

**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
COMMUNITY PLANNING DIVISION  
CASE TYPE – GENERAL PLAN AMENDMENT**

**Hearing Date:** May 22, 2017

**Case Number:** GP-16769-2017

**Project Description/Location:** This is a General Plan Amendment by the City of Yuma to amend the City of Yuma 2012 General Plan. Specifically, Chapter 6 – Redevelopment Element, is being modified to reflect updated redevelopment area boundaries, recently adopted redevelopment plans, and current redevelopment efforts.

**Staff Recommendation:** Staff recommends the Planning and Zoning Commission approve the request to amend the City of Yuma 2012 General Plan to update Chapter 6 – Redevelopment Element.

**Suggested Motion:** Move to APPROVE the request to amend the City of Yuma 2012 General Plan to update Chapter 6 – Redevelopment Element.

**Staff Analysis:** The Redevelopment Element was last updated in 2012 as part of the General Plan update. The primary goal of this update to the Redevelopment Element is to ensure the boundaries of the areas identified in this element are consistent with the most recently adopted Redevelopment and Revitalization Areas. Three types of areas are identified in this chapter: Redevelopment Areas, Revitalization Areas, and Study Areas. Redevelopment Areas are adopted pursuant to Arizona Revised Statutes 36-1479 and have redevelopment plans to guide improvement or elimination of slum or blighted conditions. Revitalization Areas are blighted areas that are predominately residential in nature and have a high number of low-income residents. These areas have adopted revitalization plans and redevelopment efforts are typically managed by the City's Neighborhood Services Division. Study Areas are in need of additional efforts to encourage redevelopment, but have not been officially declared as slums or blighted areas, and typically do not have adopted plans. Collectively, these areas constitute the area targeted for infill development incentives, as outlined in the Infill Overlay District and accompanying Infill Incentive Plan. The boundaries of the Study Areas were determined in part by considering existing vacancy, and only those areas with a prevalence of vacancy were included.

After close analysis of current conditions, some areas shown on the previous version of Map 6-1 were deemed to no longer be in decline and were therefore removed. For example, areas that were removed include the Big Curve area, portions of the former 16<sup>th</sup> Street Corridor Area east of Maple Avenue, and the area south of the West Main Canal that was formerly part of the West Main Canal Area. Some additional areas were included to eliminate any "islands" that were created by the previous boundaries. This creates an area with a clear, contiguous boundary that becomes the Infill Overlay District.

Descriptions of each area were also updated to reflect the most current conditions and redevelopment efforts since 2012. Significant redevelopment efforts since 2012 include the completion of the John M. Roll United States Courthouse, the 4<sup>th</sup> Avenue and 16<sup>th</sup> Street Redevelopment Plan, the adoption of the Mesa Heights Neighborhood

Revitalization Strategy Area, and the plans for the University of Yuma in Old Town South.

The Goals, Objectives and Policies and the Action Plan were updated to reflect the most current goals and efforts of the Department of Community Development's Neighborhood Services and Community Planning Divisions.

Representatives of the Yuma Elementary School District One commented on the proposed amendment. They brought to light the adverse effects the increase in farmworker housing has on neighborhood elementary school enrollment. Affordable rental units that formerly would have been home to families with young children are now being converted to farmworker housing, reducing the number of children who would attend the neighborhood schools. This is particularly evident in the Carver Park and Yuma High neighborhoods.

**1. Does the proposed amendment impact any elements of the General Plan?**

Yes The amendment modifies the Redevelopment Element of the General Plan to reflect the most current plans, adopted areas, and existing conditions in the neighborhoods.

**2. Does the proposed amendment impact any of the facility plans?**

No The amendment does not impact any of the existing facility plans, but the boundaries shown in Map 6-1 serve as the basis for a new master plan, the Infill Incentive Plan.

**3. Is the proposed amendment in conflict with Council's prior actions?**

No The amendment is in conjunction with the effort to adopt a plan for providing incentives for infill development, which was a directive from the City Council.

**Scheduled Public Hearings:**

<input checked="" type="checkbox"/>	City of Yuma Planning and Zoning Commission: May 8, 2017
<input checked="" type="checkbox"/>	City of Yuma Planning and Zoning Commission: May 22, 2017
<input type="checkbox"/>	City of Yuma City Council: June 21, 2017

**Public Comments Received:**

None Received

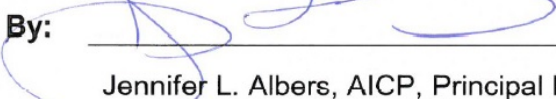
**Agency Comments:**

See Attachment A

**Attachments**

A	B	C	D
Agency Comments	Staff Worksheet	Updated Chapter 6	Redlined Chapter 6

**Project Planner:** Naomi G. Leeman, AICP Senior Planner Naomi.Leeman@YumaAZ.gov

**Reviewed By:**  **Date:** 5/11/17  
Jennifer L. Albers, AICP, Principal Planner

**Approved By:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Laurie L. Lineberry, AICP, Director of Department of Community Development

**ATTACHMENT A  
AGENCY COMMENTS**

DATE: 02/23/17                      NAME: Deb Drysdale                      TITLE: Principal  
AGENCY: Yuma Elementary School District One  
PHONE: (928) 502-7600

**COMMENT**

8th Street Project: Please consider family housing along this corridor. As you know, families are being squeezed out of the Carver Park Neighborhood due to the conversion of rental properties to migrant contracts for single males on a seasonal lease. The exodus of families seeking housing the can afford effects the enrollment of the schools within the CPN.

DATE: 02/28/17                      NAME: James Sheldahl                      TITLE: Superintendent  
AGENCY: Yuma Elementary School District One  
PHONE: (928) 580-9220

**COMMENT**

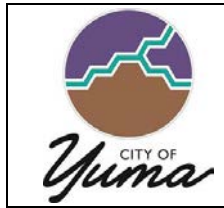
I agree with the direction the City is taking regarding the identification of neighborhoods targeted on the redevelopment plan. I have two comments: 1) I believe the western area should be expanded south to 8<sup>th</sup> Street to include the Pecan Grove neighborhood. While the neighborhood may not be in complete decline, a considerable number of houses have fallen into disrepair. These are "starter homes" that could be very appealing to young families given an incentive to buy and rehabilitate the home. 2) We are experiencing a transition in the targeted area's higher density housing units from family housing to housing for agricultural workers who are working through the visa program. This housing trend has an adverse effect on neighborhood public school enrollment. Thank you.

DATE: 03/02/17                      NAME: Thad Dugan                      TITLE: Principal  
AGENCY: Yuma Elementary School District One  
PHONE: (928) 502-7101

**COMMENT**

Gila Vista Junior High School and CW McGraw Elementary School are satisfied with the direction outlined in the Mesa Heights revitalization and are happy to participate in an effort to increase a sense of community, both as Mesa Heights and as a Yuma community. We would like to thank the City Council for keeping Kennedy Pool open this summer and stress the importance of this resource for the community. Please let us know if there is anything that we can do regarding the promotion of the Mesa Heights revitalization or other efforts in the greater Yuma Community.

**ATTACHMENT B  
STAFF WORKSHEET**



**STAFF RESEARCH – GENERAL PLAN AMENDMENT**

**CASE #: GP-16769-2017  
CASE PLANNER: NAOMI LEEMAN**

**NOTIFICATION**

- **Legal Ad Published: The Sun** 04/22/17
- **Display Ad Published:** 04/22/17
- **660' Vicinity Mailing:** N/A
- **54 Commenting/Reviewing Agencies noticed:** 02/14/17
- **Site Posted:** N/A
- **Neighborhood Meeting:** N/A
- **Hearing Dates:** 05/08/17 & 05/22/17
- **Comments Due:** 04/17/17

<b>External List</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Comment"</b>	<b>Written Comments</b>
Yuma Metropolitan Planning Organization (ARS)	NR			
Yuma County Engineering	NR			
Yuma County Flood Control District	NR			
Yuma County Planning & Zoning (ARS)	NR			
Yuma County Public Works	NR			
Yuma County Airport Authority	Yes	02/27/17	X	
Yuma County Chamber of Commerce	NR			
Greater Yuma Econ. Development Corp.	NR			
Yuma County School Superintendent	NR			
YUHS District #70 (ARS)	NR			
Yuma Elementary School District #1 (ARS)	Yes	02/23/17		X
Crane School District #13 (ARS)	NR			
City of San Luis (ARS)	NR			
City of Somerton (ARS)	NR			
Imperial County, California (ARS)	NR			
Qwest Communications (ARS)	NR			
Arizona Public Service (ARS)	NR			
Time Warner Cable (ARS)	NR			
Southwest Gas (ARS)	NR			
Arizona Department of Transportation	Yes	02/22/17	X	
Arizona Fish & Game Dept.	NR			
Arizona Department of Commerce (ARS)	NR			
Arizona State Attorney General (ARS)	NR			
Arizona Dept. of Water Resources (ARS)	NR			
Arizona State Land Department (ARS)	NR			
MCAS / C P & L Office (ARS)	Yes	02/27/17	X	
USDA – NRCS	NR			
Bureau of Land Management (ARS)	NR			
US Border Patrol	NR			
US Postal Service	NR			
Quechan Tribal Office	NR			
Cocopah Indian Tribe	NR			
Yuma County Water Users Association	Yes	03/02/17	X	

Yuma Irrigation District	NR			
Yuma Mesa Irrigation Drainage District	NR			
Unit B Irrigation District	NR			
Yuma County Association of Realtor's	NR			
Yuma County Contractor's Association	NR			
AZ Society of Military Engineers (ASME)	NR			
AZ Society of Civil Engineers (ASCE)	NR			
AZ Society of Professional Engineers (ASPE)	NR			
El Paso Natural Gas Co.	NR			
Western Area Power Administration	NR			

<b>City of Yuma Internal List</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Comment"</b>	<b>Written Comments</b>
John Lekan, Police	NR			
Rod Hamilton, Police	NR			
Damon Chango, Parks and Rec – Admin	NR			
Ron Ramirez, Parks and Rec – Grounds	NR			
Josh Scott, Engineering	NR			
Jonathan Fell, Engineering - Traffic Engineer	Yes	03/07/17	X	
Andrew McGarvie, Engineering	NR			
Kayla Holiman, Fire – Prevention	Yes	02/22/17	X	
Randal Crist, DCD – Building Safety	NR			
Jay Simonton, Utilities	NR			
Joel Olea, Public Works	NR			
NR=None Received				

<b>Neighborhood Meeting</b>	<b>Comments Available</b>
None Required	N/A
<b>Prop. 207 Waiver Given to Applicant on:</b>	<b>Delivered by:</b>
None Required	N/A

**ATTACHMENT C**  
**UPDATED CHAPTER 6**

**A.R.S. Section 9-461.05 E.7. – Redevelopment Element**

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

- a. The elimination of slums and blighted areas.*
- b. Community redevelopment, including housing sites, business and industrial sites and public building sites.*
- c. Other purposes authorized by law.*

**A.R.S. Section 9-461.05 E.11. – Neighborhood Preservation and Revitalization Element**

*A neighborhood preservation and revitalization element, including:*

- a. A component that identifies city programs that promote home ownership, that provide assistance for improving the appearance of neighborhoods and that promote maintenance of both commercial and residential buildings in neighborhoods.*
- b. A component that identifies city programs that provide for the safety and security of neighborhoods.*

## **6 – REDEVELOPMENT ELEMENT**

Yuma is fortunate to have a variety of diverse neighborhoods. Some neighborhoods are a rich mix of architecture from the 1800s. Some residential neighborhoods are more recent, built during the construction boom that followed the Second World War. Commercial and industrial neighborhoods were also built during the same time period. Since the 2002 General Plan the areas that have seen the most residential construction include homes on the East Mesa and the Yuma Valley. As of the 2010 Census, the city population was 93,064 persons, and was most recently estimated to be 100,049 by the State of Arizona Department of Administration in 2016.

With much of the new development happening on the outskirts of town, not all neighborhoods in the community have benefited from this growth. Particularly in the downtown area, the oldest parts of town, reduction in land values, building conditions or low income levels have resulted in conditions of decline. In some instances, these conditions are triggered by the vacancy and blight of commercial or industrial buildings. Houses located north of 8th Street along the Union Pacific rail lines and east of 1<sup>st</sup> Avenue, are subject to this type of decline. These were once homes for the employees who worked in the nearby produce coolers. Several of these homes now lie empty because the cooler operations have since relocated further southeast within the City.

Whatever the situation, the City is committed to protecting the vitality of all of its neighborhoods. That commitment is implemented through public investments in infrastructure, such as road reconstruction, the provision of sewer service, the provision of targeted services (e.g. code enforcement, clean-up programs) and financial assistance to homeowners or businesses (e.g. Federal grant programs). Each investment assists in the maintenance and repair of homes or commercial buildings, as well as in the removal of, and prevention of the further spread of, blight and disrepair.

Additionally, clean and attractive neighborhoods are linked to the community's ability to attract new industry and business into the local economy. In the past, the City utilized an Economic Development Policy, which included incentives for companies to invest in redevelopment areas and promote economic welfare. The Historic North End along Main Street is a great example of an area that can serve as a key piece of the community's economic development strategy by providing facilities, services and amenities for tourists, travelers or conventions.

Smart Growth Principles aid in the stabilization of neighborhoods' social and economic health. Four Smart Growth Principles identified include:

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- *Create a range of housing opportunities and choices.*
  - *Foster distinctive, attractive communities with a strong sense of place.*
  - *Strengthen and direct development towards existing communities.*
  - *Encourage community and stakeholder collaboration in development decisions.*

The bottom line: Strong, vital neighborhoods assure a vital community, economy and tax base.

## **BACKGROUND AND EXISTING CONDITIONS**

Yuma, like other cities, includes older areas of industrial and commercial development that at one time were very active. With the ever-increasing predominance of sprawling suburban development, these areas are now in decline. It has become easier and quicker to develop on greenfield lands, despite the fact that roads and utilities are already available in the older parts of town. Development standards that cater to automobiles with requirements such as off-street parking, setbacks, and wide rights-of-way make repurposing these properties even more difficult. As building codes have evolved over the years to increase safety, they have also become more technical. This poses challenges to bring existing buildings into compliance. To help alleviate this compliance issue, the City of Yuma has adopted the International Existing Building Code which allows flexibility of code requirements for some existing and historic properties. In the City, these areas are concentrated along 4<sup>th</sup> Avenue and continue east of 4<sup>th</sup> Avenue and end at the railroad lines and Arizona Avenue. More recent commercial and industrial development is located south of 16<sup>th</sup> Street and west of 4<sup>th</sup> Avenue, east of Arizona Avenue, or farther out on the Mesa where large industrial parcels are available.

As housing preferences changed over the years and demand for larger homes on larger lots increased, the traditional, narrow-lot, walkable, and alley-accessed residential neighborhoods built in the older parts of Yuma became less desirable in favor of larger homes in new subdivisions on the outskirts of town. Lack of continued investment in these areas has left many houses in older residential neighborhoods with significant structural, plumbing, electrical or maintenance problems. Many of these homes are located north of 16<sup>th</sup> Street, and east of the East Main Canal. Some problem areas are located in the North Yuma Valley with a mixture of older site built homes, mobile homes, trailer parks and apartments (west of the East Main Canal).

