

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. 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 1800's. 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 is 93,064 persons.

Not all neighborhoods in the community have benefited from this rate of growth. 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 1st 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 protecting the vitality of all of its neighborhoods. That belief is implemented through public investments into infrastructure like road reconstruction and the provision of sewer service, 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.

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

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

BACKGROUND AND EXISTING CONDITIONS

Yuma, like other cities, includes older areas of industrial and commercial development that at one time were very active. Presently, these areas are in decline and are no longer large enough to accommodate modern operations that require off-street parking, merchandise delivery and storage. In the City, these areas are identified along 4th Avenue and then continue east of 4th Avenue and end at the railroad lines and Arizona Avenue.

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.

More recent commercial and industrial development is located south of 16th Street and west of 4th Avenue, or east of Arizona Avenue.

In older residential neighborhoods, houses typically have overwhelming structural, plumbing, electrical or maintenance problems. In Yuma, many of these homes are located north of 16th 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 is referred to as a "County island". These County islands 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 16th Street) and areas south of 16th 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 is tax increment financing, which can provide a revenue source to put towards areas of redevelopment or historic preservation. 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 has consistently, and successfully, sought Federal funds for projects. Limited State grant programs are also available to help protect neighborhoods

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.

EXISTING PROGRAMS

The City of Yuma has taken the initiative 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 provide assistance by painting over 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.

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 to discourage burglars and other illegal activities, how to provide information about suspicious activities, and it builds 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.

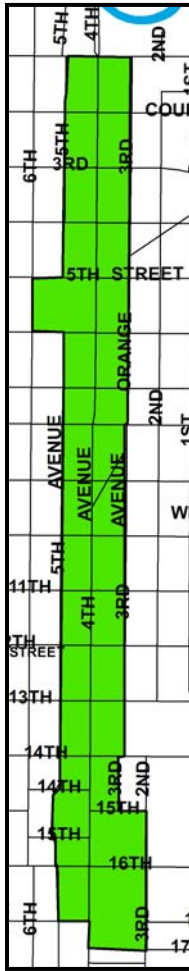
EVALUATION AND ANALYSIS

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 areas meet these criteria and have been identified for more extensive evaluation and planning.

4th Avenue Corridor

Location: Land within one block of 4th Avenue, between the Colorado River and 16th Street.

The 4th 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 16th Street. The older section contains a mix of homes, small lots, commercial sites and vacant lots. The northern portion of the 4th Avenue Corridor serves as the gateway into the Historic North End area.



4th Avenue Corridor

The challenges of the 4th 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 4th Avenue, and the linkage of commercial sites south of 16th Street.

In recent years, the City of Yuma has purchased several properties along the 4th Avenue Corridor for the purpose of widening the roadway. This can also provide opportunities for redevelopment. Proper alignment of building setbacks, parking arrangements and landscaping can create a more unified gateway corridor.

The Yuma High Neighborhood Revitalization Plan dated July 1, 2009, incorporates a portion of the 4th Avenue Corridor (west-side of 4th Avenue from Colorado Street to 6th Street).

- No revitalization plan has been created for the remainder of the area



City owned properties within the 4th Avenue Corridor



Historic North End Area

Historic North End

Location: Bounded by 4th Avenue, the Union Pacific Railroad lines, the Colorado River, 8th 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.

The City adopted the North End Redevelopment Plan (1983) that called for a mixed-use neighborhood with a government center focus. Several Historic Districts were formed in the 1980's to protect the adobe structures, commercial buildings and homes of this unique historic area. However, new construction did not occur until the mid 1990's. 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 promote 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, who renovated the building to be 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 serve as a guide to preserve the historical integrity of the area and make appropriate land use design and development decisions. The plan will also promote appropriate projects through the use of economic incentives.

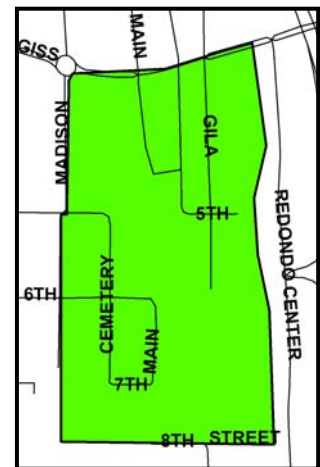
Old Town - South:

Location: South of Giss Parkway and east of Madison Avenue.

