NOTICE OF REGULAR PLANNING AND ZONING COMMISSION MEETING

In accordance with Section 38-431.01 of the Arizona Revised Statutes of the State of Arizona, notice is hereby given to the Members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission of the City of San Luis, Arizona will hold a Regular Planning & Zoning Commission Meeting at 6:00 p.m., Tuesday, May 9, 2023. The meeting will take place at the City Council Chambers, located at 1090 E. Union Street, San Luis, Arizona, 85349. Everyone from the public is invited to attend the open meeting.

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of San Luis does not discriminate on the basis of disability in the admission of or access to, or treatment of employment in its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities or services contact: ADA/Section 504 Coordinator, City of San Luis Human Resources Department, 1090 East Union Street, San Luis, Arizona 85349; (928) 341-8520.

Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the City Council are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recordings. Parents in order to exercise their rights may either file written consent with the City Clerk to such recordings, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.

THIS NOTICE IS GIVEN BY:

/s/ Roman Pacheco, Planning Technician

AVISO DE JUNTA REGULAR DE LA COMISIÓN DE PLANEACIÓN Y ZONIFICACIÓN

De acuerdo a la Sección 38-431.01 de los Estatutos Revisados del Estado de Arizona, se les informa a los Miembros de la Comisión de Planeación y Zonificación y al público en general que la Comisión de Planeación y Zonificación de San Luis, Arizona, tendrán una junta regular a las 6:00 p.m., el día Martes, 9 de Mayo del 2023. La junta se llevará a cabo en la Cámara del Consejo de la ciudad, ubicado en el 1090 East Union Street, San Luis, Arizona, 85349. El público esta cordialmente invitado.

De acuerdo con el Acta de Americanos con Discapacidades y la Sección 504 del Acta de Rehabilitación de 1973, la Ciudad de San Luis no discrimina por causa de discapacidad la admisión y acceso a sus programas, actividades, servicios o en el trato en cuanto a empleo. Para más información referente a derechos y provisiones del Acta de Americanos con Discapacidades o Sección 504, o para solicitar adaptaciones que sean razonables para la participación en programas, actividades o servicios de la ciudad, contactar a: Coordinador del Acta de Americanos con Discapacidades/Sección 504, Departamento de Recursos Humanos de la Ciudad de San Luis, 1090 Este Calle Unión, San Luis, Arizona, 85349; (928) 341-8520.

Por medio de éste aviso y de acuerdo con los Estatutos Revisados del Estado de Arizona, sujeto a ciertas excepciones reglamentarias, los padres de familia tienen el derecho de dar o no dar el consentimiento ante el Estado o alguna subdivisión política grabe a un menor de edad, ya sea en audio o video. Las juntas del Concilio se graban en audio y/o video y como resultado, el hecho de que haya menores presentes puede ser sujeto a que sean grabados. Para que los padres de familia puedan ejercer sus derechos pueden solicitar por escrito a la Secretaria de la Ciudad dicha grabación, o tomar acción personal para asegurarse que su hijo/hija menor no esté presente cuando la grabación se lleve a cabo. Si un menor de edad está presente en el momento de la grabación, la Ciudad asumirá que los padres de familia están cediendo los derechos sobre una posible grabación de acuerdo con el Estatuto Revisado del Estado de Arizona §1-602.A.9.

ESTE AVISO ES DADO POR:

/f/ Roman Pacheco, Técnico en Planeación

AGENDA
Planning & Zoning Commission
Regular Meeting
San Luis Council Chambers
1090 E. Union Street
San Luis, AZ 85349
Tuesday, May 9, 2023
6:00 P.M.

MEMBERS OF THE SAN LUIS PLANNING & ZONING COMMISSION WILL ATTEND EITHER IN PERSON, TELEPHONE, OR VIDEO CONFERENCE COMMUNICATION.

1. CALL TO ORDER/ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA
All matters are considered to be routine by the Planning & Zoning Commission and will be enacted by one motion. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

3. A. APPROVAL OF MINUTES
-Regular Planning and Zoning Commission meeting held April 11, 2023

4. PUBLIC HEARINGS – the Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.

4. A. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2023-0144. A request by Tom DuBose of DuBose Design Group, on behalf of Von Verde Development Az LLC, to rezone 9.39 acres from Medium Density Residential (R1-6) to Medium-High Density Residential (R-2). A portion of the assessor's parcel number 227-14-002, located south of County 24th Street between 24th Avenue and Avenue D in San Luis, Arizona.

A. Open public hearing
   1. Staff presentation
   2. Call to the Public on this item
B. Close public hearing
C. Action on Rezoning Case No. 2023-0144

5. ITEMS REQUIRING DISCUSSION AND/OR ACTION – the Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.

5. A. Presentation followed by discussion on any and all matters regarding the Downtown Redevelopment Plan.

6. ADJOURNMENT

AGENDA ITEM REVIEW FORM

3. A.

Summary

APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held April 11, 2023

Attachments

Minutes

MINUTES

REGULAR MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
APRIL 11, 2023
6:00 p.m.

1. CALL TO THE ORDER /ROLL CALL: The meeting was called to order at 6:04 p.m. by Chairman Marco A. Pinzon.

PRESENT:

Chairman Marco A. Pinzon
Vice Chairman Javier Barraza
Commission Member Veronica Zavala
Commission Member George Amaya
Commission Member Ruben Walshe

ABSENT:

Commission Member Hugo Garcia
Commission Member Angelica Ortiz

OTHERS PRESENT:

Jose A. Guzman, Director of Planning and Zoning
Kay Macuil, City Attorney
Roman Pacheco, Planning Technician
Domingo Sosa, Graphics and Media Specialist
Juan Tejeda, Associate Planner
Ruben Lopez, I.T. Technician
Alberto Leon, Riedel Holdings, LLC.
Mark Concha, Riedel Holdings, LLC.
Najeh Edais, Edais Engineering, Inc.

2. PLEDGE OF ALLEGIANCE:
Commission Member George Amaya led the Pledge of Allegiance.

3. CONSENT AGENDA

3. A. APPROVAL OF MINUTES

- Regular Planning and Zoning Commission meeting held February 14, 2023

MOTION: **Commission Member George Amaya / Chairman Marco A. Pinzon** to approve the consent agenda as presented. The motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye
Commission Member Ruben Walshe	Aye

Chairman Marco A. Pinzon moved item #5A from the Items requiring the discussion of the Discussion and/or Action section.

5. ITEMS REQUIRING DISCUSSION AND/OR ACTION

5. A. Discussion and possible action on any and all matters regarding Subdivision Case No. 2023-0134F. A request by Najeh Edais, on behalf of Riedel Holdings LLC., for the approval of Plaza Colibri Commercial Subdivision final plat. The property is located on the northeast corner of County 24th Street and Avenue E in San Luis, Arizona.

Jose A. Guzman, Director of Planning and Zoning, presented and summarized the staff report recommending approval of Subdivision Case No. 2023-0134F with the condition that the applicant addresses the review comment letter dated April 7, 2023.

MOTION: **Commission Member George Amaya / Commission Member Ruben Walshe** to forward Subdivision Case No. 2023-0134F to the City Council with the

recommendation of approval with the condition that the applicant addresses the review comment letter dated April 7, 2023. The motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye
Commission Member Ruben Walshe	Aye

4. PUBLIC HEARINGS

4. A. Public hearing followed by discussion and possible action on any and all matters regarding P&Z Case No. 2023-0002. A request by the City of San Luis to consider the adoption of the San Luis Parks, Paths & Trails Master Plan.

A. Open Public Hearing

MOTION: **Vice Chairman Javier Barraza / Commission Member Ruben Walshe** to open the public hearing. The motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye
Commission Member Ruben Walshe	Aye

1. Staff presentation

Jose A. Guzman, Director of Planning and Zoning, presented and summarized the presentation recommending approval of the Parks, Paths & Trail Master Plan to the City Council.

Commission Member George Amaya stated that he likes the concept; it promotes a healthy lifestyle for the City of San Luis residents. Mr. Amaya further asked from the stakeholder's meetings if there were any suggestions on the draft and whether it meets their needs on what you are proposing. **Mr. Guzman** responded yes. On the city's overall goal, we presented the draft to the City Council as well. Some recommendations were not part of the draft, which will be included before it gets delivered to the City Council, which are the connectivity of the overall bicycle lane connectivity of the city and some recommendations, including dog parks. We do not have any here in San Luis. We will also require land for future parks, like other residential subdivisions, for forthcoming developments. We will include all new input we received and ensure it is included in the final document.

Commission Member Veronica Zavala mentioned there will be some exercise equipment. **Guzman** responded that this is the other comment to be included in the outdoor exercise equipment in the existing parks. Currently, Moctezuma Park is the only one that has some equipment.

2. Call the Public on this item

Najeh K. Edais, Edais Engineering, Inc., stated that Mr. Amaya asked a good question, and I considered him one of those stakeholders. I did not know about it until tonight. I want to look at it for the benefit of myself and my clients, and I am asking that this document be emailed to us between now and the council meeting so we can look at it and voice our opinion.

Mr. Guzman furthermore stated that, as I said before, this has been a long process. The last community workshop we held was back in March 2021, so we can promote the plan more and get more comments from the public before we take it to the City Council. If the Commission wants staff to enable the draft before taking it to the council and bringing it back to you for a recommendation, we can do that, or the Commission can recommend the current document as it is.

Vice Chairman Javier Barraza mentioned that he was part of those meetings, and I noticed them on the maps. I always look at the maps, there were some paths with barriers, and I look at them again and say they did not change it, so they must jump

through this canal, there is no bridge. I recommend having the consultant update maps to look at it, using aerial imagery and probably reroute those paths on the maps.

B. Close Public Hearing

MOTION: **Chairman Marco A. Pinzon / Commission Member Ruben Walshe** to close the public hearing. The motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye
Commission Member Ruben Walshe	Aye

C. Action on P&Z Case No. 2023-0002

MOTION: **Chairman Marco A. Pinzon / Commission Member George Amaya** to CONTINUE P&Z Case No. 2023-0002. The motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye
Commission Member Ruben Walshe	Aye

4. B. Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2022-0693. A request by the City of San Luis for a text amendment to Title 18 of the City Code of the City of San Luis, Zoning Regulations to amend the provisions for front and side yard setbacks to allow a reduction in setbacks for certain structures including prohibitions for fire safety

requirements and design specifications and amending permit requirements for accessory buildings.

A. Open Public Hearing

MOTION: **Vice Chairman Javier Barraza / Commission Member Ruben Walshe** to open the public hearing. The motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye
Commission Member Ruben Walshe	Aye

1. Staff presentation

Jose A. Guzman, Director of Planning and Zoning, presented and summarized the staff report recommending approval of Text Amendment Case No. 2023-0048.

Vice Chairman Javier Barraza asked if there is going to be zero tolerance, like ten two inches (10.2"), ten six inches (10.6"), twelve feet, or 11 feet, because I know 10 feet is not enough to cover a car. Still, I know there is something like that, but people start wanting to have that 20 by whatever. So, what will be the limit, or will there be 10 feet on the front? **Guzman** responded yes, you will be able to build your shade up to 10 feet, and that is the best option that we can come up with, allowing them to have some shade for the vehicle while keeping the safety for the people. **Barraza** asked if it is permitted, they will have to abide by the front setbacks, but if they do it without a permit, will that be enforced? Is it doable? Does the city have enough staff to do that? **Guzman** responded that we are going to be constant on the enforcement part. We currently have two code enforcement officers for the whole city. So, we are strict on this matter because it concerns safety. Any structure for this part of the area of the setbacks will require a permit. On the accessory building, I mentioned that anything less than 200 square feet

could not require a permit. There will be an exception for this structure on the front.

Barraza asked if it would be a setback to the post or the overhang. Sometimes it either or, in this case will be to the overhand if it extends slightly more than 10 feet or the center. **Guzman** responded since it is a visibility concern and most likely will be to the post. **Barraza** asked if they have an overhang of two feet, making a shade of 12, but the bar is at ten. What will be the approach to the post? **Guzman** mentioned that the ordinance now allows for a two-foot overhang, which I must bring to the fire department and building safety. Visibility wise, I do not see why it would be an issue, but we will ensure we review that. The main goal is to give options while keeping the residents safe, so we will probably allow those two feet.

Commission Member Veronica Zavala asked that the setback is 18 to the garage and 20 feet to the building, so you are counting the ten setbacks from the street to the post. **Guzman** responded yes.

Commission Member George Amaya asked Mr. Guzman if you had referenced the 2018 IRC International Residential Code and what is the minimum fire separation within the code for such a structure of the proposal. **Guzman** responded that the minimum is three feet or any design on the side or any part of the house. The 10 feet are visibility issues, not on the building or fire part, just on the front. On the side, we do have the five (5) feet, and if they want to reduce it more, they will have to provide that report that I mentioned. **Amaya** asked which will require the minimum fire rating to reduce the minimum separation in the IRC. **Guzman** responded that on the side, we propose that they go up to zero feet. It won't have any minimum breaks between the main building and the accessory. It would be like an extension of the building, but we will require that report. **Amaya** asked for the material so there would be no fire rating.

Guzman stated that the concern was that the fire would not go to the next building. The previous fire chief was back in 2017 when we had this discussion. They wanted some fire-resistive construction, and when we talk to the fire department now, they would rather have a material that banishes quickly with the fire. So, the report must establish that the material would not keep the fire going.

Based on the previous comments and concerns, we already amended the zoning, allowing them to go from seven to five if they provide a fire-rated wall. Currently, we are dealing with the material that will evaporate from the fire.

Pinzon asked what happens to houses when they do not have a neighbor so the fire would not be an issue. Are you also considering whether you have the park or the street? Are you going to have the same or will they be different because there is no one next door or it is empty? **Guzman** mentioned that we try to be consistent and apply the same regulations to everyone. I know there are certain circumstances where there is a little difference. That will be a question that I will have to get back to you and have the fire inspector answer that question.

Joaquin Campa, Building Official, mentioned that on the question about the minimum side setback with the fire-rated protection to the structure, the ordinance we have in place right now calls for a two-hour fire rated within a five feet property line. Since we are going to the property line now, we will keep the same two-hour fire rate on the structure. It will depend on the type of materials that they are using to accomplish these regulations. If residents want to build those with steel or metal, that is one of the advantages we will take out of it. Even though they will have a metal cover on them, we need to regulate those as well because we need to make sure that those tarps or whatever they put on top of them are also fire-rated, and we will ask for proof of that.

Commission Member George Amaya asked for some of the shade structures, as mentioned by Mr. Campa, steel, and mesh. For example, those would have to be prescriptive and engineered. **Mr. Campa** responded yes.

2. Call the Public on this item

Najeh Edais, Edais Engineering, Inc., mentioned a question about the corner lots and whether that required a fire rating. I thought the setbacks for corner lots were from the center line of the street. In my opinion, those corner lots that they do not have, like a park or something like it was mentioned, do not need to be fire rated. **Mr. Campa** responded that the only setbacks we are amending here are the sides from another house and the front. The side street setback is 10 feet from the property line, and I think there is also a statement in the ordinance that it does not

allow any structure to get closer than 10 feet when you have a corner lot. So, it would not be necessary for a fire to be rated on the design since we do not have any structure closer than 10 feet on the street side setback.

Furthermore Mr. Edais stated that he likes this amendment because if you have a structural steel or some steel construction that gives you the fire rating for the two hours, there is no problem with the fire moving from one lot to another. My second question is as far from the front as you go on a 10-foot carport, so you can have a garage and an open structure in the front to give some shade for a car while somebody is working on their driveway. Is that structure not have to be fire rated? **Mr. Campa** responded yes.

B. Close Public Hearing

MOTION: **Chairman Marco A. Pinzon / Commission Member Veronica Zavala** to close the public hearing. The motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye
Commission Member Ruben Walshe	Aye

C. Action on Text Amendment Case No. 2023-0048

MOTION: **Commission Member George Amaya / Commission Member Veronica Zavala** to forward Text Amendment Case No. 2023-0048 to City Council with the recommendation of approval. The motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Javier Barraza	Aye

Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye
Commission Member Ruben Walshe	Aye

6. ADJOURNMENT

MOTION: **Chairman Marco A. Pinzon** / **Vice Chairman Javier Barraza** to adjourn the Regular Planning and Zoning Commission meeting at approximately 6:40 p.m. The motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Veronica Zavala	Aye
Commission Member George Amaya	Aye
Commission Member Ruben Walshe	Aye

APPROVED:

_____
Marco A. Pinzon, Chairman

ATTEST:

_____
Roman Pacheco, Planning Technician

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING MINUTES ARE A TRUE AND CORRECT COPY OF THE MINUTES OF THE REGULAR PLANNING AND ZONING COMMISSION MEETING OF THE PLANNING AND ZONING COMMISSION, SAN LUIS, ARIZONA, HELD ON APRIL 11, 2023. I FURTHER CERTIFY THE MEETING WAS DULLY CALLED AND HELD, AND A QUORUM WAS PRESENT.

_____
Roman Pacheco, Planning Technician

PLANNING & ZONING
AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting **4. A.**

Meeting Date: 05/09/2023

Submitted By: Juan Tejeda, Associate Planner, Planning & Zoning Department

ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2023-0144. A request by Tom DuBose of DuBose Design Group, on behalf of Von Verde Development Az LLC, to rezone 9.39 acres from Medium Density Residential (R1-6) to Medium-High Density Residential (R-2). A portion of the assessor's parcel number 227-14-002, located south of County 24th Street between 24th Avenue and Avenue D in San Luis, Arizona.

A. Open public hearing
   1. Staff presentation
   2. Call to the Public on this item
B. Close public hearing
C. Action on Rezoning Case No. 2023-0144

SUMMARY:

The applicant is requesting to rezone 9.39 acre from Medium Density Residential (R1-6) to Medium-High Density Residential (R-2). A portion of the assessor's parcel number 227-14-002 which is a part of Subdivision Case No. 2023-0194P known as Orchidea Park Subdivision.

ANALYSIS:

This portion of the parcel will be part of Orchidea Park Subdivision.

Existing Adjacent Zoning Districts:
To the north L-1 (Vacant Land)
To the west R-3 (Orchidea Park Subdivision)
To the south R1-6 (Orchidea Park Subdivision)
To the east R1-6 (Orchidea Park Subdivision)

The purpose of the R-2 zoning district is to allow for a variety of building types, including duplexes, townhouses, and apartments with varied project amenities. The intent of this district is to permit higher density urban development with a mixture of uses of a similar intensity.

The developer is proposing to accommodate 76 attached duplex units as per proposed site plan attached.

REVIEW:

As require by State Statute, staff sent notification letters to property owners within 300 feet of the proposed project (3 letters).
The City has not received any other significant concerns or objections from the various review agencies or adjacent property owners.

CITIZEN REVIEW MEETING:

As required by State Statute and City Code, a Citizen Review Meeting was held at City Hall on May 2, 2023, at the City Hall Chambers at 5:00 p.m. The intent of this meeting was to allow the public to learn about the project, ask questions and express any comments. Nobody from the public was present during the meeting.

The applicant has provided the information and materials necessary for the review of the zoning request.

Staff recommends approval of Rezoning Case No. 2023-0144 subject to the following condition:

1. The owner/applicant shall submit a preliminary plat for approval in compliance with the City of San Luis subdivision regulations.

RECOMMENDED MOTION:

A. I MOVE TO OPEN THE PUBLIC HEARING

1. **Staff presentation**
2. **Call to the public on this item**

B. I MOVE TO CLOSE THE PUBLIC HEARING

C. I MOVE TO FORWARD REZONING CASE NO. 2023-0144 TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL SUBJECT TO THE CONDITIONS OF APPROVAL RECOMMENDED BY STAFF.

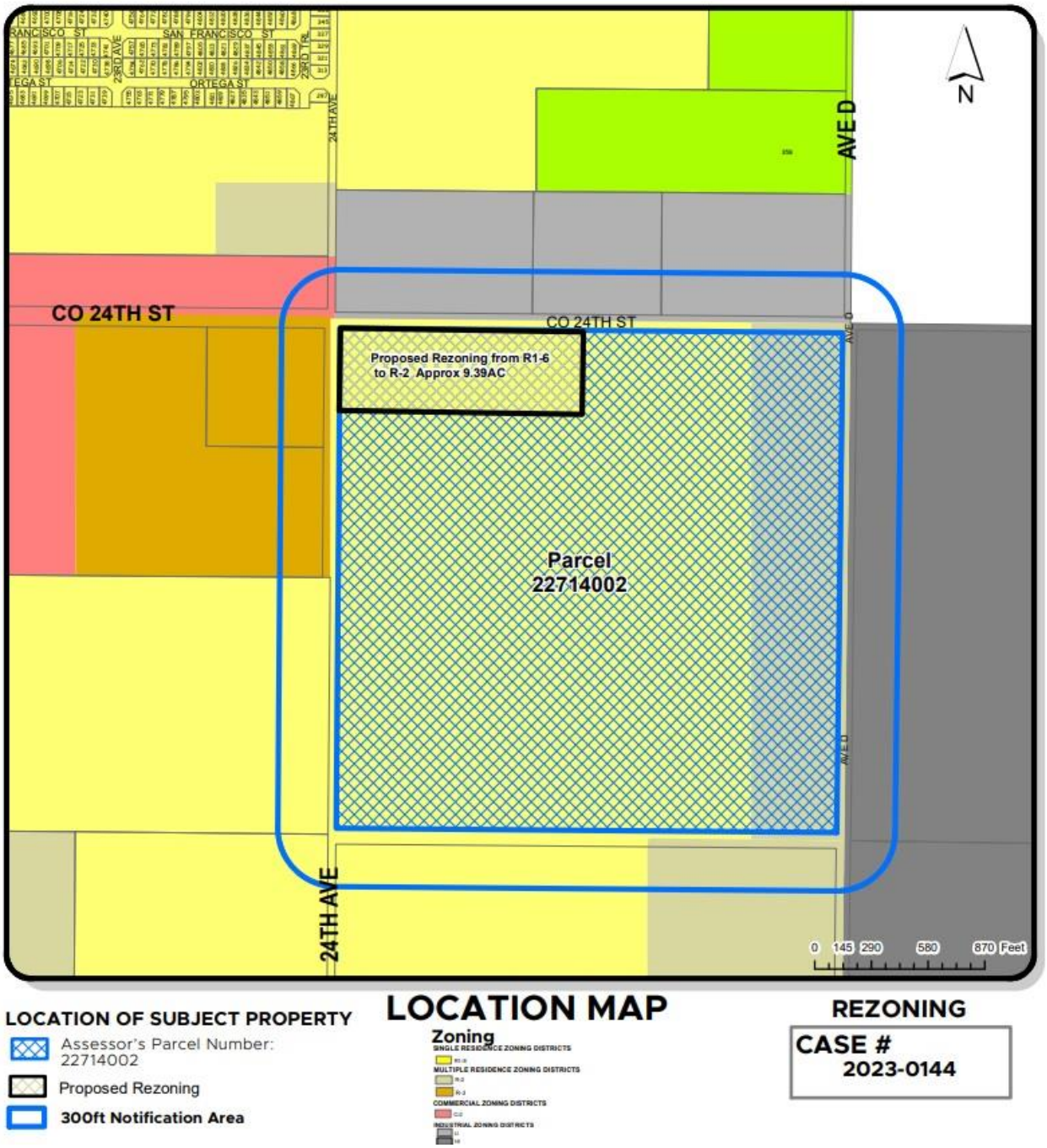
Attachments

Location Map

Site Plan

Master Plan

Location Map



COUNTY 24TH ST.

AVENUE D 1/2

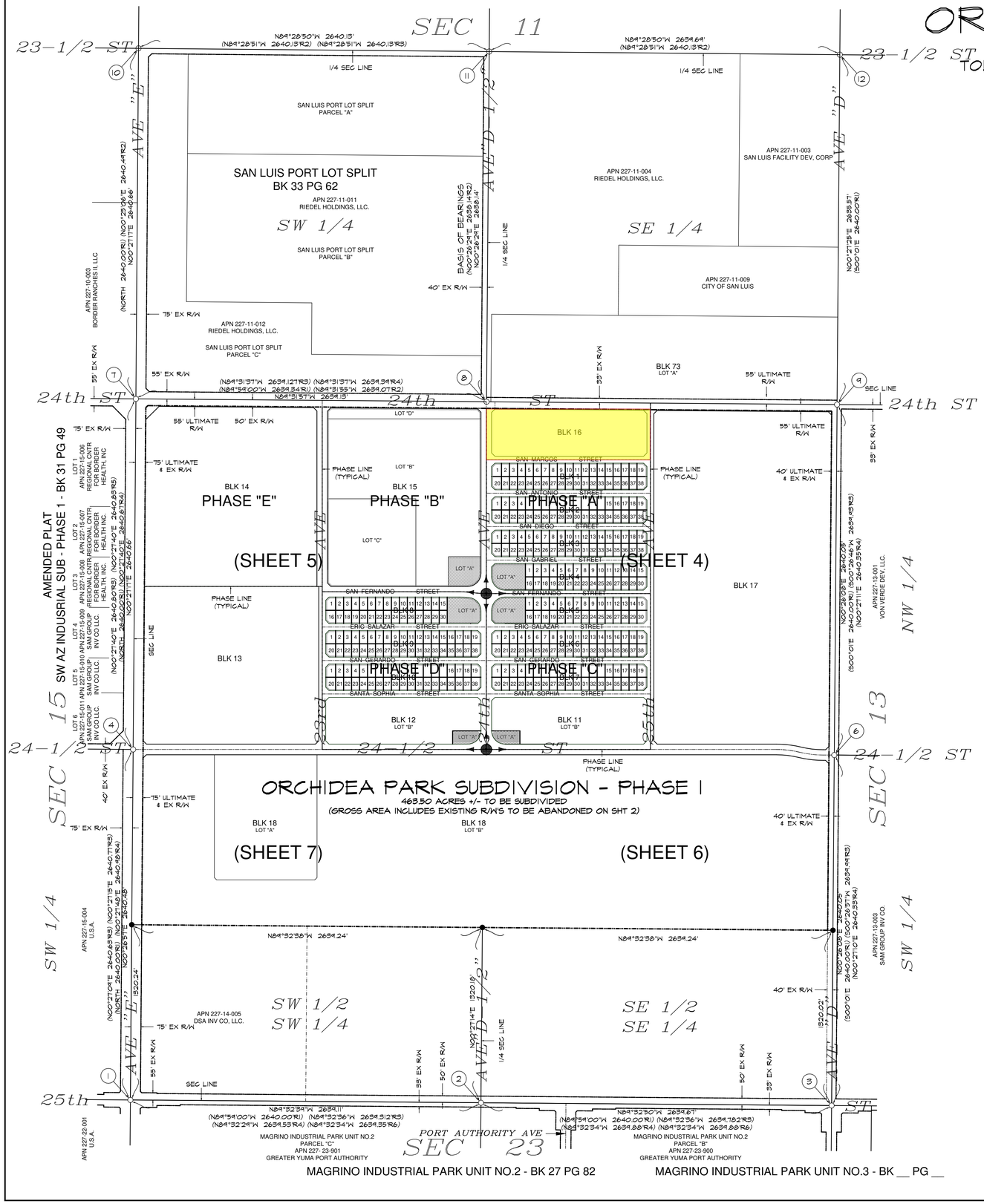
TOT LOT

76 ATTACHED UNITS

PRELIMINARY PLAT

ORCHIDEA PARK SUBDIVISION - PHASE I

A RE-SUBDIVISION OF PORTIONS OF SECTION 14
TOWNSHIP 11 SOUTH, RANGE 24 WEST, G.&S.R.B.&M., CITY OF SAN LUIS, YUMA COUNTY, ARIZONA.


