

TOWN OF FLORENCE HISTORIC DISTRICT ADVISORY COMMISSION REGULAR MEETING

Chairman Betty Wheeler
Vice-Chairman Cathy Adam
Commissioner Christine Reid
Commissioner Lynn Smith
Commissioner Debbie Novotny
Commissioner Victoria Knight
Commissioner Carroll Michael



Florence Town Hall
775 N. Main Street
Florence, AZ 85132
(520) 868-7575
www.florenceaz.gov
Meet Last Wednesday

Wednesday, May 29, 2019

6:00 PM

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the Town of Florence Historic District Advisory Commission and to the general public that a Historic District Advisory Commission meeting will be held on Wednesday, May 29, 2019, at 6:00 p.m., in the Florence Town Hall, located at 775 N. Main Street, Florence, Arizona. The agenda for this meeting is as follows:

1. CALL TO ORDER

2. ROLL CALL: Wheeler____, Adam____, Reid____, Smith____, Novotny____,
Knight____, Michael_____.

3. PLEDGE OF ALLEGIANCE

4. DISCUSSION/APPROVAL/DISAPPROVAL of the meeting minutes for the regular meeting conducted on March 27, 2019.

5. NEW BUSINESS

A. Presentation/Discussion/Possible Action

Larry Pfeiffer requests approval of a demolition application for the Donald and Pauline Young Outbuilding and the Ross/Cushman Accessory Building located at 361 N. Quartz Street and 65 W. 6th Street in Florence, Arizona 85132.

6. COMMUNITY DEVELOPMENT REPORT/DISCUSSION

A. Florence Redevelopment Plan Update

B. Historic Preservation Conference Draft Presentation

C. Development Code Amendments: Historic District Overlay

D. Update on Code Compliance Efforts

E. Cuen Building Update

F. Preservation Conference

G. Future Agenda Items

7. CALL TO THE PUBLIC/COMMISSION RESPONSE:

Call to the Public for public comment on issues within the jurisdiction of the Historic District Advisory Commission. Individual Commission members may respond to criticisms made, may ask staff to review a matter raised or may ask that a matter be put on a future agenda. However, members of the Commission shall not discuss or take action on any matter during an open call to the public unless the matters are properly noticed for discussion and legal action.

8. CALL TO THE COMMISSION-CURRENT EVENTS ONLY

9. ADJOURNMENT

POSTED ON FRIDAY, MAY 24, 2019 BY MARIA HERNANDEZ, DEPUTY TOWN CLERK, AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA AND AT WWW.FLORENCEAZ.GOV.

*****PURSUANT TO TITLE II OF THE AMERICANS WITH DISABILITIES ACT (ADA), THE TOWN OF FLORENCE DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY REGARDING ADMISSION TO PUBLIC MEETINGS. PERSONS WITH A DISABILITY MAY REQUEST REASONABLE ACCOMMODATIONS BY CONTACTING THE TOWN OF FLORENCE ADA COORDINATOR, AT (520) 868-7574 OR (520) 868-7502 TDD. REQUESTS SHOULD BE MADE AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE THE ACCOMMODATION. *****

MINUTES OF THE TOWN OF FLORENCE HISTORIC DISTRICT ADVISORY COMMISSION REGULAR MEETING HELD ON WEDNESDAY, MARCH 27, 2019, AT 6:00 PM, AT THE FLORENCE TOWN HALL, 775 N. MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER

Chairman Wheeler called the meeting to order at 6:00 pm.

ROLL CALL

Present: Wheeler, Adam, Smith, Reid, Novotny, Michael and Council Liaison Cordes.

PLEDGE OF ALLEGIANCE

DISCUSSION/APPROVAL/DISAPPROVAL of the meeting minutes for the regular meeting conducted on February 27, 2019.

On motion by Commissioner Novotny, seconded by Commissioner Michael, and carried 6-0, to approve the regular meeting minutes of the February 27, 2019.

NEW BUSINESS

A. Presentation/Discussion/Possible Action

Request by the Town of Florence for review of maintenance and upgrades to the Silver King Hotel. A presentation will be offered by Tom Celaya, Facilities Manager.