An area of County land surrounded by an incorporated City is referred to as a "County island". County islands are generally developed to lesser standards than the City which creates sudden changes in road quality, code enforcement standards, provisions for emergency services and other complications for both the City and the County of Yuma. Two examples that demonstrate this issue include the Arizona Avenue island



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east of Arizona and north of 16<sup>th</sup> Street and area south of 16<sup>th</sup> Street and east of Arizona Avenue. Both reflect these complications. It is the general policy of the City to reduce the number of unincorporated islands through annexation.

Efforts by the City to redevelop areas and safeguard home and business values of its residents and business owners can become difficult. Not all redevelopment tools found in other states are available to cities in Arizona. One tool that is not available is tax increment financing, which can provide a revenue source to put towards areas of redevelopment or historic preservation. Finding grants to help stabilize, upgrade, and protect neighborhoods are challenging to find. Even with these obstacles, the City has consistently sought Federal funds for projects. The City is engaged in finding new ways to promote investment in identified redevelopment properties with its own resources.

Deterioration and blight decreases property values, reduces quality of life and increases the risk to public health, safety, and welfare. Blight can lead to illegal activities, dumping and unsafe living conditions.

#### EXISTING PROGRAMS

The City of Yuma has taken the initiative to try to prevent the decline of property values of both residential and commercial properties. Through several programs the City of Yuma promotes the safety and security of its neighborhoods.

In 1995, the Yuma City Council adopted an anti-ugly ordinance to establish and enforce the clean-up of public nuisances throughout the City. This ordinance defines public nuisances and the procedures to mitigate them. The ordinance is a solid platform to promote the health, safety and welfare of the public and is dedicated to the social and economic well-being of its citizens.

The Graffiti Busters program provides a hot-line to report graffiti on properties city-wide. Parks and Recreation staff provide assistance by painting over the graffiti.

Yuma is a federal entitlement city which receives Community Development Block Grant Funds (CDBG) to aid in revitalization of neighborhoods with predominately low- and moderate-income residents. CDBG funds are used in target neighborhoods by the City of Yuma Neighborhood Services Division for rehabilitation of owner-occupied homes, code enforcement, inspection of rental properties, and demolition of blighted structures. In addition, CDBG funds are awarded to non-profit partner agencies that provide homeownership opportunities and development of affordable housing.

The City of Yuma regularly seeks additional funding sources for neighborhood revitalization efforts, applying for various state, federal and private grants. Further, in 2016, the City and the other units of local government in Yuma County formed a Consortium for the US Department

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of Housing and Urban Development's HOME program. Through the Consortium, HOME funds can become available for the entire community to use in the development of affordable housing.

The City of Yuma Police Department offers a Neighborhood Watch program, which begins with a meeting with the Public Affairs Officer and interested residents in any neighborhood. This program promotes ways to discourage burglars and other illegal activities, provides information about suspicious activities, and helps to build a sense of community among neighbors.

The City of Yuma Police Department created the Yuma Crime-Free Multi-Housing Program in 1977, which establishes aid to homeowners and managers to reduce illegal drug activity in their neighborhoods.

In 2016, the City of Yuma Department of Community Development initiated a study of infill development, based on the areas identified in this element of the General Plan. An Infill Incentive Overlay District and Infill Incentive Plan are anticipated to be adopted in 2017 to provide development standards relief and financial incentives to encourage infill development.

## EVALUATION AND ANALYSIS

The work to revitalize residential, commercial and industrial neighborhoods requires a focused effort. The following is a list of areas that have been identified for more extensive evaluation and planning. The areas are categorized into three types, which are not mutually exclusive:

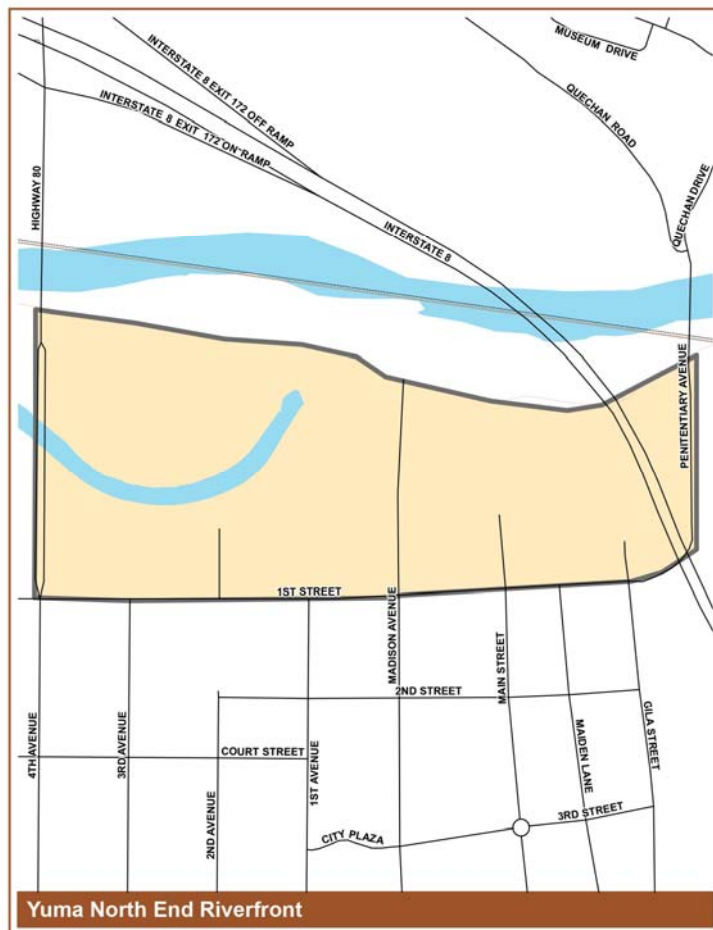
- 1) **Redevelopment Areas** are those found to have slums or blighted areas and have been adopted as redevelopment areas pursuant to Title 36, Chapter 12, Article 3 of the Arizona Revised Statutes. All redevelopment areas have adopted redevelopment plans to guide the improvement or elimination of the slum or blighted conditions. State statute grants municipalities special powers within these redevelopment areas to aid in redevelopment efforts.
- 2) **Revitalization Areas** are blighted areas that are predominately residential in nature, and have a high number of low-income residents. Revitalization areas have adopted revitalization plans and redevelopment efforts are typically managed by the City's Neighborhood Services Division. If a revitalization area meets the definition provided by the Department of Housing and Urban Development (HUD), the area may be eligible for Community Development Block Grant (CDBG) funds.
- 3) **Study Areas** are those areas that are in need of additional

efforts to encourage redevelopment, but have not been officially declared as slums or blighted areas. These areas typically do not have adopted plans.

Collectively, these areas constitute the infill development target area. Descriptions of and plans for each of these areas are detailed on the following pages.

### **Yuma North End Redevelopment Area – Riverfront**

Location: Bounded by 4<sup>th</sup> Avenue, the Ocean to Ocean Bridge, the Colorado River, and 1<sup>st</sup> Street.



This area was the site of the historic U.S. Army Quartermasters Depot, hotels, railroads, restaurants, and steamboat landings. Much of the site is owned by the City of Yuma or other public agencies, as a result of sales by private owners years ago. The Riverfront has drawn interest from citizens, planners, commercial developers and civic leaders. They have envisioned transforming the abandoned commercial sites and the Colorado Riverfront into a positive mix of recreation, history and commercial development.

In 1982, the North End Redevelopment Planning Committee was appointed by City Council to work with City staff to develop a comprehensive strategy for revitalization of the entire downtown area, inclusive of the Riverfront area. In 1983, the North End Redevelopment Plan prepared by this committee was adopted by Council (Resolution 2318). This action designated the Yuma North End, which included the Riverfront, Old Town, and Old Town South areas, as an official redevelopment area.

The City organized a Riverfront Task Force in 1992 to include all interested groups and agencies. The task force supported several design efforts that focused on a mix of uses for the Riverfront area of Old Town. The task force supported the plan calling for riverfront development to include a large lake east of Old Town. Soon after, a revised plan (1999) emerged that revitalized support for the wetlands: one east of Old Town and one west of Old Town.

In 1998, a Heritage Area Task Force was formed to oversee the successful effort to obtain a National Heritage Area designation for the

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Yuma Riverfront. President Bill Clinton created the Yuma Crossing National Heritage Area in 2000.

In 1999, the City created a Riverfront Team. The purpose of the Riverfront Team was to oversee aspects of development in the Old Town Riverfront area as well as the recreational projects in the East and West Wetlands.

Also in 1999, the City sent out Requests for Proposals for the redevelopment of the Riverfront. The opportunity was awarded to a large firm from San Diego. The firm worked with the City to develop a master plan for buildings, utilities and roads for this high profile area. Emphasis has been placed on preserving and interpreting the historic themes of Yuma's history in the planning and development of the Riverfront. The Riverfront team then undertook a six-year effort in joint planning, land assembly and public improvements for commercial development and wildlife habitat rehabilitation.

In 2005, work on the Pivot Point Hilton Garden Inn began and was completed in the fall of 2008. This was a major achievement in the redevelopment of the Old Town Riverfront. In 2013, the LEED-certified John M. Roll United States Courthouse opened on 1<sup>st</sup> Street, in close proximity to Yuma's major state and local government buildings.

The ongoing work in the West Wetlands Park produced the Stewart Vincent Wolfe Creative Playground. Several nature walking paths were completed in the East and West Wetlands Parks. Future commercial development fronting 1<sup>st</sup> Street will add to the redevelopment within the Historic North End and Old Town Riverfront districts.

### **Yuma North End Redevelopment Area – Old Town**

Location: Bounded on the west by 4<sup>th</sup> Avenue, on the north by the Colorado River, on the east by the Union Pacific Railroad lines, and on the south by 8<sup>th</sup> Street.



The Historic North End area is the oldest part of the City, containing numerous historic sites and buildings. Much of the history of the Southwest and the United States is connected to this area because of the ferries and bridges crossing the Colorado River at this natural narrowing of the river.

In 1983, the City adopted the North End Redevelopment Plan (Resolution 2318) that officially established the Old Town as part of the redevelopment area. For Old Town, the plan called for a mixed-use neighborhood with a government center focus. Several Historic Districts were formed in the 1980s to protect adobe structures, commercial buildings and homes of this unique historic area. However, new construction did not occur until the mid-1990s. In 1995, City Planning staff proposed major changes to the zoning and development standards. Adopted by City Council, these new standards encouraged mixed-use developments, zero-lot line construction and other design elements that promoted private investment while maintaining the character of the area.

In 1996, the City funded a project to create the Vision 20/20 Plan for the Historic North End area. This successful effort fostered interest and confidence in the private sector and began a series of property sales from the City to private companies. One example includes the sale of the Old Post Office to the Gowan Company. The Gowan Company renovated the building for the location of their corporate headquarters.

In 2010, the City of Yuma drafted the Historic North End Corridor Plan as a Main Street Renewal Project. The plan serves as a guide to preserve the historical integrity of the area and make appropriate land use, design, and development decisions. The plan also promotes appropriate projects through the use of economic incentives.

### **Yuma North End Redevelopment Area - Old Town South**

Location: Bounded on the north by Giss Parkway, on the west by Madison Ave, on the south by 8<sup>th</sup> Street, and on the east by the Union Pacific Railroad lines.

In 1983, the City adopted the North End Redevelopment Plan (Resolution 2318) that officially established Old Town South as part of the redevelopment area. This area includes an abandoned railroad roundtable site, industrial and warehousing buildings (many formerly serving rail-related traffic), and some housing and vacant properties. The site is widely perceived as a brownfield site with environmental problems. However, recent grant funded studies demonstrated that the site remains developable with minimal issues. In 2014, the City drafted the Old Town South Revitalization Plan, which includes an assessment of potential brownfield sites and concept plans for redevelopment. In recent years, a few parcels have undergone soil remediation.

This area has high development potential due to its close proximity to the Giss Parkway/Interstate 8 interchange and marketable adjacent properties north of Giss Parkway. Challenges in this area include irregular land subdivisions, poor road access, difficult access to utilities, and moderate to low property values. Conflicts between the emerging tourist and commercial uses north of Giss Parkway may occur in the future.

Opportunities include the conversion of abandoned sites into high density residential and valuable mixed-use projects. Such projects could include tourist, retail, office, and residential uses.

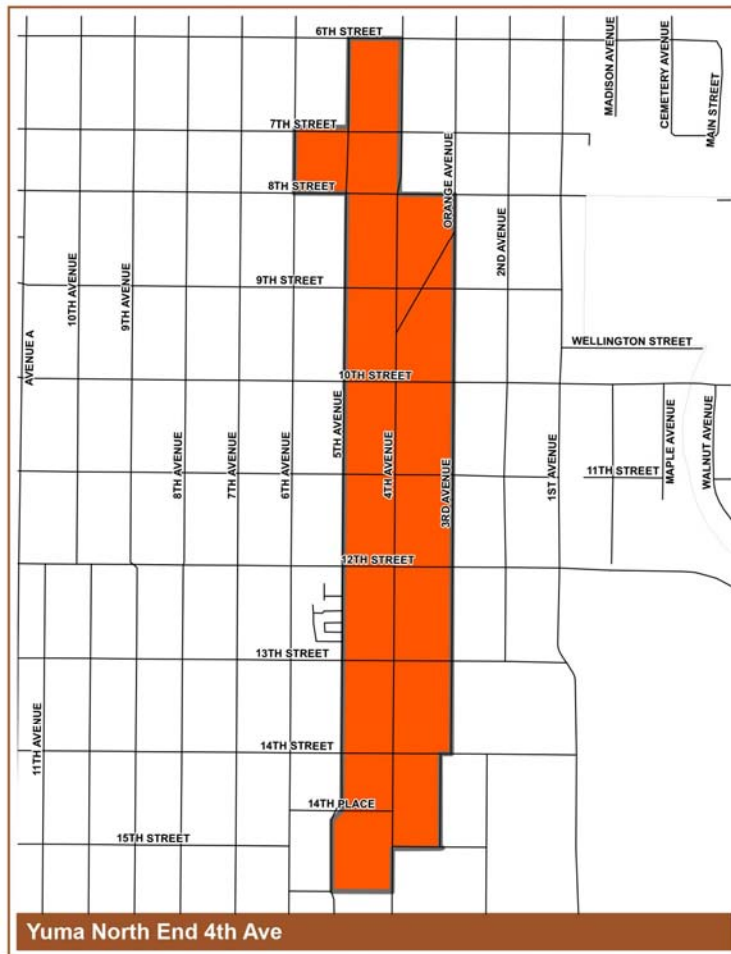
In 2017, the City released conceptual plans for the University of Yuma in Old Town South. The plan envisions a campus of up to 10,000 students, a Research Park, renovated historic buildings, and improved circulation to extend downtown.





### **Yuma North End Redevelopment Area - 4th Avenue**

Location: Generally, the land within one block of 4<sup>th</sup> Avenue, between 6<sup>th</sup> Street and 15<sup>th</sup> Street.