This sub-area of Old Town 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, grant funded studies demonstrate that the site remains developable with minimal issues. This area has the potential to develop 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 recent years, a few parcels have undergone soil remediation.

- No neighborhood revitalization plan has been created for this area



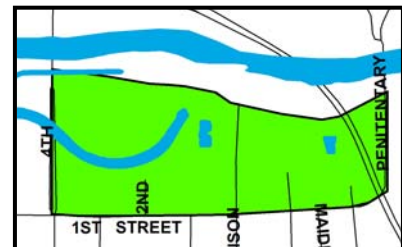
Old Town South Area

Old Town-Riverfront

Location: Bounded by the 4th Avenue Bridge, the Ocean to Ocean Bridge, the Colorado River and 1st 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 the interest from citizens, planners, commercial developers and civic leaders. They have envisioned transforming the abandoned commercial sites and the Colorado



Old Town Riverfront Area

Riverfront into a positive mix of recreation, history and commercial development.

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.

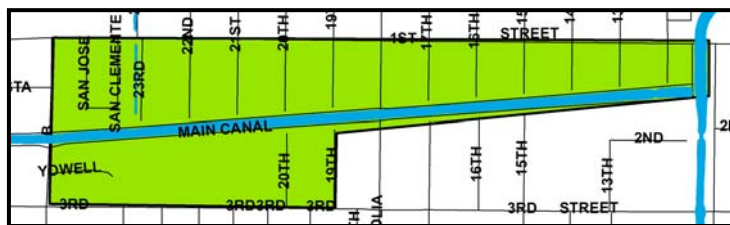
To support the ambitious riverfront projects, the City, in 1999 created a Riverfront Team. The purpose of the Riverfront Team was to oversee aspects of development in the Old Town Riverfront area as well as the recreational projects in the East and West Wetlands.

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

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 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 and was completed in the fall of 2008. This was a major achievement in the redevelopment of the Old Town Riverfront. 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 1st Street will add to the redevelopment within the Historic North End and Old Town Riverfront districts.

West Main Canal Area:



West Main Canal Area

Location: Bounded by 1st Street, 3rd Street, Avenue A and Avenue B.

The West Main Canal (a large, year round, canal) runs down the center of the area. Because of the area's proximity to the Historic North End area and the amenity of

the West Main Canal, this area could experience redevelopment

extending from the Historic North End. Examples may include Canal oriented apartments, town homes, retail shops and offices. This pedestrian oriented environment could be an appealing location for residents seeking a more urban style of living. Current land uses include single-family homes, some apartments, and semi-public uses. The southeastern portion of this area coincides with the north side of the Carver Park Strategy Area. The Carver Park Neighborhood Redevelopment Plan is in its implementation stage. A positive spill-over into the West Main Canal Area is possible.

- No revitalization plan has been created for this area

8th Street Corridor:

Location: Land along 8th Street, between 4th Avenue and 14th Avenue.

This corridor links the busy 4th Avenue corridor with the southerly edge of the Carver Park Strategy Area. The street frontage 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 residential neighborhoods lie just north and south of the commercial lots fronting onto 8th Street. This is another area that might receive a positive continuation from the implementation of the Carver Park Neighborhood Redevelopment Plan.



8th Street Corridor

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 plan has been created for this area

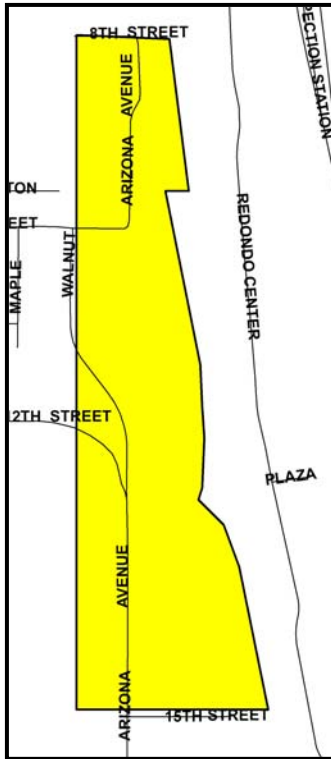
16th Street Corridor

Location: One block on either side of 16th Street, between Interstate 8 and 4th Avenue.