Tom Celaya presented a PowerPoint on repairs and improvements for the Silver King Hotel. He said the new budget cycle allowed the Town to upgrade the Silver King. The repairs would be done with modern materials and on the South East Balcony, the North Platform, the North West upper and lower staircases, the North West staircase and landing, and the West deck steps. The wood materials in these areas were consistently exposed to weather, which caused deterioration in some framing, walk areas, decorative attachments, and handrails. The main concern is a pedestrian's heel falling through the slits between the planks.

Mr. Celaya showed pictures of the water rot on the decorative acorns, holes in between planks on the upper and lower decks, and the wear and tear on the wood railings. He recommended several updates:

- All framing attachments should be checked to ensure nothing is loose.
- Decorative acorn caps should be secured firmly to the posts.
- All treads should be removed and re-spaced.

- All risers showing signs of deterioration should be replaced.
- With the exception of the steel handrails, all framing should be; scraped, patched with durable exterior wood and painted with quality paint.
- Replacement of all stringers, risers and tread material.
- Replacement of all wood handrail using metal handrail to match what is existing.
- Replace all wood joist and walking surface including steps with colored stamped concrete.

All materials will replicate original construction materials. The Town wants to replace the entire walking surface with a more durable material called Trex®.

Commissioner Reid said the East and South wall have cut out in the railing that is unique to the Silver King. She asked if the new railing will replicate the design. He said the design is identical to the left-over railing. They will make modifications to the railing for the stairway because it does not reach some openings and width. Commissioner Reid said she would like the whole East side to have that configuration. She asked how long ago they wanted to make updates and how long the materials lasted. He said the materials have been there since maybe 2007 and has been in use for ten years. They hope the upgrades will last more than ten years.

Commissioner Novotny asked where they plan to put the concrete. Mr. Celaya noted the stamped concrete will replace the wood on the Silver King back porch. Commissioner Novotny asked if this will be cheaper than using the Trex. He was not sure of the cost difference. Commissioner Novotny said it was interesting to have concrete on a raised platform. Mr. Celaya said this platform has a stem wall that runs underneath each of the handrails with the columns. It is only a matter of filling everything in. Commissioner Novotny agrees Trex is very durable due to her own experience. He said even in the long run if the Trex is less expensive.

Chairman Wheeler asked if SHPO has been informed of the repairs. Ms. Benitez stated SHPO has been notified and they agreed on the maintenance before Staff submitted the final request.

Commissioner Smith asked about their timeline. Mr. Celaya said it depends on the vendors, but he would like to be done before the end of the fiscal year. Vice-Chair Adam congratulated Mr. Celaya on his work and asked if all the exterior wood and railing was being replaced. Mr. Celaya said some railing was already replaced but yes all of the wooden railing was being replaced. She asked if the public will have access to all of the decking and all of the porches after these updates. He said they should, but that judgement is based on a safety perspective.

Commissioner Novotny asked about the removed wood. Mr. Celaya did not recommend giving it away because he did not own it and planned to throw it away. Chairman Wheeler said the wood was not original to the building and had no historic significance.

Commissioner Michael asked if the wood was Doug Fur. Mr. Celaya agreed it was and Commissioner Michael said it was durable. Mr. Celaya said the wood had no primer or paint and water damaged it over time. A Commissioner asked if it was pressure treated. He said no.

On motion by Vice-Chair Adam, seconded by Commissioner Reid, and carried 6-0, to approve the recommendation by Staff for the maintenance and upgrades to the Silver King Hotel.

COMMUNITY DEVELOPMENT REPORT

A. Future Agendas

Ms. Benitez stated Staff is drafting a "Vacant Building Registration Program" intended to inventory vacant and abandoned commercial buildings around "Old Town" and along Main Street. She said they hope to model the program around other cities and towns that have passed legislation for it. Staff will be researching programs to build something suited to Florence. Ms. Benitez mentioned Staff will update the Commission regarding the status of recent compliance efforts along Main Street. Every compliance letter sent was acknowledged, but Staff is waiting for follow-up from property owners.

CALL TO THE PUBLIC/COMMISSION RESPONSE:

Ruth Harrison, Florence, AZ, stated she hopes for consistent upkeep on the Silver King Hotel and other properties. She requested the Town videotape the Historic District Advisory Commission and other meetings, so residents can access information from the discussion.

