.
- 3) Pursue cooperative redevelopment partnerships with Cochise County.
- 4) Consider redevelopment needs in capital improvement planning.
- 5) Pursue financial commitments from private entities for redevelopment.
- 6) Offer incentives for private development within redevelopment areas.
- 7) Support community events such as the West End Fair.
- 8) Seek federal and state funding assistance or grants for renovation, revitalization, and redevelopment projects.



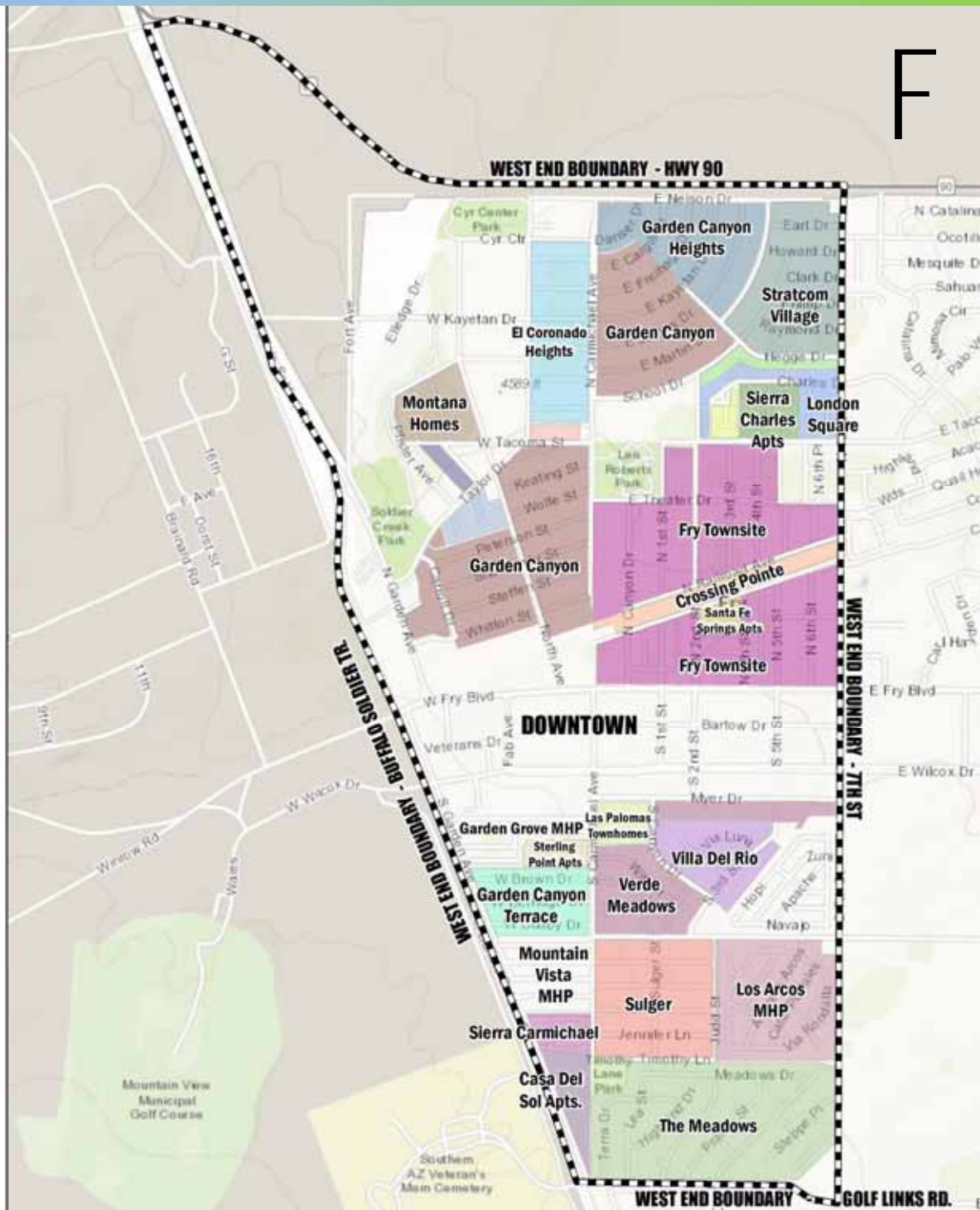
# REDEVELOPMENT & INFILL DEVELOPMENT

## Goal 13-2 Promote the Infill Incentive District Policy

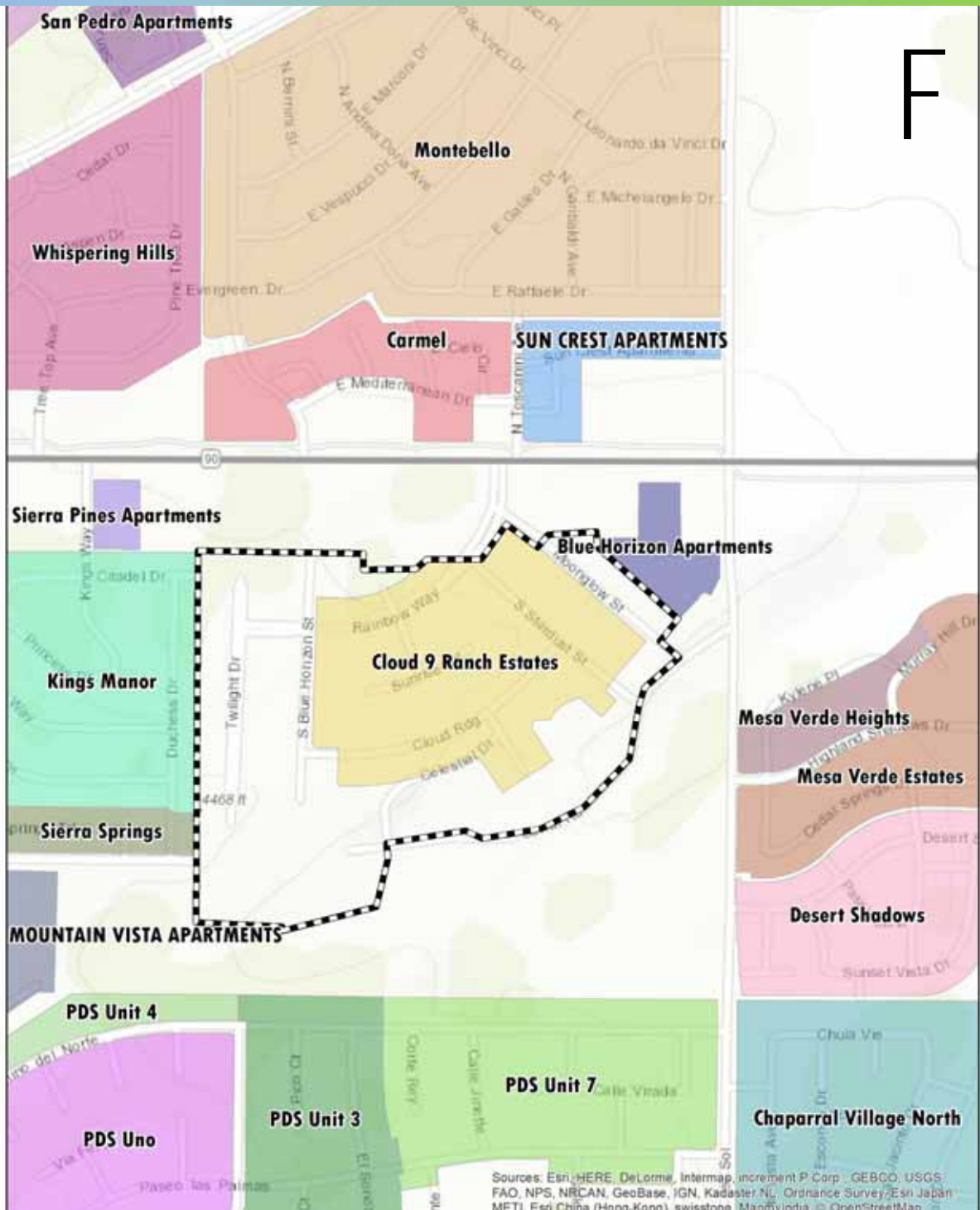
### *Strategies*

- 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.
- 2) Encourage and educate land development professionals, such as real estate professionals, of the value of the Policy.
- 3) Continue ongoing efforts to obtain grant and other funding for infill incentive areas.

# Infill Incentive Districts West End



# Infill Incentive Districts Cloud 9



# REDEVELOPMENT & INFILL DEVELOPMENT

## 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.
- 2) Identify historically or architecturally significant buildings.
- 3) Identify the challenges of updating older buildings to current code compliance.
- 4) Incentivize the adaptive reuse of buildings.