SEC 11
23-1/2 ST
AVE "E"
AVE "D 1/2"
AVE "D"
N89°28'50"W 2640.13' (N89°28'51"W 2640.13'R2) (N89°28'51"W 2640.13'R3)
N89°28'50"W 2639.69' (N89°28'51"W 2640.13'R2)
1/4 SEC LINE
SAN LUIS PORT LOT SPLIT PARCEL "A"
SAN LUIS PORT LOT SPLIT BK 33 PG 62
APN 227-11-011 RIEDEL HOLDINGS, LLC.
SW 1/4
SAN LUIS PORT LOT SPLIT PARCEL "B"
APN 227-11-004 RIEDEL HOLDINGS, LLC.
APN 227-11-003 SAN LUIS FACILITY DEV, CORP
SE 1/4
APN 227-11-009 CITY OF SAN LUIS
BASIS OF BEARINGS (N00°26'24"E 2639.14'R2)
N00°26'24"E 2635.14'
N00°21'25"E 2655.57' (S00°01'01"E 2640.00'R2)
(NORTH 2640.00'R1) (N00°25'36"E 2640.14'R2) N00°21'11"E 2640.66
APN 227-10-003 BORDER RANCHES II, LLC
40' EX R/W
75' EX R/W
APN 227-11-012 RIEDEL HOLDINGS, LLC.
SAN LUIS PORT LOT SPLIT PARCEL "C"
55' EX R/W
BLK 73 LOT "A"
55' ULTIMATE R/W
SEC LINE
24th ST
(N89°51'37"W 2639.12'R3) (N89°51'37"W 2639.39'R4) (N89°54'00"W 2639.34'R2) (N89°51'55"W 2639.07'R2) N89°51'51"W 2639.15'
LOT "D"
BLK 16
SAN MARCOS STREET
PHASE LINE (TYPICAL)
BLK 14 PHASE "E"
BLK 15 PHASE "B"
BLK 17 PHASE "A"
BLK 13 PHASE "D"
BLK 12 LOT "B"
BLK 11 LOT "B"
PHASE "C"
SAN ANTONIO STREET
SAN DIEGO STREET
SAN GABRIEL STREET
SAN FERNANDO STREET
ERIC SALAZAR STREET
SAN GERARDO STREET
SANTA SOPHIA STREET
LOT "A"
LOT "B"
LOT "C"
50' EX R/W
75' ULTIMATE & EX R/W
40' ULTIMATE & EX R/W
55' ULTIMATE R/W
(SHEET 5)
(SHEET 4)
22nd AVE
23rd AVE
24th AVE
25th AVE
NW 1/4
SW 1/4
SEC 15
SEC 13
SEC 23
24-1/2 ST
25th ST
PORT AUTHORITY AVE
PHASE LINE (TYPICAL)
ORCHIDEA PARK SUBDIVISION - PHASE I
463.50 ACRES +/- TO BE SUBDIVIDED
(GROSS AREA INCLUDES EXISTING R/W'S TO BE ABANDONED ON SHT 2)
BLK 18 LOT "A"
BLK 18 LOT "B"
(SHEET 7)
(SHEET 6)
N89°52'38"W 2639.24'
SW 1/2 SW 1/4
SE 1/2 SE 1/4
N00°27'14"E 1320.18'
1320.02'
APN 227-14-005 DSA INV CO, LLC.
APN 227-15-004 U.S.A.
APN 227-13-003 SAM GROUP INV CO.
APN 227-22-001 U.S.A.
N89°52'39"W 2639.11' (N89°54'00"W 2640.00'R1) (N89°52'36"W 2639.31'R3) (N89°52'29"W 2639.55'R4) (N89°52'34"W 2639.35'R6)
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MAGRINO INDUSTRIAL PARK UNIT NO.2 PARCEL "C" APN 227- 23-901 GREATER YUMA PORT AUTHORITY
MAGRINO INDUSTRIAL PARK UNIT NO.2 PARCEL "B" APN 227-23-900 GREATER YUMA PORT AUTHORITY
AMENDED PLAT SW AZ INDUSTRIAL SUB - PHASE 1 - BK 31 PG 49
LOT 1 APN 227-15-006 REGIONAL CNTR FOR BORDER HEALTH, INC
LOT 2 APN 227-15-007 REGIONAL CNTR FOR BORDER HEALTH, INC
LOT 3 APN 227-15-008 REGIONAL CNTR FOR BORDER HEALTH, INC
LOT 4 APN 227-15-009 SAM GROUP INV CO LLC.
LOT 5 APN 227-15-010 SAM GROUP INV CO LLC.
LOT 6 APN 227-15-011 SAM GROUP INV CO LLC.
(NORTH 2640.00'R1) (N00°21'04"E 2640.63'R3) (N00°21'15"E 2640.77'R3) (N00°21'14"E 2640.48'R4) N00°26'48"E 2640.48
(NORTH 2640.00'R1) (N00°21'04"E 2640.63'R3) (N00°21'15"E 2640.77'R3) (N00°21'48"E 2640.84

PLANNING & ZONING
AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting **5. A.**

Meeting Date: 05/09/2023

Submitted By: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

ITEM:

Presentation followed by discussion on any and all matters regarding the Downtown Redevelopment Plan.

SUMMARY:

The Economic Development Division is working on revitalizing downtown area, to this end the City of San Luis contracted with J2 Design and Matrix Design Group to develop a Redevelopment Plan Area for Downtown.

A Redevelopment Area Plan is an economic development tool to promote reinvestment in a focused area of the community. The purpose of a Redevelopment Area Plan is to identify goals and objectives for a specific community area, which culminate in the development of a unified strategy for promoting the long-term prosperity, health, and welfare of an area within the community. A Redevelopment Area Plan provides a community with greater flexibility in encouraging desirable projects with incentives and assistance, while promoting and facilitating investment and the appropriate development in the area.

The area of focus was between Urtuzuastegui Street (“U” Street) and Cesar Chavez Boulevard along Main Street, and from Archibald Street to 4th Avenue for side-street evaluation. The Downtown Redevelopment Plan has six major goals:

- accomplish Mayor and City Council Strategic Plan goals;
- enhance and revitalize downtown;
- increase property values;
- attract new infill development;
- encourage reinvestment; and
- improve quality of life for residents and visitors.

The scope of the project included evaluation and conceptualization of streetscape enhancements, pedestrian amenities, bike lane evaluation, on-street parking concepts, shade systems, signage and gateway monumentation, street tree system, roadway and pedestrian lighting, hardscapes and aesthetics, open space planning, cost estimates, an implementation strategy, and public outreach.

The recommendations outlined in this report include concepts for a revitalized urban core that will continue to serve as a downtown destination environment for the city and region for decades to come.

As per State Statute 36-1479.D, prior to the approval of a redevelopment plan, the local governing body shall submit a redevelopment plan to the planning commission of the municipality for review and recommendations as to its conformity with the general plan for the development of the municipality as a whole. The planning commission shall submit its recommendation to the governing body within thirty days after receipt of the plan for review.

J2 Design will be presenting the final draft of the Downtown Redevelopment Plan and the commission

will have the opportunity to review the plan.

This item will be presented during the Commission Meeting of June 13, 2023 to hear any comments or recommendations for the proposed redevelopment plan and give the opportunity to the Commission to provide a recommendation to City Council.

RECOMMENDED MOTION:

Presentation item only, no action.

Attachments

Downtown Redevelopment Plan

City of San Luis, Arizona

Downtown Redevelopment Plan

Conceptual Design Report

Prepared By • J2 Design

May, 2023









ECONOMIC REVITALIZATION • COMMUNITY • ARTWORK • FESTIVALS
DESTINATION • CULTURE • HISTORY • BINATIONAL FOCUS

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Appendix

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Appendix C - Downtown Redevelopment Plan: Public Input Materials 68-81

Acknowledgments

Jenny Torres, City of San Luis
Ralph Velez, City of San Luis
Jose Guzman, City of San Luis
Yigal Duarte, City of San Luis
Rogelio Martinez, City of San Luis
Eulogio Vera, City of San Luis
Jorge Perez, City of San Luis
Fernando, Villegas, City of San Luis
Angel Ramirez, City of San Luis
Lizandro Galaviz, City of Somerton (Formerly City of San Luis)

Executive Summary

The Downtown Redevelopment Plan was a conceptual design, planning, and placemaking effort that focused on developing a revitalized downtown core in the City of San Luis, Arizona. The area of focus was between Urtuzuastegui Street ("U" Street) and Cesar Chavez Boulevard along Main Street, and from Archibald Street to 4th Avenue for side-street evaluation. The Downtown Redevelopment Plan has six major goals: accomplish Mayor and City Council Strategic Plan goals; enhance and revitalize downtown; increase property values; attract new infill development; encourage reinvestment; and improve quality of life for residents and visitors. The scope of the project included evaluation and conceptualization of streetscape enhancements, pedestrian amenities, bike lane evaluation, on-street parking concepts, shade systems, signage and gateway monumentation, street tree system, roadway and pedestrian lighting, hardscapes and aesthetics, open space planning, cost estimates, an implementation strategy, and public outreach.

The recommendations outlined in this report include concepts for a revitalized urban core that will continue to serve as a downtown destination environment for the city and region for decades to come. Building upon San Luis's history to establish a unique character for this urban renewal was a key aspect of this plan. City staff and the planning team believe that building upon the City's past and present should be a significant theme in re-imagining this downtown environment for the future.

The Downtown Redevelopment Plan was produced in conjunction with the establishment of a Redevelopment Area. The first step in that process was to conduct a Findings of Necessity Report (included in the appendix of this Plan). The purpose of the Findings of Necessity Report was to provide the determination for a Finding of Necessity pursuant to Arizona Revised Statute (ARS) §36-1473 for the establishment of a Redevelopment Area to address blighted conditions within the downtown San Luis, Arizona area. Please see the appendix for further information and process relative to the Redevelopment Area and Findings of Necessity.

The Downtown Redevelopment Plan outlines the conceptual structure for revitalizing the vital core of San Luis into a destination environment with a true sense of place and community. The project intent is to develop a vibrant, active downtown for residents and visitors alike for generations to come.

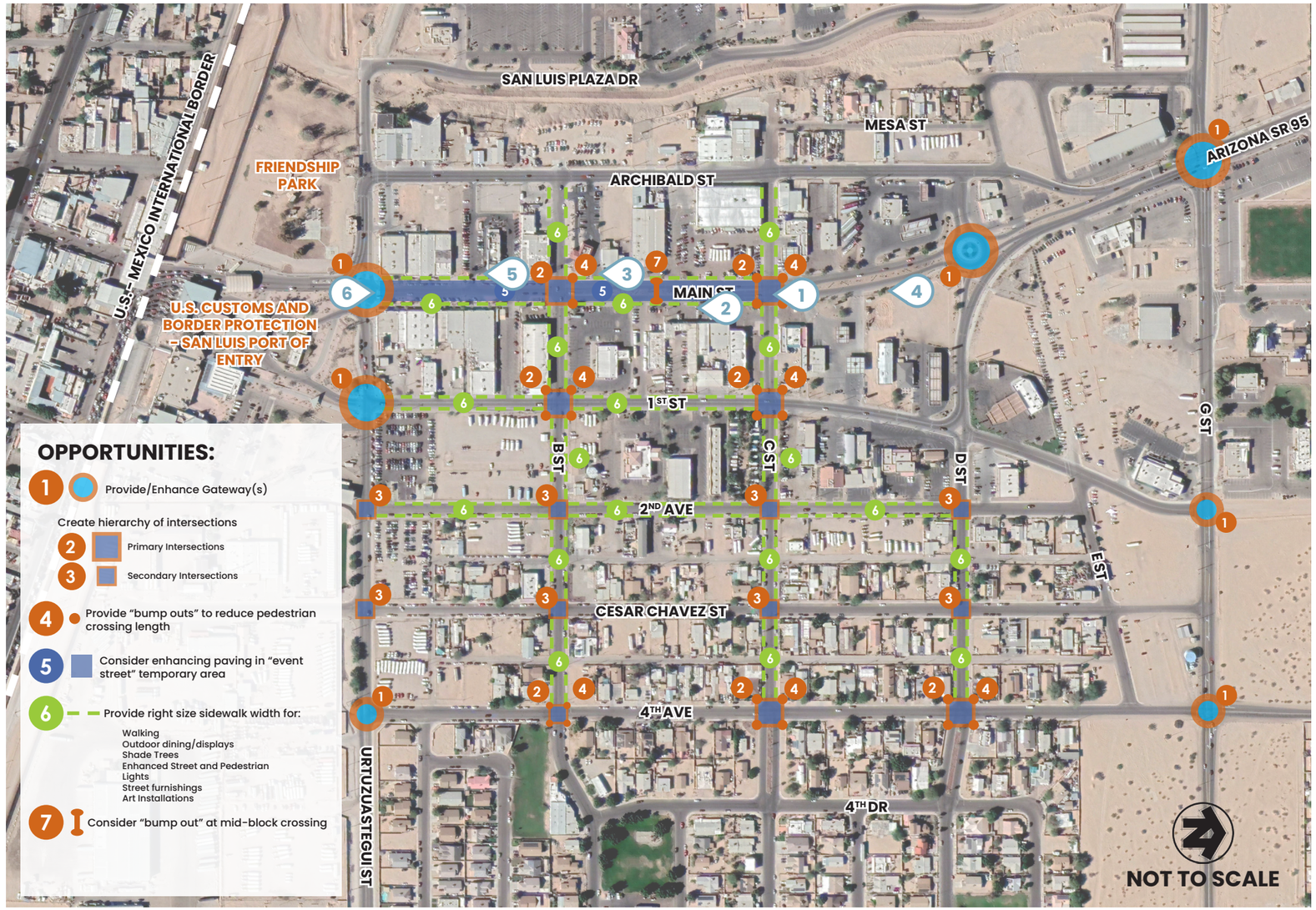


Entry Monument Concept A

Part One

Site Analysis

1.1 Site Opportunities & Observations



The Downtown Redevelopment Plan study area encompasses the downtown core of San Luis bounded by Cesar Chavez Boulevard to the north, Urtuzuastegui Street ("U" Street) to the south, Archibald Street to the west, and 4th Avenue to the east with an area of focus along Main Street between "U" Street and Cesar Chavez Boulevard. Through multiple site visits and the assessment stage of establishing a Redevelopment Area (See Appendix A), the team assessed and evaluated the existing conditions of the study area. One issue noted by observations and discussions with city staff is the type and amount of parking provided in the downtown area. Currently, parking along Main Street is heavily concentrated between "U" Street and B Street. Even though they are unmarked, residents currently park along the East-West Streets: "U" Street, B Street, C Street, and D Street and the North-South streets: 2nd Avenue, Cesar Chavez Street, and 4th Avenue. Additionally, the overall pedestrian infrastructure is dated and is lacking proportionally to the number of pedestrians that use it on a daily basis. The San Luis Port of Entry currently accommodates approximately 2.5 million pedestrian crossings every year. The pedestrian infrastructure from "U" Street to B Street has been enhanced from a previous improvement project, while from B Street north only 8' of sidewalk is being provided. Another issue is the current lack of shade that is being provided along Main Street and the surrounding downtown area. There is a significant need to add shade for pedestrians in the Downtown core. Through conversations with the city staff and from input gathered at public meetings, there are currently issues with the overall flow of traffic in the downtown area. One traffic flow issue in particular is the intersection of Main Street and B Street, currently the North-South traffic lanes of the intersection are misaligned. While the downtown San Luis area does currently have several issues to resolve, it is in a great position to be able to grow and flourish. The 100-foot-wide public right-of-way along Main Street provides plenty of room to accommodate pedestrians, bicycle riders, and vehicles alike. The north only street, 1st Street, and the south only street, Archibald Street, already provide a strong vehicular framework for circulation around the downtown area. Overall, downtown San Luis possesses a very strong structure that has the potential to develop into a unique downtown destination environment with a flourishing sense of place and community.

1.1 Site Opportunities & Observations (continued)



1. C and Main Intersection – Currently on Main Street there are long pedestrian crossings and a lack of shade at the intersection corners.



2. Mid block between C and B on Main – Between C Street and B Street sidewalk widths are acceptable at approximately 8 feet, but there is a lack of shade and seating amenities for pedestrians.



3. B and Main Intersection – Even with a single lane in each direction, Main Street north of B Street is very vehicle-centric with travel lanes being larger than needed.



4. Mid block between C and D on Main – Sidewalks along Main Street, north of C Street, are lacking at approximately 4 feet wide. Existing street lights are standard rectangular highway-type features. There is an opportunity to update them to match the street's aesthetic.



5. Mid block between B and Urtuzuastegui St on Main – Existing driveways are standard concrete. There is an opportunity to provide enhanced paving materials to create safer boundaries for pedestrian and vehicular zones.



6. Urtuzuastegui St and Main St – Wide pedestrian zones provide multiple opportunities for site amenities, such as benches, seat walls, shade structures, and art features.

Part Two

Concept Development

2.1 Streetscape Amenities

Street Lighting

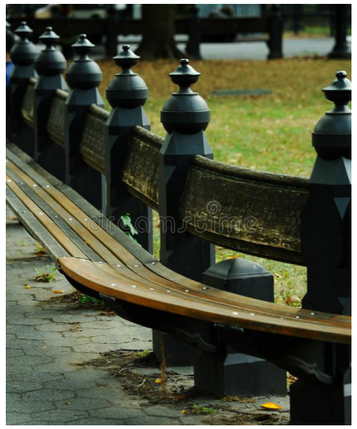
New street lighting is proposed to be implemented to improve safety and enhance the aesthetics along Main Street. Roadway and pedestrian light poles will be integrated using energy-efficient LED fixtures to create a safe, welcoming environment. The light poles should be designed to structurally accommodate banners and decorative ornamentation. Electrical duplex outdoor outlets should also be designed into the pole system for special event power.













Benches & Seating

Benches & Seatwalls are planned to provide rest areas for pedestrians. These elements will be located in areas of high activity or at decision points along the streetscapes to frame space and provide opportunities to gather and socialize. Seatwalls should include tile for custom artwork where appropriate.

2.1 Streetscape Amenities (continued)

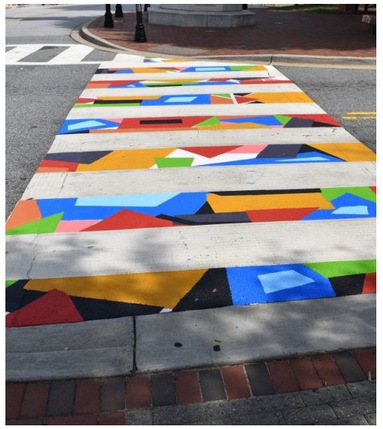
Shade

There is a need for additional shade in the Downtown core. In addition to trees, unique shade structures can provide aesthetic enhancements to walkways, pocket parks, or any open space areas designed for public gathering. Not only can these shade structures shelter pedestrians and bicyclists from the sun, but they can beautify the downtown area while incorporating San Luis' brand identity and promoting a unique sense of place.













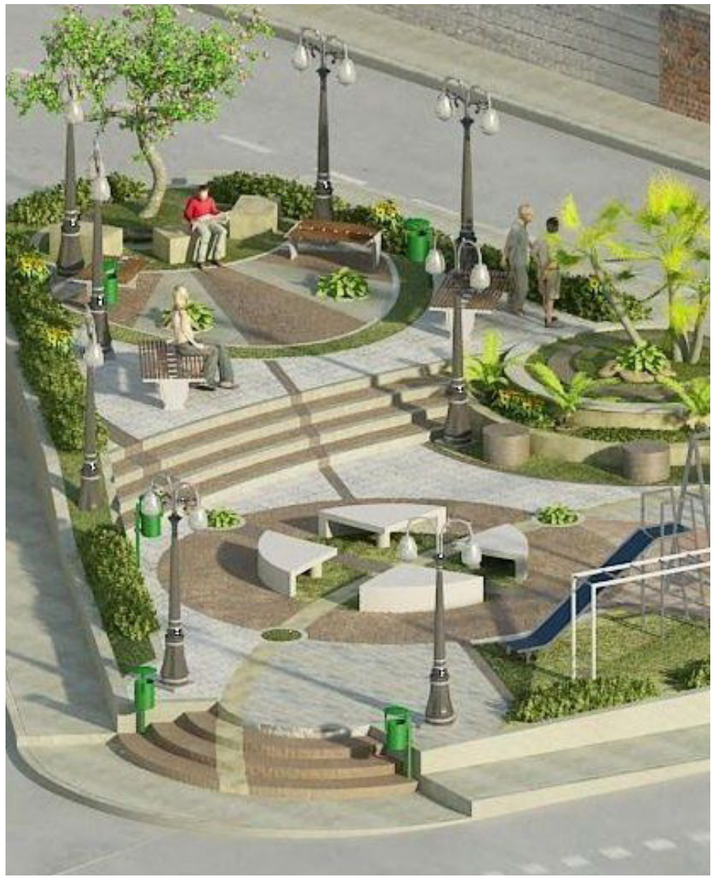
Street Art

A significant aspect of the San Luis culture stems from its proud heritage as an agricultural center of production. Artwork and history provide a unique design element when incorporated successfully, and should be utilized to reinforce the community's heritage. The incorporation of art in the downtown environment, whether through sculpture, mosaic tile installation, murals, or custom signage – will reinforce the community's sense of place and heritage.

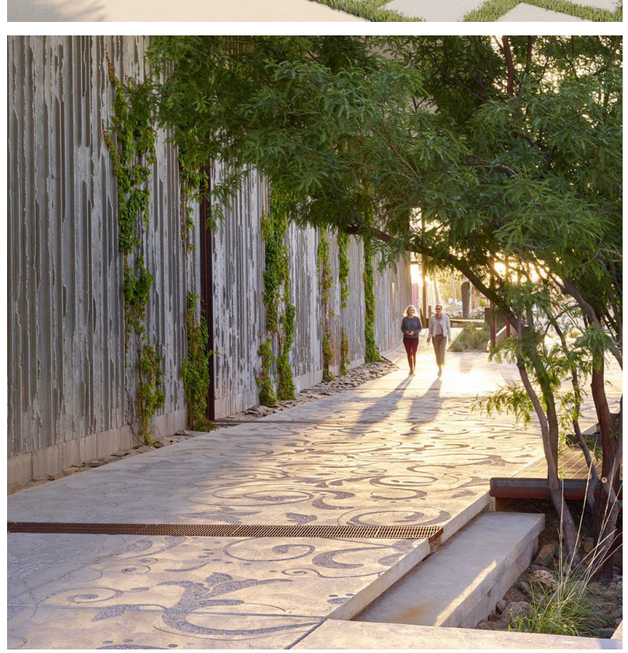
2.1 Streetscape Amenities (continued)

Pocket Parks & Planting

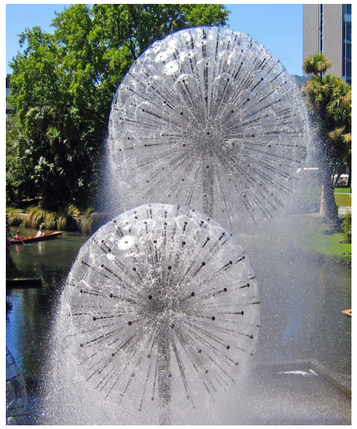
The development of open space for pedestrians will be a critical component for the Redevelopment Plan. The ability to provide pocket parks and open space as a vital utility for Downtown San Luis will help determine the long-term success of the core area. Whether as street-corner living room zones, small pocket park spaces, or larger open space park zones, the inclusion of pocket parks is an essential part of the plan. Tree Plantings and shade trees also need to be incorporated to provide shade and visual aesthetic enhancement along the streetscapes.

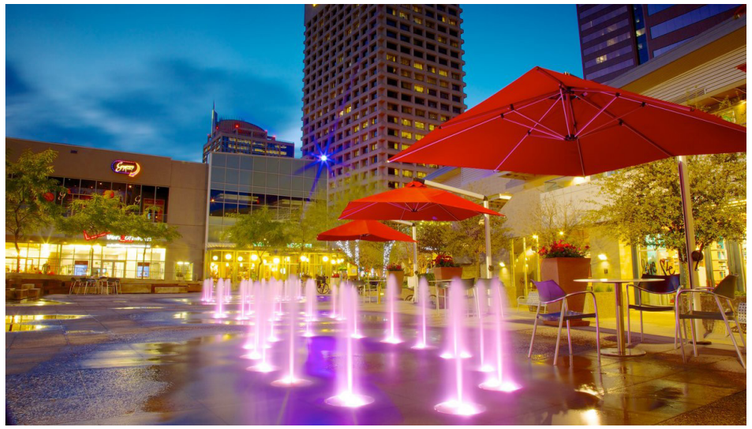












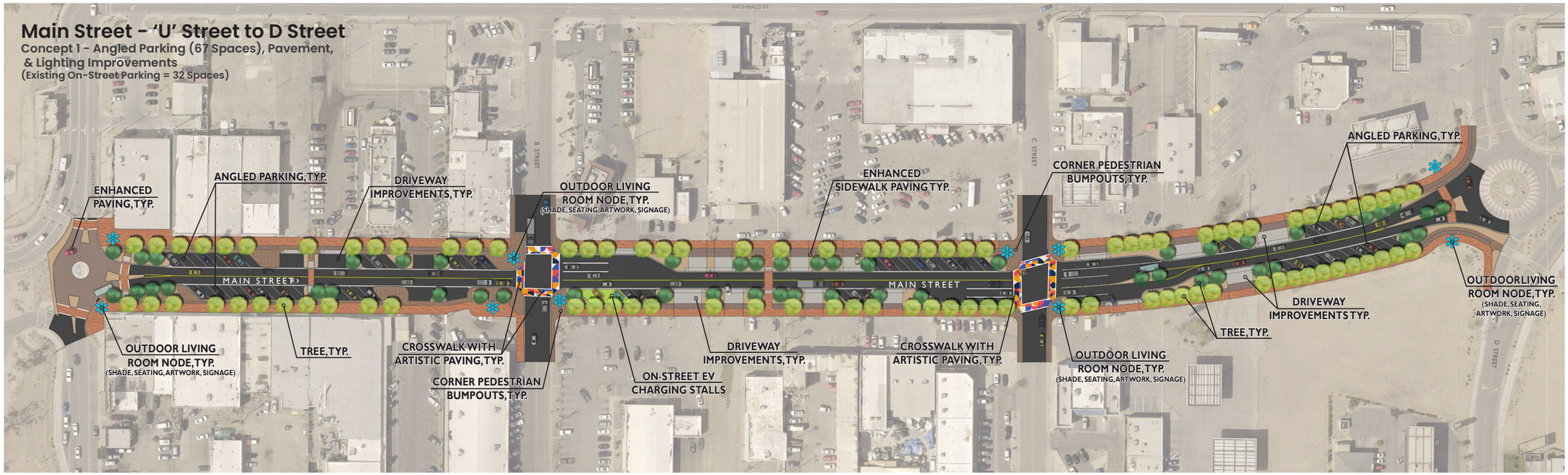
Water Features

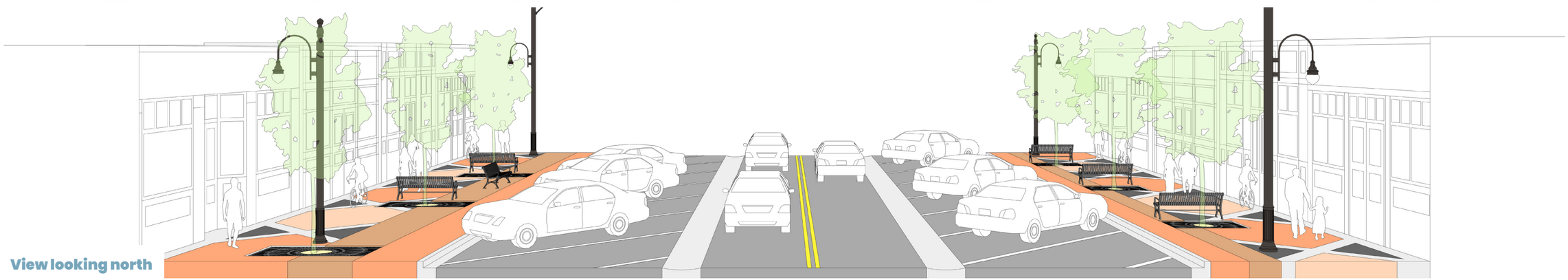
An element that will provide an outstanding placemaking addition is the use of water in the downtown environment. This may occur as a small water feature, urban ground spray jets, or through the establishment of a central splash pad play zone. Water has a cooling, calming effect in addition to the beauty that is displayed through the use of integral color-changing light. This is one of the more powerful placemaking elements and should be incorporated responsibly but effectively in San Luis.

2.2 Preliminary Main Street Concepts

Concept 1

Concept 1 provides angled parking, sidewalk improvements, corner bump-outs/living room nodes, stamped asphalt crosswalk paving with temperature-reduction coating, street trees, irrigation system, and enhanced paving at Urtuzuastegui Street. This concept provides 67 angled parking spaces along Main Street (32 are existing). Corner bump-out/living room nodes will incorporate shade structures, seating, artwork, and signage. All concepts include site furnishings, driveway improvements, and energy-efficient roadway and pedestrian lighting.



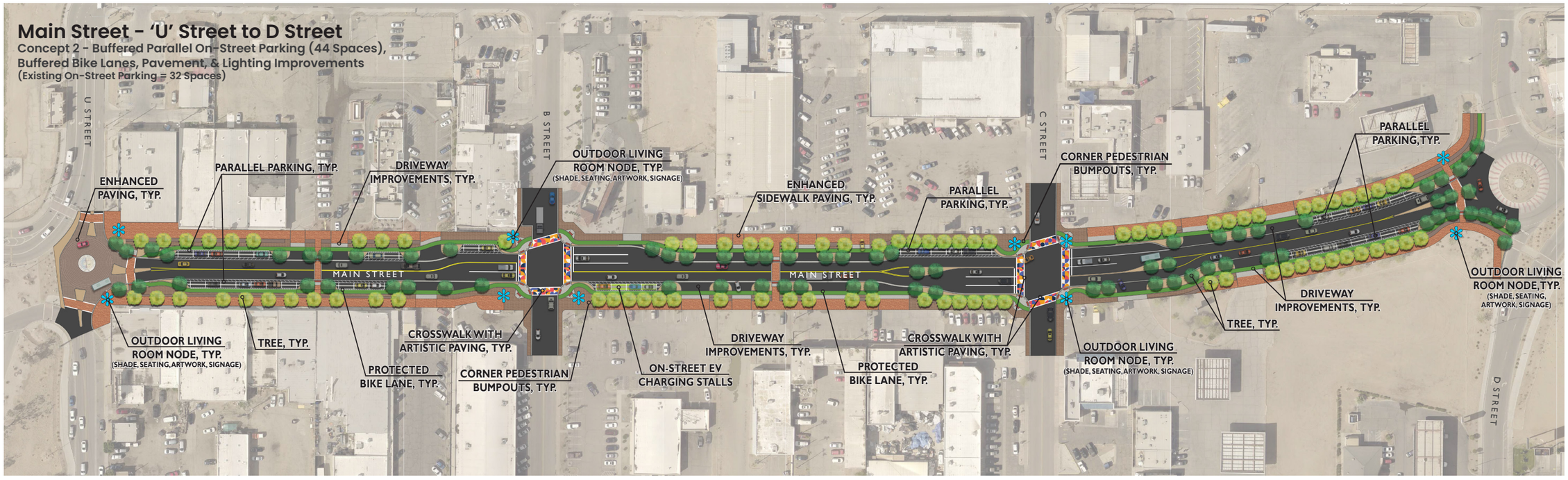


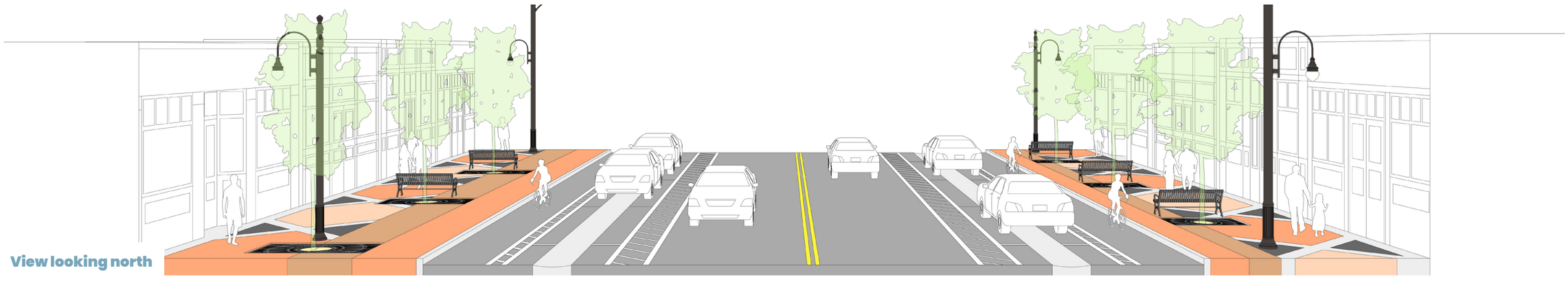
View looking north

2.2 Preliminary Main Street Concepts (continued)

Concept 2

Concept 2 provides parallel parking, a protected bicycle lane, sidewalk improvements, corner bump-outs/living room nodes, stamped asphalt crosswalk paving with temperature-reduction coating, street trees, irrigation system, and enhanced paving at Urtuzuastegui Street. This concept provides 44 parallel parking spaces along Main Street (32 are existing). Corner bump-out/living room nodes will incorporate shade structures, seating, artwork, and signage. All concepts include site furnishings, driveway improvements, and energy-efficient roadway and pedestrian lighting.





