An aerial photograph of a town in a desert landscape. The town features a mix of residential and commercial buildings, including a large multi-story building with a red-tiled roof and a large white commercial building with a flat roof. The town is surrounded by green trees and shrubs, and the background shows a range of mountains under a clear blue sky. A semi-transparent orange rectangle is overlaid on the center of the image, containing the text.

2021

Town of Carefree

EDTAP/Planning & Zoning Study Session
Redevelopment Area

Carefree Village Center

Revitalization History

Over the past 7 years, the Town of Carefree has diligently pursued revitalization of its Village Center, which included a **ULI AZTAP review and report**, as well as a comprehensive revitalization master plan titled the **“Village Center Master Plan”**. Both reports involved extensive public outreach and expert analysis, and laid out the need, challenges and recommendations for revitalization and redevelopment of the Village Center.



..... Carefree Village Center

Great success...still more to do!

Over the past several years, the Town of Carefree has made a significant effort implementing many of the recommendations from the current plan, including:

- Additional signage
- New entryway features
- Enhancements to the Sanderson Lincoln Pavilion
- Creation of a signature events
- Maximizing public assets like the Carefree Gardens
- Pedestrian Crosswalk Safety Study (ongoing)
- Master Signage, Circulation and Parking Plan (ongoing)



What is a Redevelopment Plan

Arizona Revised Statute 36-1471 allows for municipalities to prepare and implement a redevelopment plan. The purpose of a redevelopment plan is to identify goals, objectives and actions for a specific area which culminate in a unified, cohesive strategy for improving the long-term living and economic conditions of the area.

A Redevelopment Plan provides the community with greater authority and flexibility in encouraging desirable projects through incentives and assistance while promoting and facilitating investment and appropriate development in the designated area.



Why a Redevelopment Plan

Specifically, a Redevelopment Plan enables a special set of tools, where communities can use public resources to leverage private investment. These tools include:

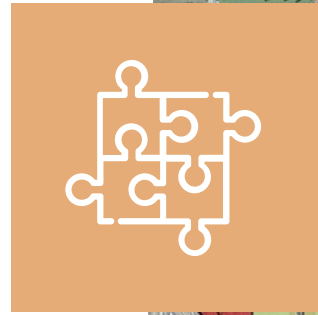
1. The ability for the Town to buy and sell real estate in accordance with the plan.
2. The ability to enter into public/private partnerships and redevelopment contracts.
3. Enhanced rules for bond financing of municipal improvements.
4. Access to federal grants and loans.
5. The ability for eminent domain in accordance with implementing the redevelopment plan goals.
6. The ability to create a separate Redevelopment Commission, that would act as the legislative body for the redevelopment area.