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



16th Street Corridor



North Arizona Avenue Corridor

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

If properly redesigned, the side streets of Madison Avenue, 3rd Avenue and 2nd Avenue could support the establishment of high-density residential development in the 16th Street Corridor area. The availability of multi-modal transportation of bicycle, the Yuma County Area Transit bus system and automobile access combined with the close vicinity of the Yuma Palms Regional Center supports the potential for high density residential development.

- No revitalization plan has been created for this area

North Arizona Avenue Corridor:

Location: Area within one block of Arizona Avenue, between 16th Street and 8th Street.

The alignment of Arizona Avenue, north of 16th Street is still not finalized. The City plans to complete Arizona Avenue from 16th to Giss Parkway as an arterial, creating a major north-south link from 16th Street to the Historic North End. This will allow access to the areas government offices, entertainment and retail uses. This corridor includes several opportunities to redevelop underutilized salvage yards, industrial sites and vacant lands for higher value projects. Dramatic views of the Colorado River Valley are possible from the lands south of 12th Street which may be incorporated into office, residential or hotel sites.

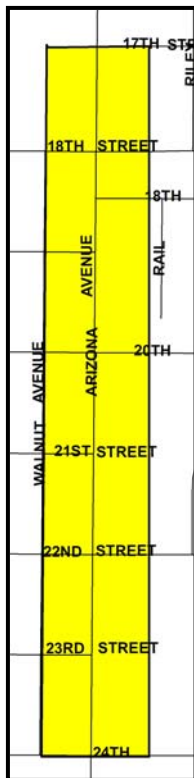
The recent annexation of the northeast corner of Arizona Avenue, south of 15th Street led to the demolition of the Seeds West building and the construction of a new National Bank of Arizona branch building and tenant spaces.

- No revitalization plan has been created for this area

South Arizona Avenue Corridor:

Location: Land within one block of Arizona Avenue between 16th and 24th Street.

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



South Arizona Avenue Corridor

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

Big Curve Area:

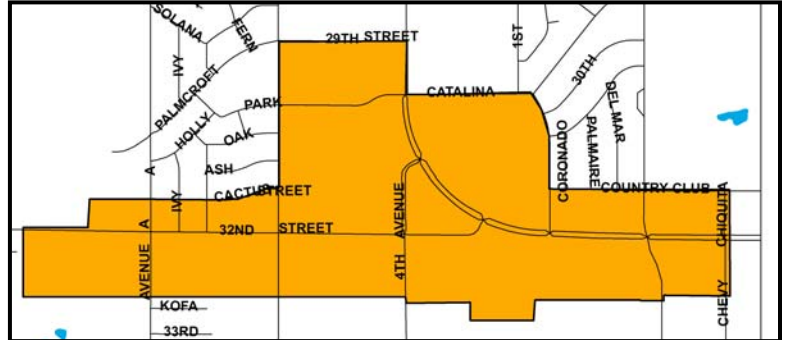
Location: This commercial area extends along 32nd Street from Avenue A, west to the intersection with Arizona Avenue, and from 29th Street south along 4th Avenue.

The center of this area is the intersection of 4th Avenue and 32nd Street. This is the intersection of the region's two major roadways: 4th Avenue and 32nd Street. The name for the area comes from the curve in Old Highway 80/Business Route 8 as it swings from 32nd Street north into the 4th Avenue alignment. Built in 1973, the Southgate Mall is the region's only enclosed shopping mall. Major retailers located in the area during the in the 1990's.

In 2005, Dillard's and JC Penney relocated their retail establishments to the Yuma Palms Regional Center causing the Southgate Mall to lose two of its retail anchors. Across from the Southgate Mall along 32nd Street, the Target retail store also relocated to the Yuma Palms Regional Center. In 2007, the Mervyn's retail store closed as a result of bankruptcy.

Constructed in the 1970s, some of the commercial buildings may not be adequate to serve the needs of a region that has doubled its population since then.

Water and sewer systems are adequate for further commercial development. Storm water systems in the area require improvements to mitigate surface flooding during desert storms.



Big Curve Area

Following a renovation of the northwestern portion of the Southgate Mall, the Burlington Coat Factory took up residence in 2008. Adjacent to Burlington Coat Factory, a Goodwill retail store has occupied the former Hastings Entertainment tenant space. In 2009, the Salvation Army purchased the vacant Rite Aid drugstore on West Catalina Drive and established a retail store.