CALL TO THE COMMISSION-CURRENT EVENTS ONLY

Commissioner Reid asked if everything had been exhausted in saving the Cuen building. Ms. Benitez said Staff would talk to Commissioners afterwards about the Cuen building but could not mention anything since the topic was not on the agenda. Staff can put a discussion for the Cuen building on the next agenda. Vice-Chair Adam requested Staff make sure to add certain items on the agenda and continue the updates for the Cuen building.

ADJOURNMENT

Chairman Wheeler adjourned the regular meeting at 6:31 pm.

Betty Wheeler

Date



Historic District Advisory Commission Staff Report

May 29, 2019

Agenda Item xx

Project Name: Pfeiffer Properties
(PZ 19-01 DEMO)

Prepared By: Maricella Benitez, Town Planner

Reviewed By: Larry Harmer, Community Development Director

REQUEST:

Owner Larry Pfeiffer requests approval of a demolition application for the Donald and Pauline Young Outbuilding and the Ross/Cushman Accessory Building located at 361 N. Quartz Street and 65 W. 6th Street in Florence, Arizona 85132.



361 North Quartz Street



65 West 6th Street

HISTORY:

361 North Quartz Street (APN 20041-0240)
Historic Significance/Status: Contributing
Style/Cultural Period: Early Transitional and Utilitarian
Significant Dates: Built ca. 1904

Pfeiffer Properties
PZ 19-01 DEMO
May 29, 2019



“General Description: A small single story detached dwelling, rectangular in plan, built with full (more than 10 ft.) setbacks from all four property lines. Approximate building dimensions: 30 ft. wide (N-S) by 22 ft. deep (E-W). Additional Information: Exterior walls: narrow vertical wood siding on wood frame. Roof: wood shingles on wood frame. The main portion of this structure is a gable-roofed rectangle, to which more gently pitched shed-roofed wings have been added on the north (an enclosed room) and south (an open porch).

Historic Significance: The vertical wood siding and overall character of this modest frame structure, built during the last decade of the Territorial period, recall the simple prefabricated “moveable” buildings erected during the same years by Arizona’s mines and railroads. Such portable structures were often designed to serve as workers’ dwellings or railroad section houses. This structure appears to have been originally an accessory building or guest house for the Ross/Cushman Residence.”

65 West 6th Street (APN 200-41-0230)

Historic Significance/Status:	Contributing
Style/Cultural Period:	Contemporary/Utilitarian
Significant Dates:	Built post 1941



“General Description: A small single story detached dwelling, rectangular on plan and built with full (more than 10 ft.) setbacks on all four sides. Approximate building dimensions: 27 ft. wide (E-W) by 25 ft. deep (N-S). Additional Information: Exterior walls: asbestos shingles on wood frame. Rolled asphalt covers a wood-framed gable roof.

Historic Significance: While this small house lacks stylistic pretension or particular architectural distinction, its modest scale, simple outline, appropriate roof pitch, and a straightforward use of building and landscape materials ensure its compatibility with its immediate context.”

BACKGROUND/DISCUSSION:

Both structures are currently listed as Contributors to the Historic District. The owner-applicant has provided a current condition and cost analysis for both structures. The owner-applicants contends, in both cases, the structures are beyond repair or cost prohibitive to rehabilitate. Removal of both structures could facilitate the rehabilitation and, possibly, adaptive reuse of the two remaining structures on these adjacent properties.

FINDINGS:

- The demolition application request is in the prolonging interest of general welfare, health and safety of the public.
- The Town of Florence, Town Code historic demolition procedures were followed in the demolition application process, and Town staff regrettably recommends approval to demolish the property.
- Per the Town Code, if it is found that the structures can be preserved in terms of economic and physical feasibility, but the owner of the structures continues to want it demolished, the Historic District Advisory Commission shall have up to 180 days to attract a buyer for the property who will preserve it.
- Per the Town Code, if it is found that the structures can not be preserved in terms of economic and physical feasibility, then a demolition will be issued for the structures.

STAFF RECOMMENDATION:

Staff finds the request is in the interest of general welfare, health and safety of the public and therefore recommends that the Historic District Advisory Commission approve the demolition application, subject to the following condition:

1. Any conditions deemed appropriate by the Historic District Advisory Commission.

Attachment:

- Letter from Applicant
- Applicant Cost Analysis Report
- Response from SHPO

Larry L. Pfeiffer
Post Office Box 70
Valley Farms, AZ 85191

pfeifferAZ@gmail.com
(520) 705-6572

May 15, 2019

Larry C. Harmer, Director
Community Development Department
TOWN OF FLORENCE
Post Office box 2670
Florence, AZ 85132

Via Email: larry.harmer@florenceaz.gov

Re: Request for hearing at May 29 Florence Historic Advisor Commission
Regarding demolition of two houses located at 65 West 6th Street and
361 North Quartz Street

Mr. Harmer, thank you for your informative email of Monday, May 13.