The 4<sup>th</sup> Avenue corridor is a main business thoroughfare connecting the Historic Downtown to the southern portion of town. The northern portion of the 4<sup>th</sup> Avenue corridor serves as the gateway to Yuma from California for travelers on Interstate 8. The 4<sup>th</sup> Avenue is characterized by a mix of service uses, such as small-scale retail, restaurants, automotive repair and sales, and service stations, with a few residential properties. 4<sup>th</sup> Avenue is a mix of buildings fronting the sidewalk (a pedestrian-oriented layout) and those with parking lots adjacent to the sidewalk (a less pedestrian-friendly layout). This creates an uneven visual appeal of properties and public improvements along this gateway corridor.

In 2013, the City adopted the Yuma North End 16<sup>th</sup> Street and 4<sup>th</sup> Avenue Redevelopment Plan (R2012-03) which establishes this area as an official redevelopment area. The plan encourages infill development along the corridor that focuses on convenience, personal, and community services to create the community's Service Center. The importance of creating a safe and attractive pedestrian streetscape system along 4<sup>th</sup>

Avenue is also highlighted. A critical component to create the desired walkable urbanism is to encourage businesses to locate their buildings at or near the front setback, with entry points located off the sidewalk.

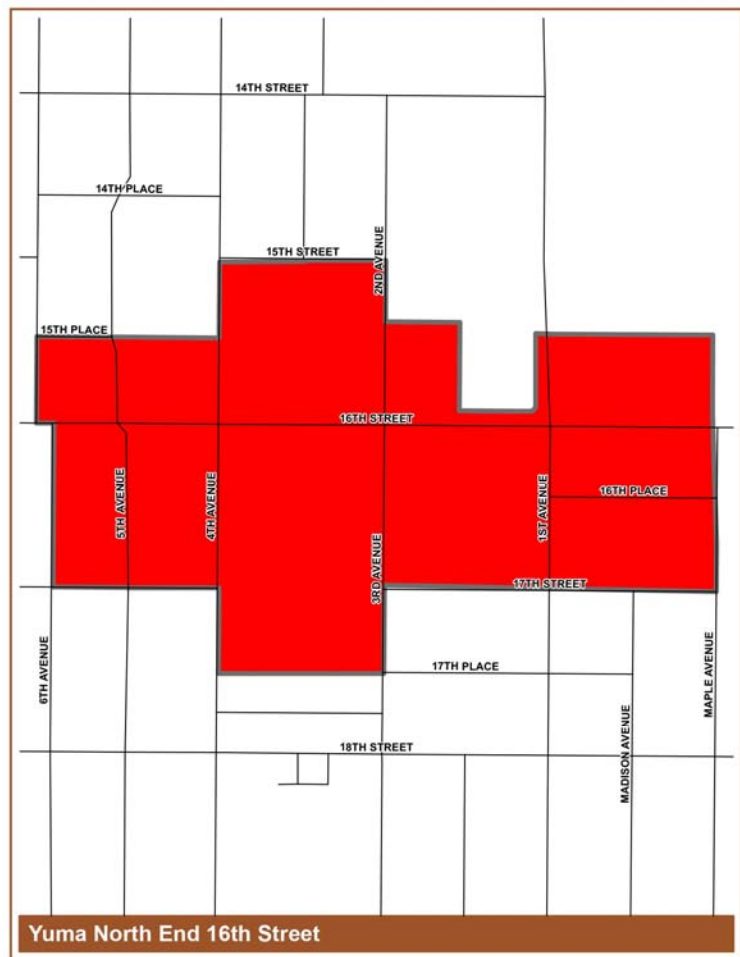
The City of Yuma purchased several properties along the 4<sup>th</sup> Avenue Corridor for the purpose of widening the roadway. This has provided opportunities for redevelopment. Proper alignment of building setbacks, parking arrangements, traffic calming techniques, and landscaping creates a more unified gateway corridor that offers an environment welcoming to pedestrians and cars alike.

### **Yuma North End Redevelopment Area - 16th Street**

Location: One block on either side of 16<sup>th</sup> Street, between Maple Avenue and 6<sup>th</sup> Avenue.

The 16<sup>th</sup> Street and Interstate 8 interchange area has seen steady development east and west of the interchange. As new construction continues west, the potential exists for the restoration or replacement of obsolete buildings and sites into commercial development or even mixed use projects (office, retail, apartments). Future development in this area is assisted by the ease of accessibility to 16<sup>th</sup> Street and Interstate 8. The corridor also shares development linkages with the 4<sup>th</sup> Avenue area - where substantial redevelopment opportunities exist.

To accommodate growth, 16<sup>th</sup> Street was widened to 4 lanes and now includes landscaped medians between Interstate 8 and Arizona Avenue. Further gateway improvements will occur along 16<sup>th</sup> Street east of Arizona Avenue to connect with established commercial developments. Between 2005 and 2009, the 16<sup>th</sup> Street corridor experienced an increase in commercial building. In 2008, at the intersection of 16<sup>th</sup> Street and Arizona Avenue, the Chretien's restaurant was relocated and a new National Bank of Arizona branch was built.



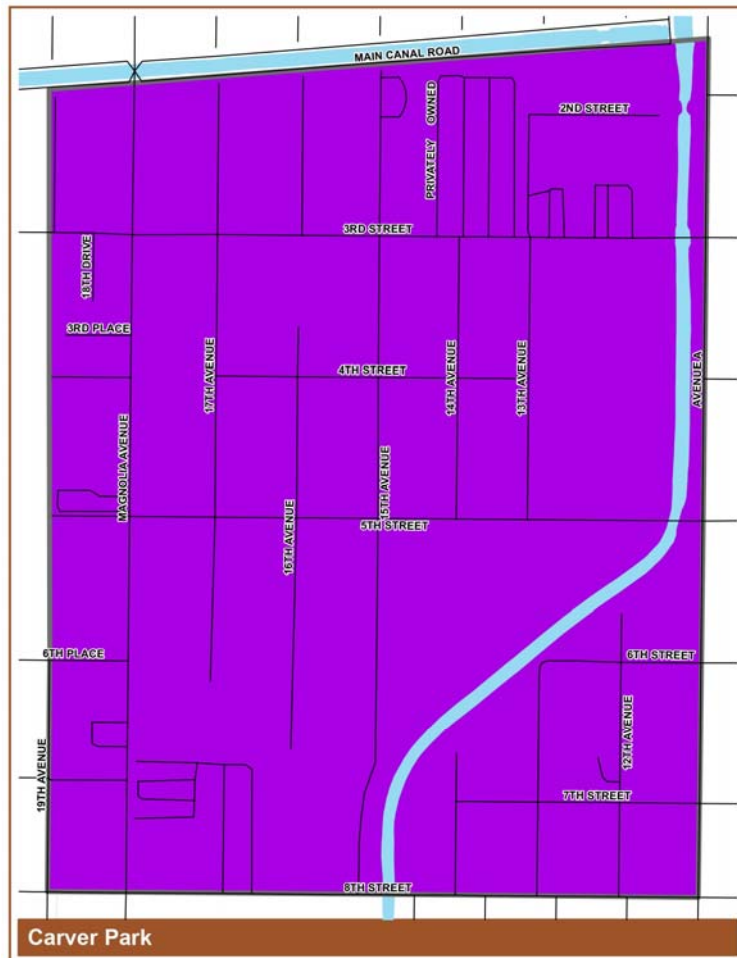
In 2013, the City adopted the Yuma North End 16<sup>th</sup> Street and 4<sup>th</sup> Avenue Redevelopment Plan (R2012-03) which establishes this area as an official redevelopment area. The primary focus of redevelopment efforts is to encourage the development of a unique and attractive retail and office core at all four corners of the intersection of 4<sup>th</sup> Avenue and 16<sup>th</sup> Street. The area is envisioned to have an eclectic mix of buildings with ground floor retail, service and entertainment uses, upper level offices, and high density residential where possible. Second and third story activities are encouraged.

In 2004, the City authorized the purchase of several parcels surrounding the intersection and started preparing the sites in anticipation of new development. A complete reconstruction of the intersection commenced in 2016 and is anticipated to be complete in 2017. Also anticipated to open in 2017 is a specialty grocery that is currently under construction. The City owns several of the remaining parcels at the intersection and is currently seeking development partners.



### **Carver Park Redevelopment & Revitalization Area**

Location: Bounded by Avenue A, 19<sup>th</sup> Avenue, West Main Canal, 8<sup>th</sup> Street.



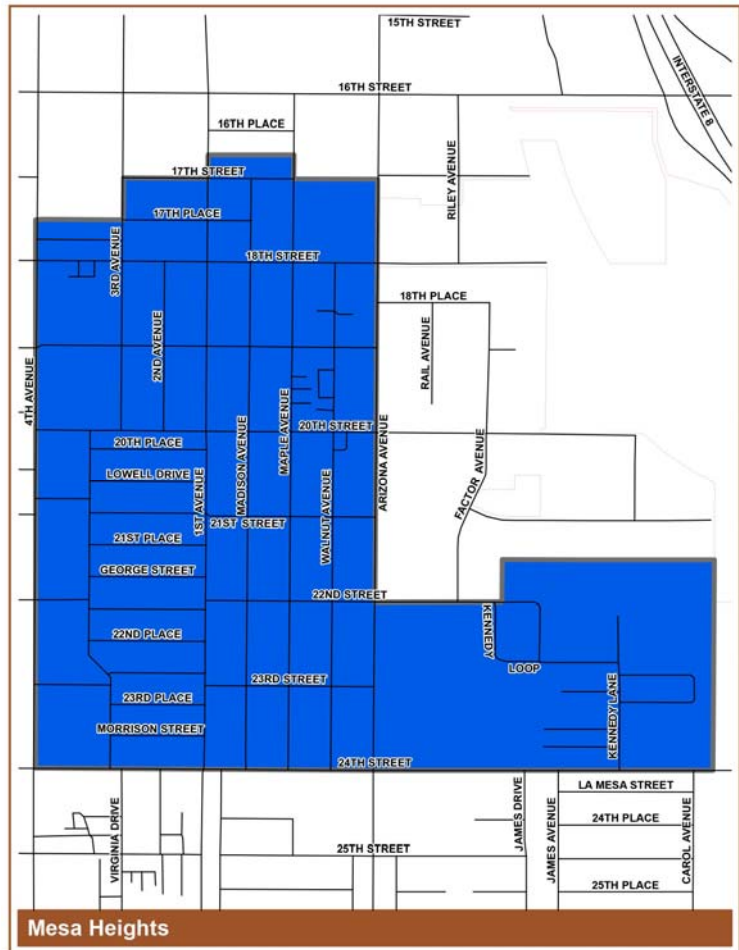
The area consists primarily of single-family dwellings, and a handful of neighborhood-type commercial or retail operations. The area had a large number of substandard homes, abandoned lots, and general deterioration. In 1999, the City organized a neighborhood planning project that resulted in the development of the Carver Park Neighborhood Revitalization Plan. The Department of Housing and Urban Development (HUD) designated the Carver Park neighborhood as a Neighborhood Revitalization Strategy Area (NRSA), the first of its kind in Arizona. Implementation of the program brought \$28 million of leveraged funds into the area, nearly half of which was private investment.

The Carver Park Neighborhood was declared a Redevelopment Area on June 5, 2002 by City Council adoption of Resolution No. R2002-23. The Carver Park Neighborhood Redevelopment Plan dated June 2, 2003 was adopted by City Council by Resolution No. R2003-55. In 2004, the Dr. Martin Luther King Jr. Neighborhood and Teen Center was established and serves the community well, with after school programs, community events, and employment training for the

Carver Park neighborhood. One hundred and sixteen new affordable housing units were developed and 66 owner-occupied structures were rehabilitated. The Community-Based Development Organization (CBDO) was created and built 14 homes for first-time homebuyers, the municipal parks were greatly enhanced, and the City's rental inspection program was launched. In addition, the NRSA plan objectives were exceeded in regard to the reduction of gang activity, drug offenses, and criminal damage/vandalism.

Location: Roughly bounded on the west by 4th Avenue, on the south by 24<sup>th</sup> Street, on the east by Arizona Avenue and Kennedy Park, and on the north by 17<sup>th</sup> Street.

In 2015, the City created the Mesa Heights Neighborhood Revitalization Strategy Plan. It was incorporated into the 2016-2020 Consolidated Plan which provided HUD designation as a NRSA and authorized focused expenditure of CDBG funds into the target area. The Revitalization Plan for Mesa Heights outlines strategic goals in five categories: Safety and Security, Housing, Neighborhood Aesthetics, Social Services, Economic Empowerment. Implementation of the Mesa Heights plan officially began July 1, 2016.



### **Yuma High Revitalization Area**

Location: Bounded by Colorado Street to the north, Avenue A to the west, 5<sup>th</sup> Street to the south, and 4<sup>th</sup> Avenue to the east.



The Yuma High neighborhood lies just east of the Carver Park neighborhood. A majority of the 32-block area is single family residential, with a mix of commercial uses along 3<sup>rd</sup> Street. A cluster of schools, including the historic Yuma High School, is located in the southeast corner of the neighborhood. Housing conditions range from good to very poor. Charming older homes along 1st Street mix with substandard or abandoned homes, and vacant lots. There are fairly high numbers of low and moderate-income families within this area. The businesses located on 4<sup>th</sup> Avenue can conflict with the low-density housing built across the alleyway and fronting 5<sup>th</sup> Avenue.

The northwestern half of the neighborhood is located in a FEMA designated floodplain which requires flood insurance for mortgaged properties and other flood mitigation measures. This presents a higher cost burden for redeveloping properties in this area.

The proximity of this area to the Old Town Area, 4<sup>th</sup> Avenue Corridor and the West Wetlands creates opportunities for reinvestment and renewal in this

area. Neighborhood commercial uses along 3<sup>rd</sup> Street acts as a link between the Historic North End area, the 4<sup>th</sup> Avenue Corridor, and the Carver Park neighborhood to the west. Building on the success of businesses such as the Del Sol Market and the River City Grill located on 3<sup>rd</sup> Street, this corridor could be improved through site assembly, upgraded design standards, public amenities, and an enhanced streetscape to encourage pedestrian activity.

The 2007-2010 Consolidated Plan, adopted on April 18, 2007, identified the Yuma High Neighborhood as a candidate for revitalization and eligible for Community Development Block Grant (CBDG) funding. In a collaborative effort, the City of Yuma Neighborhood Services and City Administration wrote the Yuma High Neighborhood Revitalization Plan. This plan, dated July 1, 2009, was adopted by Resolution No. R2009-44. The plan is currently being implemented.