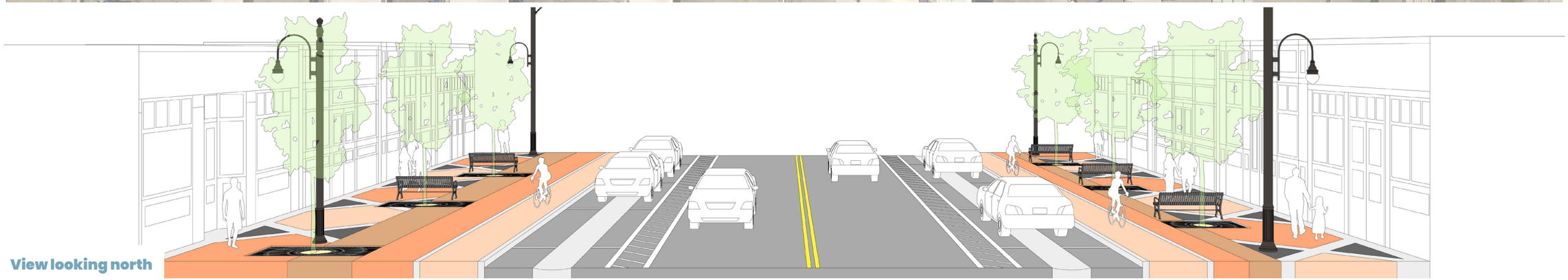
View looking north

2.2 Preliminary Main Street Concepts (continued)

Concept 3

Concept 3 provides buffered parallel parking, a raised protected bicycle lane, sidewalk improvements, corner bump-outs/living room nodes, stamped asphalt crosswalk paving with temperature-reduction coating, street trees, irrigation system, and enhanced paving at Urtuzuastegui Street. This concept provides 47 parallel parking spaces along Main Street (32 are existing). Corner bump-out/living room nodes will incorporate shade structures, seating, artwork, and signage. All concepts include site furnishings, driveway improvements, and energy-efficient roadway and pedestrian lighting.



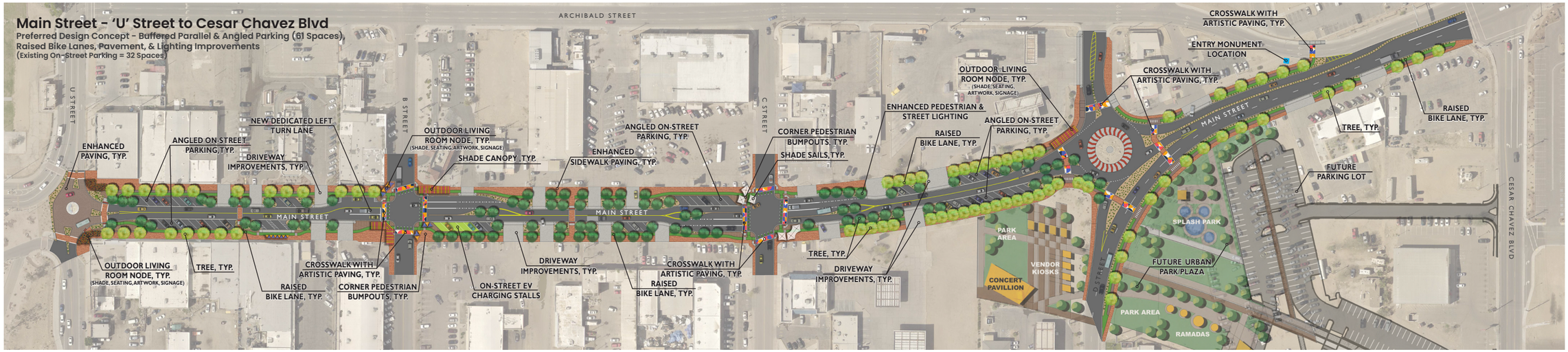


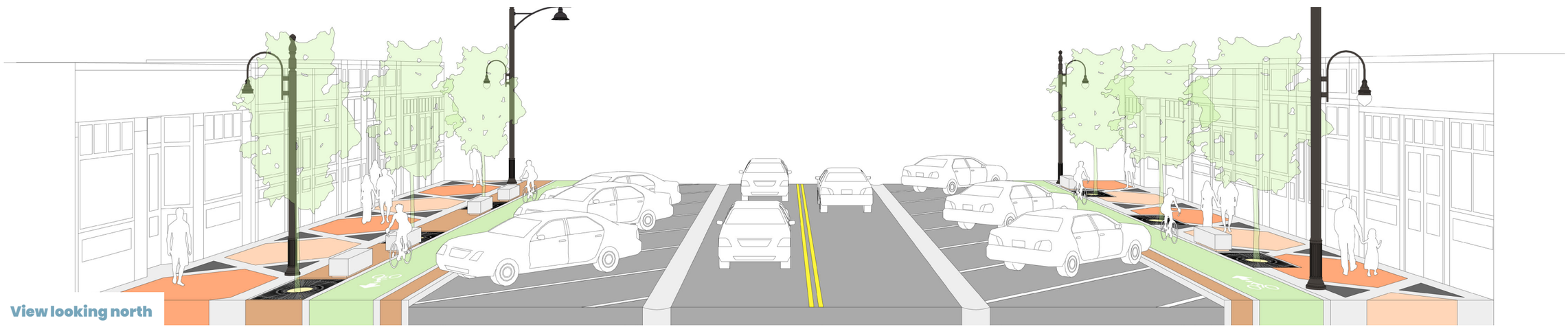
View looking north

2.3 Preferred Final Streetscape Concept

Finalized Concept

Upon receiving input from public meeting attendees and City Staff, a preferred / finalized concept was developed. The Finalized Concept provides both buffered parallel and angled parking, based on engineering conditions. Also included is a raised protected bicycle lane, sidewalk improvements, corner bump-outs/living room nodes, stamped asphalt crosswalk paving with temperature-reduction coating, street trees, irrigation system, and enhanced paving at Urtuzuastegui Street. This concept provides 61 total parking spaces along Main Street (32 are existing). Corner bump-out/living room nodes will incorporate shade structures, seating, artwork, and signage. This concept includes site furnishings, driveway improvements, and energy-efficient roadway and pedestrian lighting.





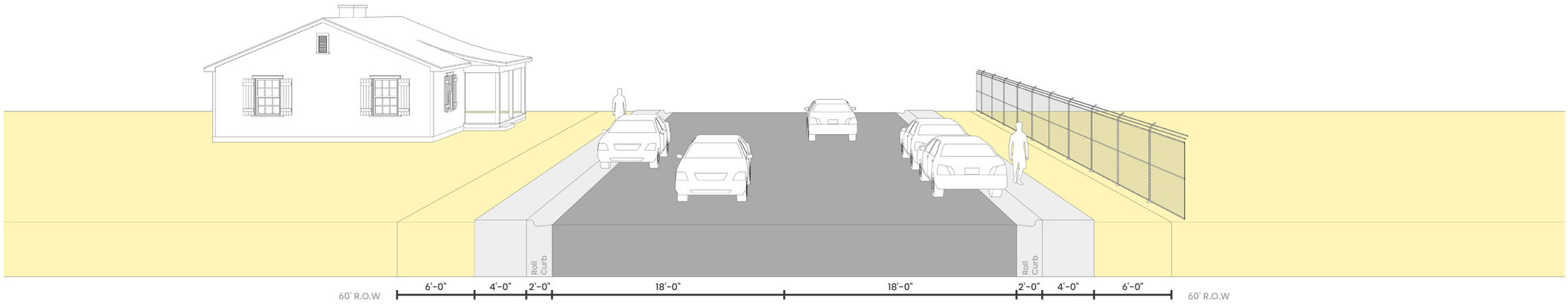
View looking north

2.4 Side Street Concepts

Side Street Existing Conditions

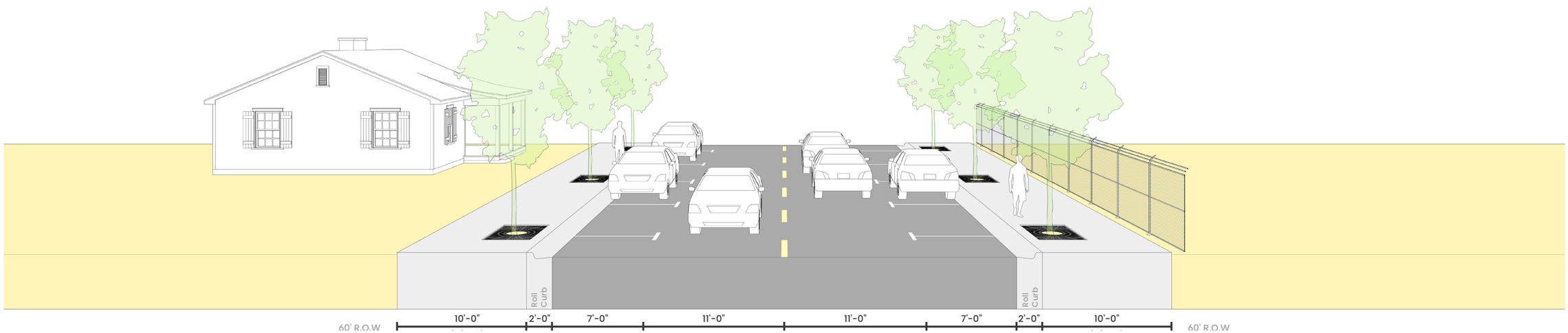
Another aspect of downtown San Luis is the side streets. The side streets that are being looked at for this portion of the report are B Street, C Street, and D Street. The side streets in downtown San Luis connect directly to the neighborhoods located to the east. They provide a strong opportunity to create accessible thoroughfares for both pedestrians and vehicles.

Currently the side streets consist of: a 4-foot sidewalk on each side of the street with an attached roll curb and 16-foot lanes in each direction. While not currently striped for it, on-street parking currently happens on all of the side streets.



Side Street Improved Conditions

The proposed concept for the side streets consist of: a 10-foot sidewalk on each side of the street, which would provide opportunity for a new street tree system; 7-foot dedicated on street parking; and 11-foot lanes in each direction. For these improvements to the side streets, the existing asphalt would not need to be replaced, as the on-street parking and lanes can be defined by just new striping.



2.5 Open Space Development

The Downtown area of San Luis has been studied from several perspectives as it relates to the development of concepts for open space development and connectivity. The design team evaluated each of these to determine what information had an impact on this study. The following documents were reviewed:

1. Port of Entry Concepts, Modernization and Expansion Project, United States General Services Administration
2. San Luis POE Impact Study, City of San Luis
3. City of San Luis Master Plan for Downtown Parks and Parking Lots, City of San Luis
4. Sustainable Economic Development Technical Assistance- Improving Community Connections, San Luis, Arizona
5. Downtown San Luis Master Drainage Plan, City of San Lui

Each of these documents had an influence on the development of open space concepts for the Downtown Redevelopment Project. Downtown destination placemaking, traffic and pedestrian circulation, parking, an understanding of the open space program elements suggested, and open space usage goals were the primary influences in the generation of the downtown proposed layout.

Traffic and Pedestrian Circulation: The port of entry is the primary influencer of circulation, both vehicular and pedestrian. With thousands of vehicles and people moving within and around the downtown area daily, accommodations are needed to convey the significant amounts of movement. From intersection configurations, to sidewalk and roadway widths and alignments, the elements of this plan were directly influenced by circulation.

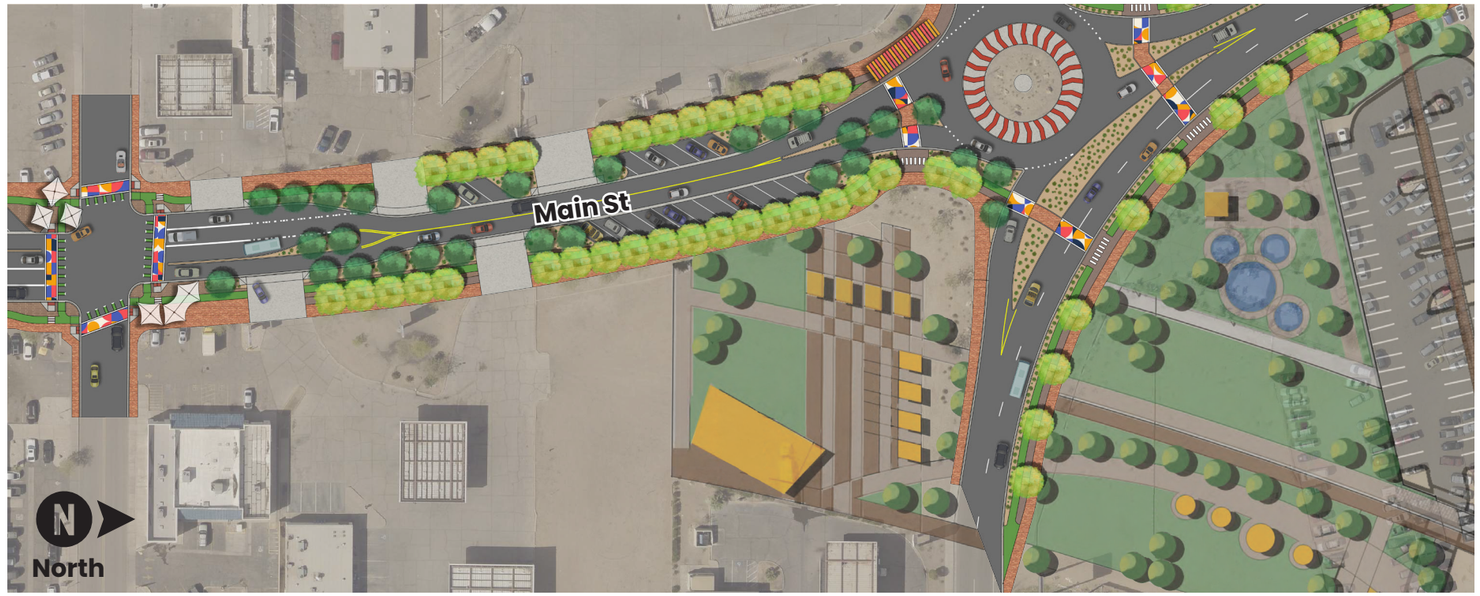
Parking: Many people cross the border in vehicles to work in the agricultural businesses supporting local growers in the area. Many people then board buses and vehicles throughout the downtown area to be transported to the fields. Furthermore, the local businesses have patrons that park in the area, resulting in congestion and a need to provide circulation to gain access to the boarding locations and businesses.

Open Space Program Elements and Open Space usage goals: The downtown area and developments, existing and proposed to the north, including large parking areas, provide the need to connect the downtown to those areas to the north. Further, these open space areas need to accommodate festivals and events that draw large amounts of people. Gathering spaces, event areas, shade, circulation, and ancillary services are required to bolster the needs of the community.

The resulting concept was directly influenced by each of these components. The following program elements were considered in the development of the Downtown area:

1. Strong pedestrian connectivity from the Port of Entry, through the existing downtown and into the development and parking areas to the north.
2. Mitigation of vehicular traffic as it relates to pedestrian and bicycle interaction.
3. Open space to accommodate large amounts of people.
4. Event areas that combine open space and paved areas with the possibility of closing off streets during large events.
5. Places of respite with integration of shade and shelter.
6. Ramadas for congregation of smaller groups.
7. Visual enhancement and wayfinding elements at the ingress areas to announce entry into the downtown area.
8. Identity and aesthetic enhancements for the downtown area
9. Open green space connection for multi-use opportunities.

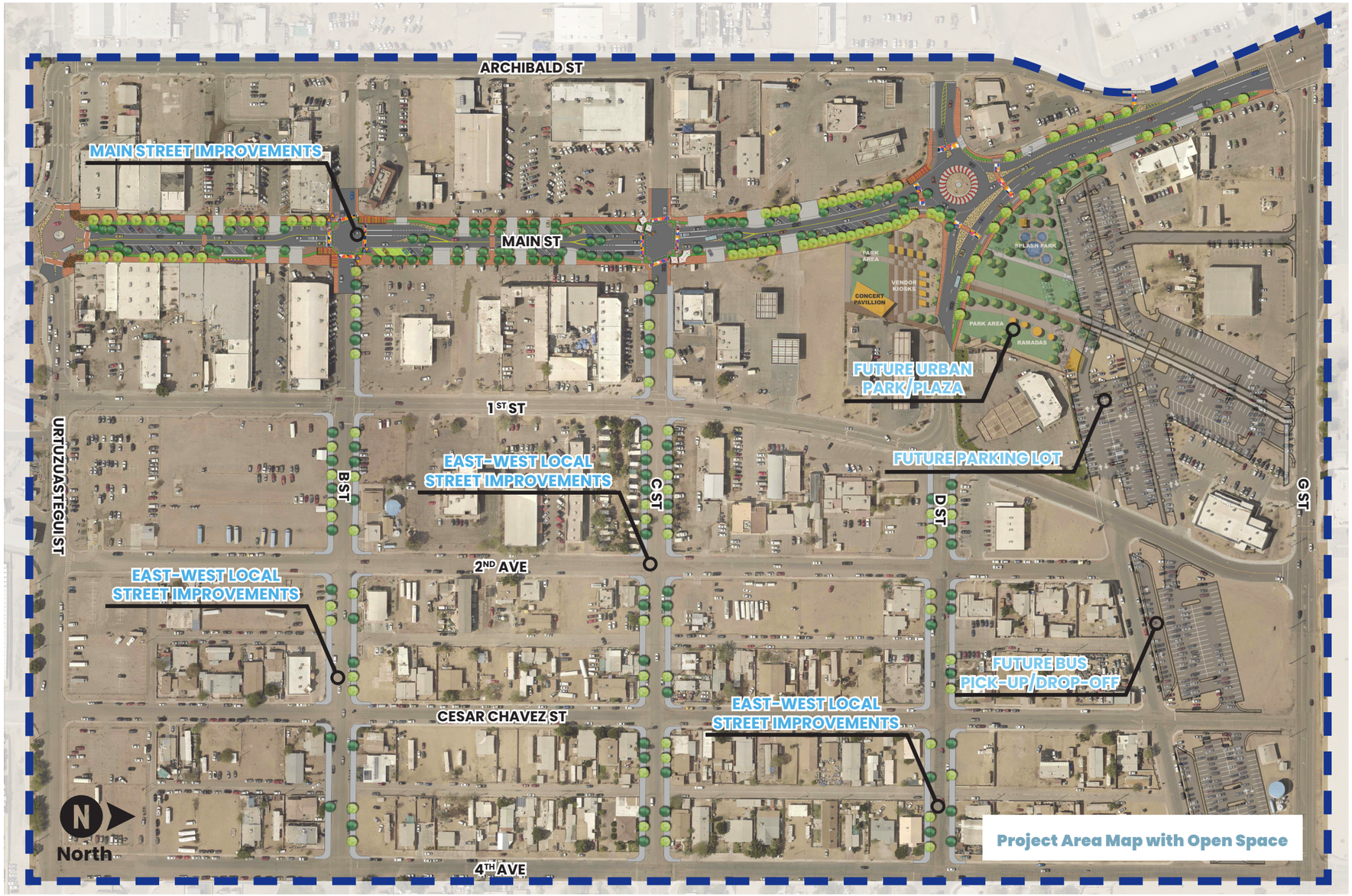
The downtown core is a dynamic environment. Many elements influence how open space and park areas are to be developed. The result will be an exciting area for many types of uses. From circulation to differing types of program elements, the dynamics of the downtown area are reinforced with this open space development and the exciting environment created.



2.5 Open Space Development (continued)

Open Space

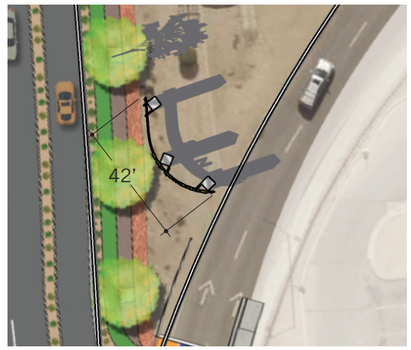
The exhibit shows the proposed improvements on Main street and its connectivity to the open space and parking to the north. Place making, shade, respite, circulation and connectivity are the primary components of the open space layout.



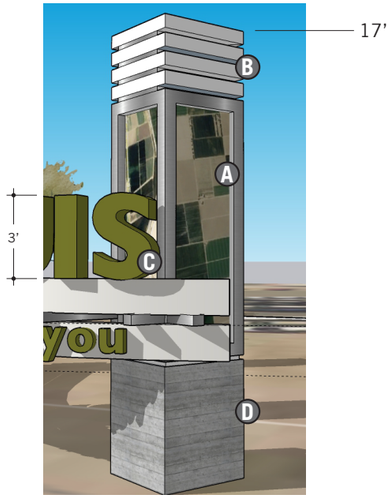
Project Area Map with Open Space

2.6 Entry Monument - Concept A

The establishment of a gateway entry monument welcoming visitors to the downtown core is an important aspect of the destination placemaking element for San Luis. The first of two options for this monument – Concept A – reflects the importance that agriculture has had on the development of the community. The vertical columns will reflect agricultural images of fields – utilizing those images as graphic icons on the structure. These images will be internally illuminated for a beautiful nighttime display. The "San Luis welcomes you" letters will also be internally illuminated. The horizontal banding at the top of the columns reflects the agricultural crop rows which are so prevalent to the San Luis region. The monument is proposed to be developed at the north end of Main Street, welcoming visitors and residents as one travels southbound (just before the traffic circle). See section 2.3 in this report for the monument location.



plan



column detail

NOTES

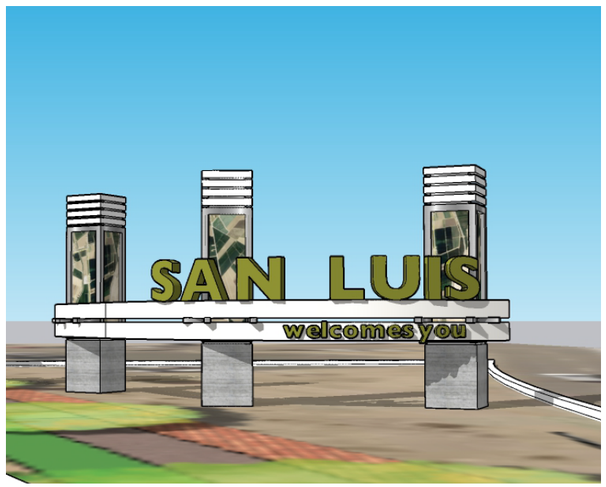
- (A) Internally illuminated column insets are translucent graphics of aerial views of surrounding fields.
- (B) Column bands are internally illuminated.
- (C) Letters have translucent faces and are internally illuminated. They are carried by curved aluminum bands that back to the columns with a suspended support structure.
- (D) Column bases are board-formed concrete.

APPROACH

This concept symbolizes the foundation agriculture provides to the community of San Luis - via the columns (agriculture) supporting the banding and lettering (community).

SAN LUIS - MAIN STREET

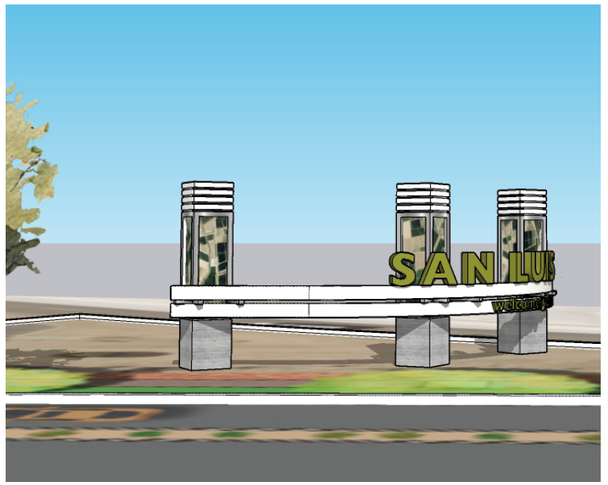
Entry Monument - Concept (A)



traveling southeast



traveling southwest



looking west

Entry Monument Concept A Renderings



View Looking Southwest from Southbound Traffic on Main Street



Overhead View Looking South



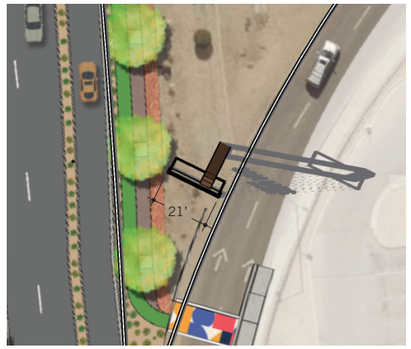
View Looking South from Pedestrian Area



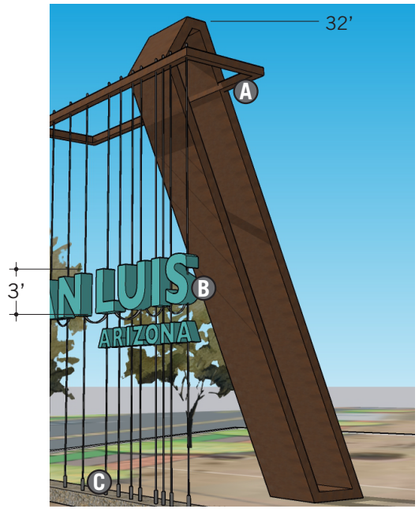
View Looking South from Southbound Bike Lane on Main Street

Entry Monument – Concept B

The second of the two options for this monument – Concept B – reflects the importance of both agriculture and manufacturing in the community. The vertical steel cables will reflect crop rows. The entire entry monument structure itself represents an assembly of parts, which is a tribute to the manufacturing aspect of the San Luis economy. The "San Luis Arizona" letters will be internally illuminated for a beautiful nighttime display. Elements of lighting accents will be constructed along the edges of the rusted steel vertical and horizontal structures to further accent the nighttime experience. The monument is proposed to be developed at the north end of Main Street, welcoming visitors and residents as one travels southbound (just before the traffic circle). See section 2.3 in this report for the monument location.



plan



detail

NOTES

A Open-end structure in rusted steel leans forward imparting an aspect of anticipation and energy.

B Internally illuminated letters are supported by heavy vertical stainless steel cables. Flexible electrical conduit between each letter is exposed for an industrial detail.

C The vertical cables are supported at the base by an exposed aggregate concrete plinth.

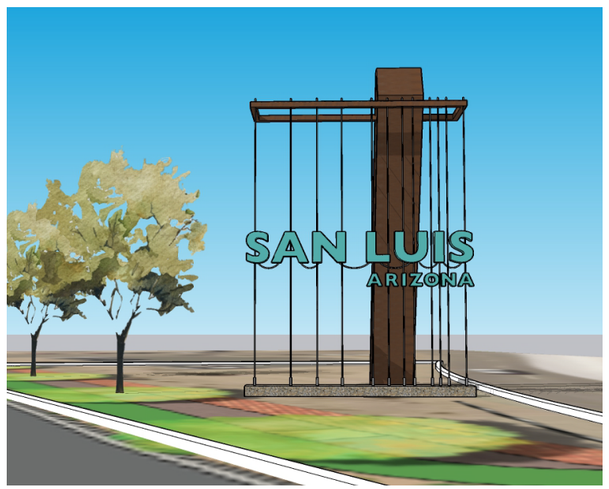
APPROACH

This concept is a celebration of both San Luis' agriculture and manufacturing economy.

The vertical cables represent crop rows, the rusted elements are reminiscent of well-employed agricultural implements and the overall composition is an assembly of parts - as occurs in manufacturing.

