



REQUEST FOR CITY COUNCIL ACTION

MEETING DATE:

February 15, 2017

DEPARTMENT:

Community Development

DIVISION:

Neighborhood Services

- ☐ Motion
- ☐ Resolution
- ☐ Ordinance - Introduction
- ☒ Ordinance - Adoption
- ☐ Public Hearing

TITLE:Reserve Easement and Vacate Right-of-Way: East 21st Street at Arizona Avenue**SUMMARY RECOMMENDATION:**

Reserve a utility easement then declare as surplus the described portion of 21st Street between Blocks 11 (APN 665-52-202) and 12 (APN 665-52-201) of Mesa Heights Unit 3 subdivision at Arizona Avenue and vacate the property to the abutting property owners. Under Ordinance O2016-002, the abutting properties were declared surplus and acquired by the Housing Authority of the City of Yuma ("HACY") to construct affordable rental housing. Title to the vacated property will vest with the abutting property owners in accordance with A.R.S. § 28-7205 upon the recording of a quit claim deed. (Community Development/Neighborhood Services) (Laurie Lineberry)

REPORT:

The Arizona Revised Statutes authorize municipalities to form a housing authority to construct, operate and manage affordable housing options. In October 1975, the City of Yuma used this statutory authority to create HACY to undertake the affordable housing mission of the City, and to manage the City's affordable housing options. HACY operates as a quasi-independent governmental agency, seeking affordable housing options and managing the City-owned inventory of affordable housing.

Prior years' roadways plans had identified Arizona Avenue as a major roadway for north/south travel. By the late 2000s or early 2010s, that plan had been abandoned as the concentration of growth has occurred in other parts of the City. City Neighborhood Services and HACY identified a series of vacant lots on Arizona Avenue under City control that could be utilized to provide important affordable housing options. The City and HACY were able to secure the necessary funding for an affordable housing development and Mayor and City Council, pursuant to Ordinances O2013-038 and O2016-002, transferred the surplus, vacant property on Arizona Avenue, between 20th and 22nd Streets, to HACY for development of affordable rental housing.

The HACY affordable housing development is part of the revitalization strategy for the Mesa Heights Neighborhood in which a significant need for high quality affordable rental housing was identified as a priority. The development includes 58 rental units, a community facility and a playground. One-half of the apartments and the community center lie north of 21st Street, and the playground and the remaining housing units are south of 21st Street. Thus, 21st Street bisects the HACY affordable housing project and cuts the continuity of the HACY project in half and splitting the amenities. The amenities included in the HACY affordable housing project will be available for use by residents of the neighborhood as well as residents of the Mesa Heights Apartments. The amenities in the community

center will include a business entrepreneurial development center and various educational training rooms.

The division of the parcel by 21st Street presents a design consideration and operational issue for the HACY affordable housing development. It is anticipated that there will be significant pedestrian and bicycle traffic between the playground and the community facility, and between the north and south ends of the campus, crossing 21st Street. In addition, pedestrian and bicycle traffic is anticipated into the community center and playground from the neighborhood. Closing the portion of 21st Street to vehicular traffic from Arizona Ave to the alleyway removes the potential for conflicts with pedestrians and bicyclists and provides continuity to the features of the development.

Currently 21st Street traveling eastbound creates a "T" intersection and does not extend beyond Arizona Avenue to the east. Surplussing this portion of 21st Street and vacating will not unreasonably affect traffic or property access in the surrounding neighborhood. The property owners on Walnut Street will continue to have access to the rear of their property via the alley, which will be improved by the developers. Finally, all properties in the neighborhood will continue to have ample, reasonable access to Arizona Avenue via 20th Street or 22nd Street.

Staff recommends that a utility easement on the portion of East 21st Street, as described, be reserved and the property declared surplus and vacated under the authority of A.R.S. § 28-7205. The vacated portion of 21st Street will then vest under the ordinance upon the recording of a quit claim deed to the abutting property owners.

FISCAL REQUIREMENTS	CITY FUNDS:	\$0.00	BUDGETED:	\$0.00
	STATE FUNDS:	\$0.00	AVAILABLE TO TRANSFER:	\$0.00
	FEDERAL FUNDS:	\$0.00	IN CONTINGENCY:	\$0.00
	OTHER SOURCES:	\$0.00	FUNDING FOR THIS ITEM IS FOUND IN THE FOLLOWING ACCOUNT / FUND / CIP:	
		\$0.00		
		\$0.00		
TOTAL:	\$0.00			
FISCAL IMPACT STATEMENT:				
ADDITIONAL INFORMATION	SUPPORTING INFORMATION NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT IS ON FILE IN THE OFFICE OF THE CITY CLERK:			
	1. 2. 3. 4. 5.			
ADDITIONAL INFORMATION	IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?			
	<input type="radio"/> Department <input type="radio"/> City Clerk's Office <input type="checkbox"/> Document to be recorded			
SIGNATURES	CITY ADMINISTRATOR:		DATE:	
	Gregory K. Wilkinson		1/24/2017	
	REVIEWED BY CITY ATTORNEY:		DATE:	
	Richard Files		1/23/2017	
	RECOMMENDED BY (DEPT/DIV HEAD):		DATE:	
Laurie Lineberry		1/19/2017		
SIGNATURES	WRITTEN/SUBMITTED BY:		DATE:	
	Rhonda Lee-James		1/17/2017	