## **1<sup>st</sup> Avenue Study Area**

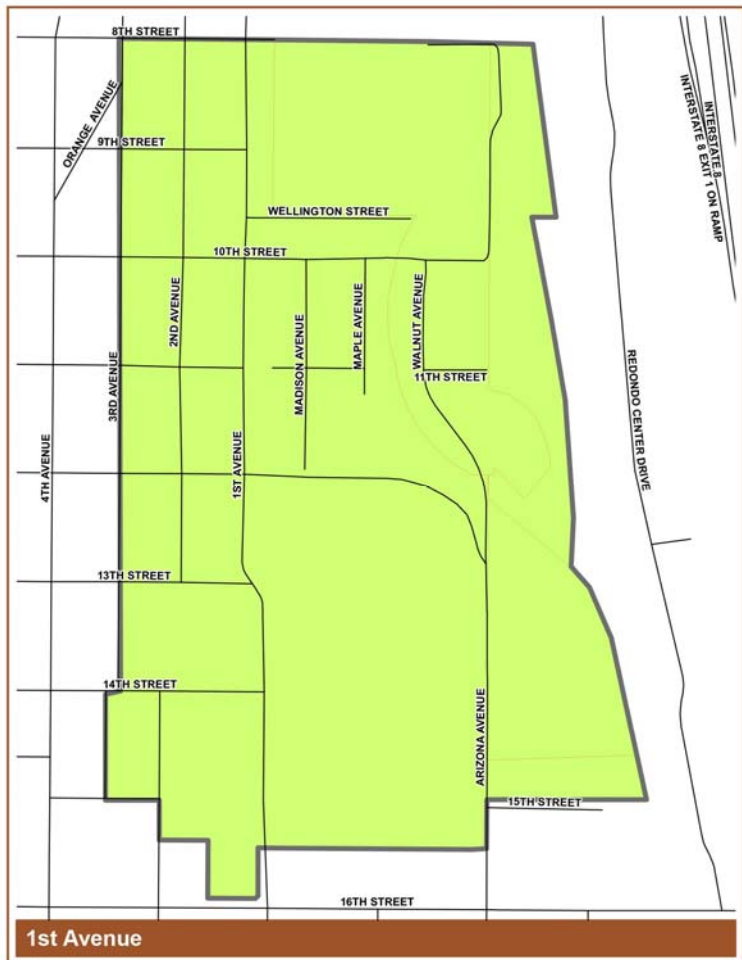
Location: Generally, bounded by 8<sup>th</sup> Street to the north, 15<sup>th</sup> Street to the south, 3<sup>rd</sup> Avenue to the west and the railroad to the east.

This neighborhood is a transitional area, with historically industrial uses mixed with residential and commercial. The northwest quadrant is a mix of residential and commercial, mainly along 8<sup>th</sup> Street. The southeast quadrant is anchored by civic uses such as the City's Public Works office, the Police Department, and Municipal Court. The neighborhood also contains the large historic Pioneer Cemetery and the well-known Roxaboxen Park. On the eastern side of the neighborhood is a large County island that is largely vacant or industrial in nature. With this mix of uses, there are locations that encounter conflict between the grandfathered use, the current zoning, and the land use plan.

The alignment of Arizona Avenue, north of 16<sup>th</sup> Street is not finalized. The City plans to complete Arizona Avenue from 16<sup>th</sup> to Giss Parkway as a collector, creating a north-south link from 16<sup>th</sup> Street to the Historic North End. This will allow access to the area's government offices, entertainment, and retail uses.

Large vacant parcels found throughout the area provide potential opportunities for infill development. Underutilized salvage yards, industrial sites and vacant lands could be redeveloped for higher value projects. Dramatic views of the Colorado River Valley are possible from the lands south of 12<sup>th</sup> Street and east of Arizona Avenue, which represents potential for office, residential or hotel development.

No revitalization plan has been created for this area.



### **Avenues South Study Area**

Location: Generally, bounded by 9<sup>th</sup> Street to the north, 5<sup>th</sup> Avenue to the east, 16<sup>th</sup> Street to the south, and 14<sup>th</sup> Avenue to the west.



This area is predominantly single-family homes. Commercial uses border the neighborhood along 8<sup>th</sup> Street, 5<sup>th</sup> Avenue, and 16<sup>th</sup> Street. The portion of the neighborhood west of Avenue A is characterized by industrial sites and large vacant lots; the most distressed portion of the neighborhood.

Housing conditions vary from poor to very good. Overall, the area's aging housing stock is showing signs of needed repair or maintenance. Code violations like abandoned vehicles and debris occur throughout the area. Most of the homes have alley right-of-way, but there is a sporadic use of the alleyway as access to the homes.

According to Census data, the neighborhood currently does not meet the income parameters set out by HUD to be designated as a NRSA to be eligible for CDBG funds, but the City could use other resources to employ some of the same tools to stop blight. Such tools could include a rental inspection program, assistance with owner-occupied rehabilitation projects, and a proactive code enforcement effort.

No revitalization plan has been developed for this area, but income levels of this neighborhood should continue to be monitored to see if it becomes eligible for designation in the future.



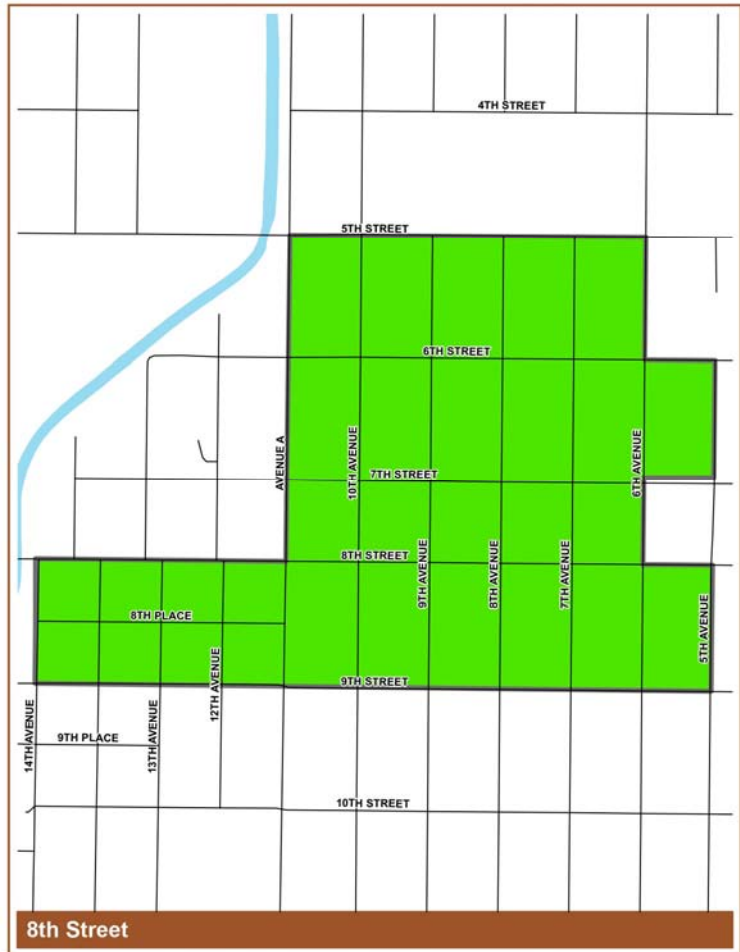
### **8th Street Study Area:**

Location: Generally, the land along 8<sup>th</sup> Street, between 5<sup>th</sup> Avenue and 14<sup>th</sup> Avenue, and three blocks to the north of 8<sup>th</sup> Street between Avenue A and 5<sup>th</sup> Avenue.

This area links the busy 4th Avenue corridor with the southerly edge of the Carver Park Area. The street frontage along 8<sup>th</sup> Street is characterized by a mixed size of lots and buildings, quality of improvements, uses and design quality. Private upgrades have occurred in a sporadic manner. Stable residential neighborhoods lie just north and south of the commercial lots fronting onto 8<sup>th</sup> Street. This is an area that might receive a positive continuation from the implementation of the Carver Park Neighborhood Redevelopment Plan.

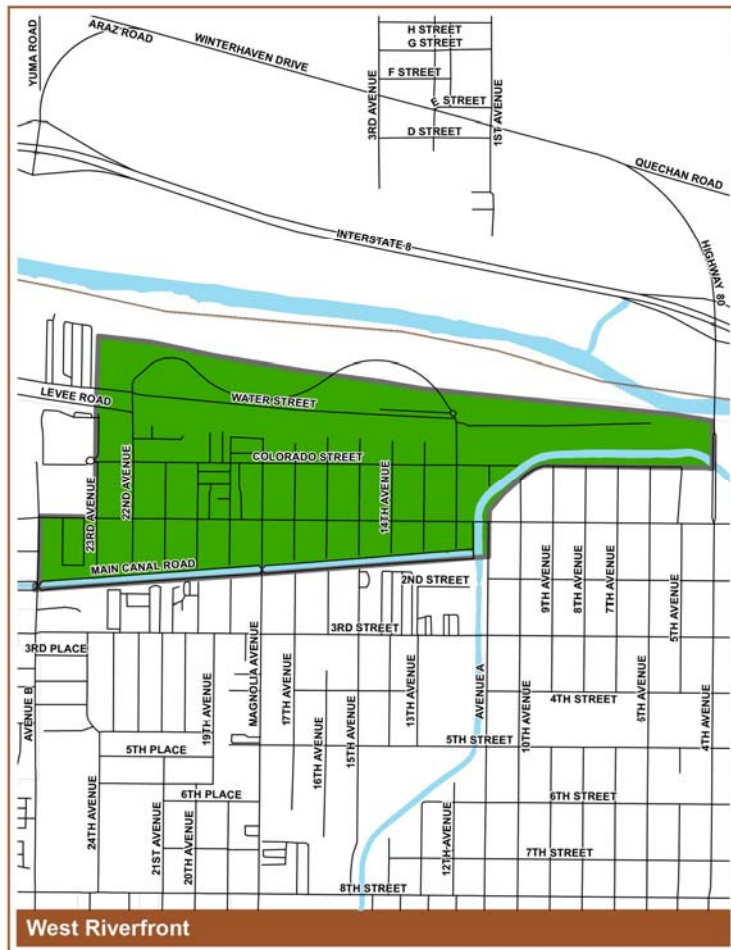
Revitalization of the area may appear in the form of infill development as a small office and retail establishment corridor. A plan may include conforming development and sign standards, pedestrian friendly walkways, and proper night lighting with trees and other landscaping features to visually connect to the adjacent residential neighborhoods.

No redevelopment plan has been created for this area.



### **West Riverfront Study Area**

Location: Bounded by the West Wetlands Park to the north, 4<sup>th</sup> Avenue and the East Main Canal to the east, the West Main Canal to the south, and 23<sup>rd</sup> Avenue to the west.



This neighborhood adjoins and includes the popular West Wetlands Park. The Colorado River Levee with its adjacent multi-use path physically separates the park from this largely single-family home area south of the levee. The neighborhood is largely separated from the Carver Park neighborhood to the south by the West Main Canal, along which a new multi-use path was constructed in 2016. Some trailer parks, mobile homes and apartments are found throughout this neighborhood.

Proximity to historic North End Yuma and the commercial development along 4<sup>th</sup> Avenue, this area has potential for redevelopment and infill housing. Examples of redevelopment opportunities include canal-oriented apartments, townhomes, retail shops, or offices. The pedestrian-oriented environment with access to public amenities such as the West Wetlands Park, Colorado River Levee Linear Park, and the West Main Canal Linear Park make this area particularly attractive for residential, both single family and multi-family. A recent example of this is the Bonita Estates subdivision on the far west side of the neighborhood.

No revitalization plan has been created for this area.

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## GOALS, OBJECTIVES AND POLICIES

**Goal 1.0:** Encourage residential neighborhoods and commercial and industrial sites in older areas of our community that thrive and attract a mix of residents and businesses.

Objective 1.1: Fully develop the Historic North End area, including the river's edge, while protecting historic sites and buildings.

Objective 1.2: Complete the construction of projects and facilities identified in the National Heritage Area Plan, which is inclusive of the Old Town Riverfront Area.

Objective 1.3: Prepare Redevelopment or Revitalization Plans for the following areas:

*West Riverfront Revitalization Plan*

*Avenues South Revitalization Plan*

*8<sup>th</sup> Street Redevelopment Plan*

*1<sup>st</sup> Avenue Redevelopment Plan*

Policy 1.3.1: *Develop Neighborhood Strategies that include residential design standards and promote a neighborhood identity.*

Objective 1.4: Draft and adopt an Infill Incentive Overlay District and Infill Incentive Plan to encourage development in all areas identified in this element of the General Plan.

Objective 1.5: Create a system to monitor conditions in mature neighborhoods to identify trends or opportunities, and develop strategies accordingly.

Policy 1.5.1: *Coordinate revitalization efforts with code enforcement, public safety and utility companies to mitigate abandoned structures.*

Objective 1.6: Maximize the amount of Federal, State or private funds necessary to pay the costs of constructing the facilities or programs contained in the Heritage Area Plan, revitalization plans and neighborhood strategies.

Objective 1.7: Leverage City funds with Federal or State funds to pay for the operation and maintenance of facilities built as a result of the Heritage Area, revitalization plans, and neighborhood strategies or strategize management by private or non-profit organizations.

Objective 1.8: Revise land development rules and codes to encourage investment or reinvestment consistent with revitalization plans or neighborhood strategies.



## ACTION PLAN

Phase	Project	Responsible Department/ Agency	Funding Source
1 - 5 Years	Draft, adopt, and implement an Infill Incentive Overlay District and Infill Incentive Plan to encourage development	Community Development	General Fund
	Continue efforts to revitalize the Mesa Heights Neighborhood	Neighborhood Services	CDBG
	Prepare a Redevelopment Plan for the 1 <sup>st</sup> Avenue Area	Community Development	General Fund
6+ Years	Prepare Revitalization Plan for the West Riverfront Area	Community Development	General Fund
	Prepare Revitalization Plan for the Avenues South Area	Community Development	General Fund
	Prepare Redevelopment Plan for the 8 <sup>th</sup> Street Area	Community Development	General Fund



### Redevelopment Areas

- Yuma North End - Riverfront
- Yuma North End - Old Town
- Yuma North End - Old Town South
- Yuma North End - 4th Ave
- Yuma North End - 16th Street
- Carver Park

### Revitalization Areas

- Carver Park
- Mesa Heights
- Yuma High

### Study Areas

- West Riverfront
- 8th Street
- Avenues South
- 1st Avenue

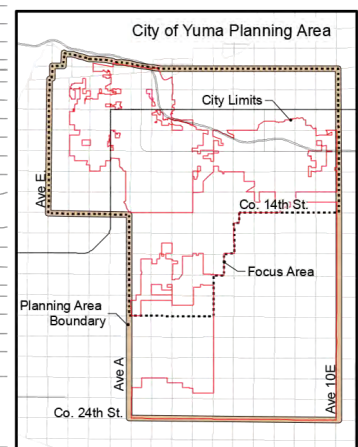
### Focus Area

- Planning Area Boundary



1,000 0 1,000 Feet

Prepared By:  
Information Technology Services  
Enterprise GIS



**ATTACHMENT D**  
**REDLINED CHAPTER 6**

**A.R.S. Section 9-461.05 E.7. – Redevelopment Element**

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

- a. The elimination of slums and blighted areas.*
- b. Community redevelopment, including housing sites, business and industrial sites and public building sites.*
- ~~c. Neighborhood preservation and revitalization.~~*
- ~~d. c.~~ Other purposes authorized by law.*

**A.R.S. Section 9-461.05 E.11. – Neighborhood Preservation and Revitalization Element**

*A neighborhood preservation and revitalization element, including:*

- a. A component that identifies city programs that promote home ownership, that provide assistance for improving the appearance of neighborhoods and that promote maintenance of both commercial and residential buildings in neighborhoods.*
- b. A component that identifies city programs that provide for the safety and security of neighborhoods.*

## 6 – REDEVELOPMENT ELEMENT

Yuma is fortunate to have a variety of diverse neighborhoods. Some neighborhoods are a rich mix of **building** architecture from the 1800s. Some residential neighborhoods are more recent, built during the construction boom that followed the Second World War. Commercial and industrial neighborhoods were also built during the same time period. Since the 2002 General Plan the areas that have seen the most residential construction include homes on the East Mesa and the Yuma Valley. As of the 2010 Census, the city population **was is** 93,064 persons, **and was most recently estimated to be 100,049 by the State of Arizona Department of Administration in 2016.**

**With much of the new development happening on the outskirts of town,** not all neighborhoods in the community have benefited from this **rate-of** growth. **Particularly in the downtown area, the oldest parts of town, in some areas** reduction in land values, building conditions or low income levels have resulted in conditions of decline. In some instances, these conditions are triggered by the vacancy and blight of commercial or industrial buildings. Houses located north of 8th Street along the Union Pacific rail lines and east of 1<sup>st</sup> Avenue, are subject to this type of decline. These were once homes for the employees who worked in the nearby produce coolers. Several of these homes now lie empty because the cooler operations have since relocated further southeast within the City.