SAN LUIS - MAIN STREET

Entry Monument - Concept B



traveling southeast



traveling southwest



traveling northwest

Entry Monument Concept B Renderings



View Looking Southwest from Southbound Traffic on Main Street



Overhead View Looking South



View Looking South from Pedestrian Area



View Looking South from Southbound Bike Lane on Main Street

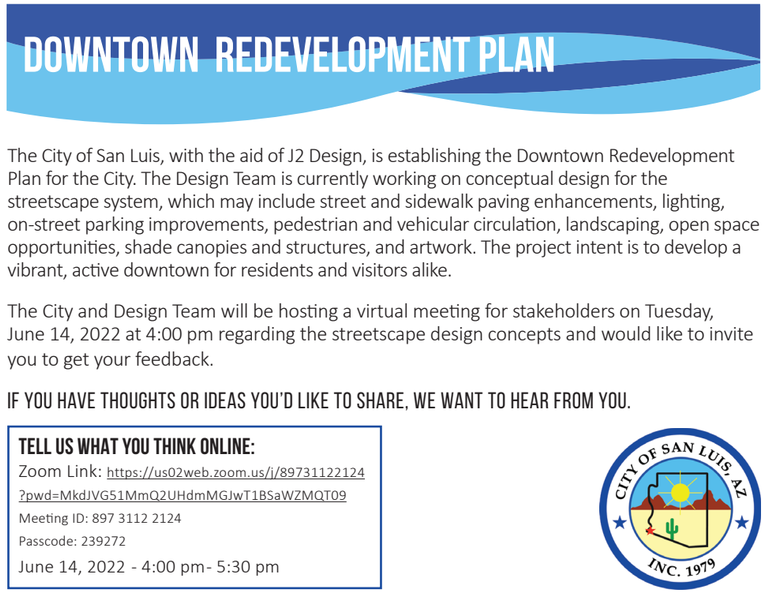
2.7 Public Involvement

Public Involvement Meetings

The City of San Luis and J2 conducted two public input meetings for the Project. The first occurred in October, 2021, to obtain input regarding the Redevelopment Area process. The second meeting occurred in June, 2022, for the Downtown Redevelopment Plan conceptual design process. The team and put together fliers in English and Spanish to invite stakeholders to give their thoughts on the project (shown to the right). Please see the appendices within this report for further information regarding the two public input meetings.

History & Culture

The J2 design team met with several residents from San Luis to get a sense of its history. San Luis' roots are in its border with Mexico and bi-national culture, agriculture and farming. Annual lettuce harvest festivals take place and have for many years. Founders Day, Fourth of July and September 16th (Mexican Independence) are days that carry historic importance to City residents as well. Cesar Chavez is one of the prominent historical figures in the community with his advocacy for agricultural workers. Elias Bermudez was the first mayor and promoted parks and open space. San Luis has a rich history to share with its residents and its visitors. This history could e shared through artwork, monument structures, and paving materials for future generations to experience.

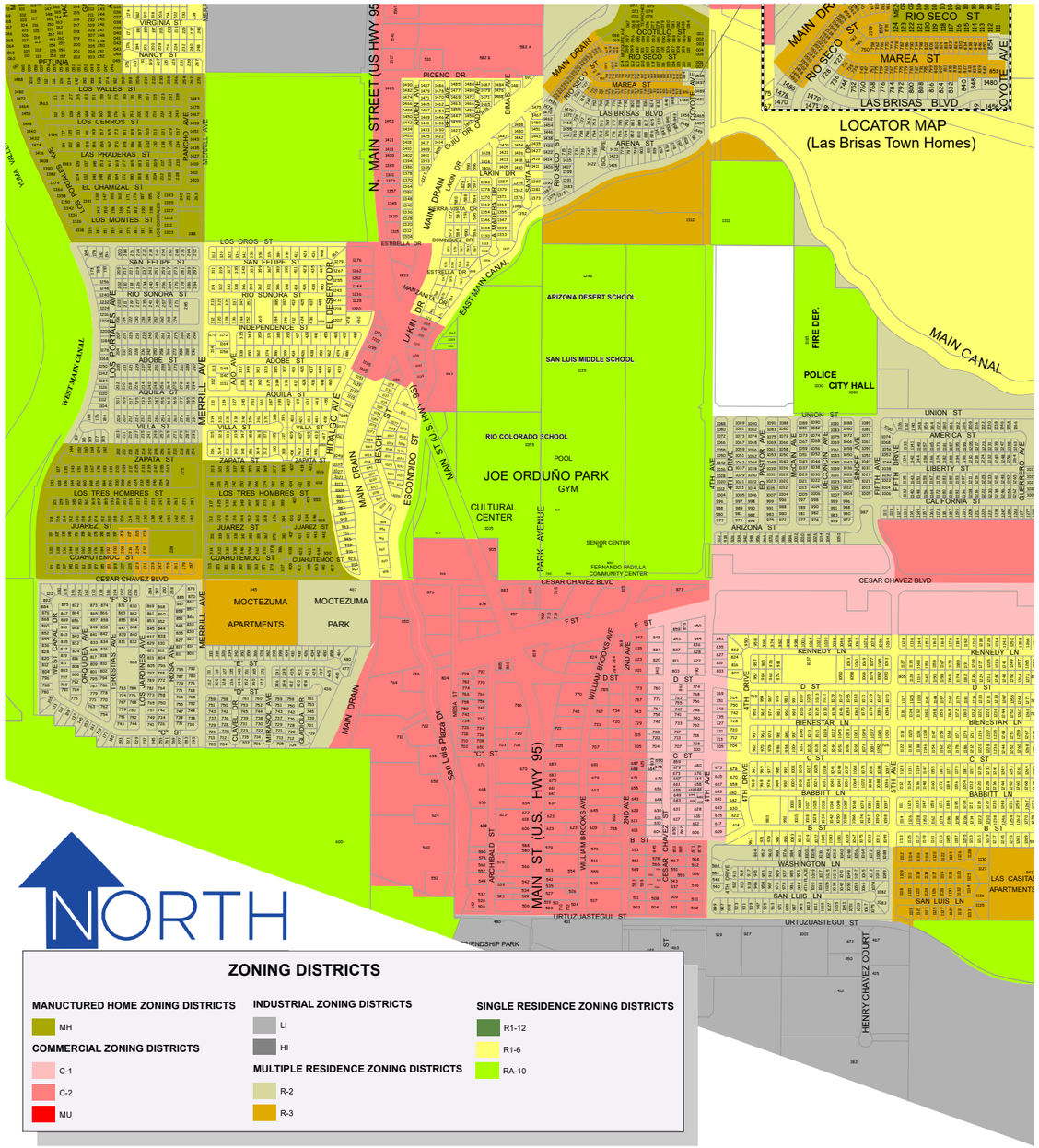



Public Meeting # 2 | June 2022


Public Meeting #2 | June 2022

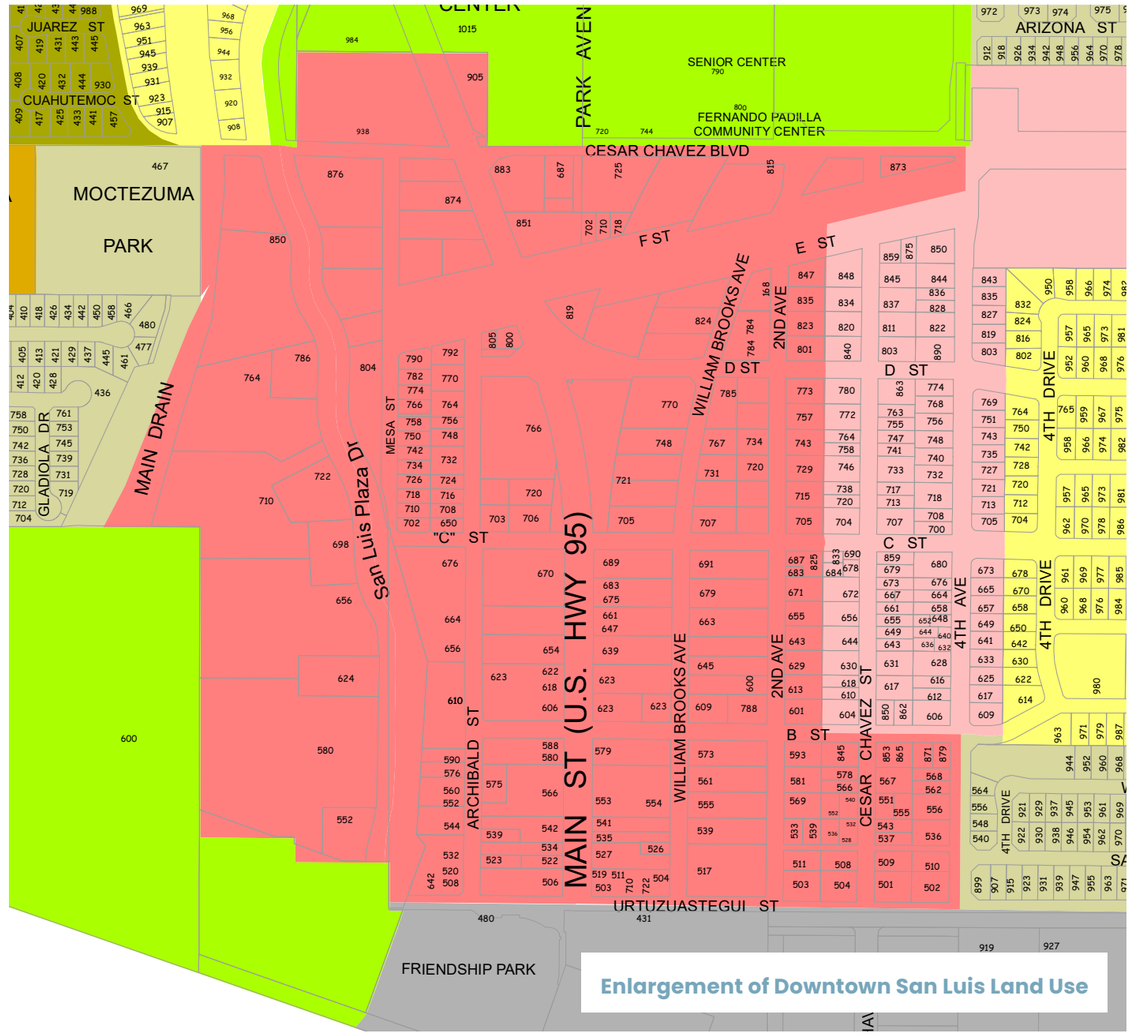

Public Meeting #1 | October 2021

2.8 Existing & Proposed Zoning



Existing Zoning

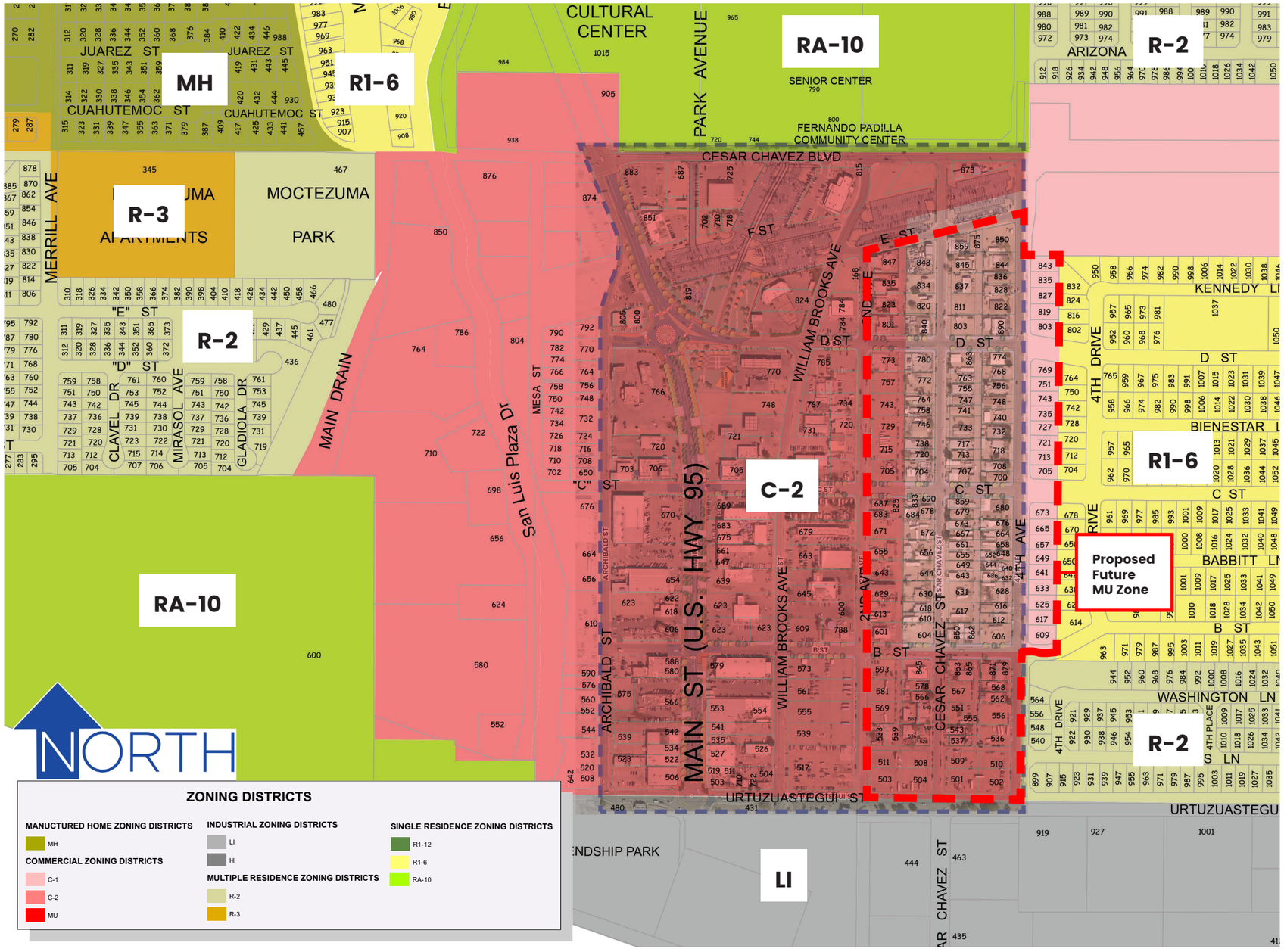
The existing land use for the downtown core is comprised of C-2 Community Commercial and C-1 Neighborhood Commercial. To the north of the Downtown Redevelopment Plan area, just north of Cesar Chavez Boulevard, is RA-10 Rural Area Residential. The map to the left shows the San Luis area surrounding downtown. The map to the right shows an enlargement of the downtown vicinity.



2.8 Existing & Proposed Zoning (continued)

Proposed Zoning

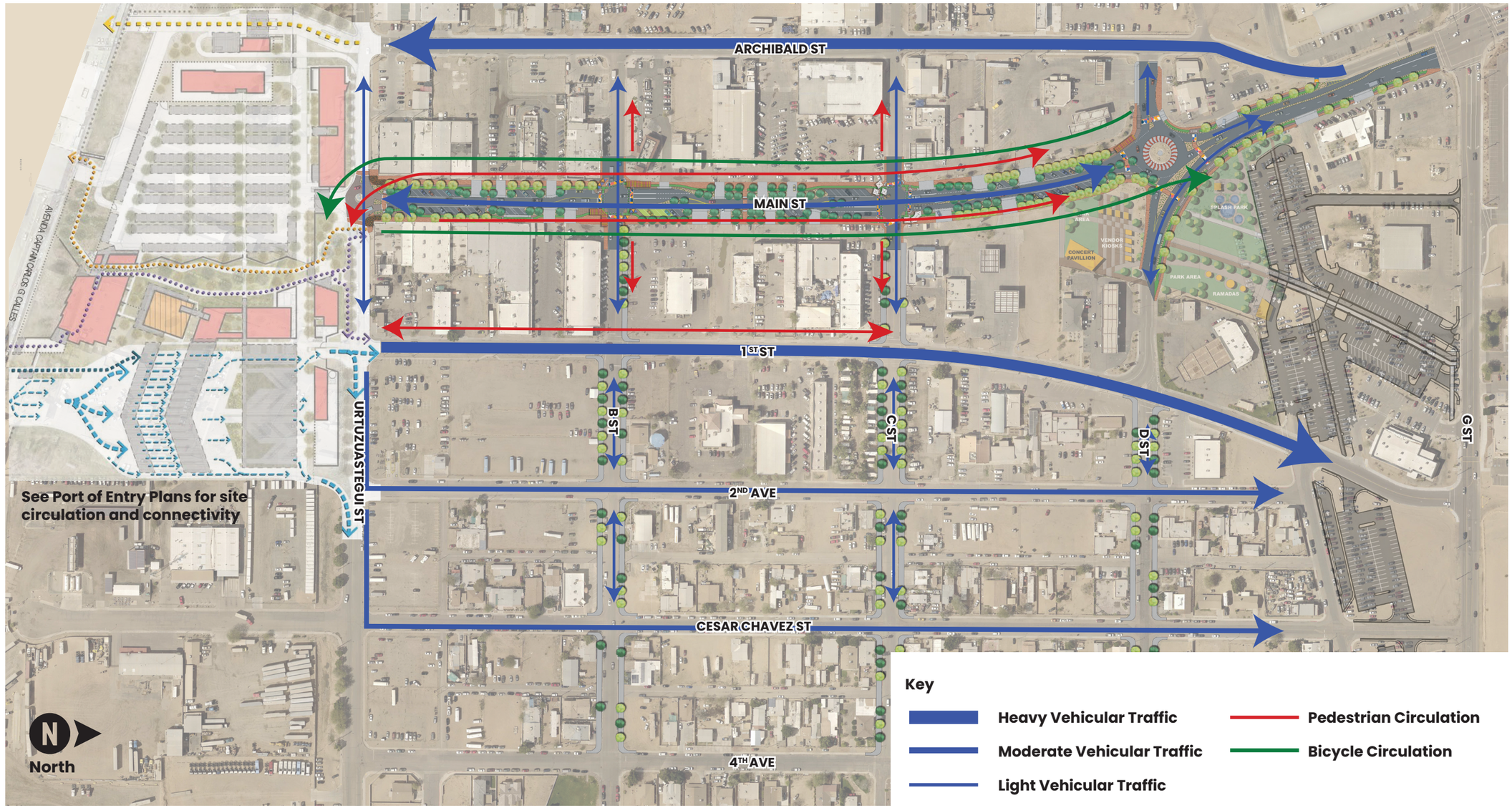
The proposed land use will remain C-2 Community Commercial for most of the downtown core, as shown. The area adjacent to 4th Avenue will become future Mixed-Use Commercial.



2.9 Pedestrian & Vehicular Circulation

Proposed Circulation

Vehicle, pedestrian and bicycle movement are key considerations in the development of the Downtown redevelopment plan. Promoting a walkable downtown while diverting primary vehicular traffic to streets parallel to Main street prioritizes pedestrian and bicycle use. This minimizes circulation conflicts.



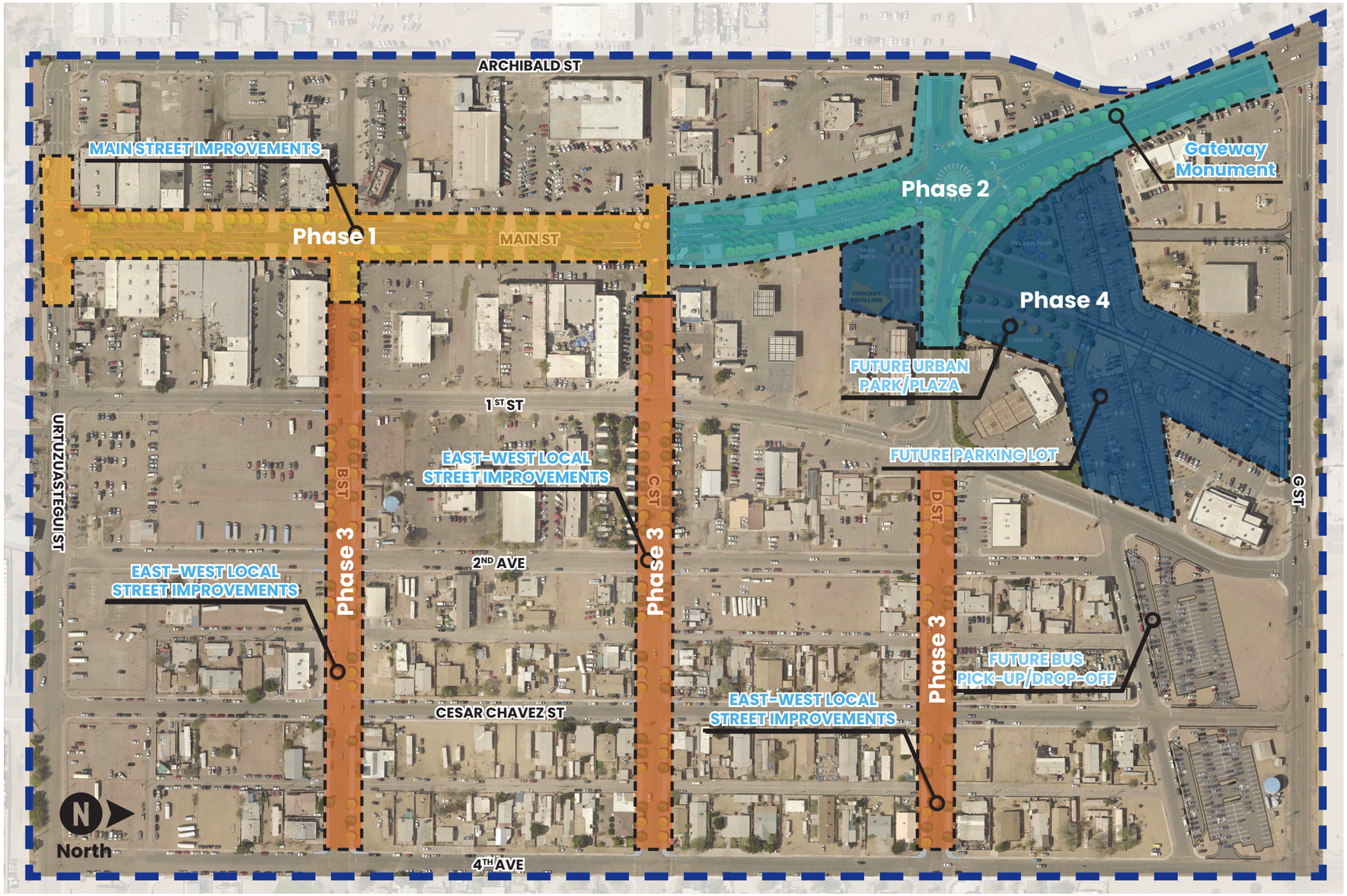
Part Three

Implementation / Moving Forward

3.1 Implementation Plan

Implementation Plan

The City of San Luis will take a phased implementation approach over time to complete the improvements discussed in this Redevelopment Plan. Due to the large overall area and scope of enhancements, the ability to complete pieces of the plan in phases will help make the vision more achievable over time. The exhibit shown on this page, while not a final set plan, shows a possible 4-stage implementation strategy. Phases 1 and 2 are focused on streetscape urban design improvements along the Main Street core. Phase 3 focuses on side-street connectivity improvements, while phase 4 shows the open space / urban park enhancements with parking improvements. This strategy shows a possible action plan, however, the vision can be implemented with smaller pieces and projects depending on budgets and funding.

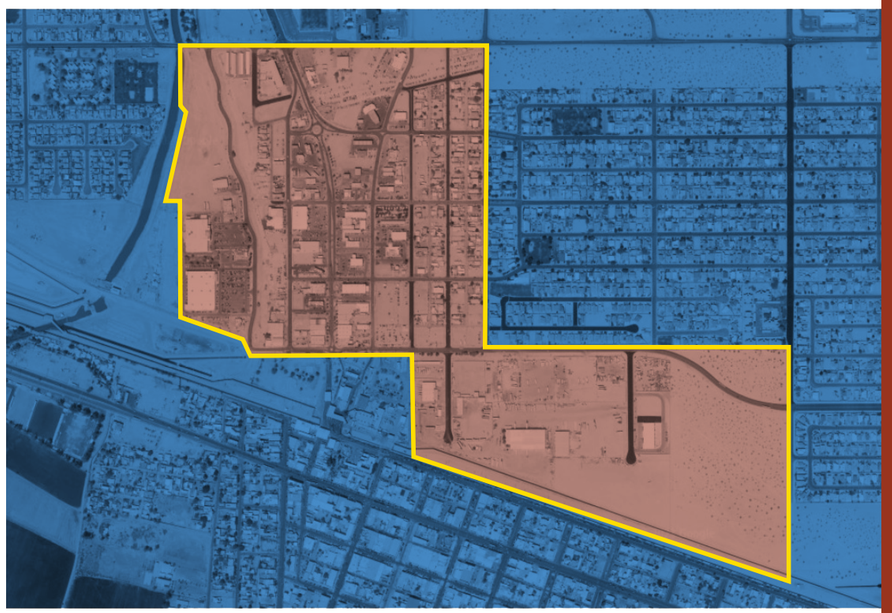


Appendix A

Redevelopment Area: Findings of Necessity Report

Appendix A - Redevelopment Area: Findings of Necessity Report

FINDINGS OF NECESSITY REPORT



CITY OF SAN LUIS ARIZONA

DOWNTOWN BLIGHT ASSESSMENT

Executive Summary

Introduction

The purpose of this report is to provide the determination for a Finding of Necessity pursuant to ARS §36-1473 for the establishment of a Redevelopment Area to address blighted conditions within the downtown San Luis, Arizona area. Blight includes visual conditions, as well as non-visual conditions, such as platting, title issues, and crime. This statute provides local governments the authority to designate a Redevelopment Area to revitalize it based on findings of blight conditions.

State Law requires a legislative determination by the municipality's governing body that, as a result of the presence of factors enumerated in the definition of "blighted area", the area is a detriment to the health and vitality of the community. Thus it requires the use of the municipality's redevelopment powers to correct those conditions or prevent their spread.

Arizona Revised Statutes ARS §36-1471 defines a blighted area as:

> *An area, other than a slum area, where sound municipal growth and the provision of housing accommodations is substantially retarded or arrested in a predominance of the properties by any of the following: a dominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; diversity of ownership; tax or special assessment delinquency exceeding the fair value of the land; defective or unusual conditions of title; improper or obsolete subdivision platting; and the existence of conditions that endanger life or property by fire and other causes.*

A required first step in the establishment of a Redevelopment Area is a Finding of Necessity, adopted by the governing board of the municipality. There must be a confirmation the predominance of properties in a study area contains blighted conditions to allow a government to undertake the formation and adoption of a Redevelopment Area Plan. This is done to reverse these conditions and facilitate the revitalization and enhancement of a specific community area. This report provides a summary of the blight assessment and details the scope and extent of blight conditions within the proposed Downtown San Luis Redevelopment Area.

J2 Engineering and Environmental Design and Matrix Design Group were contracted by the City of San Luis to assess and evaluate blight conditions in the City's downtown area pursuant to the Arizona Revised Statutes listed above. Properties within the study area were visually assessed during an on-site field survey for the following blight factors:

- Unsanitary or unsafe conditions
- Deterioration of site or other improvements
- Conditions that endanger life or property
- Obsolete subdivision platting
- Inadequate street layout
- Faulty lot layout

This data was validated through an aerial survey using a combination of the 2019 aerial imagery provided on the Yuma County Assessor's website and Google Maps. Other non-visual blight conditions were assessed, including crime. This information is provided to the San Luis City Council as evidence the downtown area includes enough properties showing blight conditions, constituting a predominance of blight, as outlined in state law, to invoke the need for a Redevelopment Area.

This Finding of Necessity report provides the documentation, statutory/field analysis results, and blight determination relative to the downtown San Luis area concluding work may begin on the formation of an RDA. Based on the conclusions of this Finding of Necessity Report, the Mayor and City Council may pursue the future development and implementation of a Redevelopment Area Plan, defining land uses, design elements, policies, and other actions and strategies facilitating reinvestment, revitalization, and sustainable growth in the downtown San Luis area.

Conclusion

According to the review of blighted areas in the downtown San Luis study area, this report recommends the City of San Luis should pursue a Redevelopment Area designation for the downtown San Luis area based on the high percentage of properties impacted by blighted conditions. This report recommends the San Luis City Council accept the blight designation for the area and establish a Redevelopment Area to revitalize and redevelop this important community area.

The following chapters of this report demonstrate a number of properties in the study area contain blight conditions, substantially in excess of the predominant (50%) measure in State Law. The San Luis study area contains 293 parcels, of which 201 parcels (68.6% of the total parcels) are considered blighted for at least one blight factor, as well as 72.2% of the total land area determined to be blighted. The most common blight factor in the study area is "Unsanitary or Unsafe Conditions", representing 39.59% of all parcels and 47.54% of the total land area. Other major blight factors negatively affecting the study area are "Deterioration of Site (37.2% of parcels and 26.56% of the total land area) and "Parking on a Surface Other Than Asphalt or Concrete (36.8% of parcels and 47.1% of the total land area).

Chapter 1
Background and Community

Introduction

As an implementation recommendation of the San Luis 2040 General Plan, the City of San Luis is pursuing the establishment of a Redevelopment Area (RDA) and the adoption of a Redevelopment Area plan addressing economic and neighborhood decline in the downtown San Luis area.

The first step in establishing an RDA is the assessment of the level of blight within the downtown area based on this findings of necessity report. Arizona Revised Statue (ARS) §36-1473 defines two (2) specific findings of necessity that the governing body of a municipality must adopt to establish a Redevelopment Area. First, the governing board (city council) must find that one or more blighted areas exist in the community, and second, the governing board must find that redevelopment of the area is in the best interest of public health, safety, morals, or welfare. Blight includes visual conditions, such as deteriorated buildings, overgrown weeds, and graffiti, as well as non-visual conditions, such as lot access, parcel configuration, and a prevalence of crime. This report details the extent of blight conditions within the proposed Downtown San Luis Redevelopment Area.

Formal approval and adoption of a findings of necessity analysis and report is the required first step for a municipality to establish a Redevelopment Area. The following information is provided as evidence for the Mayor and City Council entailing the Study Area contains a dominance of blight.

Purpose

This report documents, assesses, and analyzes the level of blight conditions currently in the downtown San Luis area. The primary purpose of the report is to reach a conclusive determination regarding the need to establish a Redevelopment Area to reverse blighted conditions within the downtown San Luis area.