Owner-contractor is have prepared a brief cost analysis on these two houses that are in obviously poor condition. While they may be a part of the historic district's inventory, they certainly do not contribute to its charm and potential,

Please contact me immediately if you or the Advisor Commission is in need of any further information. I honestly believe that if James Allen were to do a walk-through inspection, he will issue a condemnation order on the spot!

Again, thank you for your help in this matter.

Respectfully,

Cc: Maricella Bonitez
Betty Wheeler
Cathy Adam
James Allen

COST ANALYSIS
REGARDING REHABILITATION
OF REAL PROPERTY LOCATED AT
65 WEST 6TH STREET
AND
361 NORTH QUARTZ STREET
FLORENCE, ARIZONA

PREPARED BY
LARRY PFEIFFER
OWNER-CONTRACTOR
FOR THE
TOWN OF FLORENCE AND ITS
HISTORIC DISTRICT ADVISORY COMMISSION

May 15, 2019

Real Property located at 65 West 6th Street, Florence

This 800 square foot house built after World War II is presently inhabitable. The former owner gutted the building in a failed attempt to remodel it. The house has no kitchen, no bath, and no interior walls except for termite infested surviving studs.

Here are my minimum estimates for rehabbing:

Kitchen	\$15,000 - \$20,000
Bath	\$10,000 - \$15,000
Wiring	\$ 7,500 - \$10,000
Roof Replacement	\$10,000 - \$15,000
New windows	\$ 5,000 - \$ 7,500
Drywall and trim	\$10,000 - \$15,000
Exterior Paint	\$ 3,000 - \$ 5,000
Landscaping	\$ 2,500 - \$ 4,000

The total cost to rehab would run between \$63,000 to \$91,500 assuming no surprises or speed bumps. On the low end, cost of rehabilitation is about \$750 a square foot, an amount that is far in excess of new build costs or economic realities.

Real Property located at 361 North Quartz Street, Florence

The shack is simply beyond repair. As like the 6th Street house, it too has been gutted. Moreover, it is around 500 square feet, is full of rot, may collapse at any time, and is presently a public hazard.

Final Comments

I stand ready to make the properties available for inspection at the convenience of the Advisory Commission. I may be reached at 520-705-6572.

Re: Demolition Application
mparisella@azstateparks.gov
To: larry.harmer@florenceaz.gov & evondy@azstateparks.gov
Thursday, May 16, 2019 - 3:34pm

Thanks Larry,
I believe these are the buildings we walked thru when we were in Florence.
If (or when) they are demolished, please let us know and we will remove them from the National Register Map.
Thanks.

Margy Parisella, AIA, CPM
State Historic Preservation Office
Arizona State Parks & Trails
1100 W Washington St.
Phoenix, AZ 85007
602-542-6943
mparisella@azstateparks.gov

On Thu, May 16, 2019 at 2:44 PM Larry Harmer <larry.harmer@florenceaz.gov> wrote:
We have received an application to demolish two structures in Florence.

- APN 200-41-0230
65 West 6th Street
- APN 200-41-0240
361 North Quartz Street

The applicant is a local preservationist, Larry Pfeiffer.
I've attached his rational and our draft staff report.

Please review and comment.
Let me know if you have any questions of me or Mr. Pfeiffer.