Whatever the situation, the City **believes in is committed to** protecting the vitality of all of its neighborhoods. That **belief commitment** is implemented through public investments in infrastructure, **like such as** road reconstruction, **and** the provision of sewer service, **the provision of** targeted services (e.g. code enforcement, clean-up programs) and financial assistance to homeowners or businesses (e.g. Federal grant programs). Each investment assists in the maintenance and repair of homes or commercial buildings, as well as in the removal of, and prevention of the further spread of, blight and disrepair.

Additionally, clean and attractive neighborhoods are linked to the community's ability to attract new industry and business into the local economy. In the past, the City utilized an Economic Development Policy, which included incentives for companies to invest in redevelopment areas and promote economic welfare. The Historic North End along Main Street is a great example of an area that can serve as a key piece of the community's economic development strategy by providing facilities, services and amenities for tourists, travelers or conventions.

Smart Growth Principles aid in the stabilization of neighborhoods' social and economic health. Four Smart Growth Principles identified include:

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- Create a range of housing opportunities and choices. ~~Will fulfill the need of all present income levels and allow a variety of architectural design to beautify and add variety to redevelopment areas.~~
  - Foster distinctive, attractive communities with a strong sense of place. ~~As a focal point, to identify measures to use towards redevelopment areas.~~
  - Strengthen and direct development towards existing communities. ~~By offering incentives to the developers towards redevelopment areas in the commercial and residential districts of the City.~~
  - Encourage community and stakeholder collaboration in development decisions. ~~Identify stakeholders who encourage collaboration within the community and create a positive reaction towards redevelopment areas.~~

The bottom line: Strong, vital neighborhoods ~~that~~ assure a vital community, economy and tax base.

## BACKGROUND AND EXISTING CONDITIONS

Yuma, like other cities, includes older areas of industrial and commercial development that at one time were very active. ~~With the ever-increasing predominance of sprawling suburban development, these areas are now in decline. and are no longer large enough to accommodate modern operations that require off-street parking, merchandise delivery and storage.~~ It has become easier and quicker to develop on greenfield lands, despite the fact that roads and utilities are already available in the older parts of town. Development standards that cater to automobiles with requirements such as off-street parking, setbacks, and wide rights-of-way make repurposing these properties even more difficult. As building codes have evolved over the years to increase safety, they have also become more technical. This poses challenges to bring existing buildings into compliance. To help alleviate this compliance issue, the City of Yuma has adopted the International Existing Building Code which allows flexibility of code requirements for some existing and historic properties. In the City, these areas are ~~identified~~ concentrated along 4<sup>th</sup> Avenue and continue east of 4<sup>th</sup> Avenue and end at the railroad lines and Arizona Avenue. More recent commercial and industrial development is located south of 16<sup>th</sup> Street and west of 4<sup>th</sup> Avenue, east of Arizona Avenue, ~~or farther out on the Mesa where large industrial parcels are available.~~

~~Lot and building sizes in the older commercial areas tend to be on the small side resulting in land assembly issues for modern businesses. Code compliance is a general issue with older commercial buildings and sites.~~

As housing preferences changed over the years and demand for larger homes on larger lots increased, the traditional, narrow-lot, walkable, and alley-accessed residential neighborhoods built in the older parts of Yuma



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became less desirable in favor of larger homes in new subdivisions on the outskirts of town. Lack of continued investment in these areas has left many houses in older residential neighborhoods ~~houses typically have overwhelming~~ with significant structural, plumbing, electrical or maintenance problems. Many of these homes are located north of 16<sup>th</sup> Street, and east of the East Main Canal. Some problem areas are located in the North Yuma Valley with a mixture of older site built homes, mobile homes, trailer parks and apartments (west of the East Main Canal).

The municipal water system located in the City's older neighborhoods is considered adequate for current and future needs. However, occasionally, the system requires upgrades for a new user. The municipal sanitary sewer system is similar in condition. There are cases where sanitary sewer is not available and in its place are septic systems, but these are relatively few in number and affect a small number of homes or businesses.

The existing roadway system for older areas is considered average to above average quality. Road surfaces are constantly monitored by the Public Works Department and upgrades are based on a computerized maintenance program. Traffic loads are considered below the road capacity of the existing local and collector roads.

~~Impact fees in the older neighborhoods are low to non-existent. Impact fees for these sites are only collected after a deduction is made for the contributions already made to a site when an earlier project was built.~~

~~When the City annexes land around an unincorporated area, the area surrounded by the City Limits.~~ An area of county land surrounded by an incorporated City is referred to as a "County island". These County islands are generally developed to lesser standards than the City and create sudden changes in road quality, code enforcement standards, provisions for emergency services and other complications for both the City and the County of Yuma. Two examples that demonstrate this issue include the Arizona Avenue island east of Arizona and north of 16<sup>th</sup> Street and area south of 16<sup>th</sup> Street and east of Arizona Avenue. Both reflect these complications. It is the general policy of the City to reduce the number of unincorporated islands through annexation.

Efforts by the City to redevelop areas and safeguard home and business values of its residents and business owners can become difficult. Not all redevelopment tools found in other states are available to cities in Arizona. One ~~such~~ tool that is not available is tax increment financing, which can provide a revenue source to put towards areas of redevelopment or historic preservation. ~~Limited State grant programs are also available~~ Finding grants to help stabilize, upgrade, and protect neighborhoods are challenging to find. ~~Therefore, the City is engaged in finding new ways to promote investment in identified redevelopment properties with its own resources. Limited views on public purposes by the State and the courts also hinder the City's ability to provide assistance to investors in revitalization areas.~~ Even with these obstacles, the City

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has consistently, ~~and successfully,~~ sought Federal funds for projects. The City is engaged in finding new ways to promote investment in identified redevelopment properties with its own resources.

Deterioration and blight decreases property values, reduces quality of life and increases the risk to public health, safety, and welfare. Blight can lead to illegal activities, dumping ~~grounds~~ and unsafe ~~habitations~~ living conditions.

#### EXISTING PROGRAMS

The City of Yuma has taken the initiative to ~~try to~~ prevent the decline of property values of both residential and commercial properties. Through several programs the City of Yuma promotes the safety and security of its neighborhoods.

In 1995, the Yuma City Council adopted an anti-ugly ordinance to establish and enforce the clean-up of public nuisances throughout the City. This ordinance defines public nuisances and the procedures to mitigate them. The ordinance is a solid platform to promote the health, safety and welfare of the public and is dedicated to the social and economic well-being of its citizens.

The Graffiti Busters program provides a hot-line to report graffiti on properties city-wide. ~~Volunteers~~ Parks and Recreation staff manages the program and coordinates the painting over of the graffiti.

~~The City of Yuma has successfully received financial assistance (e.g. Federal grant programs) to be used to help individuals obtain homeownership. Locally, the Yuma Neighborhood Development Organization assists first-time homebuyers (income-qualified) with an Individual Development Account Program. This program allows for friends and family to contribute funds (e.g. down payment) which are put towards homeownership.~~

~~The City of Yuma has two programs that provide home repair assistance to homeowners. One program is called Emergency Housing Repair. It provides assistance to homeowners who are income-qualified for roof, window, heating, cooling, electrical, and plumbing repairs. Another program is the Home Improvement Loan Program. This program is specifically directed towards properties in revitalization or low income target areas.~~

Yuma is a federal entitlement city which receives Community Development Block Grant Funds (CDBG) to aid in revitalization of neighborhoods with predominately low- and moderate-income residents. CDBG funds are used in target neighborhoods by the City of Yuma Neighborhood Services Division for rehabilitation of owner-occupied homes, code enforcement, inspection of rental properties, and demolition of blighted structures. In addition, CDBG funds are awarded to non-profit partner agencies that provide homeownership opportunities and development of affordable housing.

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The City of Yuma regularly seeks additional funding sources for neighborhood revitalization efforts, applying for various state, federal and private grants. Further, in 2016, the City and the other units of local government in Yuma County formed a Consortium for the US Department of Housing and Urban Development's HOME program. Through the Consortium, HOME funds can become available for the entire community to use in the development of affordable housing.

The City of Yuma Police Department offers a Neighborhood Watch program, which begins with a meeting with the Public Affairs Officer and interested residents in any neighborhood. This program promotes ~~how~~ ways to discourage burglars and other illegal activities, ~~how-to~~ provides information about suspicious activities, and ~~it helps to build~~s a sense of community among neighbors.

The City of Yuma Police Department created the Yuma Crime-Free Multi-Housing Program in 1977, which establishes aid to homeowners and managers to reduce illegal drug activity in their neighborhoods.

In 2016, the City of Yuma Department of Community Development initiated a study of infill development, based on the areas identified in this element of the General Plan. An Infill Incentive Overlay District and Infill Incentive Plan are anticipated to be adopted in 2017 to provide development standards relief and financial incentives to encourage infill development.

## EVALUATION AND ANALYSIS

~~Because of limited resources,~~ The work to revitalize residential, commercial and industrial neighborhoods requires a focused effort. ~~Identified neighborhoods should demonstrate need, with defined opportunities, and include positive responses from public and private entities.~~ The following ~~is a list of~~ areas ~~meet these criteria and~~ that have been identified for more extensive evaluation and planning. The areas are categorized into three types, which are not mutually exclusive:

- 1) **Redevelopment Areas** are those found to have slums or blighted areas and have been adopted as redevelopment areas pursuant to Title 36, Chapter 12, Article 3 of the Arizona Revised Statutes. All redevelopment areas have adopted redevelopment plans to guide the improvement or elimination of the slum or blighted conditions. State statute grants municipalities special powers within these redevelopment areas to aid in redevelopment efforts.
- 2) **Revitalization Areas** are blighted areas that are predominately residential in nature, and have a high number of low-income residents. Revitalization areas have adopted revitalization plans and redevelopment efforts are typically



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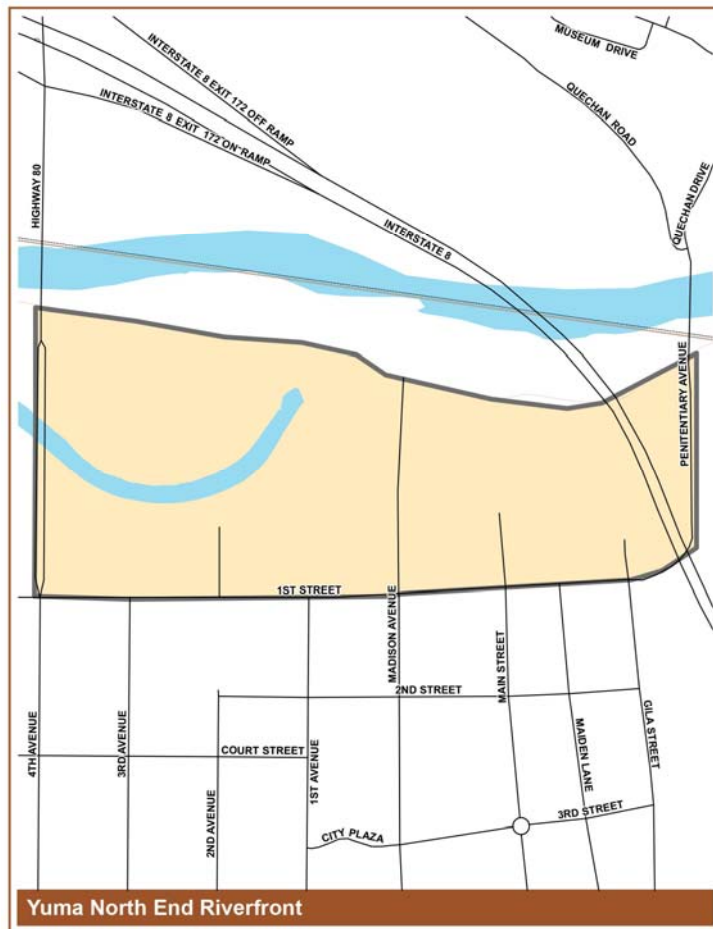
managed by the City's Neighborhood Services Division. If a revitalization area meets the definition provided by the Department of Housing and Urban Development (HUD), the area may be eligible for Community Development Block Grant (CDBG) funds.

- 3) **Study Areas** are those areas that are in need of additional efforts to encourage redevelopment, but have not been officially declared as slums or blighted areas. These areas typically do not have adopted plans.

Collectively, these areas constitute the infill development target area. Descriptions of and plans for each of these areas are detailed on the following pages.

### Yuma North End Redevelopment Area – Riverfront

Location: Bounded by 4<sup>th</sup> Avenue, the Ocean to Ocean Bridge, the Colorado River, and 1<sup>st</sup> Street.



This area was the site of the historic U.S. Army Quartermasters Depot, hotels, ~~for the~~ railroads, restaurants, and steamboat landings. Much of the site is owned by the City of Yuma or other public agencies, as a result of sales by private owners years ago. The Riverfront has drawn interest from citizens, planners, commercial developers and civic leaders. They have envisioned transforming the abandoned commercial sites and the Colorado Riverfront into a positive mix of recreation, history and commercial development.

In 1982, the North End Redevelopment Planning Committee was appointed by City Council to work with City staff to develop a comprehensive strategy for revitalization of the entire downtown area, inclusive of the Riverfront area. In 1983, the North End Redevelopment Plan prepared by this committee was adopted by Council (Resolution 2318). This action designated the Yuma North End, which included the Riverfront, Old Town, and Old Town South areas, as an official redevelopment area.

The City organized a Riverfront Task Force in 1992 to include all interested groups and agencies. The task force supported several design efforts that focused on a mix of uses for the Riverfront area of Old Town. The task force supported the plan calling for riverfront development to include a large lake east of Old Town. Soon after, a revised plan (1999) emerged that revitalized support for the wetlands: one east of Old Town and one west of Old Town.