Arizona Revised Statutes §36-1471 grants redevelopment authority to Arizona municipalities with the intended purpose of fostering revitalization, reuse, and reinvestment in areas of communities experiencing decline due to effects of blight conditions. Municipalities generally uses redevelopment as a revitalization tool when conventional planning techniques are unable to address the oftentimes complex, unique, and multi-faceted nature of variables that cause decline in important areas of their communities.

Report Organization.

The blight assessment, findings, and final determination are presented in three (3) chapters, as detailed below.

Chapter 1 Overview and Background provides a summary of the general conditions of the downtown area, an overview of blight and its impacts, and an outline of the RDA process, economic development tools unique to redevelopment areas, as well as relevant community demographics, and existing plans and studies specific to downtown

Chapter 2 Assessment Results outlines the methodology utilized to assess the blight conditions in the downtown area, how the blight assessment was conducted, and documentation of the results of the field assessment of blight conditions in downtown San Luis. The chapter concludes with a determination regarding those blight conditions and the need to pursue an RDA designation.

Chapter 3 Conclusion and Next Steps summarizes the assessment conclusions and next steps for the City of San Luis.

Background

The downtown area is the heart and historic origin of San Luis, the focal point of community pride, past and present. Reflecting the importance of downtown San Luis to the community's identity, community discussions have focused on the need to revitalize the area to ensure its safety, stability, vitality, and attractiveness well into the future. Based on significant community input, the San Luis 2040 General Plan established goals, policies, and actions related to the assessment of blight conditions to enable the future adoption of an RDA and RDA plan ("Plan") to guide revitalization of this critical asset.

Many properties and buildings in the downtown area are well maintained; however, quite a few need attention and care. Once vibrant and active areas have declined over time to include concentrated areas of vacant property, deteriorating commercial buildings, under-performing businesses, and other visible elements of blight. Lack of parking and landscaping in some areas also creates irregular and visually unappealing residential and commercial streets. In some residential areas, blight conditions combine to undermine residents' sense of safety and, ultimately, to negatively impact community health, property values, financial investments, and tenancy rates. The decline of downtown residential and commercial areas has been sustained, significant, and measurable. This has signaled the need for focused community resources to be made available and for pointed actions to eliminate blight conditions and facilitate revitalization.

Study Area Boundaries

The Study Area boundary generally encompasses those properties north of the international border between the United States and Mexico, west of 4th Avenue, south of Caesar Chavez Boulevard, and east of the Main Canal. The Study Area comprises approximately 211.84 acres and 295 parcels.

Overview of Blight

To establish a Redevelopment Area Plan and utilize the significant economic development and revitalization tools provided by state law, a municipality must first demonstrate that a predominance of properties within the subject area exhibits conditions of blight, such as deteriorating buildings, graffiti, unscreened outdoor storage, junk, and other blight conditions. There are many conditions not related to blight that can and do impact the vitality of any area, such as economic conditions or population characteristics. However, because many blight conditions are visible, they generally have the most significant impact on an area in discouraging investment and growth and thwarting revitalization efforts and initiatives.

> ***Blight:***
>
> *Something that impairs growth, withers hope and ambition, or impedes progress and prosperity.*
>
> *Definition of Blight - American Heritage Dictionary of the English Language*, 4th edition.

State law establishes what property and building conditions constitute blight. Blight conditions within the Study Area were assessed pursuant to ARS §36-1471, which identifies nine (9) blight factors. The nine (9) blight factors include the following:

- **Dominance of defective or inadequate street layout** includes street layouts and roadways that are incapable or inadequate at handling traffic flow. Conditions include inaccessible parcels and / or confusing or unsafe traffic patterns.
- **Faulty lot layout** includes parcels that are either inadequate in size and / or shape, or properties that are inefficient in supporting appropriate use of land.
- **Unsanitary or unsafe conditions** include environments that may be harmful to human health and safety. Conditions include uncontrolled solid waste, evidence of homelessness, excessive animal droppings, and storage of items with little or no economic value other than salvage.
- **Deterioration of site or other improvements** includes physical property conditions that detract from the overall appearance. Conditions include general deterioration from age and weathering, unmaintained property, and major repairs unattended.
- **Diversity of ownership** includes buildings that are split between two or more parcels with different property owners, making it difficult to redevelop structures.
- **Tax or special assessment delinquency** exceeding the fair value of the land includes any financial burdens linked to the property.
- **Defective or unusual conditions of title** includes any conditions granted in a title that may make the property unmarketable or difficult to redevelop.
- **Obsolete subdivision platting** includes areas that are poorly subdivided, making proper development difficult. Conditions include unproductive and / or inaccessible parcels.

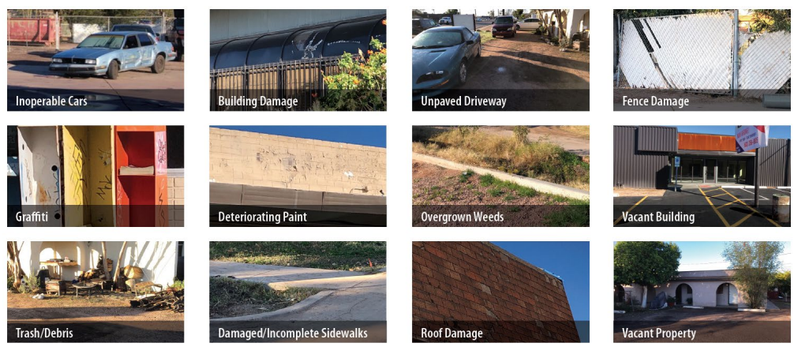
- **Conditions that endanger life or property** includes properties that contain conditions that pose threats to life or properties by fire, contamination, or other causes. Conditions include vacant buildings, excessive junk, blocked entrances, code violations, structural damage, and higher than normal crime rates.

All factors are not required to be assessed. “Diversity of Ownership”, “Tax or special assessment delinquency” and “defective or unusual conditions of title” were not assessed. As documented in later in this report, a predominance of blight conditions is identified in the redevelopment area and the omitted factors are not necessary for the San Luis City Council to designate a redevelopment area.

(Refer to Chapters 2 and 3 of this report for more detailed information pertaining to the determination of blight, field-verified blight conditions in the Study Area, and regulations related to the processes and requirements of establishing a Redevelopment Area Plan.)

Impacts of Blight

Blight conditions, ranging from abandoned or vacant properties to debris and graffiti, have a multitude of negative impacts on quality of life. These conditions diminish property values across a large area and compromise the health, safety, and welfare of residents and businesses. Over the long-term, deterioration and blight contribute to a neighborhood’s instability and result in decreased private investment and concomitant loss in tax revenue that supports community services. The outcome is often a cycle of decline with long-lasting impacts. Examples of blighted conditions are shown below.



Statutory Authority

This report constitutes the first component of a deliberate, City-initiated process to establish the proposed Downtown Redevelopment Area with a designated central business district and to create and adopt a Downtown RDA plan to guide revitalization. Arizona Revised Statutes Title §36 grants municipalities the authority to designate RDAs in areas of communities impacted by significant blight

conditions. This assessment reveals blight conditions impact more than a predominance of properties in the Study Area.

Arizona Revised Statutes ARS §36-1471 defines a "blighted area as:

> *An area, other than a slum area, where sound municipal growth and the provision of housing accommodations is substantially retarded or arrested in a predominance of the properties by any of the following: a dominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; diversity of ownership; tax or special assessment delinquency exceeding the fair value of the land; defective or unusual conditions of title; improper or obsolete subdivision platting; and the existence of conditions that endanger life or property by fire and other causes.*

Provided in this report is a summary of the blight assessment and details of the scope and extent of blight conditions within the proposed Downtown San Luis Redevelopment Area. A Finding of Necessity, as outlined in ARS §36-1473, is a required first step a municipality must approve and adopt before establishing an RDA. A Finding of Necessity is required to confirm a predominance of properties in a study area contain blighted conditions and therefore a municipality may proceed with the formation and adoption of a Redevelopment Area Plan to reverse blight conditions and facilitate revitalization and enhancement of a specific community area.

The finding of blight is a legislative determination by the municipality’s governing body that, as a result of the presence of factors enumerated in the definition of “blighted area,” the area is a detriment to the health and vitality of the community requiring the use of the municipality’s redevelopment powers to correct those conditions or prevent their spread. In some cases, the factors enumerated in the definition are symptoms of decay, while at other times they are the cause of the problems. This report examines these factors to determine whether the factors indicate a deterioration that threatens the entirety of the community.

Arizona Revised Statutes §36-1473 requires municipalities to conduct and adopt a Finding of Necessity study prior to creating an RDA. This ARS states:

A. A municipality shall not exercise any of the powers conferred on municipalities by this article until its local governing body adopts a resolution by a two-thirds vote finding both of the following:

1. One or more slum or blighted areas exist in the municipality.

2. The redevelopment of that area, or areas, is necessary in the interest of the public health, safety, morals, or welfare of the residents of the municipality.

This report provides the documentation, statutory/field analysis results, and the blight determination relative to the downtown San Luis area concluding a predominance of properties in downtown San Luis contain blight conditions; therefore work may begin on the formation of the RDA. Based on the conclusions of this Finding of Necessity Report, the Mayor and City Council may pursue the future development and implementation of a Redevelopment Area Plan, defining land uses, design elements,

policies, and other actions and strategies facilitating reinvestment, revitalization, and sustainable growth in the downtown San Luis area and establish a central business district.

Economic and Infrastructure Development Tools

The economic and infrastructure development tools available to Arizona cities for redevelopment purposes include federal and state tax abatement programs and are summarized below.

Government Property Lease Excise Tax Program (GPLET)

One of Arizona's available redevelopment tools is the GPLET program. The goal of the program is to help reduce the operating cost of a redevelopment project by replacing real property tax with an excise tax. The program can be used for up to eight (8) years but requires the land and buildings be transferred to a government entity and leased back for private use. GPLET excise taxes are computed on a per-square-foot basis and relative to use type. GPLETs are available only for those properties that are within designated redevelopment areas and the community's designated central business district.

Opportunity Zones

An important federal program that has been used recently by other municipalities to spur redevelopment investment is the Opportunity Zones Program. The Tax Cuts and Jobs Act passed that was enacted into law on December 22, 2017, added Opportunity Zones (OZ) to the tax code. These zones were created to spur economic development by providing tax benefits to private investors who invest new capital in `new development, redevelopment and businesses operating one or more OZ. The Opportunity Zones for San Luis were established in 2018, generally focused on the downtown area and the area north of downtown.

The Opportunity Zone Program allows investors in specified census tracts to receive preferential tax treatment. Opportunity Zones are economically distressed portions of a community where new investment, under guided conditions, may be eligible for preferential tax incentives. Opportunity Zone Census Tracts are nominated by the Governor of each state and then certified by the U.S. Treasury Department.

The Opportunity Zone designation, combined with the adoption of the RDA and RDA plan creates a highly favorable investment climate for downtown San Luis. The net return on investment results vary by state, but in general, Opportunity Zone investments are typically projected to be 30% higher than traditional investments.

Community Demographics

The demographic characteristics of an area can significantly impact the presence of blight in a specific area. An analysis of demographic information establishes the baseline character of an area and provides context to the study. Demographic conditions such as poverty, unemployment, and housing tenure (own versus rent) can increase blight conditions within an area.

The key demographic indicators used in this comparison are detailed below. They include median age, high school attainment, median household income, population below the poverty line, median home value,

housing tenure, and cost-burdened population. Data utilized for this comparison was obtained from the 2013-2017 American Community Survey 5-Year Estimates and calculated using an average of the twenty-seven overlapping census tracts. This demographic analysis compares the downtown area with the larger planning area for San Luis and the six jurisdictions of:

- City of Yuma
- City of Somerton
- City of Nogales
- Yuma County
- City of Douglas

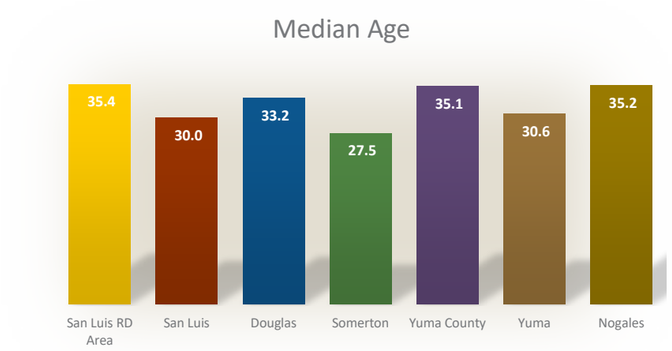
Demographic Data and Comparison Analysis

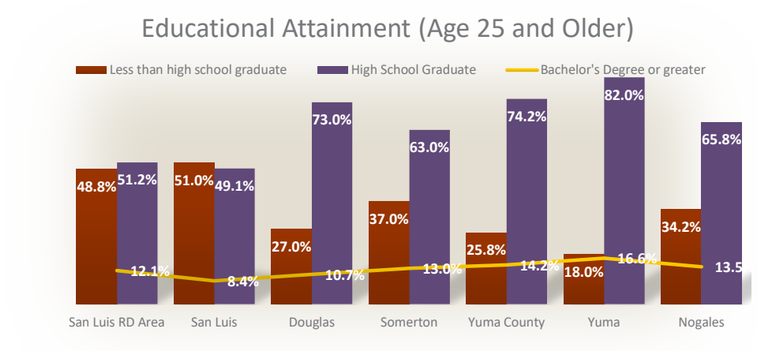
The comparative demographic analysis of the downtown area to the previously listed cities and counties is provided below.

Median Age

Median age is the age at the midpoint of the population. Half the population is older than the median age and half of the population is younger. The median age within the downtown San Luis area is 35 years old, 5 years older than the larger San Luis community. The downtown San Luis area shares the median age of 35 years old with Yuma County and Douglas, all leading other comparison cities by 5 years except for the City of Douglas at 33 years.

By way of comparison, in 2018, the median age of the population of the United States was 38.4 years, slightly older than the 35.4-year median age of the Study Area. The City of San Luis is reflecting current national trends toward an aging population, as more and more baby boomers retire. The aging population in the United States means society is going to have to find a way to adapt to the larger numbers of an aging society. An older population will have significant impacts on numerous communities. Changes in Social Security, employment, and the age of retirement will have to adapt if the population continues to age along this trend line.





EDUCATIONAL ATTAINMENT (AGE 25 AND OLDER)

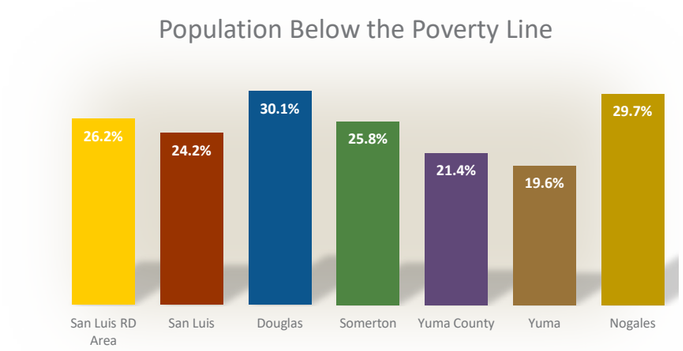
Educational Attainment refers to the percentage of the population over 25 years old and older who have received less than a high school diploma, attainment of their high school diploma or equivalent education certification, and that of the population with a bachelor's degree or greater. Educational attainment is described as the highest level of education an individual has completed. This is distinct from the level of schooling an individual is currently attending.

The downtown San Luis area has nearly the highest percentage of the population not attaining a high school diploma when compared to other cities in this analysis. The City of Yuma has the highest percentage of its population with a bachelor's degree or greater at 80%, and the highest percentage of its population attaining high school graduation at 18%. By way of comparison, 50% of the population in the downtown San Luis area has attained a High School diploma, showing 11% of the population.

POPULATION BELOW POVERTY LINE

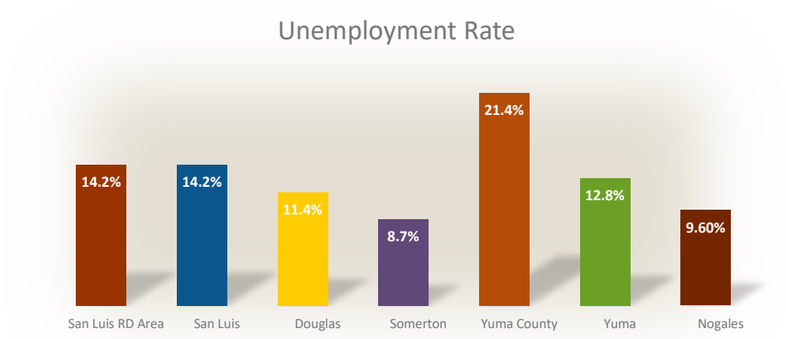
Following the Office of Management and Budget's (OMB) Statistical Policy Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is poverty-stricken. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. The official poverty thresholds do not vary geographically, but they are updated for inflation using the Consumer Price Index (CPI-U). The official poverty definition uses money income before taxes and does not include capital gains or noncash benefits (such as public housing, Medicaid, and food stamps).

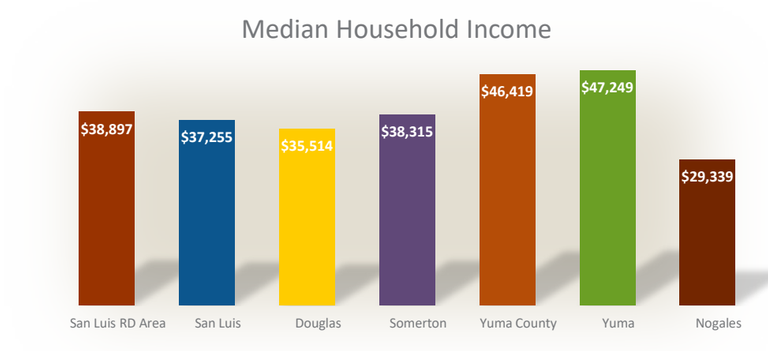
In this comparison, Douglas and Nogales have higher rates of Population Below the Poverty Line at 30.1% and 29.7% respectively. The City of Yuma and Yuma County had the smallest percentages out of the comparison group at 19.6% and 21.4%. The downtown San Luis area, larger City-wide numbers, and Somerton area formed the midpoint group, all around the 25% mark. Nationally, Population Below the Poverty Line was 9.2% in 2019, significantly lower than all comparison jurisdictions within this section. The closest jurisdictions to the national percentage of the population below the poverty line are the City of Yuma and Yuma County, both nearly double the percentage. San Luis and Somerton are almost three times larger than the national percentage.



Unemployment Rate

The Unemployment Rate represents the number of unemployed people as a percentage of the civilian labor force. The comparison jurisdictions, including San Luis, range in unemployed percentages from 20-30%. The downtown San Luis area and the larger San Luis communities have similar unemployment rates, at 26.2% and 24.2%. The current unemployment rate for Arizona (at the time of this study, September 2021) is 5.7%, and the national unemployment rate is 4.8%. All Study Area jurisdictions have significantly higher unemployment rates nationally than with the State of Arizona.



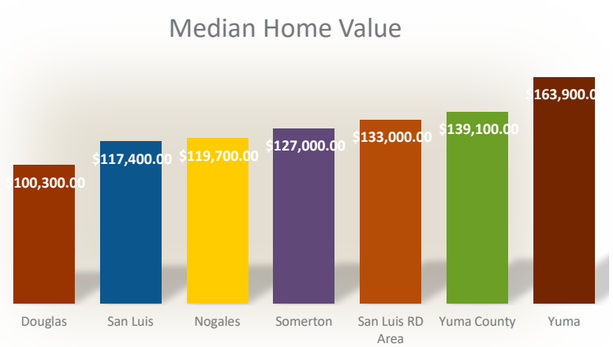


Median Household Income

The median household income is the amount that divides the income distribution into two equal groups, half having incomes above the median, and half having incomes below the median. The median household income includes the income for all individuals which reside in a single household. The City of Yuma and Yuma County are the highest of all the comparison jurisdictions with Median Household Income over $45,000. San Luis, the downtown San Luis, Douglas, and Somerton all have similar Median Household Incomes between $35,000 and $40,000. Nogales has the lowest Median Household Income below $30,000. All comparison communities used here are significantly below the national Median Home Income of $62,843.

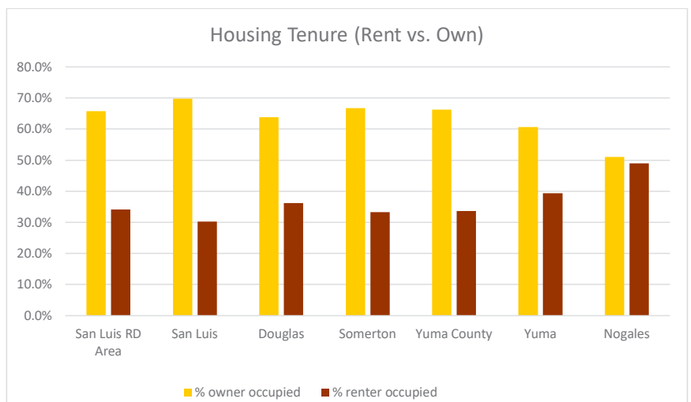
Median Home Value

The median home value divides the value distribution into two equal parts: one-half of the cases falling below the median value of the property (house and lot) and one-half above the median. Median value calculations are rounded to the nearest hundred dollars. The downtown San Luis area exceeds the Median Home Value for greater San Luis. The national Median Home Value in 2015-2019 was $217,500, significantly higher than the highest comparison jurisdiction by $57,500.



Housing Tenure

Housing Tenure refers to the amount of owner-occupied and renter-occupied housing units in the Study Area. A housing unit is owner-occupied if the owner, or co-owner, lives in the unit, even if it is mortgaged, or not fully paid for. A cooperative or condominium unit is "owner-occupied" only if the owner or co-owner lives in it. A housing unit is occupied if a person or group of persons is living in it at the time of the census or survey or if the occupants are only temporarily absent, for example, on vacation. Combined with other factors, lower homeownership and higher renter-occupied homes often correlates with economic challenges in an area. The City of San Luis has the largest percentage of owner-occupied units and the smallest percentage of renter-occupied units. Downtown San Luis, Somerton, the City of Yuma, and Yuma County have similar owner-occupied and renter-occupied percentages. The City of Nogales has nearly an even split between owner-occupied and rental-occupied units.



Housing Affordability

San Luis RD Cost Burdened Households	
Less than 20%	35.5%
20%-30%	29.4%
30%-35%	9.1%

San Luis Monthly Owner Costs as a Percent of Household Income
Source: 2017 American Community Survey 5-Year Estimates

Comparing median household income to home values in the city helps measure housing affordability. The above figure lists the percentage of income that homeowners in San Luis spend on housing. Homeowners are considered "cost-burdened" when they spend more than 30% of their income on housing costs, including mortgages. Additionally, homeowners are considered "very cost-burdened" when they spend 35% or more on housing costs. In 2017, 11.8% of homeowners in San Luis were cost-burdened and 33.2% were very cost-burdened. These numbers indicate almost half of all homeowners in San Luis are cost-burdened at some level.

Relationship to Existing Plans

Several existing plans support the community's vision for downtown San Luis. This vision, as well as the existing plans' stated goals will influence the RDA plan and help guide revitalization efforts. The San Luis 2040 General Plan, in particular, makes several specific recommendations regarding the revitalization of this important community core area, including the formal designation of the downtown as a Redevelopment Area and creation of a comprehensive RDA plan. The 2040 General Plan, local transportation plans and studies, and relevant regional plans are presented below as part of the broader planning framework supporting revitalization and the City's future vitality.

San Luis 2040 General Plan

Downtown San Luis has historically been the cultural center of the community. As the City has grown and expanded, most new development has occurred in high-growth areas to the north and east of the city center. The Downtown area has experienced very little new development over time resulting in its revitalization and redevelopment being a key component of initiatives for economic enhancement identified in the San Luis 2040 General Plan. More specifically, the General Plan contains the following goals and policies that support the development and adoption of Redevelopment Area and RDA plan:

- Policy E-10.1 Explore opportunities to establish a redevelopment area within the downtown area
- Policy E-10.2 Develop a downtown master plan that provides a vision for downtown redevelopment. The Downtown Master Plan should:
  - Conduct a development suitability assessment for the downtown area
  - Identify target areas for redevelopment
  - Prioritize infrastructure improvements that facilitate development
  - Provide strategies for redevelopment
  - Identify funding mechanisms to implement the Master Plan
- Policy E-10.3 Ensure downtown San Luis is a focus area in future planning initiatives, including the Parks and Recreation Master Plan, Transportation Master Plan, and Active Transportation Master Plan.
- Policy E-10.4 Establish a Downtown Reinvestment District to help fund future infrastructure and beautification projects
- Policy E-10.5 Conduct a market feasibility study for downtown San Luis
- Policy E-10.6 Foster strong relationships and partnerships with community organizations in revitalizing downtown
- Policy G-1.2 Encourage land uses that would contribute to the revitalization and redevelopment of the downtown area

- Policy G-8.2 The City of San Luis should evaluate the projects and programs in its Capital Improvements Program based on their location in relation to the City's designated growth areas.
  - Downtown Growth Area

  The Downtown Growth Area covers the historic original townsite for the city at the international border crossing at San Luis I Port-of-Entry and is the cultural and historic heart of San Luis. This area is characterized as a compact lot, main-street scale development comprised of a mixture of uses including retail, financial, medical, office, civic, education, restaurants, and entertainment uses.

  The overall growth objective for this area is to support revitalization and redevelopment of the area and infill development in a manner that advances the land use, economic development, and growth policies of this plan. This area is intended to be enhanced as a vibrant, walkable, mixed-use community hub, attracting people for shopping, work, recreation, and socializing. The Downtown Growth Area is intended to accommodate higher density/intensity land uses and be comprised of a complementary balance and mixture of uses contributing to a complete community focal area. The Downtown Growth Area is intended to be a unique blend of housing, shopping, and entertainment. — San Luis 2040 General Plan

City of San Luis Small Area Transportation Study

The purpose of this study was to inventory the existing conditions and characteristics of the roadway network in San Luis and to identify potential areas of improvement. The Study promotes a "Complete Streets" approach to the future development of multimodal facilities and suggests San Luis is ideal for walking and bicycling due to its small geographic area and the large volume of pedestrians and bicyclists crossing the U.S.-Mexico border on a daily basis. The Study makes the following general recommendations for bicycle and pedestrian facilities:

- Improved crosswalks
- Pedestrian signals at major intersections
- Improved curb cuts at crosswalk locations
- Pedestrian amenities such as landscaping for shade
- "Bulb outs" or pedestrian refuge areas in appropriate locations
- Pedestrian crossing between Main Street and 1st Avenue
- Bicycle lanes on Main Street and Juan Sanchez Boulevard
- Other low-volume, low-speed roadways as shared vehicle-bicycle facilities

ADOT Binational San Luis Transportation Study, 2013

The ADOT Binational San Luis Transportation Study (BSLTS), 2013, was a joint effort by the City of San Luis, Cuidad de San Luis Rio Colorado, and the Arizona Department of Transportation (ADOT). The primary goal was to prepare a long-range multimodal transportation plan that addresses the most critical current and future transportation issues for the cities of San Luis, Arizona, and San Luis Rio Colorado, Sonora, Mexico. The Study focused on updating the San Luis Small Area Transportation Study to provide

an integrated transportation plan specifically addressing travel demands for all modes of travel to reflect changes in population and the economic interdependency of the two cities, the resurgence of the maquiladora industry, the opening of San Luis Commercial Point of Entry II, and changes to future land uses considered in the San Luis 2040 General Plan. The ADOT Binational San Luis Transportation Study objectives included:

- Enhance the mobility and connectivity of the transportation system at the international, regional, and local levels
- Address pedestrian and bicycle needs
- Determine the viability of current and planned bicycle and pedestrian infrastructure
- Enhance connectivity between modes of travel: vehicular, transit, bicycle and pedestrian
- Identify funding sources and strategies
- Enhance communication with the advisory committee and the public

The BSLTS focused on students, employees, and recreational users of the international border crossing and identified the need for sidewalk connectivity and bicycle lanes, as well as other facilities near and surrounding the "core activity area". The BSLTS identified examples of unsafe pedestrian crossings and low-cost intersection improvements involving restriping pedestrian crosswalks. Three (3) key, short-term recommendations relating to bicycle and pedestrian facilities are highlighted:

- Conduct a study to address pedestrian safety and mobility throughout the city. Potential improvements could include pedestrian signal crossing locations and devices and/or pedestrian refuge islands
- Conduct a study to review and research bicycle users' travel patterns
- Review and research pedestrian and bicycle amenities specific to the needs of San Luis Rio Colorado

Yuma Metropolitan Planning Organization (YMPO) - Regional Transportation Plan (RTP)

The Yuma Metropolitan Planning Organization (YMPO) is a nonprofit metropolitan planning organization for the Yuma region. YMPO develops and implements the Regional Transportation Plan (RTP) with the overarching goal of developing a multimodal transportation system in the organization's service area. Jurisdictions that makeup YMPO are the City of Yuma, Yuma County, the Cocopah Indian Tribe, the Town of Wellton, the Quechan Indian Tribe, the cities of San Luis, Somerton, and the Arizona Department of Transportation (ADOT). The RTP is a coordinated system of capital-intensive roadways projects, transit improvements, and pedestrian/bicycle facilities needed through 2041. The core mission of the RTP is to minimize impacts to society and the environment while providing for enough capacity and transportation choices to ensure the region's economy continues to grow.