Many of the region's new car dealerships are located just east of 4th Avenue along 32nd Street. The City organized a program to upgrade the landscaping of this area, along with adjustments to rights-of-way to the adjoining dealerships. The adoption of the Auto Center Overlay zoning district provides auto dealer standards. This has resulted in a substantial upgrade in the appearance of this area, allowing for an environment with



1st Avenue Corridor

an attractive shopping experience and the construction of several new car dealerships.

Options for redevelopment may include establishing new businesses within the vacant buildings of the former Target and Mervyn's retail stores.

- No revitalization plan has been created for this area

1st Avenue Corridor

Location: Bounded by 8th Street to the north, 15th Street to the south, 3rd Avenue to the west and Arizona Avenue to the east.

This redevelopment area fills in a gap between the 4th 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.

- No revitalization plan has been completed for this area.



Carver Park Area

Carver Park Area

Location: Bounded by Avenue A, 19th Avenue, West Main Canal, 8th Street.

The area consists of about 400 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. Through the 1990's the area had a large number of substandard homes, abandoned lots and exterior debris. The City, in 2000, organized a neighborhood planning project that resulted in the development of a strategy for this neighborhood. 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 predominantly 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 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 and community events for the Carver Park area.

- A neighborhood redevelopment plan has been completed for this area. Implementation is currently underway.

Yuma High School Area

Location: Bounded by 1st Street, 5th Street, Avenue A, 4th Avenue.

This area lies just east of the Carver Park Area. 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 and moderate-income families within this area. The businesses located on 4th Avenue can conflict with the low-density housing built across the alleys from commercial areas. This has been identified as an area eligible for Community Development Block Grant funding. Charming older homes along 1st Street mix with substandard or abandoned homes, and vacant lots. The proximity of this area to the Old Town Area, 4th Avenue Corridor and the West Wetlands creates opportunities for reinvestment and renewal in this area. The Yuma High Neighborhood Revitalization Plan incorporates this area.



Yuma High Area

Buildings are of mixed design, lot layout and intensity. 3rd Street acts as a link between the Historic North End area, the 4th Avenue Corridor, Carver Park neighborhood, and other neighborhoods west of Carver Park. This gateway could be upgraded through site assembly, upgraded design standards, and public amenities. The Yuma High residential neighborhood extends for several blocks north and south of 3rd Street.

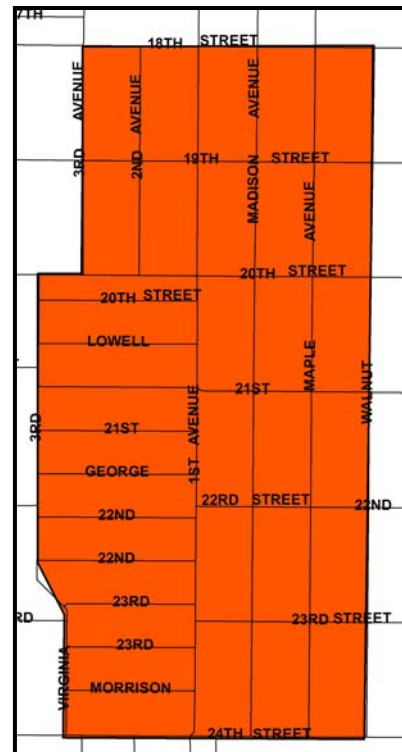
The Consolidated Plan identified the Yuma High Neighborhood as a candidate for revitalization. The City of Yuma 2007-2010 Consolidated Plan was adopted on April 18, 2007. In a collaborative effort, the City of Yuma Neighborhood Services and City Administration wrote the Yuma High Neighborhood Revitalization Plan. This plan incorporates the following areas: 3rd Street Corridor, 1st Street Area, and portion of 4th Avenue Corridor (west-side of 4th Avenue, between Colorado Street and 6th Street). The Yuma High Neighborhood Revitalization Plan dated July 1, 2009 was adopted by Resolution No. R2009-44. The plan is currently being implemented.

- A neighborhood revitalization plan has been created for this area

Central Yuma Area

Location: Bounded by 18th Street, 24th Street, 3rd Avenue, Arizona Avenue.