In 1998, a Heritage Area Task Force was formed to oversee the successful effort to obtain a National Heritage Area ~~established~~ ~~designation~~ for the Yuma Riverfront. President Bill Clinton's ~~signature on the bill~~ created the Yuma Crossing National Heritage Area in 2000, ~~and placed the City of Yuma at a national level.~~

~~To support the ambitious riverfront projects,~~ In 1999, the City created a Riverfront Team. The purpose of the Riverfront Team was to oversee aspects of development in the Old Town Riverfront area as well as the recreational projects in the East and West Wetlands.

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Also in 1999, the City sent out Requests for Proposals for the redevelopment of the Riverfront. The opportunity was awarded to a large firm from San Diego. The firm worked with the City to develop a master plan for buildings, utilities and roads for this high profile area. Emphasis has been placed on preserving and interpreting the historic themes of Yuma's history in the planning and development of the Riverfront. The Riverfront team ~~has since undertaken~~ then undertook a six-year effort in joint planning, land assembly and public improvements for commercial development and wildlife habitat rehabilitation.

In 2005, work on the Pivot Point Hilton Garden Inn ~~commenced~~ began and was completed in the fall of 2008. This was a major achievement in the redevelopment of the Old Town Riverfront. In 2013, the LEED-certified John M. Roll United States Courthouse opened on 1<sup>st</sup> Street, in close proximity to Yuma's major state and local government buildings.

The ongoing work in the West Wetlands Park produced the Stewart Vincent Wolfe Creative Playground. ~~and~~ Several nature walking paths were completed in the East and West Wetlands ~~Parks~~. Future commercial development fronting 1<sup>st</sup> Street will add to the redevelopment within the Historic North End and Old Town Riverfront districts.

### Yuma North End Redevelopment Area – Old Town ~~Historic North End~~

Location: Bounded on the west by 4<sup>th</sup> Avenue, on the north by the Colorado River, on the east by the Union Pacific Railroad lines, and on the south by 8<sup>th</sup> Street.



The Historic North End area is the oldest part of the City, containing numerous historic sites and buildings. Much of the history of the Southwest and the United States is connected to this area because of the ferries and bridges crossing the Colorado River at this natural narrowing of the river.

In 1983, the City adopted the North End Redevelopment Plan ([Resolution 2318](#)) that officially established the Old Town as part of the redevelopment area. For Old Town, the plan called for a mixed-use neighborhood with a government center focus. Several Historic Districts were formed in the 1980s to protect ~~the~~ adobe structures, commercial buildings and homes of this unique historic area. However, new construction did not occur until the mid-1990s. In 1995, City Planning staff proposed major changes to the zoning and development standards. Adopted by City Council, these new standards encouraged mixed-use developments, zero-lot line construction and other design elements that promoted private investment while maintaining the character of the area.

In 1996, the City funded a project to create the Vision 20/20 Plan for the Historic North End area. This successful effort fostered interest and confidence in the private sector and began a series of property sales from the City to private companies. One example includes the sale of the Old Post Office to the Gowan Company. [The Gowan Company](#) ~~who~~ renovated the building ~~to be~~ for the location of their corporate headquarters.

In 2010, the City of Yuma drafted the Historic North End Corridor Plan as a Main Street Renewal Project. The plan ~~will~~ serves as a guide to preserve the historical integrity of the area and make appropriate land use, design and development decisions. The plan ~~will~~ also promotes appropriate projects through the use of economic incentives.

### Yuma North End Redevelopment Area - Old Town South

Location: Bounded on the north by Giss Parkway, on the west by Madison Ave, on the south by 8<sup>th</sup> Street, and on the east by the Union Pacific Railroad lines.

In 1983, the City adopted the North End Redevelopment Plan (Resolution 2318) that officially established Old Town South as part of the redevelopment area. This area includes an abandoned railroad roundtable site, industrial and warehousing buildings (many formerly serving rail-related traffic), and some housing and vacant properties. The site is widely perceived as a brownfield site with environmental problems. However, recent grant-funded studies demonstrated that the site remains developable with minimal issues. In 2014, the City drafted the Old Town South Revitalization Plan, which includes an assessment of potential brownfield sites and concept plans for redevelopment. In recent years, a few parcels have undergone soil remediation.

This area has high development potential due to its close proximity to the Giss Parkway/Interstate 8 interchange and marketable adjacent properties north of Giss Parkway. Challenges in this area include irregular land subdivisions, poor road access, difficult access to utilities, and moderate to low property values. Conflicts between the emerging tourist and commercial uses north of Giss Parkway may occur in the future. Opportunities include the conversion of abandoned sites into high density residential and valuable mixed-use projects. Such projects could include tourist, retail, office, and residential uses.

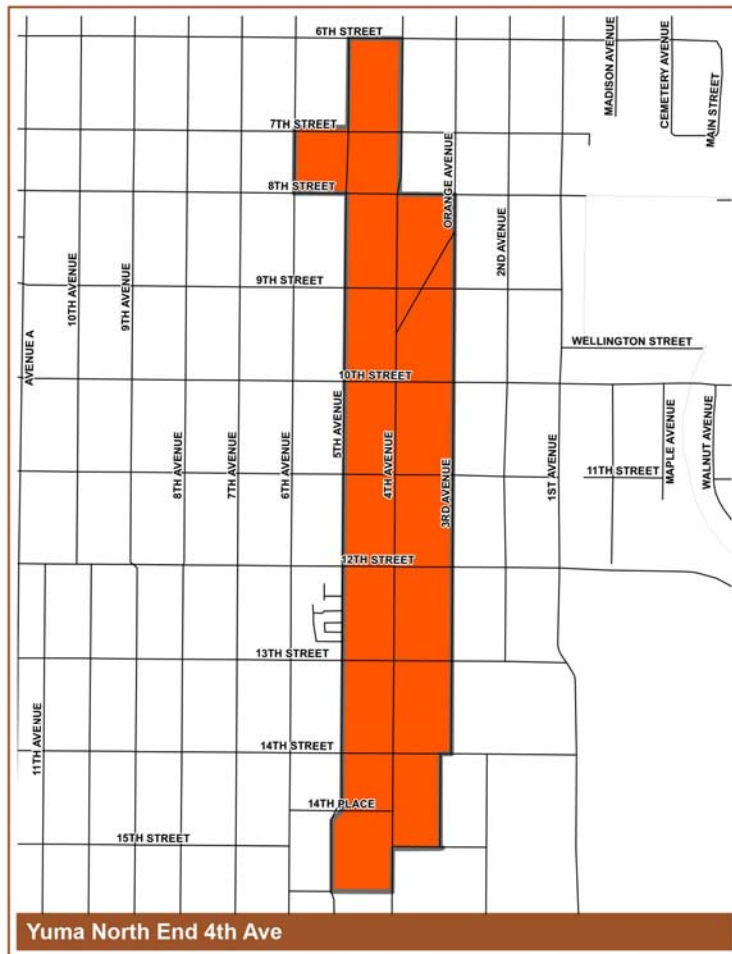


~~No neighborhood revitalization plan has been created for this area.~~

In 2017, the City released conceptual plans for the University of Yuma in Old Town South. The plan envisions a campus of up to 10,000 students, a Research Park, renovated historic buildings, and improved circulation to extend downtown.

### Yuma North End Redevelopment Area - 4th Avenue Corridor

Location: Generally, the land within one block of 4<sup>th</sup> Avenue, between 6<sup>th</sup> Street the Colorado River and 16<sup>th</sup> 15<sup>th</sup> Street.



The 4<sup>th</sup> Avenue corridor is a main business thoroughfare connecting the Historic Downtown to the southern portion of town. The northern portion of the 4<sup>th</sup> Avenue corridor serves as the gateway to Yuma from California ~~traveling for travelers~~ on Interstate 8. Fourth Avenue is characterized by a mix of service uses, such as small-scale retail, restaurants, automotive repair and sales, and service stations, with a few residential properties. ~~Frontage along~~ 4<sup>th</sup> Avenue is a mix ~~between of~~ buildings fronting the sidewalk (a pedestrian-oriented layout) and those with parking lots adjacent to the sidewalk (a less pedestrian-friendly layout). This ~~situation~~ creates an uneven visual appeal of properties and public improvements along ~~a this~~ gateway corridor.

In 2013, the City adopted the Yuma North End 16<sup>th</sup> Street and 4<sup>th</sup> Avenue Redevelopment Plan (R2012-03) which establishes this area as an official redevelopment area. The plan encourages infill development along the corridor that focuses on convenience, personal, and community services to create the community's ~~premiere~~ Service Center. The importance of creating a safe and attractive

pedestrian streetscape system along 4<sup>th</sup> Avenue is also highlighted. A critical component to create the desired walkable urbanism is to encourage businesses to locate their buildings at or near the front setback, with entry points located off the sidewalk.

~~In recent years,~~ The City of Yuma purchased several properties along the 4<sup>th</sup> Avenue Corridor for the purpose of widening the roadway. This ~~can~~ has ~~also~~ provided opportunities for redevelopment. Proper alignment of building setbacks, parking arrangements, ~~traffic calming techniques~~, and landscaping ~~can~~ creates a more unified gateway corridor ~~that offers an environment welcoming to pedestrians and cars alike~~.

~~The 4<sup>th</sup> Avenue Corridor area includes areas of residential and commercial development. The street frontage is characterized by older buildings near the Colorado River, and large commercial buildings near 16<sup>th</sup> Street. The older section contains a mix of homes, small lots, commercial sites, and vacant lots. The northern portion of the 4<sup>th</sup> Avenue Corridor serves as the gateway into the Historic North End area. The~~



~~challenges of the 4<sup>th</sup> Avenue Corridor are the differing condition of properties, irregular lot sizes or buildings mixed in with new sites or buildings. This situation creates an uneven visual appeal of properties and public improvements along a gateway corridor. Opportunities include the purchase and renovation of existing lots, driven by the private market, to take advantage of ideal locations along portions of 4<sup>th</sup> Avenue, and the linkage of commercial sites south of 16<sup>th</sup> Street.~~

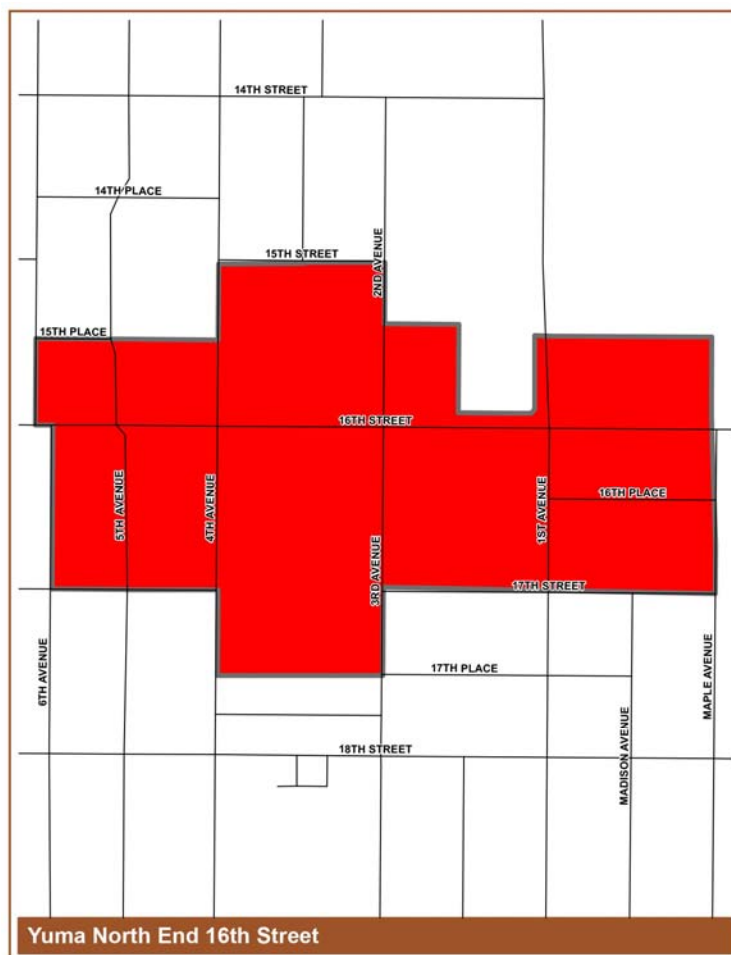
~~The Yuma High Neighborhood Revitalization Plan dated July 1, 2009, incorporates a portion of the 4<sup>th</sup> Avenue Corridor (west side of 4<sup>th</sup> Avenue from Colorado Street to 6<sup>th</sup> Street). No revitalization plan has been created for the remainder of the area.~~

### Yuma North End Redevelopment Area - 16<sup>th</sup> Street Corridor

Location: One block on either side of 16<sup>th</sup> Street, between ~~Interstate 8 and 4<sup>th</sup> Avenue~~ Maple Avenue and 6<sup>th</sup> Avenue.

The 16<sup>th</sup> Street and Interstate 8 interchange area has seen steady development east and west of the interchange. As new construction continues west, the potential exists for the restoration ~~or replacement~~ of obsolete buildings and sites into commercial development or even mixed use projects (office, retail, apartments). Future development in this area is ~~stimulated~~ ~~assisted~~ by the ease of accessibility to 16<sup>th</sup> Street and Interstate 8. The corridor also shares development linkages with the 4<sup>th</sup> Avenue area - where substantial redevelopment opportunities exist ~~when this intersection is widened.~~

To ~~accommodate~~ growth, 16<sup>th</sup> Street was widened to 4 lanes and now includes landscaped medians between Interstate 8 and Arizona Avenue. Further gateway improvements will occur along 16<sup>th</sup> Street east of Arizona Avenue to connect with ~~the~~ ~~recently~~ established commercial developments. Between 2005 and 2009, the 16<sup>th</sup> Street corridor experienced an increase in commercial building. In 2008, at the intersection of 16<sup>th</sup> Street and Arizona Avenue, the Chretien's restaurant was relocated and a new National Bank of Arizona branch was built.