YMPO 2018-2041 Regional Transportation Plan

The 2018-2041 Regional Transportation Plan applicable to the City of San Luis provides the following:

City of San Luis – Over two million pedestrians annually cross the U.S./Mexico border at San Luis POE I, giving the downtown area of the City of San Luis the highest level of pedestrian activity in the region. In 2015, the San Luis Street improvement project was completed, which included pedestrian improvements. The project included rerouting San Luis POE traffic away from the busy business district, which has significant pedestrian and bicycle traffic. POE traffic was moved to two local roads that were converted to one-way streets to relieve some of the traffic congestion and enhance safety.

By rerouting vehicle traffic from the San Luis POE away from Main Street, access to businesses along Main Street was improved to better accommodate pedestrians and bicyclists. It also allowed for additional parking, benches, new pavement, pavement striping, and landscaping.

ADOT installed the first pedestrian-activated signalized crosswalk in Yuma County, located at the intersection of US 95 (Main Street) and Urtuzuastegui Street. This special type of traffic light, known as the Pedestrian Hybrid Beacon, is a system of indicator lights and signs that controls vehicle traffic to assist pedestrians in safely crossing a major street or highway at a marked crosswalk that does not have a standard traffic signal.

Chapter 2 DETERMINATION OF BLIGHT

Within this chapter the determination of blight will be looked at in the following ways:

- Blight Assessment Methodology
- Blight Assessment Results and analysis
- Blight Determination for the downtown San Luis Area

Blight Assessment Methodology

The process of assessing blight in the Downtown San Luis area was programmatically divided into steps to thoroughly analyze blight conditions for this Finding of Necessity. The first step in assessment was the review 2020 imagery provided by the Yuma County Assessor's website and Google Maps. This aerial survey allowed for examination of portions of properties that were inaccessible from an on-site field survey and assisted in the development of the Downtown San Luis RDA boundary. This boundary was established based on areas that appeared to have blight conditions and needed improvement within downtown San Luis and the areas surrounding downtown. The on-site field survey of the entire Redevelopment Area was conducted between June 28 and 29th, 2021. The field survey team used the Fulcrum app while on-site to photograph and record the blight assessment for each parcel. If the parcel was identified as containing one or more blight conditions, the surveyor recorded the property as blighted with a description and photograph of the blight condition. This process was performed on each parcel assessed.

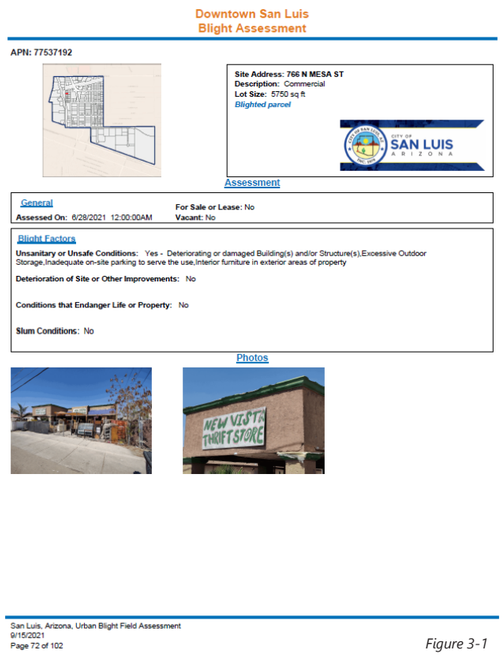


Figure 3-1

Figure 3-1 provides an example of the result of the on-site field survey assessment. Blight assessments recorded in Fulcrum were instantly uploaded to a cloud-based online server compatible with ESRI ArcGIS.

Upon completion of the field and aerial visual surveys, the Fulcrum data was exported to a geodatabase. After running checks for errors or omissions and correcting any issues, this data was mapped in ESRI's ArcGIS ArcMap to review and to calculate the scope of blight throughout the entire Redevelopment Area.

After the field and aerial surveys were completed to assess visual blight, frequency of crime, and active code violations were examined in the downtown area. Average crime rates (crimes per 1,000 people) for the five years between 2016 - 2021 were obtained from census tracts and the City of San Luis Police Department.

Blight Assessment Results

As detailed in Chapter 2, of this Finding of Necessity Report, a "blighted area" is an area where a predominance of properties within an area contains any of the following conditions (ARS §36-1471):

- Dominance of defective or inadequate street layout
- Faulty lot layout in relation to size, adequacy, accessibility or usefulness
- Unsanitary or unsafe conditions
- Deterioration of site or other improvements
- Diversity of ownership
- Tax or special assessment delinquency exceeding the fair value of the land
- Defective or unusual conditions of title
- Improper or obsolete subdivision platting
- Existence of conditions that endanger life or property by fire and other causes.

Results of the assessment were analyzed in two ways:

Parcel Number Calculation. The percentage based on the total number of blighted parcels in relation to the total number of parcels within the redevelopment area.

Parcel Square Footage Calculation. The percentage based on the total square footage of blighted parcels in relation to the total square footage of land within the redevelopment area, excluding public rights-of-way.

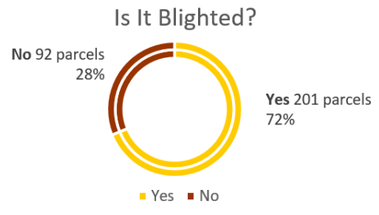


Figure 3-2

Figure 3-2 displays the total amount of blight assessed within the redevelopment area and includes the number and percentage of parcels with at least one (1) blight factor. The subsections following, detail each category of blight condition in the redevelopment area.

Number of Factors	Number of Parcels	Percent (%) of Parcels	Number of Acres	Percent (%) of Acres
0	107	36.52%	59.6	27.29%
1	106	36.18%	118.8	54.40%
2	52	17.75%	80.1	36.68%
3	17	5.80%	17.3	7.92%
4	7	2.39%	9.9	4.53%
5 or more	4	1.37%	4.8	2.20%
Parcels with at least 1 Blight Factor	**186**	**63.48%**	**118.8**	**54.40%**

Table 3-1

Blight conditions were measured based on the specific building, site, or other property conditions further detailed in the following sections. Some of the blight conditions established by Arizona Revised Statures were measured in multiple ways. As an example, the "Unsanitary and Unsafe" condition was measured by:

- Parking on a Surface Other than Asphalt or Concrete
- Refuse Debris, and Junk,
- Overgrowth Weeds, Unkept Landscaping,
- Animal Droppings, and Unrestrained Animals, Feral Cats or Dogs.

The presence of these blight conditions contributes to a structure being unsafe or the condition of a property considered to be unsanitary. If measured in another instance, a similar condition could be categorized as Deterioration of Site or Other Improvements, given the actual field condition present as recorded by the field analyst. These broad interpretations of how state law can interpret a site, as highlighted above, became focus areas for this portion of the Downtown San Luis Redevelopment Area Plan. The three main categories formed as follows:

- Unsanitary or Unsafe Conditions
- Deterioration of Site or Other Improvements
- Conditions that Endanger Life or Property

All properties in the potential redevelopment area were assessed for the presence of eighteen (18) blight conditions provided in the below. As can be seen from Table 3-1, 63.48% of the parcels within the redevelopment area include the presence of at least one (1) blight factor, in excess of the required predominance of the area (50%) being blighted as required by Arizona Revised Statute.

The eighteen measured factors are listed as follows:.

1. Parking on Surface Other Than Asphalt or Concrete
2. Refuse, Debris and Junk
3. Overgrowth Weeds, Unkept Landscaping
4. Excessive Outdoor Storage
5. Graffiti
6. Junk and Abandoned Vehicles
7. Deteriorating or Damaged Building(s) and/or Structure(s)
8. Deteriorating or Damaged Fence or Wall
9. Evidence of Over Occupancy and Overcrowding
10. Interior Furniture in Exterior Areas of Property
11. Inadequate On-site Parking to Serve the Use
12. Evidence of Homelessness
13. Animal Droppings
14. Damaged or Incomplete Sidewalk
15. Deteriorated or Damaged Parking Surface
16. Inadequate or Incomplete Connection to the Street
17. Inadequate Stormwater Drainage Detention of Conveyance
18. Unrestrained animals, Feral Cats or Dogs

Table 3-2 below provides the number and percentage of properties impacted by the three (3) broad blight categories established through the categories in state law and the focus of this blight assessment. The downtown San Luis area meets the definition of a "blighted area" for two of the three broad redevelopment area plan categories established under state law. These findings contribute to the required blight Finding of Necessity in the establishment of the redevelopment area for this area.

Number of Blighted Parcels by Blight Factor

Blight Factor	Number of Parcels	Percent (%) of Parcels	Number of Acres	Percent (%) of Acres
Unsanitary or unsafe conditions	116	39.59%	103.83	47.54%
Deterioration of site	109	37.2%	58	26.56%
Conditions that endanger life or property	2	1%	0.51	0.23%
TOTAL	226	77.13%	162.34	74.34%

Table 3-2

The following subsections record some of the more notable blight conditions found within the redevelopment area.

1. Inadequate or Incomplete Connection to the Street

Inadequate or Incomplete Connection to the Street includes properties lacking an improved connection to the public roadway. Properties in this category are deficient with the City's requirements for curb, gutter, sidewalk, and paved surface connecting parking areas to the adjacent rights-of-way. This condition contributes to blight with unsafe and uncontrolled vehicular access to the public street from parking areas on residential or commercial properties within the RDA.



As shown in **Table 3-3**, 3.5% of the total parcels in the RDA is determined to be blighted due to an inadequate connection to the street. **Figure 3-3** displays the location of these properties.

Blight Factor	Number of Parcels	Percent (%) of Parcels	Number of Acres	Percent (%) of Acres
Inadequate or Incomplete Connection to the Street	**7**	**3.5%**	**.79**	**.37%**

Table 3-3

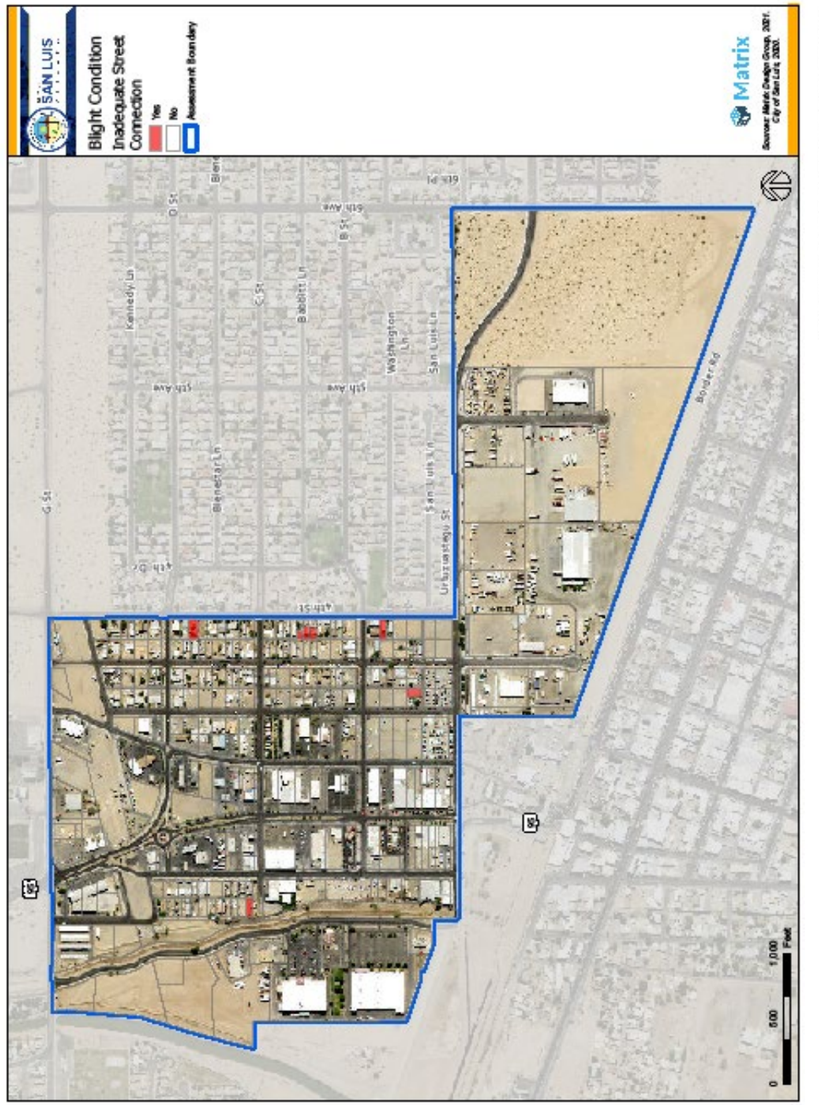


Figure 3-3

2. Parking on Surface Other Than Asphalt or Concrete

This blight factor involves the parking of operable and/or inoperable vehicles on dirt or unimproved surfaces. Section 15.2 of the San Luis Zoning Ordinance requires required parking to be provided on asphalt, concrete, or similar dust-free surface. This blight factor was categorized either as an Unsafe/Unsanitary if the condition presented a health concern related to dust emissions or Deterioration of Site if the condition provided a suboptimal surface, such as decomposed granite as opposed to a solid, durable surface such as asphalt or concrete. Combined, this blight condition was present on 108 properties, or over 36.8% of properties within the boundaries of the RDA.



Table 3-4 47.1% the total parcels in the RDA is determined to be blighted due to Parking on Surface Other than Asphalt or Concrete.

Figure 3-4 displays the location of these properties.

Blight Factor	Number of Parcels	Percent (%) of Parcels	Number of Acres	Percent (%) of Acres
Parking on Surface other than Asphalt or Concrete	108	36.8%	102.9	47.1%

Table 3-4

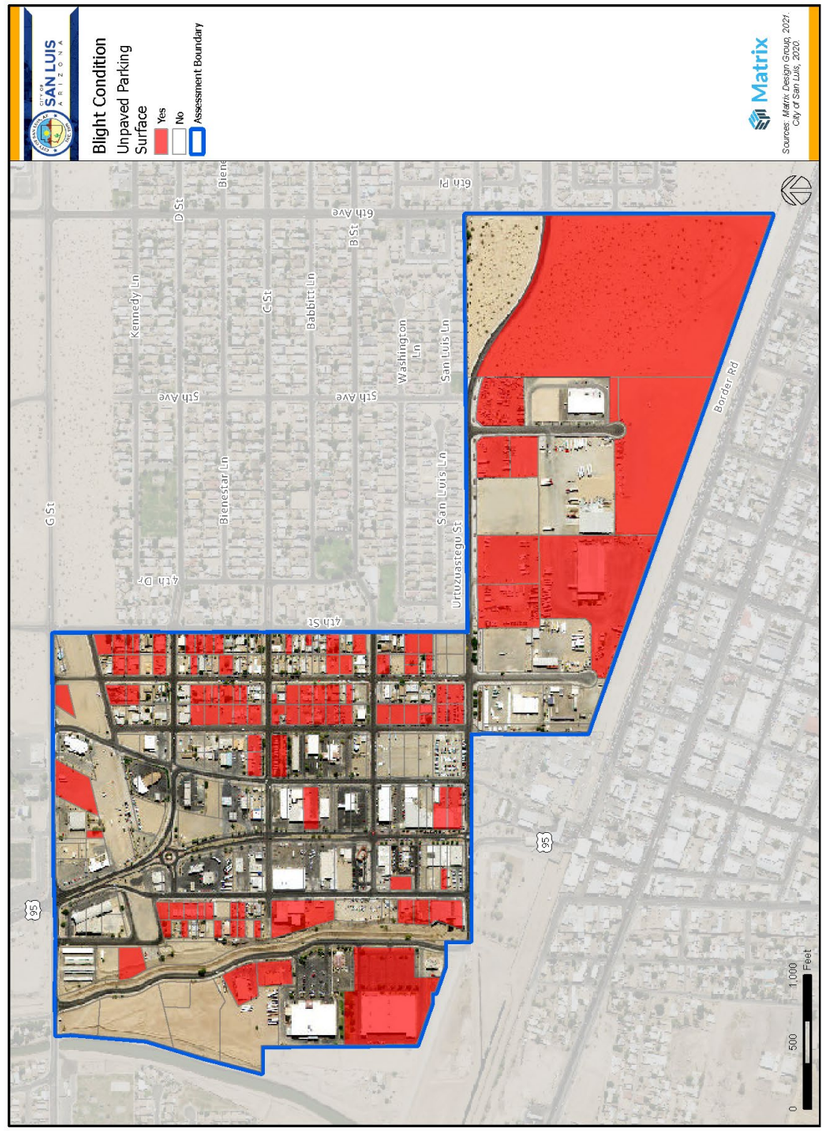


Figure 3-4

3. Refuse/Debris/Junk

This blight factor involves the presence of refuse and debris on the residential property or premises of the business. In some cases, vacant land with refuse was counted separately under each category. Refuse and junk could have been counted as Unsanitary and Unsafe, or a Deterioration of Site dependent on the actual field conditions present as recorded by the field analyst. This condition was present on a total of 64 parcels or 31.8% of the parcels in the RDA boundary.



Table 3-5 21.8% the total number of parcels in the RDA is determined to be blighted due to Refuse/Debris/Junk.

Figure 3-5 displays the location of these properties.

Blight Factor	Number of Parcels	Percent (%) of Parcels	Number of Acres	Percent (%) of Acres
Refuse/Debris/Junk	64	21.8%	40.2	19%

Table 3-5

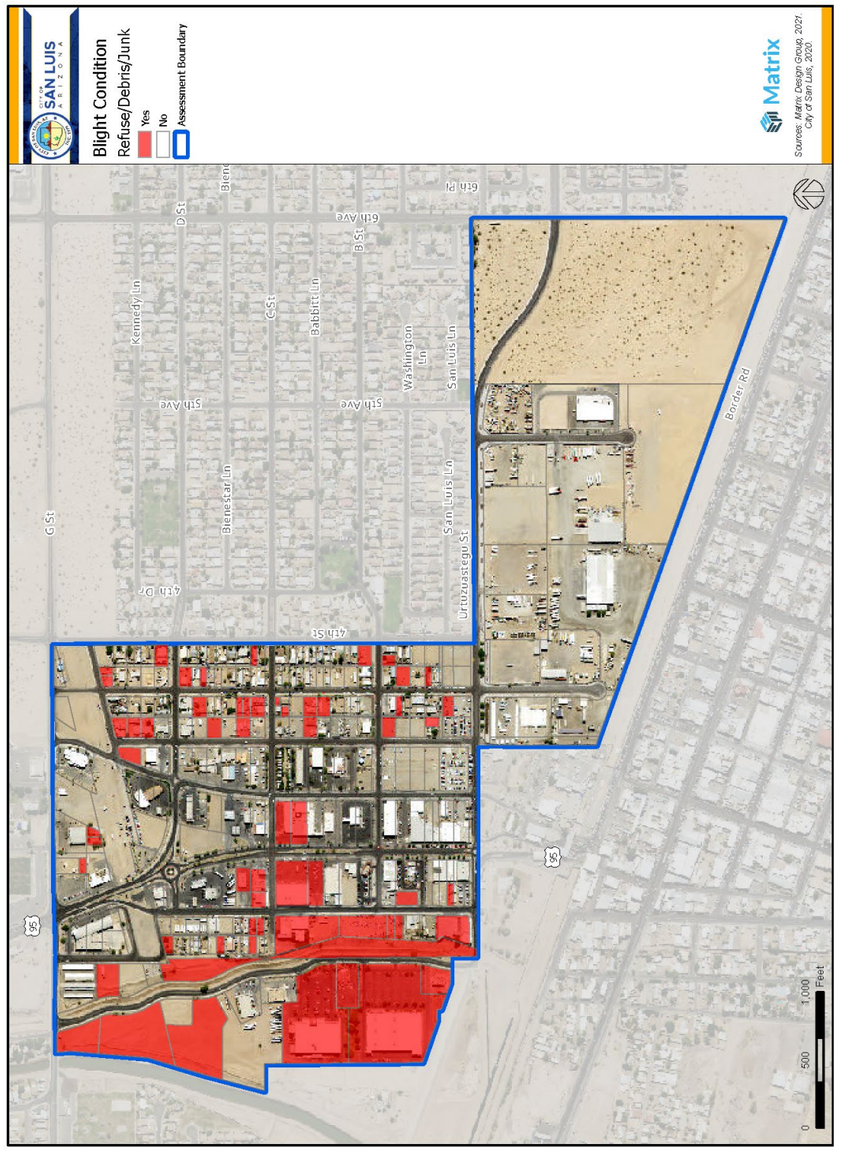


Figure 3-5

4. Deteriorating or Damaged Building and/or Structure

This blight factor involves the presence of a Deteriorating or Damaged Building and/or Structure which could include wall damage, roof damage, or other elements of the building or structure including supporting elements, awnings, and other attached elements of construction. This blight condition was counted as Unsanitary and Unsafe, or a Deterioration of Site dependent on the actual field conditions present as recorded by the field analyst. This condition was present on a total of 36 parcels or 17.9% of the parcels in the RDA boundary.



Table 3-6 27.5% of the total number of parcels in the RDA is determined to be blighted du to Deteriorating or Damaged Building and/or Structure.

Figure 3-6 displays the location of these properties.

Blight Factor	Number of Parcels	Percent (%) of Parcels	Number of Acres	Percent (%) of Acres
Deteriorating or Damaged Building and/or Structure	36	12.3 %	60	27.5%

Table 3-6

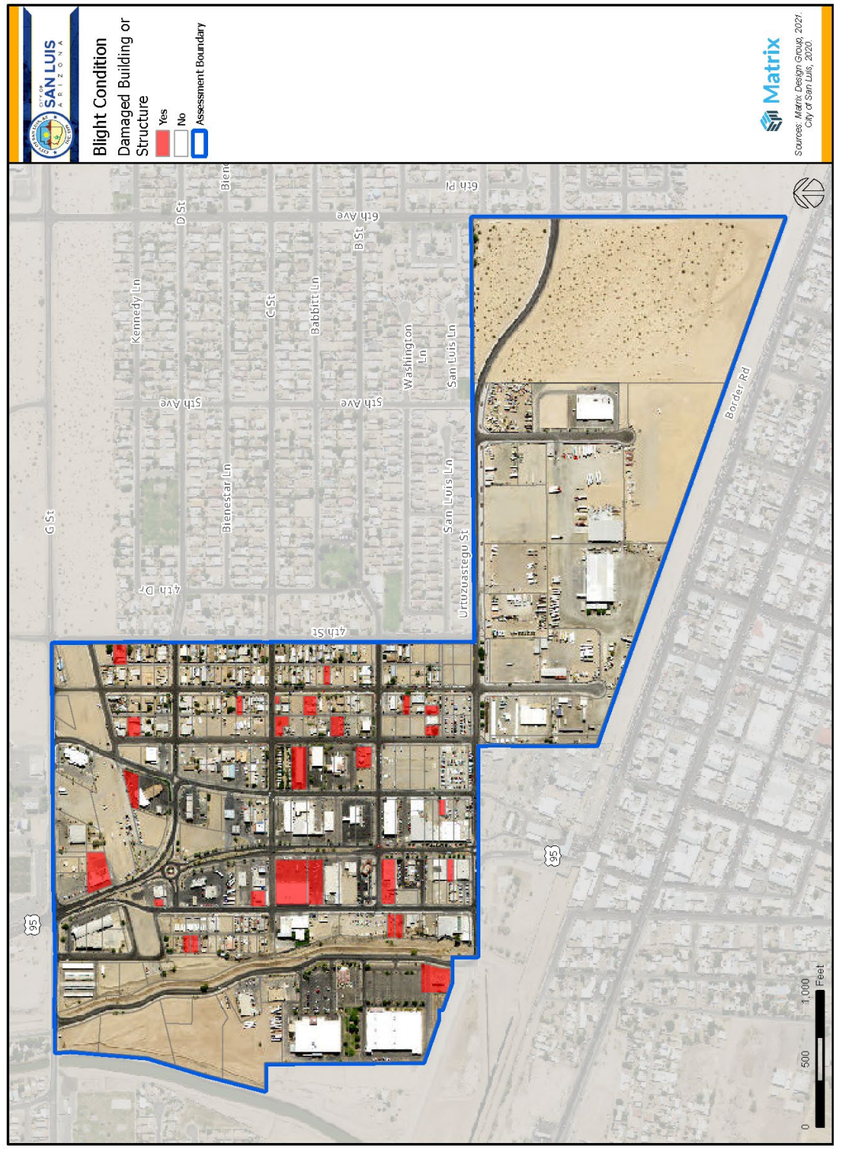


Figure 3-6

5. Excessive Outdoor Storage

This blight factor involves the presence of excessive outdoor storage that could include boxed or unboxed



storage of items normally kept within the confines of a building or enclosed area and outside of public view from the public rights-of-way. This blight condition was counted as Unsanitary and Unsafe, or a Deterioration of Site dependent on the actual field conditions present as recorded by the field analyst. This condition was present on a total of 18 parcels or 9% of the parcels in the RDA boundary.

Table 3-7 9% the total number of parcels in the RDA is determined to be blighted due to Excessive Outdoor Storage.

Figure 3-7 displays the location of these properties.

Blight Factor	Number of Parcels	Percent (%) of Parcels	Number of Acres	Percent (%) of Acres
Excessive Outdoor Storage	18	6.1%	2.7	1.2%

Table 3-7

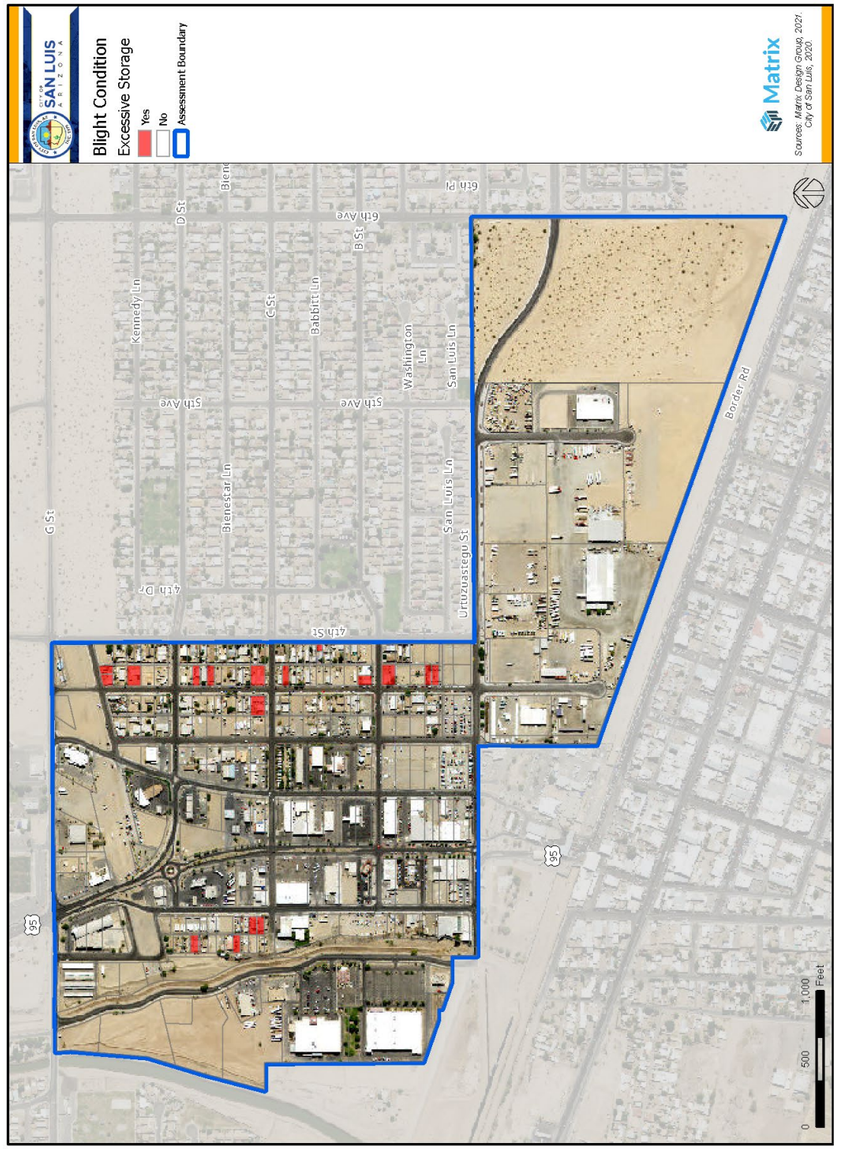


Figure 3-7

6. Junk / Abandoned Vehicles

This blight factor involves the presence of junk and/or abandoned vehicles, which may include operable and inoperable vehicles with or without proper and up-to-date registration. This blight condition was counted as Unsanitary and Unsafe, or a Deterioration of Site dependent on the actual field conditions present as recorded by the field analyst. This condition was present on a total of 14 parcels or 4.8% of the parcels in the RDA boundary.



Table 3-8 7% the total number of parcels in the RDA is determined to be blighted due to Junk/Abandoned Vehicles.

Figure 3-8 displays the location of these properties.