This 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



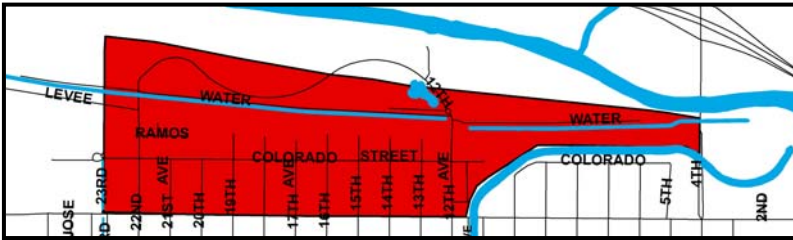
Central Yuma Area

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

West Riverfront Area

Location: 1st Street to the State line, from the East Main Canal to 23rd Avenue.



West Riverfront Area

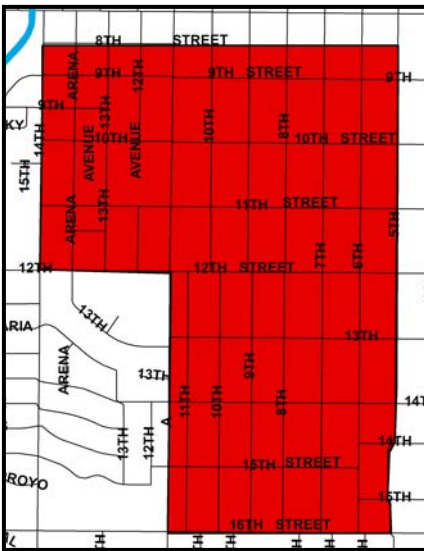
This neighborhood adjoins and includes the new West Wetlands Park. A levee and drain physically separate the River area from this largely single-family home area south of the drain. Some trailer parks, mobile homes and apartments are found throughout this neighborhood. North of the drain are platted, undeveloped lots

and streets, and scattered modest housing, many in poor condition. The proximity to the Historic North End, 4th Avenue and the West Main Canal area create potential opportunities for upgrade of homes, infill housing and public amenities. A recent example of this is the Bonita Estates Subdivision.

- No neighborhood strategy exists for this area.

South Avenues Area

Location: Generally 8th Street to 16th Street, 5th Avenue to 14th Avenue.



South Avenues Area

This area is predominantly single-family homes. Commercial uses along 8th Street and 5th Avenue border the neighborhood with industrial sites and large vacant lots west of Avenue A. 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. Recent upgrades to infrastructure include new electrical lines and future widening of Avenue A.

- No neighborhood strategy exists for this area.

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: Prepare Revitalization Plans for the following areas:

Phase One

4th Avenue Corridor

Big Curve

Old Town South

16th Street Corridor

Phase Two

West Main Canal Corridor

N. Arizona Avenue Corridor

S. Arizona Avenue Corridor

8th Street Corridor

Policy 1.2.1: Develop Neighborhood Strategies that include residential design standards and promote a neighborhood identity.

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

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

Phase One

Central Yuma Area

First Avenue Area

Yuma High Area

Phase Two

West Riverfront Area

South Avenues Area

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 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.

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	Prepare Revitalization Plan for the 4 th Avenue Corridor	Community Development	General Fund
	Prepare Neighborhood Strategy for the Central Yuma Area	Neighborhood Services	CDBG
	Prepare Revitalization Plan for the Big Curve Area	Community Development	General Fund
	Consider the identification of additional redevelopment area within the urban core: 1 st Street to 32 nd Street and Arizona Avenue to the East Main Canal.	Community Development	General Fund
6+ Years	Prepare Revitalization Plan for the North Arizona Avenue Corridor	Community Development	General Fund
	Prepare Revitalization Plan for the West Main Canal Corridor	Community Development	General Fund
	Prepare Revitalization Plan for the 8 th Street Corridor	Community Development	General Fund
	Prepare Revitalization Plan for the 16 th Street Corridor	Community Development	General Fund
	Prepare Neighborhood Strategy for the South Arizona Avenue Corridor	Community Development	General Fund
	Prepare a neighborhood strategy for the West Riverfront Area	Community Development	General Fund
	Prepare Revitalization Plan for the Old Town South Area	Community Development	General Fund
	Prepare Revitalization Plan for the 1 st Avenue Corridor	Community Development	General Fund
	Prepare a Neighborhood Strategy for South Avenues Area	Community Development	General Fund
	Organize Neighborhood Conditions Indicator Program	Neighborhood Services and Community Development	CDBG and General Fund