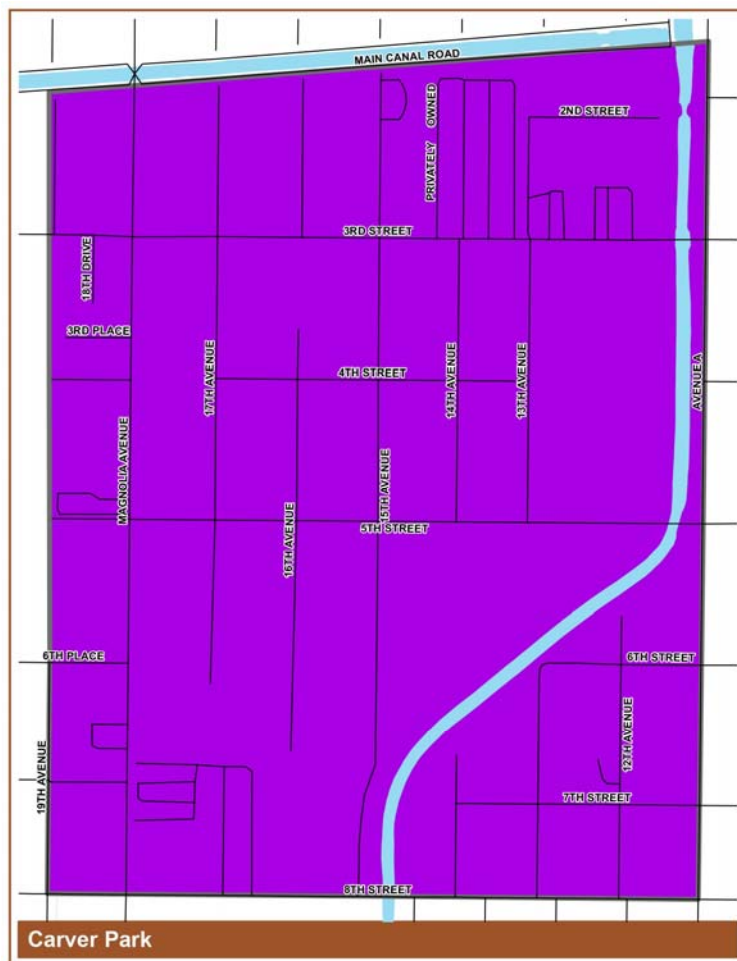
In 2013, the City adopted the Yuma North End 16<sup>th</sup> Street and 4<sup>th</sup> Avenue Redevelopment Plan (R2012-03) which establishes this area as an official

redevelopment area. The primary focus of redevelopment efforts is to encourage the development of a unique and attractive retail and office core at all four corners of the intersection of 4<sup>th</sup> Avenue and 16<sup>th</sup> Street. The area is envisioned to have an eclectic mix of buildings with ground floor retail, service and entertainment uses, upper level offices, and high density residential where possible. Second and third story activities are encouraged.

In 2004, the City authorized the purchase of several parcels surrounding the intersection and started preparing the sites in anticipation of new development. A complete reconstruction of the intersection commenced in 2016 and is anticipated to be complete in 2017. Also anticipated to open in 2017 is a specialty grocery that is currently under construction. The City owns several of the remaining parcels at the intersection and is currently seeking development partners.

### **Carver Park Redevelopment & Revitalization Area**

Location: Bounded by Avenue A, 19<sup>th</sup> Avenue, West Main Canal, and 8<sup>th</sup> Street.



The area consists of about 400 primarily of single-family dwellings, and a variety of neighborhood-type commercial or retail operations. New apartments and homes have been built here in the past eight years. The area had a large number of substandard homes, abandoned lots, and exterior debris general deterioration. In 2000 1999, the City organized a neighborhood planning project that resulted in the development of the Carver Park Neighborhood Revitalization Plan. The planning project includes physical improvements, social service changes, and housing programs. The process used in this neighborhood has been utilized to create strategies in other predominately residential neighborhoods. The City has, to date, received approval for over \$8 million in State and Federal grants to renew and promote this neighborhood. This is the location of the first Neighborhood Strategy Area approved by the U.S. Department of Housing and Urban Development in Arizona. The Department of Housing and Urban Development (HUD) designated the Carver Park neighborhood as a Neighborhood Revitalization Strategy Area (NRSA), the first of its kind in Arizona. Implementation of the program brought \$28 million of leveraged

funds into the area, nearly half of which was private investment.



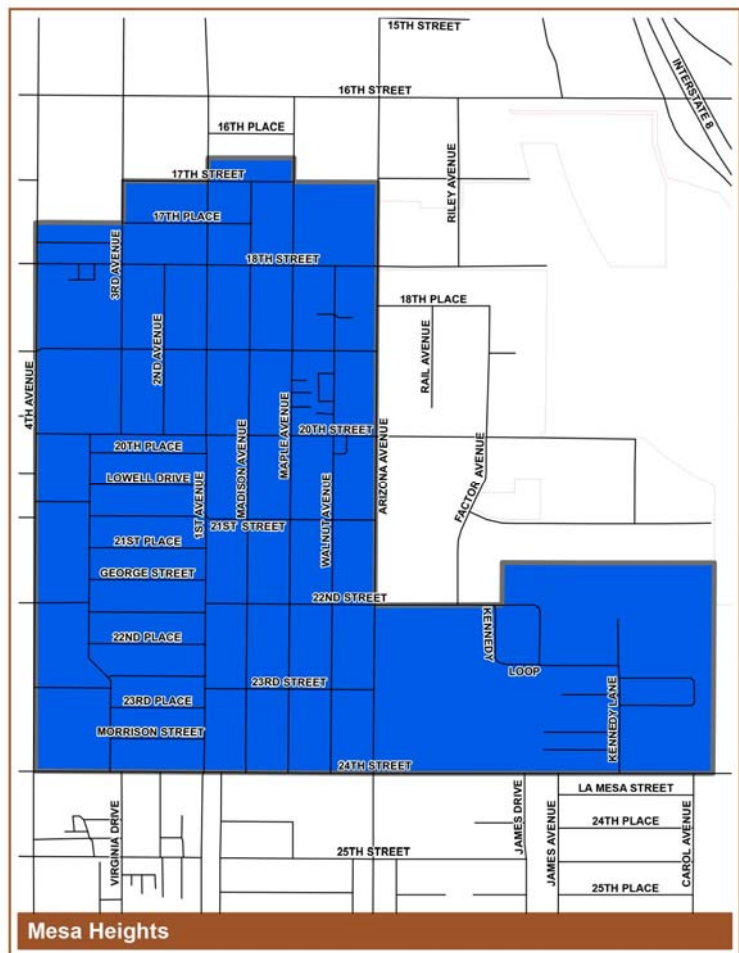
The Carver Park Neighborhood was declared a Redevelopment Area on June 5, 2002 by City Council adoption of Resolution No. R2002-23. The Carver Park Neighborhood Redevelopment Plan dated June 2, 2003 was adopted by City Council by Resolution No. R2003-55. In 2004, the Dr. Martin Luther King Jr. Neighborhood and Teen Center was established and serves the community well, with after school programs, community events, and employment training for the Carver Park neighborhood. One hundred and sixteen new affordable housing units were developed and 66 owner-occupied structures were rehabilitated. The Community-Based Development Organization (CBDO) was created and built 14 homes for first-time homebuyers, the municipal parks were greatly enhanced, and the City's rental inspection program was launched. In addition, the NRSA plan objectives were exceeded in regard to the reduction of gang activity, drug offenses, and criminal damage/vandalism.

### **Mesa Heights Revitalization Area** **Central Yuma Area & South Arizona Avenue Corridor**

**Location:** Roughly bounded on the west by 4th Avenue, on the south by 24<sup>th</sup> Street, on the east by Arizona Avenue and Kennedy Park, and on the north by 17<sup>th</sup> Street.

Mesa Heights is one of the oldest neighborhoods in the city of Yuma. It was settled in the 1930s when refugees, fleeing the Dust Bowl of the Great Plains, were turned back at the Yuma border crossing into California. Today, Mesa Heights is a neighborhood with deep family connections and long-term, multigenerational residents. Home values are modest and a large percentage of families' incomes are between low to moderate range. Structural conditions tend to be in the average to below average range since most structures were built before 1970. The neighborhood boasts a stable small business community with professional service firms, medical offices, restaurants, locally owned banks, child care facilities, and personal care salons that have been in business for 10 to 35 years. Mesa Heights also includes the vibrant Kennedy Park, Joe Henry Optimist Center, and several schools.

In 2015, the City created the Mesa Heights Neighborhood Revitalization Strategy Plan. It was incorporated into the 2016-2020 Consolidated Plan which provided HUD designation as a NRSA and authorized focused expenditure of CDBG funds into the



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target area. The Revitalization Plan for Mesa Heights outlines strategic goals in five categories: Safety and Security, Housing, Neighborhood Aesthetics, Social Services, Economic Empowerment. Implementation of the Mesa Heights plan officially began July 1, 2016.

~~[The Central Yuma Area] contains a wide variety of land uses. Apartments, trailer parks, site built homes, light industrial buildings, and churches are included in the area. Home values appear modest and a large percentage of families' incomes are between low to moderate range. Structural conditions tend to be in the average to below average range since most structures were built before 1970. This has been identified as an area eligible for Community Development Block Grants. In the near future, this area will be evaluated for a neighborhood strategy plan. No neighborhood strategy exists for this area.~~

~~[In the South Arizona Avenue Corridor], the City plans to widen Arizona Avenue to make it into an arterial. To accommodate a wider right-of-way, the City acquired land with a majority from the west side of the roadway. This land has the potential to be redeveloped into higher quality projects than those that existed prior to City acquisition. The land on the east side is partly inside the City limits. Sewer service may appear as an issue for industrial or commercial land uses planned for this area. Water service appears to be adequate in most parts of this area. Recent improvements along Arizona Avenue include the relocation of Fire Station No. 3 to a new and larger building to increase public safety coverage for this corridor. The Rural Metro Corporation also relocated their Yuma corporate office to this area at 2029 S. Arizona Avenue. No revitalization plan has been created for this area.~~

### **Yuma High Revitalization Area**

Location: Generally, bounded by Colorado Street to the north, Avenue A to the west, 5<sup>th</sup> Street to the south, and 4<sup>th</sup> Avenue to the east.

The Yuma High neighborhood lies just east of the Carver Park neighborhood. A majority of the 32-block area is single family residential, with a mix of commercial uses along 3<sup>rd</sup> Street. A cluster of schools, including the historic Yuma High School, is located in the southeast corner of the neighborhood. Housing conditions range from good to very poor. ~~The majority of lots are used for single family homes. The historic Yuma High School is located in the southeast corner of the neighborhood. Housing conditions are out of balance, ranging from good to very poor. There are fairly high numbers of low to moderate-income family within the area. The businesses located on 4<sup>th</sup> Avenue can conflict with the low-density housing built across the alleys from commercial areas.~~ Charming older homes along 1st Street mix with substandard or abandoned homes, and vacant lots. There are fairly high numbers of low and moderate-income families within this area. The businesses located on 4<sup>th</sup> Avenue can conflict with the low-density housing built across the alleyway and fronting 5<sup>th</sup> Avenue.

The northwestern half of the neighborhood is located in a FEMA designated floodplain which requires flood insurance for mortgaged properties and other flood mitigation measures. This presents a higher cost burden for redeveloping properties in this area.



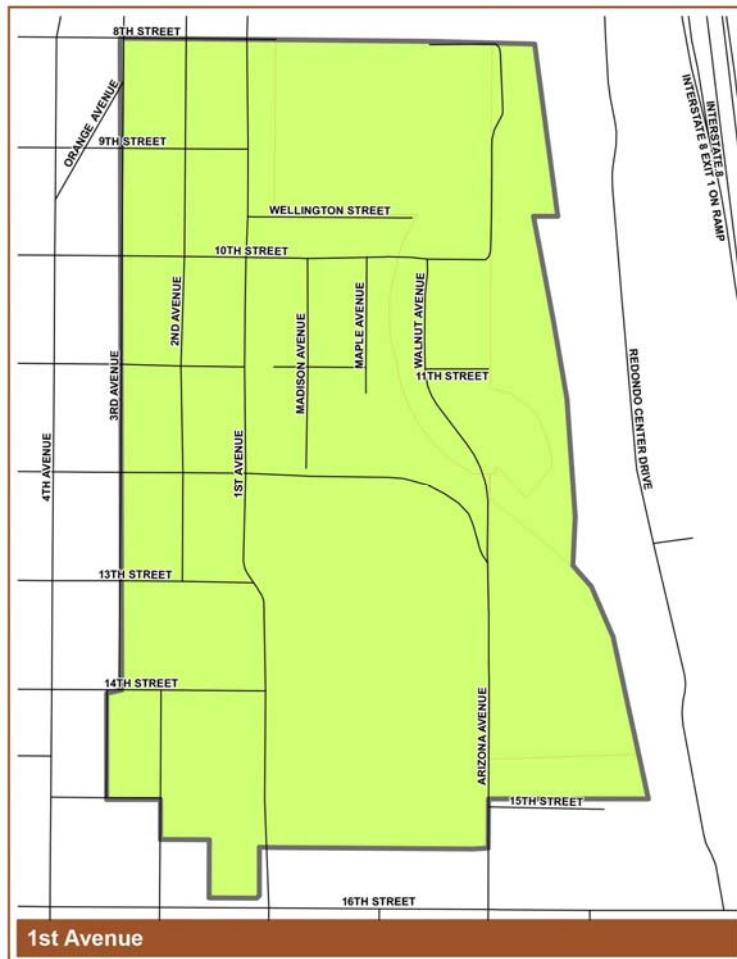
The proximity of this area to the Old Town Area, 4<sup>th</sup> Avenue Corridor and the West Wetlands creates opportunities for reinvestment and renewal in this area. Neighborhood commercial uses along 3<sup>rd</sup> Street acts as a link between the Historic North End area, the 4<sup>th</sup> Avenue Corridor, and the Carver Park neighborhood to the west. Building on the success of businesses such as the Del Sol Market and the River City Grill located on 3<sup>rd</sup> Street, this corridor could be improved through site assembly, upgraded design standards, public amenities, and an enhanced streetscape to encourage pedestrian activity.

The 2007-2010 Consolidated Plan, adopted on April 18, 2007, identified the Yuma High Neighborhood as a candidate for revitalization and eligible for Community Development Block Grant (CBDG) funding. In a collaborative effort, the City of Yuma Neighborhood Services and City

Administration wrote the Yuma High Neighborhood Revitalization Plan. ~~This plan incorporates the following areas: 3<sup>rd</sup> Street Corridor, 1<sup>st</sup> Street Area, and portions of 4<sup>th</sup> Avenue Corridor (west side of 4<sup>th</sup> Avenue, between Colorado Street and 6<sup>th</sup> Street).~~ This plan, dated July 1, 2009, was adopted by Resolution No. R2009-44. The plan is currently being implemented.

### 1<sup>st</sup> Avenue Study Area ~~1<sup>st</sup> Avenue Corridor & North Arizona Avenue Corridor~~

Location: Generally, bounded by 8<sup>th</sup> Street to the north, 15<sup>th</sup> Street to the south, 3<sup>rd</sup> Avenue to the west and the railroad to the east.



This neighborhood is a transitional area, with historically industrial uses mixed with residential and commercial. The northwest quadrant is a mix of residential and commercial, mainly along 8<sup>th</sup> Street. The southeast quadrant is anchored by civic uses such as the City's Public Works office, the Police Department, and Municipal Court. The neighborhood also contains the large historic Pioneer Cemetery and the well-known ~~pocket park~~, Roxaboxen Park. ~~Te~~ On the eastern side of the neighborhood is a large County island that is largely vacant or industrial in nature. With this mix of uses, there are ~~several lots~~ ~~locations~~ that encounter conflicts between the grandfathered use, the current zoning, and the land use plan.

The alignment of Arizona Avenue, north of 16<sup>th</sup> Street is not finalized. The City plans to complete Arizona Avenue from 16<sup>th</sup> to Giss Parkway as a collector, creating a north-south link from 16<sup>th</sup> Street to the Historic North End. This will allow access to the area's government offices, entertainment, and retail uses.

Large vacant parcels found throughout the area provide potential opportunities for infill development. Underutilized salvage yards, industrial sites and vacant lands could be redeveloped for higher value projects. Dramatic views of the Colorado River Valley are possible from the lands south of 12<sup>th</sup> Street and east of Arizona Avenue, which represents potential for office, residential or hotel development.