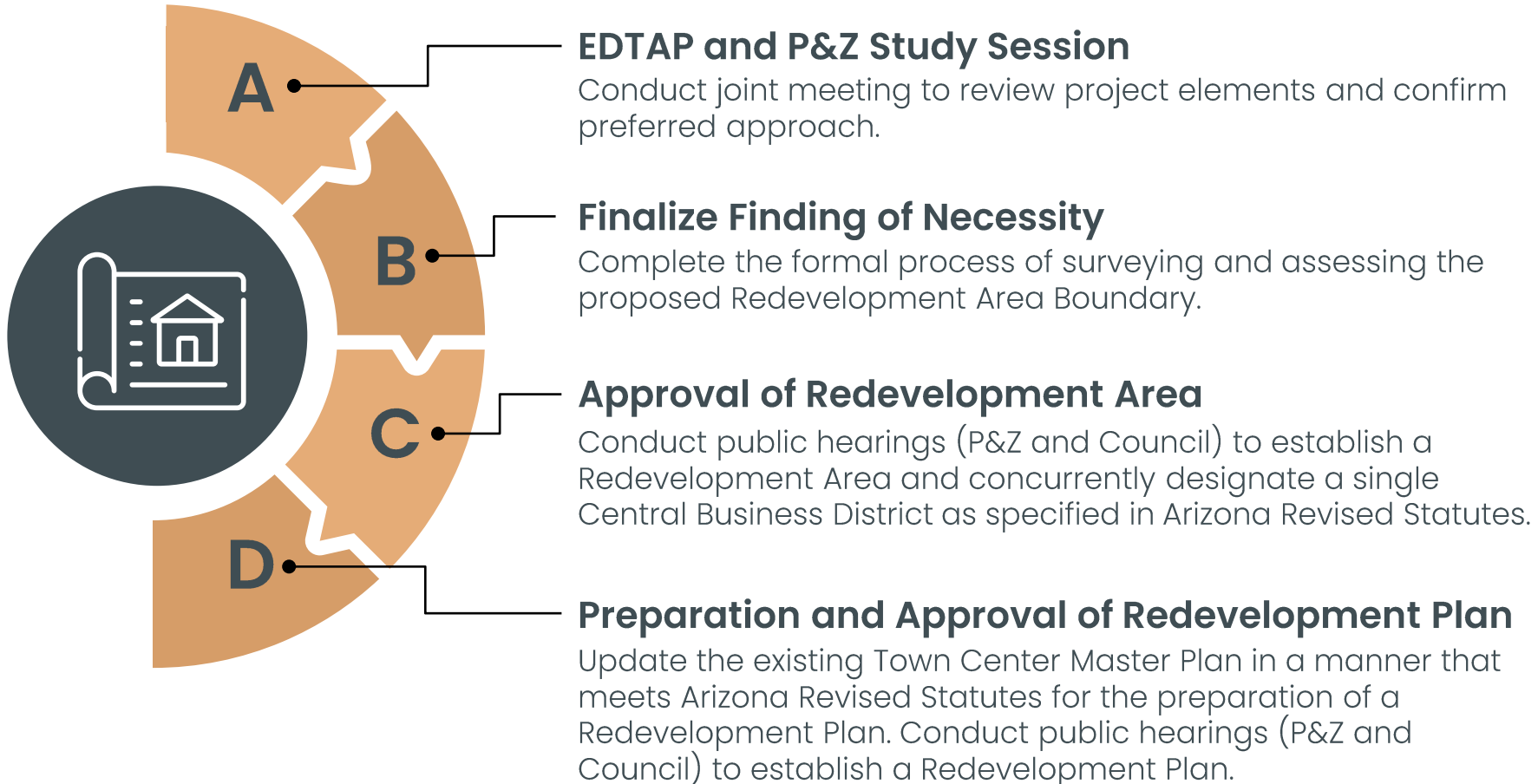
Examples of Redevelopment Plans

Many local governments are successfully using Redevelopment Plans to achieve desired development, reconstruction, and rehabilitation of specific neighborhoods or central business districts in their communities:

- Heritage District Redevelopment Plan (Gilbert)
- Apache Boulevard Redevelopment Plan (Tempe)
- Southwest Redevelopment Area (Mesa)
- Downtown Phoenix Redevelopment Plan (Phoenix)
- Downtown Gateway Redevelopment (Tucson)



What is the Process



Establishing a Redevelopment Area

In order to qualify for redevelopment, it must first be deemed a “blighted area”. Arizona State law defines a “blighted area” as a geographic area where a predominance of the properties experiences any of the following:

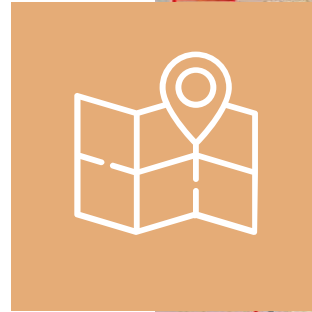
1. Dominance of defective or inadequate street layout
2. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
3. Unsanitary or unsafe conditions
4. Deterioration of site or other improvements
5. Diversity of ownership (by block)
6. Tax or special assessment delinquency
7. Defective or unusual conditions of title
8. Improper or obsolete subdivision platting
9. Existence of conditions that endanger life or property by fire and other causes



Summary of Initial Findings

Dominance of defective or Inadequate street layout

- Inward facing Village Center.
- Multiple Access Points off of Tom Darlington Drive and Cave Creek Road.
- Multiple alleyways and private drives with buildings that face or back to travelway.



Summary of Initial Findings

Faulty lot layout in relation to size, adequacy, accessibility or usefulness

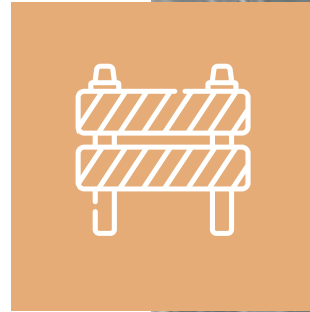
- The mass network of roads and resulting access to lots significantly hinders the ability for certain lots to be developed.
- Many sites are vastly underutilized in comparison to their planned uses, including the current Town Hall site.
- The Village Center also has some key locations of building vacancy, where the properties have limited value as their design and/or previous uses, no longer make them marketable.



Summary of Initial Findings

Unsanitary or unsafe conditions

- The number one complaint the Town of Carefree receives is pedestrian safety, specifically in and around the Village Center.
- There is no pedestrian infrastructure on the Village Center periphery, forcing residents to one of 4 crosswalks where they walk on the side of the road, and in drainage facilities and landscape easements.
- Vacant infill lots also pose a wildfire hazard, create additional airborne particulates on windy days, and become large areas of trash collection.



Summary of Initial Findings

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Deterioration of site or other improvements

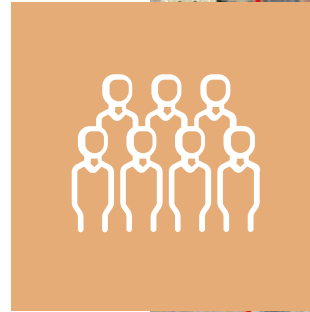
- Several buildings were built prior to incorporation of the Town and are non-compliant with design and landscape standards.