6/6/12



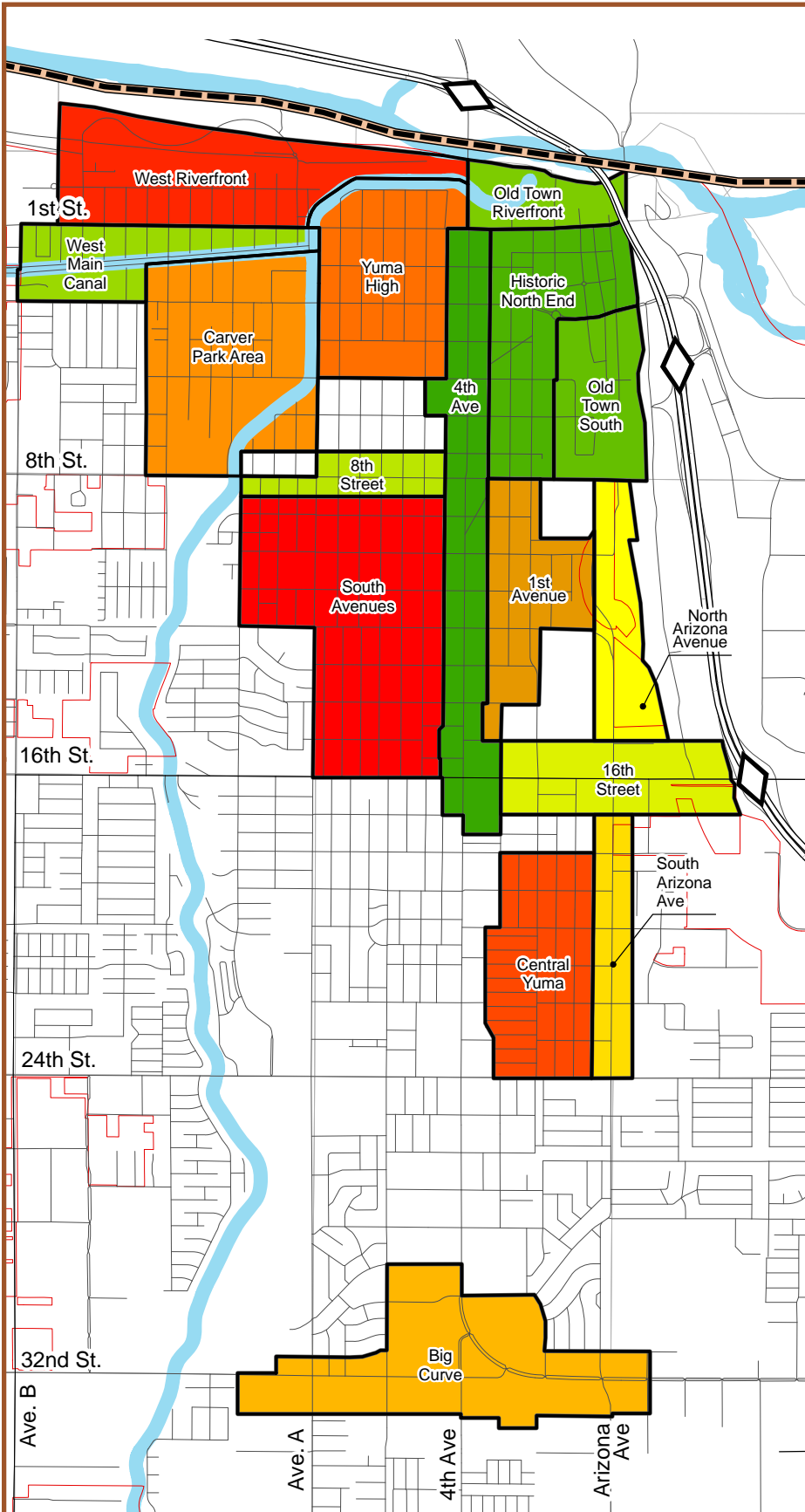
Redevelopment Areas

Neighborhood Boundary

- 4th Ave
- Historic North End
- Old Town South
- Old Town Riverfront
- West Main Canal
- 8th Street
- 16th Street
- North Arizona Avenue
- South Arizona Avenue
- Big Curve
- 1st Avenue
- Carver Park Area
- Yuma High
- Central Yuma
- West Riverfront
- South Avenues

Focus Area

- Focus Area
- Planning Area Boundary



1,000 0 1,000 Feet

Prepared By:
Information Technology Services
Enterprise GIS