Blight Factor	Number of Parcels	Percent (%) of Parcels	Number of Acres	Percent (%) of Acres
Junk/Abandoned Vehicles	14	4.8%	4.3	2.0%

Table 3-8

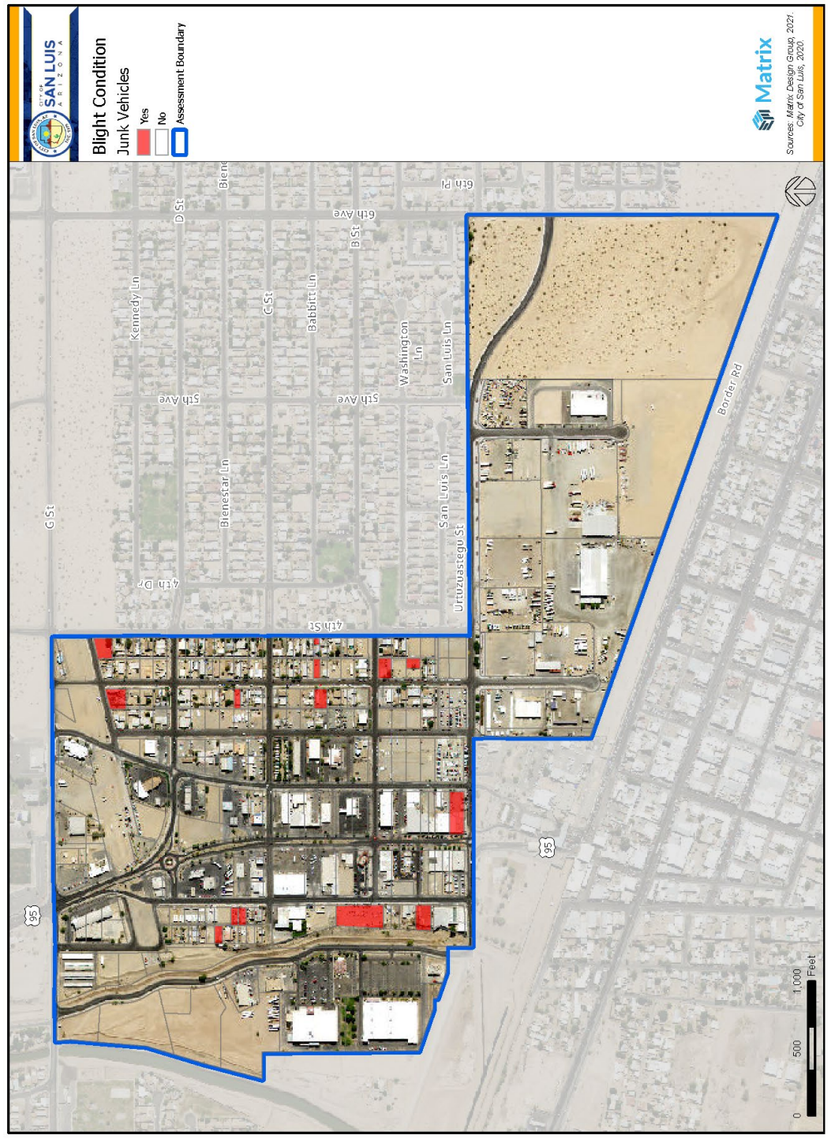


Figure 3-8

7. Overgrown Weeds / Unkept Landscaping

This blight factor involves the presence of overgrown weeds and/or unkempt landscaping in public view from the public rights-of-way. This blight condition was counted as Unsanitary and Unsafe, or a Deterioration of Site dependent on the actual field conditions present as recorded by the field analyst. This condition was present on a total of 12 parcels or 4.1% of the parcels in the RDA boundary.



Table 3-9 4.1% the total number of parcels in the RDA is determined to be blighted due to Overgrown Weeds / Unkept Landscaping.

Figure 3-9 displays the location of these properties.

Blight Factor	Number of Parcels	Percent (%) of Parcels	Number of Acres	Percent (%) of Acres
Overgrown Weeds/Unkept Landscaping	12	4.1%	16.1	7.4%

Table 3-9

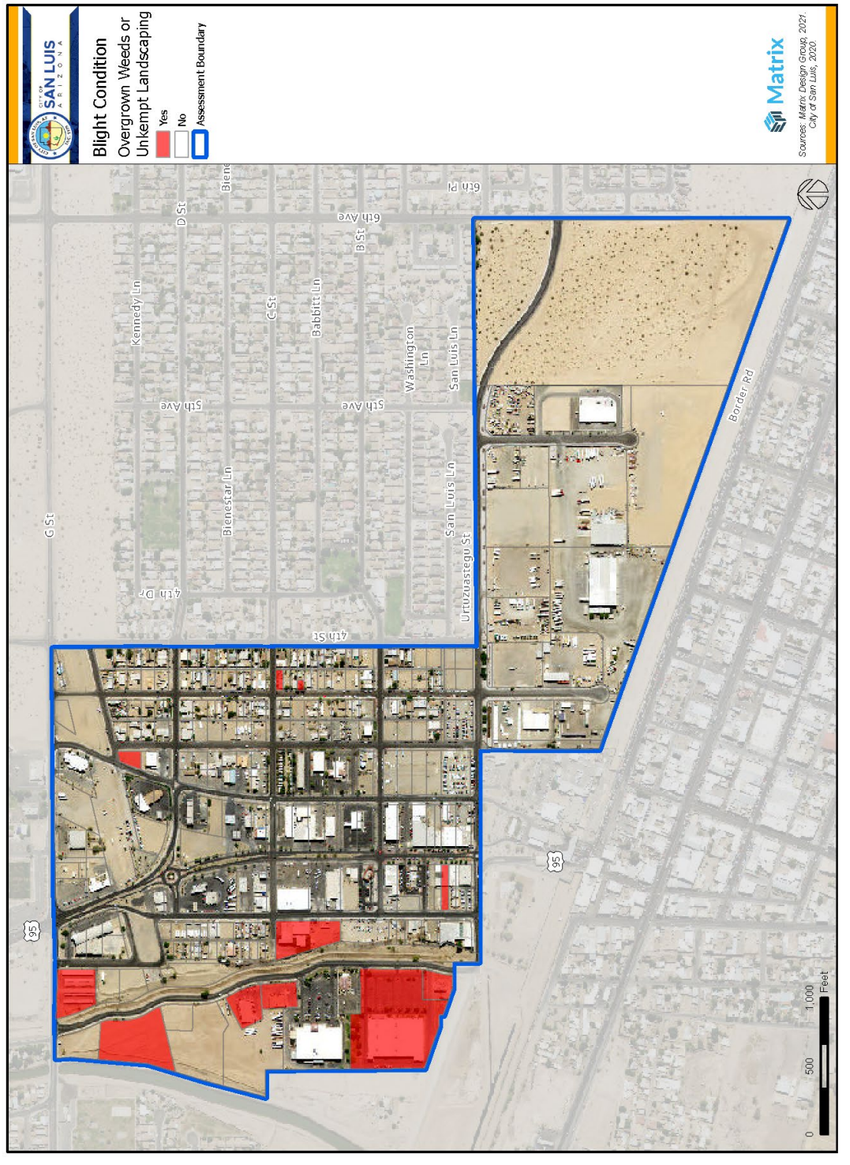


Figure 3-9

8. Unsanitary or Unsafe Conditions



Unsanitary or unsafe conditions includes environments that may be harmful to human health and safety. Unsanitary conditions of buildings and properties contain higher bacterial levels than structures and properties kept in a more hygienic condition by people residing in the home or a property owner maintaining a business or other non-residential property. Parcels were determined to be blighted if they contained some of the following indicators:

- Uncontrolled solid waste
- Parking on a surface other than asphalt or concrete
- Refuse/Debris/Junk
- Junk/Abandoned Vehicles
- Deteriorated building or structure
- Evidence of homelessness
- Excessive animal droppings
- Interior furniture in exterior area
- Damaged sidewalk or parking surface
- Graffiti
- Incomplete connection to street

As shown in **Table 3-10**, 56.2% of parcels in the proposed RDA is determined to be blighted due to unsanitary or unsafe conditions.

Figure 3-10 displays the location of these properties.

Blight Factor	Number of Parcels	Percent (%) of Parcels	Number of Acres	Percent (%) of Acres
Unsanitary or Unsafe	116	39.6%	103.83	47.5%

Table 3- 10

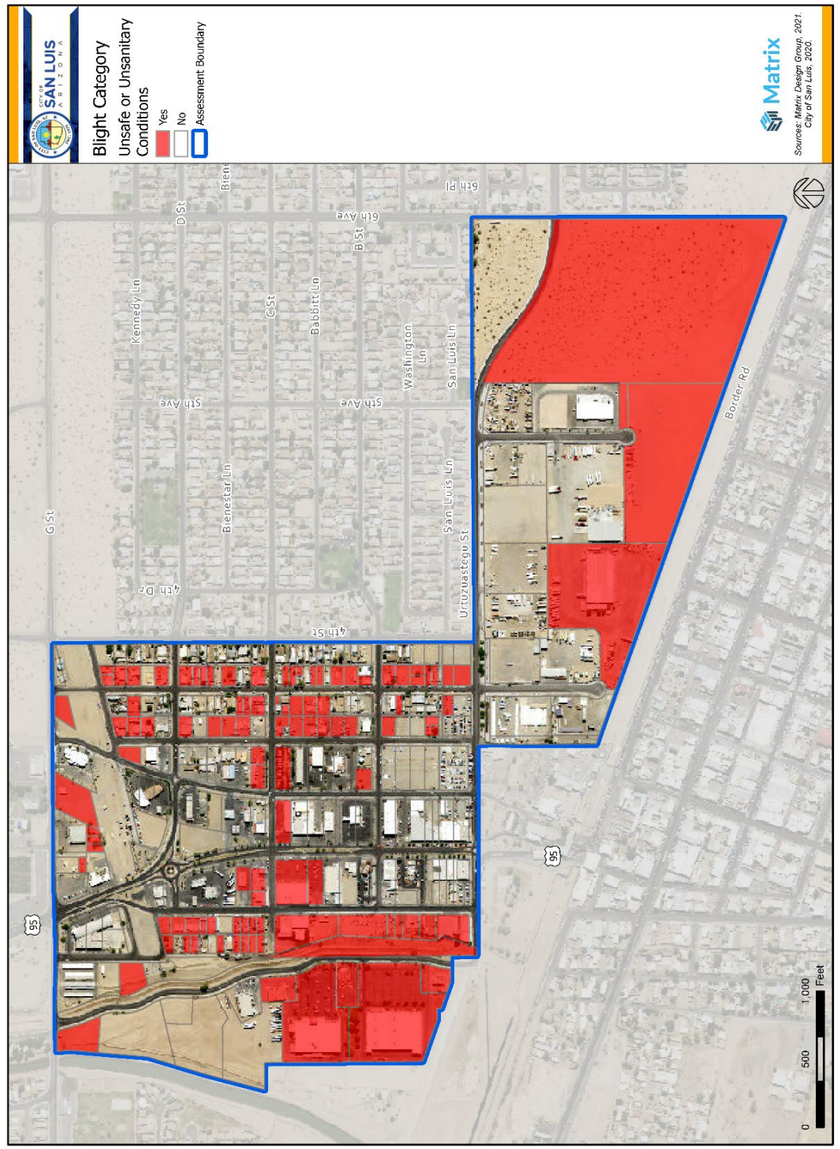


Figure 3-10

9. Deterioration of Site or Other Improvements

Deterioration of site or other improvements includes physical property conditions that detract from the overall appearance. Parcels were determined to be blighted if they contained the following indicators:

- Deteriorating roof
- Poor pavement conditions
- Excessive weeds
- Broken windows
- Peeling paint



As shown in **Table 3-11**, 37.2% in the research area is determined to be blighted due to deterioration of site or other improvements.

Figure 3-11 displays the location of these properties.

	Number of Parcels	Percent (%) of Parcels	Number of Acres	Percent (%) of Acres
San Luis RDA	109	37.2 %	60	27.5%

Table 3- 11

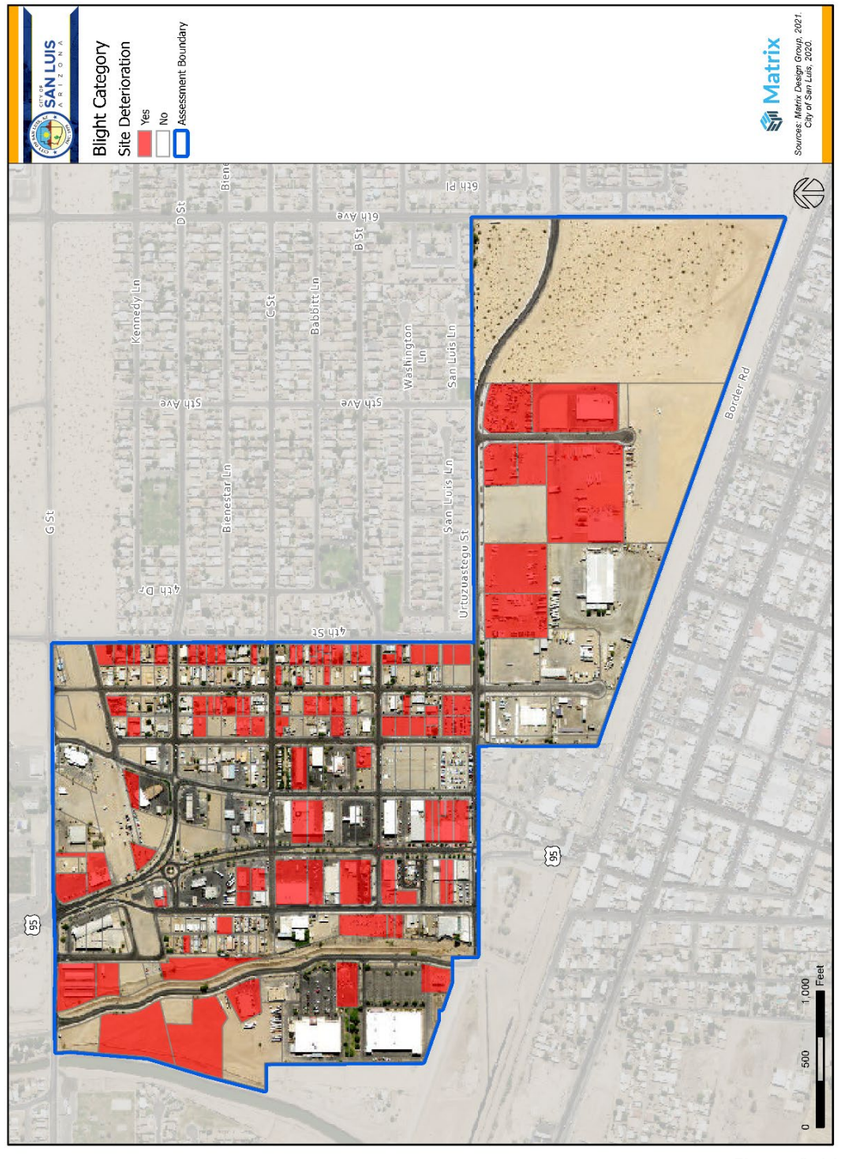


Figure 3-11

10. Conditions that Endanger Life or Property

Conditions that endanger life or property includes properties that contain environments that pose threats to life or properties by fire, contamination, or other causes. Parcels were determined to be blighted if they contained the following indicators:



- Abandoned vehicles
- Excessive junk
- Structural damage
- Blocked entrances
- Overcrowding
- Code violations*
- High crime rates*

**Non-visual blight conditions assessed separately.*

As shown in **Table 3-12**, .7% of parcels in the CBD is determined to be blighted due to visual conditions that endanger life or property.

Figure 3-12 displays the location of these properties.

	Number of Parcels	Percent (%) of Parcels	Number of Acres	Percent (%) of Acres
Central Business District	2	.7%	.51	.23%

Table 3- 12

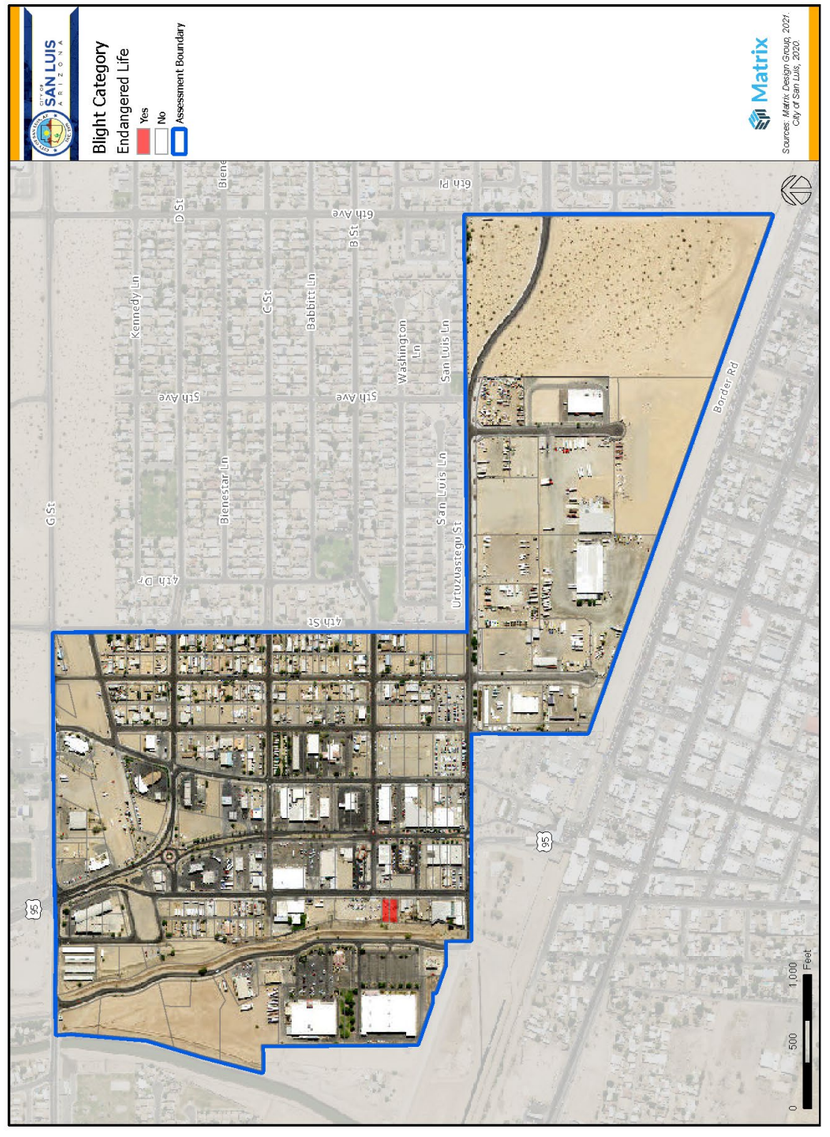


Figure 3-12

11. Tax or Special Assessment Delinquency

Tax or special assessment delinquency includes properties that have overdue property taxes. According to Arizona Revised Statutes, delinquent taxes must exceed the fair value of the land to be considered blighted. This blight factor was not assessed as part of this project.

12. Defective or Unusual Conditions of Title

Defective or unusual conditions of title includes liens, encumbrances, or other potential issues affecting the title of one's property. Such title defects, or other unusual title conditions, can inhibit the sale and redevelopment of property. Due to the prevalence of blight conditions present in the assessment of the other factors, defective or unusual title conditions were not evaluated as part of this report. This blight factor may be evaluated through a title review at a later date for specific parcels, if deemed necessary by the City of San Luis.

Non-visual Blight Conditions

Non-visual blight conditions that endanger life or property include crime rates that are substantially higher than average. Disproportionate occurrences of crime rates are an additional indicator of blight that endangers life and/or property. Crime statistics were compared to the City of San Luis as a whole.

Crime Impacts

Crime data in the tables below show a substantially higher incident rate of crime occurring within the planned RDA zone vs outside. This further aids the point proper attention needs to be paid to the downtown area for revitalization and necessary change to keep residents in the community safe.

Crime Statistics from 2015 to 2021

Year	Population		Total Crimes		Crime Rate	
					(Crimes per 1,000 Residents)	
	City of San Luis*	Proposed RDA	City of San Luis	Proposed RDA	City of San Luis	Proposed RDA
2015	31,706		2,651	368	83.61	
2016	32,254		2,741	362	84.98	
2017	32,695		2,603	381	79.61	
2018	33,379		2,338	366	70.04	
2019	34,838		2,094	337	60.11	
2020	36,242		1,819	327	50.19	
2021			957	248		
Total			**15,203**	**2,389**		

ACS Population Data
City of San Luis, AZ, Police Department Data

Crime Rates from 2015-2021: Incidents Within the Study Area vs Incidents Outside of the Study Area

Year	Within	Outside	pct_Total	Incidents_per_acre_within	Incidents_per_acre_outside
2015	368	2,283	16.11914	1.448818898	0.105841446
2016	362	2,379	15.21648	1.42519685	0.110292072
2017	381	2,222	17.14671	1.5	0.103013445
2018	366	1,972	18.55984	1.440944882	0.091423273
2019	337	1,757	19.18042	1.326771654	0.081455726
2020	327	1,492	21.91689	1.287401575	0.069170144
2021	248	709	34.97884	0.976377953	0.032869726
Total Incidents	2,389	12,814			
Incident Rate	9.405512	0.594066			

City of San Luis, AZ, Police Department Data

Blight Determination

This report reflects the overall blight conditions within the redevelopment area. As documented in the field survey and other non-visual assessment methods, a combination of blight factors are prevalent in the redevelopment area causing an overall predominance of blight and substantially impeding sound municipal growth within the area. This analysis found more than 50% of both the total number of parcels and the total land area in the proposed Redevelopment Area to be blighted:

- 186 out of 293 of parcels, or 63.48% have at least one blight factor

- 54.40% of the total area is determined to be blighted
- 63.48% of parcels and 54.40% of the total area were identified as containing more than one blight factor

Number of Factors	Number of Parcels	Percent (%) of Parcels	Number of Acres	Percent (%) of Acres
0	107	36.52%	59.6	27.29%
1	106	36.18%	118.8	54.40%
2	52	17.75%	80.1	36.68%
3	17	5.80%	17.3	7.92%
4	7	2.39%	9.9	4.53%
5 or more	4	1.37%	4.8	2.20%
Parcels with at least 1 Blight Factor	**186**	**63.48%**	**118.8**	**54.40%**

This report demonstrates that the San Luis downtown area maintains a predominance of blight as described in ARS §36-1471 et al. In a blighted area such as this, maintaining redevelopment authority is in the residents' interest of public health, safety, morals, and welfare. Therefore, Matrix Design Group recommends that the City Council approve the Findings of Necessity for the San Luis Downtown Redevelopment Area.

Formal Determination

The downtown area has more than the statutory requirements to designate it as a redevelopment area pursuant to A.R.S. 36-1471. Existing vacant land uses/buildings, parking on unimproved surfaces, inadequate or decaying infrastructure, substandard buildings, defective or inadequate street layouts, faulty lot layouts, unsanitary or unsafe conditions, and deterioration of site or other improvements are evident on the predominance of the properties within the area. All or a combination of these factors afflict a predominance of the parcels and are substantially arresting sound municipal growth within the area.

Chapter 3 Conclusion and Next Steps

Conclusion

Arizona law grants local government the authority to declare a redevelopment area due to a predominance of blight. Blight, according to Arizona law (36-1471), includes the following factors:

- Dominance of defective or inadequate street layout
- Faulty lot layout in relation to size, adequacy, accessibility or usefulness
- Unsanitary or unsafe conditions
- Deterioration of site or other improvements
- Diversity of ownership
- Tax or special assessment delinquency exceeding the fair value of the land
- Defective or unusual conditions of title
- Improper or obsolete subdivision platting
- Existence of conditions that endanger life or property by fire and other causes.

These blight factors were carefully assessed during an on-site field survey and aerial survey of each parcel within the proposed San Luis downtown area. This analysis found there were 186 out of 293 parcels, or 63.48% that were identified to have at least one blight factor, as well as 79.48% of the total acreage was determined to be blighted. The most common blight factor throughout the San Luis downtown area was Unsanitary or Unsafe Conditions, which represented 39.6% of all parcels. Deterioration of Site and Parking on a Surface Other than Asphalt of Concrete are two other major blight factors identified within the San Luis downtown area, representing 37.2% and 36.8% of all parcels.

Number of Factors	Number of Parcels	Percent (%) of Parcels	Number of Acres	Percent (%) of Acres
0	107	36.52%	59.6	27.29%
1	106	36.18%	118.8	54.40%
2	52	17.75%	80.1	36.68%
3	17	5.80%	17.3	7.92%
4	7	2.39%	9.9	4.53%
5 or more	4	1.37%	4.8	2.20%
Parcels with at least 1 Blight Factor	186	63.48%	230.9	79.48%

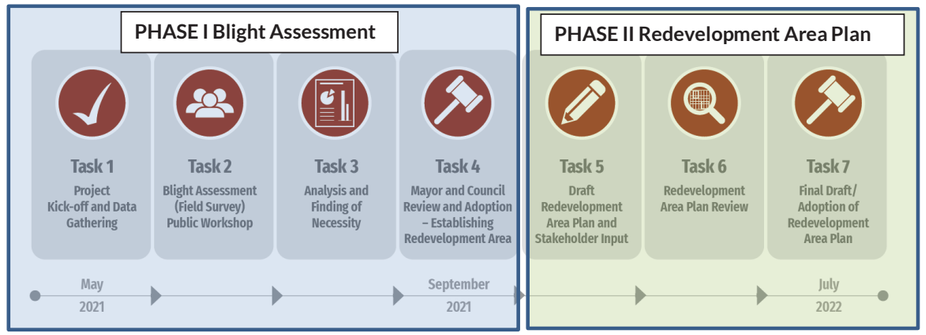
This report shows there is a predominance of blight present in the San Luis downtown area per Arizona Revised Statutes §36-1471 et al. It is in the opinion of Matrix Design Group that San Luis City Council could make a finding of blight in the study area. Establishing a Redevelopment Area and Redevelopment

Area Plan along with a Central Business District zone is in the residents' interest of public health, safety, morals and welfare.

Next Steps following Blight Determination

The San Luis Redevelopment Area Plan project is a recommended foundational goal of the San Luis 2040 General Plan to revitalize the downtown area and promote reinvestment and sustained growth in the cultural and historic heart of San Luis. The project is divided into two primary phases. Phase I involves this Blight Assessment and field survey results of the downtown area to identify properties containing blight conditions such as overgrown weeds, parking on an unimproved surface, and deteriorated or damaged buildings and structures. This Blight Assessment report determines that a predominance of the properties in the downtown area contain conditions of blight, the Mayor and City Council may vote to confirm a finding declaring the area a "blighted area" pursuant to Arizona Revised Statutes ARS §36-1471 and initiate Phase II of the project, which is the future development and adoption of the Redevelopment Area Plan.

Matrix Design Group has completed Phase I Blight Assessment, as provided within this report. If the Council initiates the development and adoption of Phase II Redevelopment Area Plan, then Matrix Design Group and J2 will partner to develop and complete Phase II Adoption of the Redevelopment Area Plan. A generalized project schedule is provided below depicting the entire project schedule for both Phase I (Tasks 1 -4) and Phase II (Tasks 5-7).



Upon establishment of a Redevelopment Area, the City may assist residents, property owners and business groups to apply for grants and other funding mechanisms to help eliminate blight. The Redevelopment Plan will outline local objectives as to appropriate land uses, improved infrastructure, public transportation, and other items of concern based upon input during the planning process. The designation of an area as a redevelopment area provides the San Luis community additional economic tools to incentivize reinvestment, including direct matching grant assistance for beneficial improvements, redirecting Community Development Block Grant (CDBG) funds towards making public improvements in an area, Government Property Lease Excise Tax (GPLET), and other revitalization tools and strategies for the revitalization of the area. In addition to these significant economic development tools, a Redevelopment Area Plan also:

- Provides a community with the framework for future land use and design decision making
- Identifies goals, policies, and defines unified, cohesive revitalization strategies
- Provides specific guidance for circulation, utilities, and other infrastructure improvements
- Ensures an active and vibrant core will be fostered and maintained
- Provides greater flexibility to encourage desirable projects with incentives and assistance
- Promotes reinvestment, focused infrastructure improvements and appropriate development in the area
- Preserves the uniqueness and sense of place of the area
- Facilitates the long-term prosperity, growth, and health of the area

Implementation of Redevelopment Area Plan

Implementing the Redevelopment Area Plan will require substantial short and long-term capital commitments. For the Downtown area to maximize its development potential, the City of San Luis recognizes the need for mutually beneficial, coordinated public/private partnerships. This coordinated reinvestment, guided by the Downtown Redevelopment Area Plan, will help maximize the economic potential of properties, rehabilitate substandard buildings, eliminate blighting influences, improve parking, beautify streetscapes, create vibrant and active public gathering spaces, and allow the assembly of land for new development. New construction and rehabilitation activities generated by initial investments will serve as catalysts for the improvement of other properties, attracting more businesses and customers and further increasing the economic vitality of the area.

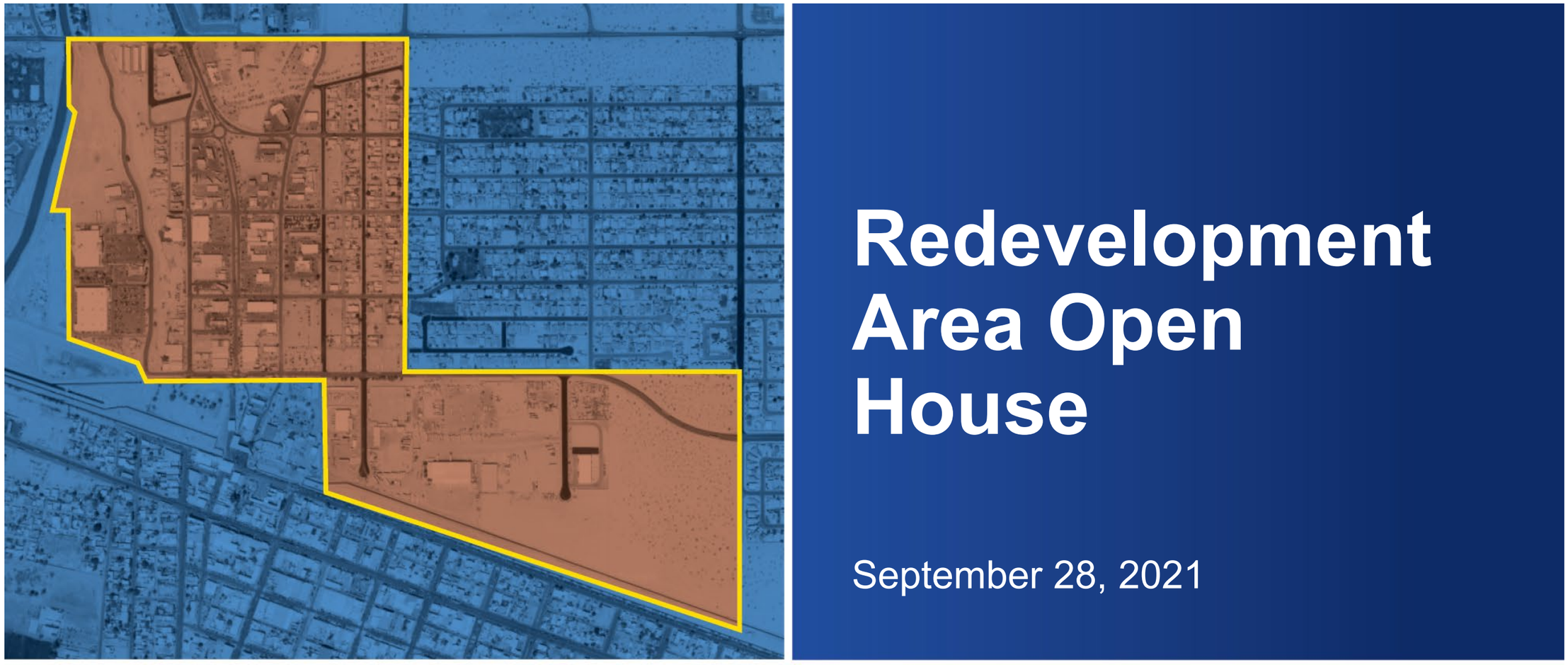
Establishing a Central Business District

Under Arizona State Legislature 42-6209 a Central Business District may be created to aid improvements in a Redevelopment Area if it is wholly located within a slum or blighted area (pursuant to Arizona title 36, chapter 12, article 3). Incorporating this designation into the downtown area in the Redevelopment Area Plan would provide tax incentives for the city and community members.