Summary of Initial Findings

Diversity of ownership

- The total number of properties and resulting diversity of ownership is a significant hinderance to implementing the mixed-use component of the current plan and vision. In total, there are 159 parcels, and 60 separate owners in an area that is approximately 65 acres.



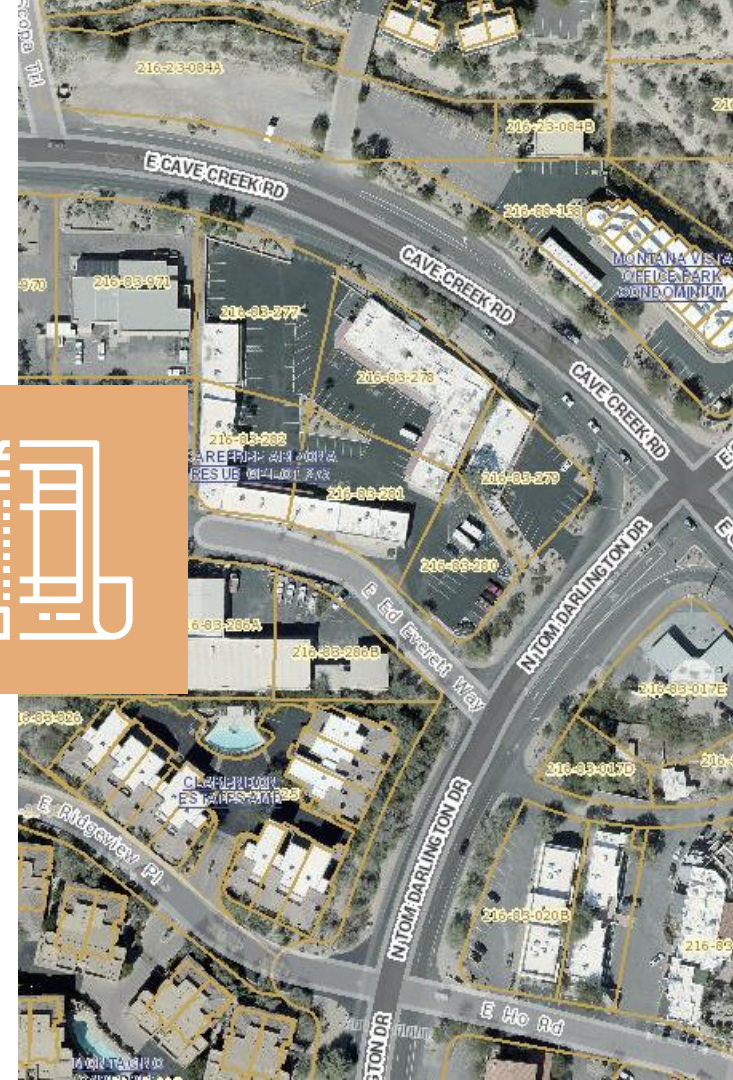
Summary of Initial Findings

Defective or unusual conditions of title

- There are issues of title and survey that need to be addressed. There are several parcels that do not match Maricopa County records, and many properties with portions of public ROW over private property and vice versa.

Improper or obsolete subdivision platting

- Several sites have improper platting based upon actual improvements and use of the property. In many cases, single buildings cover multiple parcels, or it is difficult to distinguish between public and private property.



Recommended Boundary

The adjacent map illustrates and summarizes the preliminary findings of necessity and conceptual boundary for the redevelopment area.



- ★ Infill Commercial Mixed/Use
- ◆ Infill Residential
- ⬠ Building Past its Useful Life-Redevelopment
- ▲ Underutilized-Redevelopment
- Reposition-Redevelopment
- Revitalization Sites
- ⬆ Adaptive Reuse/Revitalization Consideration

Hindered by poor street layout
Diversity of housing
Visual Blighted/Low ROI to reinvestment
Underutilized Site per allowed zoning
Would Benefit with lot consolidation
Sites in need of exterior revitalization
Key large sites to be included in future

Next Steps

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1. EDTAP and P&Z Commission Finalize the Redevelopment Area Boundary.
2. Economic Development Staff Finalize the Legislative Finding of Necessity Report.
3. The Town of Carefree conducts public hearings (P&Z and Council) to adopt, by Town Council Resolution, The Redevelopment Area Boundary and declare this area to be the Central Business District.
4. The Town hires a consultant to prepare the Redevelopment Plan. EDTAP will facilitate the Redevelopment Plan process and will periodically consult, as necessary with P&Z Commission.
5. The Town of Carefree conducts public hearings (P&Z and Council) to adopt, by Town Council Resolution, The Redevelopment Plan.