No revitalization plan has been created for this area.

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~~[In the North Arizona Avenue Corridor], the recent annexation of the northeast corner of Arizona Avenue, south of 15<sup>th</sup> Street led to the demolition of the Seeds West building and the construction of a new National Bank of Arizona branch building and tenant spaces.~~

~~[The 1<sup>st</sup> Avenue Corridor] area fills in a gap between the 4<sup>th</sup> Avenue Corridor and the North Arizona Avenue Corridor. The northern portion of this area was recently annexed into the City. The area includes a mixture of low to high density residential development and limited commercial and industrial development. Large vacant parcels are also found in the area that provide potential opportunities for infill development.~~

### Avenues South Study Area

Location: Generally, bounded by 8<sup>th</sup> 9<sup>th</sup> Street to the north, 5<sup>th</sup> Avenue to the east, 16<sup>th</sup> Street to the south, and 14<sup>th</sup> Avenue to the west.



This area is predominantly single-family homes. Commercial uses border the neighborhood along 8<sup>th</sup> Street, 5<sup>th</sup> Avenue, and 16<sup>th</sup> Street. The portion of the neighborhood west of Avenue A is characterized by industrial sites and large vacant lots; the most distressed portion of the neighborhood.

Housing conditions vary from poor to very good. Overall, the area's aging housing stock is showing signs of needed repair or maintenance. Code violations like abandoned vehicles and debris occur throughout the area. Most of the homes have alley right-of-way, but there is a sporadic use of the alleyway as access to the homes. Recent upgrades to infrastructure include new electrical lines and future widening of Avenue A.

According to Census data, the neighborhood currently does not meet the income parameters set out by HUD to be designated as a NRSA to be eligible for CDBG funds, but the City could use other resources to employ some of the same tools to stop blight. Such tools could include a rental inspection program, assistance with owner-occupied rehabilitation projects, and a proactive code enforcement effort.

No revitalization plan has been developed for this area, but income levels of this neighborhood should continue to be monitored to see if it becomes eligible for designation in the future.



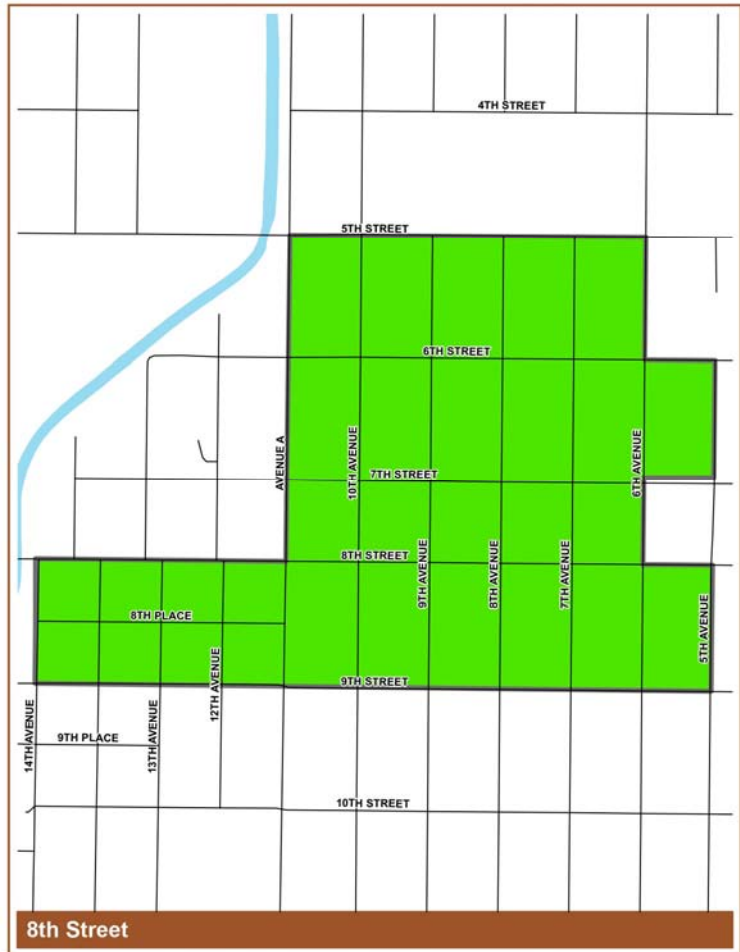
### **8th Street Corridor Study Area:**

Location: Generally, the land along 8<sup>th</sup> Street, between 4<sup>th</sup> 5<sup>th</sup> Avenue and 14<sup>th</sup> Avenue, and three blocks to the north of 8<sup>th</sup> Street between Avenue A and 5<sup>th</sup> Avenue.

This corridor area links the busy 4th Avenue corridor with the southerly edge of the Carver Park Area. The street frontage along 8<sup>th</sup> Street is characterized by a mixed size of lots and buildings, quality of improvements, uses and design quality. Private upgrades have occurred in a sporadic manner. Solid Stable residential neighborhoods lie just north and south of the commercial lots fronting onto 8<sup>th</sup> Street. This is an area that might receive a positive continuation from the implementation of the Carver Park Neighborhood Redevelopment Plan.

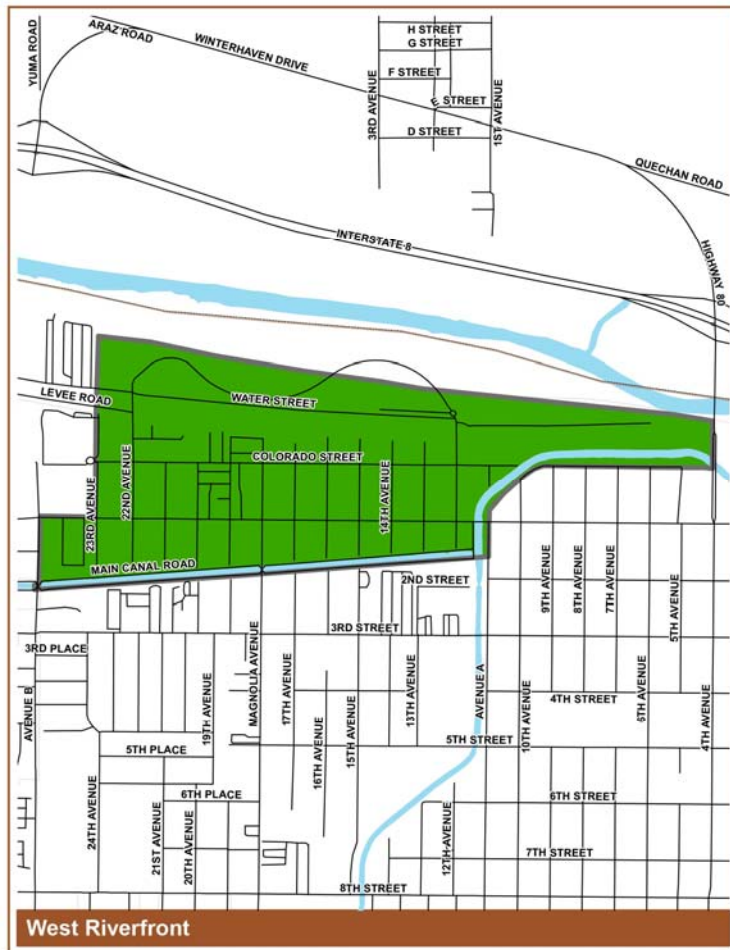
Revitalization of the area may appear in the form of infill development as a small office and retail establishment corridor. A plan may include conforming development and sign standards, pedestrian friendly walkways, and proper night lighting with trees and other landscaping features to visually connect to the adjacent residential neighborhoods.

No revitalization redevelopment plan has been created for this area.



### West Riverfront Study Area ~~West Main Canal Area~~

Location: Bounded by the West Wetlands Park to the north, 4<sup>th</sup> Avenue and the East Main Canal to the east, the West Main Canal to the south, and 23<sup>rd</sup> Avenue to the west.



This neighborhood adjoins and includes the ~~new~~ popular West Wetlands Park. The Colorado River Levee with its adjacent multi-use path physically separates the ~~River area~~ park from this largely single-family home area south of the ~~drain~~ levee. The neighborhood is largely separated from the Carver Park neighborhood to the south by the West Main Canal, along which a new multi-use path was constructed in 2016. Some trailer parks, mobile homes and apartments are found throughout this neighborhood.

Proximity to historic North End Yuma and the commercial development along 4<sup>th</sup> Avenue, this area has potential for redevelopment and infill housing. Examples of redevelopment opportunities include canal-oriented apartments, townhomes, retail shops, or offices. The pedestrian-oriented environment with access to public amenities such as the West Wetlands Park, Colorado River Levee Linear Park, and the West Main Canal Linear Park make this area particularly attractive for residential, both single family and multi-family. A recent example of this is the Bonita Estates subdivision on the far west side of the neighborhood.

No ~~neighborhood strategy~~ revitalization plan has been created for this area.

### Big Curve Area

~~\*\*Deleted from this element of the General Plan\*\*~~

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## GOALS, OBJECTIVES AND POLICIES

**Goal 1.0:** Encourage residential neighborhoods and commercial and industrial sites in older areas of our community that thrive and attract a mix of residents and businesses.

Objective 1.1: Fully develop the Historic North End area, including the river's edge, while protecting historic sites and buildings.

Objective ~~1.3~~ 1.2: Complete the construction of projects and facilities identified in the National Heritage Area Plan, which is inclusive of the Old Town Riverfront Area.

Objective ~~1.2~~ 1.3: Prepare **Redevelopment** or Revitalization Plans for the following areas:

<del>Phase One</del>	<del>Phase Two</del>
<del>4<sup>th</sup> Avenue Corridor</del>	<del>West Main Canal Corridor</del>
<del>Big Curve</del>	<del>N. Arizona Avenue Corridor</del>
<del>Old Town South</del>	<del>S. Arizona Avenue Corridor</del>
<del>16<sup>th</sup> Street Corridor</del>	<del>8<sup>th</sup> Street Corridor</del>
<b>West Riverfront Revitalization Plan</b>	
<b>Avenues South Revitalization Plan</b>	
<b>8<sup>th</sup> Street Redevelopment Plan</b>	
<b>1<sup>st</sup> Avenue Redevelopment Plan</b>	

Policy 1.~~23~~.1: Develop Neighborhood Strategies that include residential design standards and promote a neighborhood identity.

~~Objective 1.4:~~ Prepare Neighborhood Strategies for the following residential neighborhoods:

<del>Phase One</del>	<del>Phase Two</del>
<del>Central Yuma Area</del>	<del>West Riverfront Area</del>
<del>First Avenue Area</del>	<del>South Avenues Area</del>
<del>Yuma High Area</del>	

Objective 1.4: Draft and adopt an Infill Incentive Overlay District and Infill Incentive Plan to encourage development in all areas identified in this element of the General Plan.

Objective 1.5: Create a system to monitor conditions in mature neighborhoods to identify trends or opportunities, and develop strategies accordingly.

Policy 1.5.1: Coordinate revitalization efforts with code enforcement, public safety and utility companies to mitigate abandoned structures.

Objective 1.6: Maximize the amount of Federal, State or private funds **necessary** to pay the costs of constructing the facilities or programs contained in the Heritage Area Plan, revitalization plans and neighborhood strategies.

Objective 1.7: Leverage City funds with Federal or State funds to pay for the operation and maintenance of facilities built as a result of the Heritage Area, revitalization plans, and neighborhood

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strategies or strategize management by private or non-profit organizations.

Objective 1.8: Revise land development rules and codes to encourage investment or reinvestment consistent with revitalization plans or neighborhood strategies.

## ACTION PLAN

Phase	Project	Responsible Department/ Agency	Funding Source
1 - 5 Years	<del>Prepare Revitalization Plan for the 4<sup>th</sup> Avenue Corridor.</del> Draft, adopt, and implement an Infill Incentive Overlay District and Infill Incentive Plan to encourage development	Community Development	General Fund
	<del>Prepare Neighborhood Strategy for the Central Yuma Area</del> Continue efforts to revitalize the Mesa Heights Neighborhood	Neighborhood Services	CDBG
	Prepare a <del>Revitalization</del> <del>Redevelopment</del> Plan for the <del>Big Curve Area</del> 1 <sup>st</sup> Avenue Area	Community Development	General Fund
	Consider the identification of additional redevelopment area within the urban core: 1 <sup>st</sup> Street to 32 <sup>nd</sup> Street and Arizona Avenue to the East Main Canal	Community Development	General Fund
6+ Years	<del>Prepare Revitalization Plan for the North Arizona Avenue Corridor</del>	Community Development	General Fund
	Prepare Revitalization Plan for the <del>West Main Canal Corridor</del> West Riverfront Area	Community Development	General Fund
	Prepare Redevelopment Plan for the 8 <sup>th</sup> Street <del>Corridor</del> Area	Community Development	General Fund
	<del>Prepare Revitalization Plan for the 16<sup>th</sup> Street Corridor</del>	Community Development	General Fund
	<del>Prepare Neighborhood Strategy for the South Arizona Avenue Corridor</del>	Community Development	General Fund
	<del>Prepare a neighborhood strategy for the West Riverfront Area</del>	Community Development	General Fund
	<del>Prepare a Revitalization Plan for the Old Town South Area</del>	Community Development	General Fund
	Prepare <del>Neighborhood Strategy</del> <del>Revitalization Plan</del> for the <del>South Avenues</del> Avenues South Area	Community Development	General Fund
	<del>Organize Neighborhood Conditions Indicator Program</del>	Neighborhood Services and Community Development	CDBG and General Fund





### Redevelopment Areas

- Yuma North End - Riverfront
- Yuma North End - Old Town
- Yuma North End - Old Town South
- Yuma North End - 4th Ave
- Yuma North End - 16th Street
- Carver Park

### Revitalization Areas

- Carver Park
- Mesa Heights
- Yuma High

### Study Areas

- West Riverfront
- 8th Street
- Avenues South
- 1st Avenue

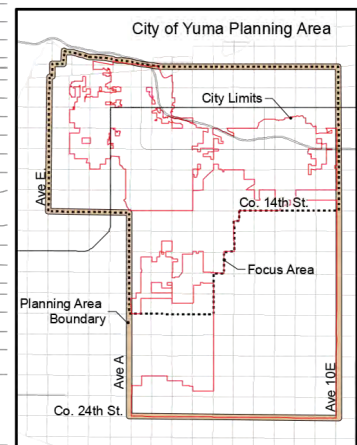
### Focus Area

- Planning Area Boundary



1,000 0 1,000 Feet

Prepared By:  
Information Technology Services  
Enterprise GIS



### KEY CHANGES:

- 1) Reviewed all existing adopted Redevelopment and Revitalization Plans and ensured area boundaries of this map correspond to all existing plans and adopted areas.
- 2) Combined some areas and included any 'islands' so the entire Redevelopment Area is contiguous.
- 3) Removed some areas, such as the Big Curve Area, portions of the former 16th Street Corridor Area east of Maple Avenue, and the area south of the West Main Canal that was formerly part of the West Main Canal Area.