Appendix B

Redevelopment Area: Public Input Materials

Appendix B - Redevelopment Area: Public Input Materials



Redevelopment Area Open House

September 28, 2021

CITY OF SAN LUIS ARIZONA

What is a Redevelopment Area?

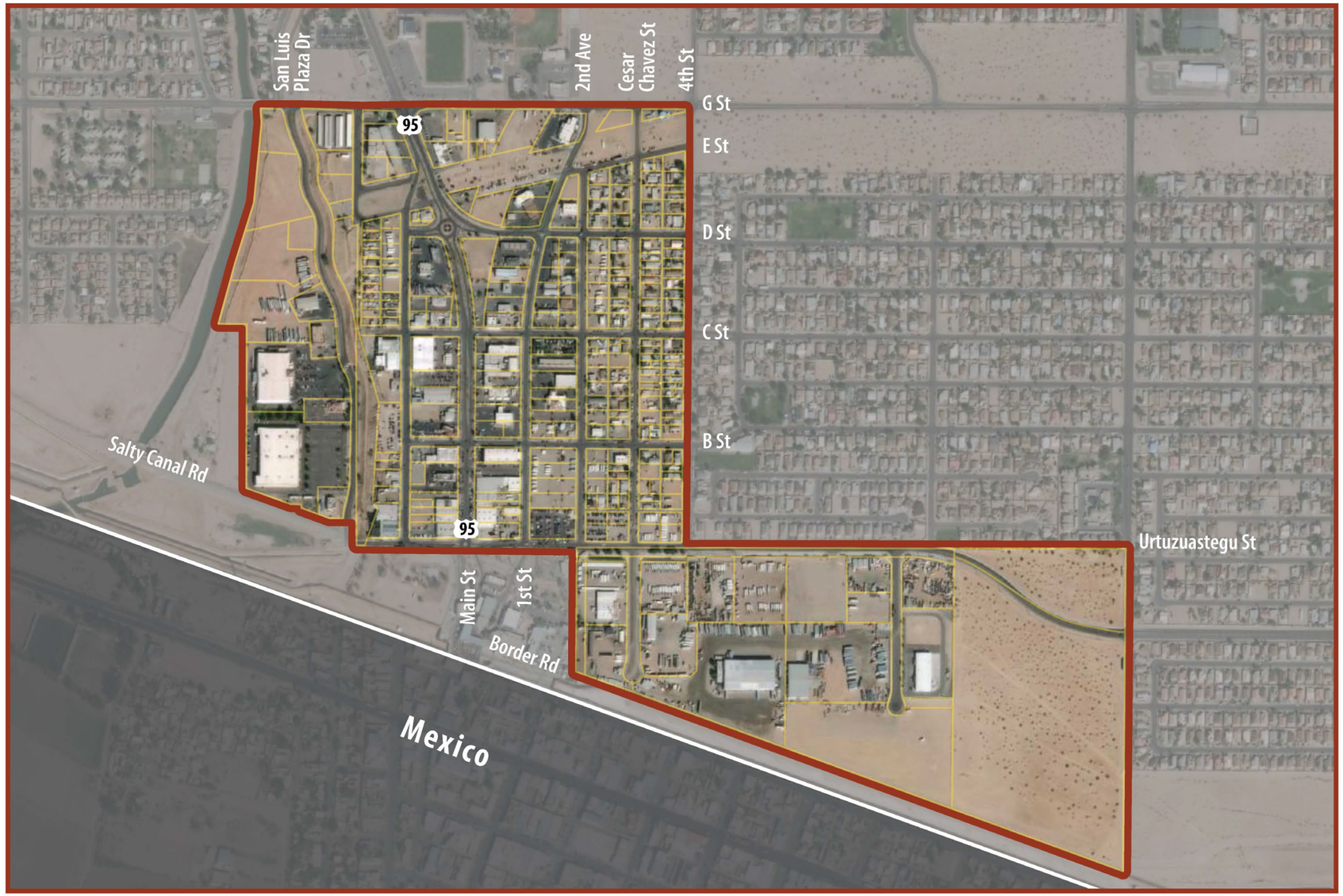
- **A Redevelopment Area (RDA) is an area designated by the City Council to be in need of revitalization.**
- **Redevelopment Areas are governed by a group of state statutes contained within Title 36, Chapter 12, Article 3**
- **Mayor and Council must adopt a resolution finding both of the following:**
  - One or more slum or blighted areas exist
  - Redevelopment of the area is necessary in the interest of the public health, safety, morals, or welfare of the residents

- **San Luis has requested that J2 Design and Matrix Design Group assess a potential Redevelopment Area in the City of San Luis**

Benefits of a Redevelopment Area

- **City can adopt a Redevelopment Area Plan**
  - Community-driven plan
  - Enhance streets, sidewalks, landscaping, pedestrian amenities
  - Standards for renovated buildings and new buildings; parking lots
  - Mix of uses (residential, commercial, office)
- **Benefits and Goals of Redevelopment**
  - A redevelopment area is a necessary step for utilizing economic development tools available today (ex: GPLET)
  - Could create access to certain federal funds and city general funds that can be used for enhancements

Proposed Redevelopment Area ▪ Área de Reurbanización Propuesta



What is Blight?

- **Arizona Revised Statutes §36-1471:**

"Blighted area" means an area, other than a slum area, where sound municipal growth and the provision of housing accommodations is substantially retarded or arrested in a predominance of the properties by any of the following:

- **Dominance of defective or inadequate street layout**
- **Faulty lot layout in relation to size, adequacy, accessibility or usefulness**
- **Unsanitary or unsafe conditions**
- **Deteriorations of site or other improvements**
- **Diversity of ownership**
- **Tax or special assessment delinquency exceeding the fair value of the land**
- **Defective or unusual conditions of title**
- **Improper or obsolete subdivision platting**
- **Existence of conditions that endanger life or property by fire or other causes**

Examples of Blight

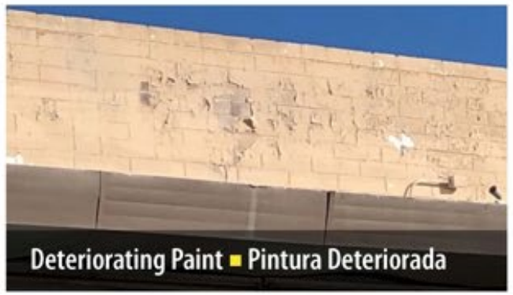

Inoperable Cars ■ Coches Inoperables

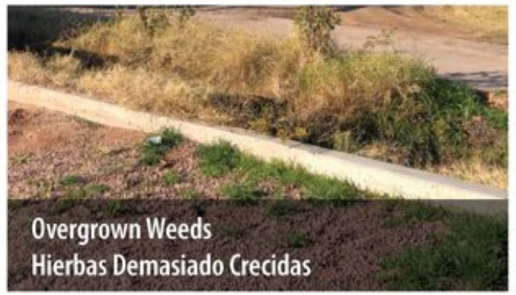

Building Damage ■ Daños en Edificios


Unpaved Driveway ■ Calzada sin Pavimentar


Fence Damage ■ Daño de Cercados


Graffiti ■ Grafiti


Deteriorating Paint ■ Pintura Deteriorada


Overgrown Weeds
Hierbas Demasiado Crecidas


Vacant Building ■ Edificio Vacante


Trash/Debris ■ Basura/Escombros


Damaged/Incomplete Sidewalks
Aceras Dañadas/Incompletas


Roof Damage ■ Daño al Techo


Vacant Property ■ Propiedad Vacante

What does this mean for my property?

- **A Redevelopment Area DOES NOT:**
  - Decrease property value
  - Raise property taxes
  - Prevent you from maintaining and improving your property

- **A Redevelopment Area DOES:**
  - Make tax incentives available for desired projects
  - Allow the adoption of a Redevelopment Area Plan
  - Increase investment and development

Next Steps

Project Schedule ▪ Programa del Proyecto



Questions

Proposed Redevelopment Area ▪ Área de Reurbanización Propuesta



Proposed Redevelopment Area

A Redevelopment Area Plan is an economic development tool to promote reinvestment in a focused area of the community.

The purpose of a Redevelopment Area Plan:

- Identify goals and objectives
- Unified community strategy
- Promote redevelopment and economic growth

Redevelopment Area Designation provides the City of San Luis additional economic tools to incentivize reinvestment in the downtown area, including direct matching grant assistance for beneficial improvements, and redirecting Community Development Block Grant (CDBG) funds towards making public improvements in the downtown area.

Área de Reurbanización Propuesta

Un plan de reurbanización de área es una herramienta de desarrollo económico para promover la reinversión en un área específica de la comunidad.

El propósito de un plan de reurbanización de área:

- Identificar metas y objetivos
- Estrategia comunitaria unificada
- Promover la reurbanización y el crecimiento económico

La designación de área de reurbanización proporciona a la ciudad de San Luis herramientas económicas adicionales para incentivar la reinversión en el área del centro, incluido el igualamiento directo de la asistencia de ayuda económica para mejoras beneficiosas y la reorientación de los fondos de la beca para el desarrollo comunitario del bloque (CDBG) hacia la realización de mejoras públicas en el área del centro.

Project Schedule ▪ Programa del Proyecto



Impacts of Blight

Blighted conditions, from damaged infrastructure to vacant buildings, often have short and long-term negative impacts on the economic vitality, health, safety, and welfare of a neighborhood or area in a community.

Impactos del Deterioro

Las condiciones deterioradas, desde la infraestructura dañada hasta los edificios vacíos, a menudo tienen impactos negativos a corto y largo plazo en la vitalidad económica, la salud, la seguridad, y bienestar de un vecindario o área en una comunidad.

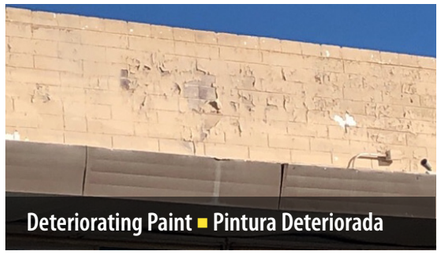

Inoperable Cars ▪ Coches Inoperables


Building Damage ▪ Daños en Edificios


Unpaved Driveway ▪ Calzada sin Pavimentar


Fence Damage ▪ Daño de Cercados


Graffiti ▪ Grafiti

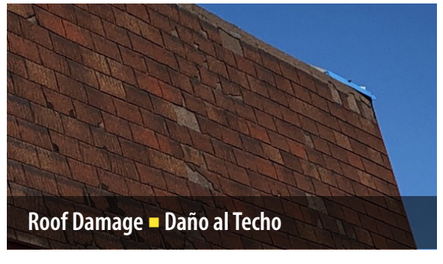

Deteriorating Paint ▪ Pintura Deteriorada


Overgrown Weeds
Hierbas Demasiado Crecidas


Vacant Building ▪ Edificio Vacante


Trash/Debris ▪ Basura/Escombros


Damaged/Incomplete Sidewalks
Aceras Dañadas/Incompletas


Roof Damage ▪ Daño al Techo


Vacant Property ▪ Propiedad Vacante

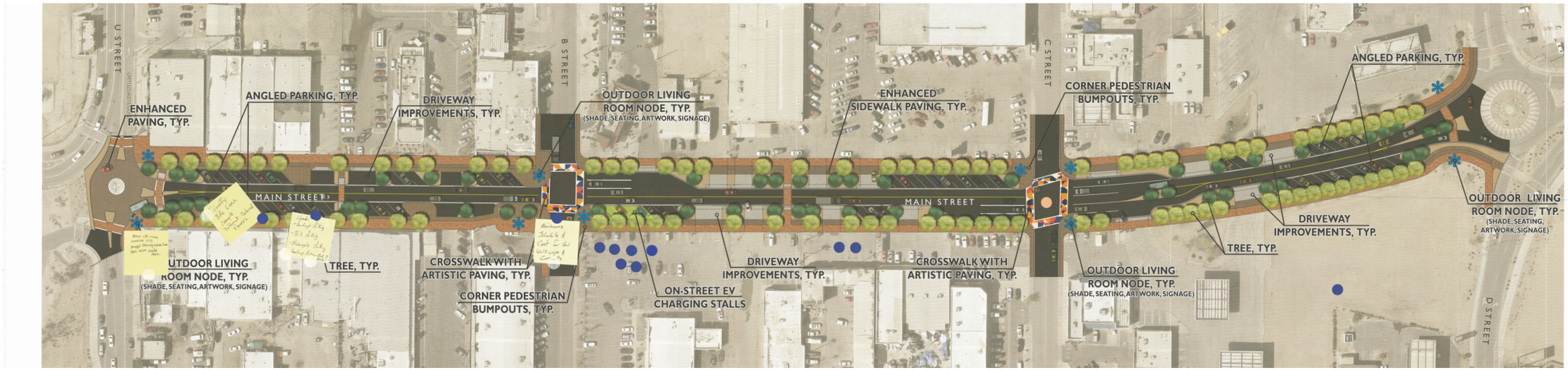
Appendix C

Downtown Redevelopment Plan: Public Input Materials

Appendix C - Downtown Redevelopment Plan: Public Input Materials

Concept 1

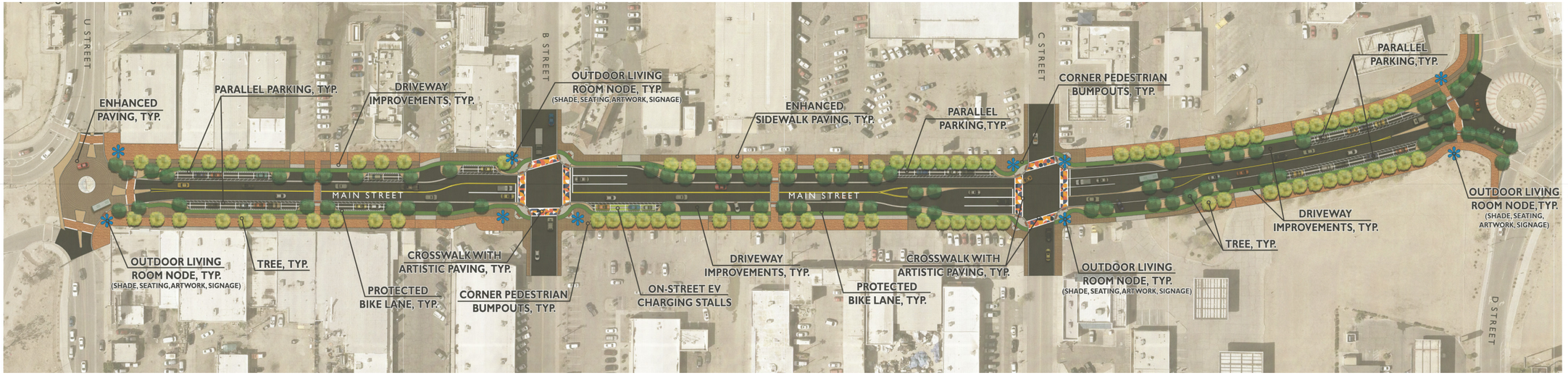
Main Street - 'U' Street to D Street
Concept 1 - Angled Parking (67 Spaces), Pavement & Lighting Improvements



J2 Design and the City of San Luis had a public meeting to present 3 concepts on June 21, 2022. The public wrote comments and the blue dots indicate preferred concepts chosen by the public. Boards of site amenities were shown to the Public on June 21, 2022. Color dots placed on the boards indicate preferred site amenities.

Concept 2

Main Street - 'U' Street to D Street
Concept 2 - Buffered Parallel On-Street Parking (44 Spaces), Buffered Bike Lanes, Pavement & Lighting Improvements



Concept 3

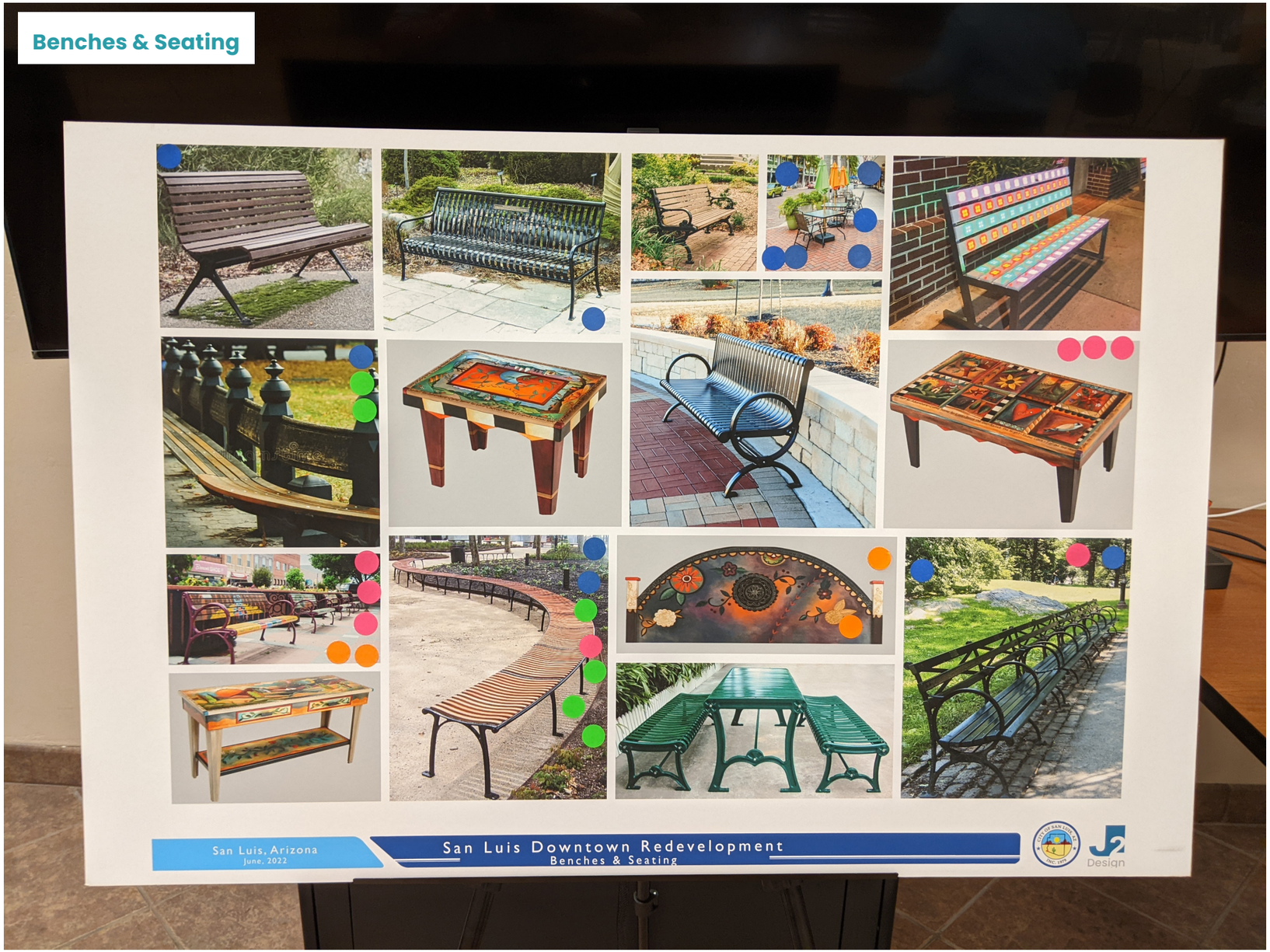
Main Street - 'U' Street to D Street
Concept 3 - Buffered Parallel Parking (47 Spaces), Raised Bike Lanes. Pavement & Lighting Improvements

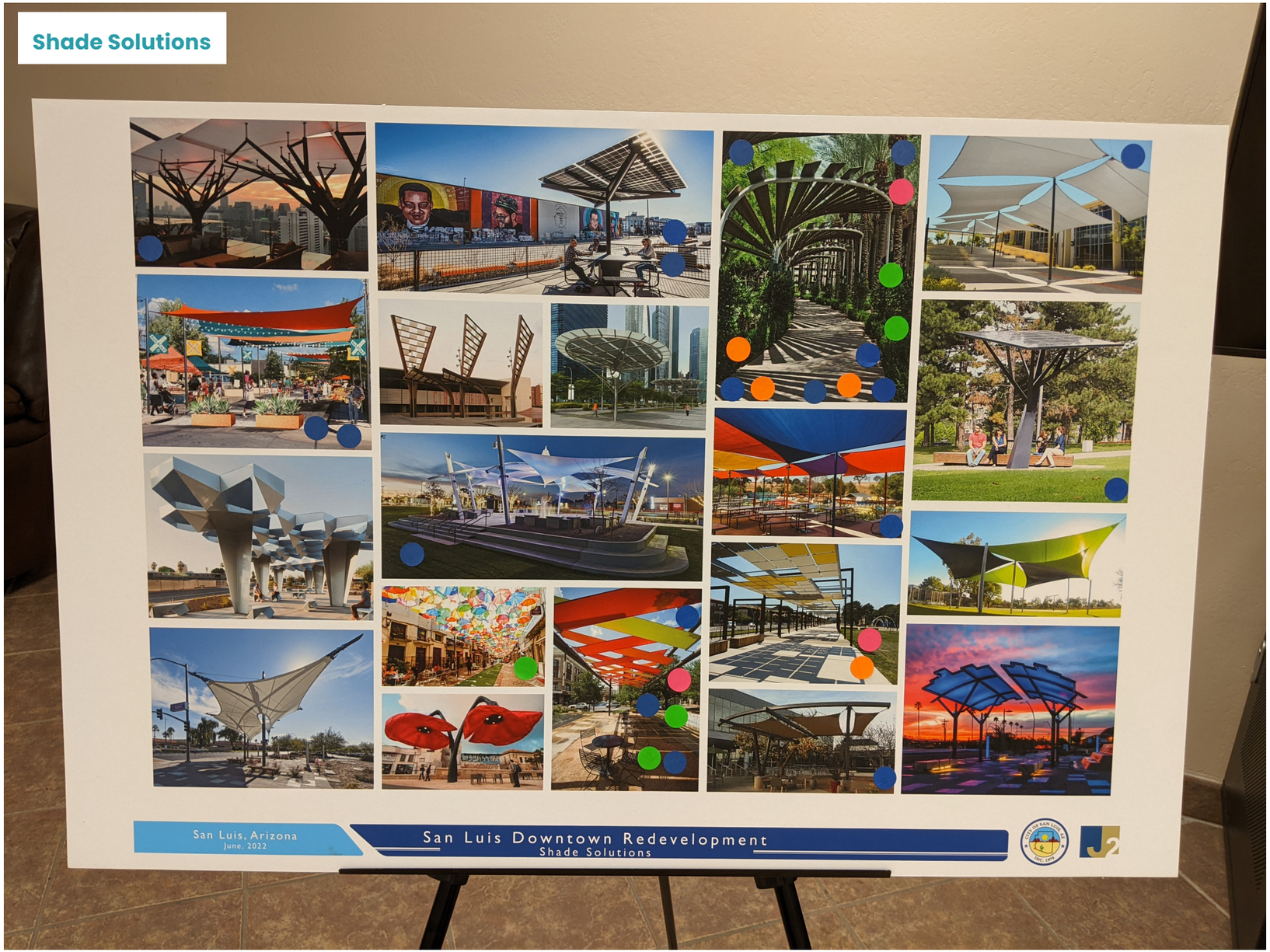


Public Involvement Amenities Boards

J2 Design and the City of San Luis had a public meeting to present 3 concepts on June 21, 2022. The public wrote comments and the blue dots indicate preferred concepts chosen by the public. Boards of site amenities were shown to the Public on June 21, 2022. Color dots placed on the boards indicate preferred site amenities.




Benches & Seating
San Luis, Arizona
June, 2022
San Luis Downtown Redevelopment
Benches & Seating
J2 Design


Shade Solutions
San Luis, Arizona
June, 2022
San Luis Downtown Redevelopment
Shade Solutions


Street Art
Eres la gema que Dios convirtiera en mujer
PAZ
San Luis, Arizona
June, 2022
San Luis Downtown Redevelopment
Street Art


Pocket Parks & Planting
San Luis, Arizona
June, 2022
San Luis Downtown Redevelopment
Pocket Parks & Planting


Water Features
San Luis, Arizona
June, 2022
San Luis Downtown Redevelopment
Water Features

English Questionnaires

At the public meeting on June 21, 2022, participants were given Spanish and English questionnaires. The following are the ones that were filled out and turned back in.

DOWNTOWN SAN LUIS QUESTIONNAIRE

If you can think of one word or phrase that captures the spirit of the City of San Luis, what is it?

Hometown

Is there a significant, memorable feature in San Luis that you can think of? A building, park, gathering space?

Friendship Park

What would you like Downtown San Luis to look like 50 years into the future?

Entertainment District

What are 3 major needs that you see currently in Downtown San Luis?

Entertainment, Walking areas, gathering areas.

IF YOU HAVE THOUGHTS OR IDEAS YOU'D LIKE TO SHARE, WE WANT TO HEAR FROM YOU.

DOWNTOWN SAN LUIS QUESTIONNAIRE

KS

If you can think of one word or phrase that captures the spirit of the City of San Luis, what is it?

Evolutionary!

Is there a significant, memorable feature in San Luis that you can think of? A building, park, gathering space?

Joe Orduño Park

What would you like Downtown San Luis to look like 50 years into the future?

more seating areas / A place to hang-out/safe with lighting and Art.

What are 3 major needs that you see currently in Downtown San Luis?

- Gathering Spaces (chairs / bancas)
- Art - Trees.

IF YOU HAVE THOUGHTS OR IDEAS YOU'D LIKE TO SHARE, WE WANT TO HEAR FROM YOU.

- Maybe have a place for shows / something other than Joe Orduño or special events.

Somewhere where an open mic or music can play in a outside area.

DOWNTOWN SAN LUIS QUESTIONNAIRE

If you can think of one word or phrase that captures the spirit of the City of San Luis, what is it?

New Life

Is there a significant, memorable feature in San Luis that you can think of? A building, park, gathering space?

I really like the "Glorietta" where we have the Christmas tree during the holidays. It looks very professional and adds pride.

What would you like Downtown San Luis to look like 50 years into the future?

Spacious. Open access to do many things such as go from A to B. But also seating spaces with shade to comfortably wait for a loved one crossing the border. Finally, adding color & style.

What are 3 major needs that you see currently in Downtown San Luis?

Shade. Plants. Color.

IF YOU HAVE THOUGHTS OR IDEAS YOU'D LIKE TO SHARE, WE WANT TO HEAR FROM YOU.

I think that adding pavers or tile to the sidewalks is better than plain concrete as much as possible. Also, I know that bike lanes closer to the sidewalk feel safer.

Spanish Questionnaires

CUESTIONARIO DEL CENTRO DE SAN LUIS

Si pudiera pensar en una palabra o frase que capture el espíritu de la Ciudad de San Luis, ¿Cuál sería?

Unidad, Amistoso.

¿Hay alguna característica significativa y memorable en San Luis que se le ocurra? ¿Un edificio, parque, espacio de reunión?

Parques. Joe Orduño.

¿Cómo le gustaría que se viera el Centro de San Luis dentro de 50 años?

Turistico y colorido.

¿Cuáles son las 3 necesidades principales que ve actualmente en el Centro de San Luis?

- Estacionamientos
- Sombras
- Areas de descanso.

SI TIENE COMENTARIOS O IDEAS QUE LE GUSTARÍA COMPARTIR, QUEREMOS SABER DE USTED.

CUESTIONARIO DEL CENTRO DE SAN LUIS

Si pudiera pensar en una palabra o frase que capture el espíritu de la Ciudad de San Luis, ¿Cuál sería?

Unidad

¿Hay alguna característica significativa y memorable en San Luis que se le ocurra? ¿Un edificio, parque, espacio de reunión?

Parque

¿Cómo le gustaría que se viera el Centro de San Luis dentro de 50 años?

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¿Cuáles son las 3 necesidades principales que ve actualmente en el Centro de San Luis?

- Estacionamiento
- Sombras
- Areas de Descanso

SI TIENE COMENTARIOS O IDEAS QUE LE GUSTARÍA COMPARTIR, QUEREMOS SABER DE USTED.

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