Best regards,

Larry C. Harmer
Director

TOWN OF FLORENCE
COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 2670
224 WEST 20TH STREET
FLORENCE, AZ 85132

(520) 868-7542 – OFFICE

2019 Florence Redevelopment Plan Update

Planning and Zoning
Commission
May 16, 2019

1

Background

The current Redevelopment Plan was adopted in 2009

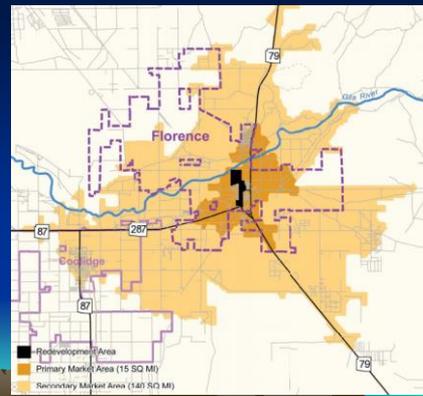
Recent Legislation requires that an Redevelopment Plan must be updated and adopted every 10 years or the existing plan will be deemed void

2

Current Redevelopment Plan

- Lengthy - cumbersome
- Difficult to follow for staff and public
- Statistically information obsolete
- Limited redevelopment strategies
- Reads more like a Specific Plan

3



4



5



6

Intent

Maintain Current Boundaries
 Simplify for Public Use
 Meaningful Redevelopment Incentives
 Adherence to State Statutes
 Realistic Goals, Objectives and Policies

7

Compact
Concise
Limit Extraneous Data

8

PLAN/et emerged as the most qualified for this project and was asked to submit a proposal for the plan. Their project team consists of PLAN/et (project lead), AECOM (planning, engineering and land use economist), Motley Design Group (historic preservation), WSP (land use/urban design), and Gammage & Burnham (legal). The proposal includes a complete scope of work, budget and timeline.

9

The Redevelopment Plan update, along with the Parks and Recreation Comprehensive Plan, the Regional Transportation Plan and the Active Transportation Plan (all currently underway) will become a component of the upcoming update to the Town's current 2020 General Plan, which is also required to be updated every ten (10) years by statute. The Request for Qualifications (RFQ) for the 2030 General Plan is anticipated to be release prior to the end of FY 2018-2019.

10

Questions?

11

June 13-14, 2019
2019 AHPC

Municipal Planning Tools to Assist with Historic Preservation Efforts

0

Municipal Planning Tools

- General Plans
- Specific Plans
- Historic Districts/Overlay Zoning
- Redevelopment Plans
- Infill Incentive Districts
- Adaptive Reuse Programs
- International Existing Building Code (IEBC)
- Government Property Lease Excise Tax (GPLET)
- Tax Reduction Program
- A.R.S. Article 10 Intergovernmental Procurement
- Vacant Building Registry

1

Municipal Planning Tools

General Plans
ARS §9.461.05

A. "... Each municipality shall adopt a comprehensive, long-range general plan for the development of the municipality."



2

General Plans

All General Plans shall include the following elements:

- Land Use
- Circulation

If the municipality has a population of between 2,500 and 10,000, and 2%/year growth, the Plan shall also include :

- Open Space
- Growth Area
- Environmental Planning
- Cost of Development
- Water Resources



3

General Plans

For larger municipal population, the following elements may be required ... these are population threshold driven:

- Conservation
- Recreation
- Circulation
- Public Services and Facilities
- Public Buildings
- Conservation, Rehabilitation and Redevelopment
- Safety
- Bicycling
- Energy
- Neighborhood Preservation and Revitalization

4

General Plans

Beyond those Elements specifically noted in the Arizona Revised Statutes, a municipality may add any additional Elements that it feels is important to there jurisdiction.

Town of Florence
2020 General Plan



5

Municipal Planning Tools

Specific Plans/Overlays

ARS §9.461.08

“A. The planning agency may, or if so directed by the legislative body shall, prepare specific plans based on the general plan and drafts of such regulations, programs and legislation as may in the judgment of the agency be required for the systematic execution of the general plan.”

6

Specific Plans/Overlays

“B. Specific plans may, in addition to recommended zoning ordinances and subdivision regulations, include:

1. Regulations determining the location of buildings and other improvements with respect to existing rights-of-way, floodplains and public facilities.
2. Regulations of the use of land, buildings and structures, the height and bulk of buildings and structures and the open spaces around buildings and structures.
3. Street and highway naming and numbering plans in order to establish the official names of streets and highways, to remove conflicts, duplication and uncertainty among such names, and to provide an orderly system for the numbering of buildings and properties.”

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Municipal Planning Tools

Historic Districts/Overlay Zoning

ARS §9.462.01

“Establish districts of historical significance provided that:

- (a) The ordinances may require that special permission be obtained for any development within the district if the legislative body has adopted a plan for the preservation of districts of historical significance that meets the requirements of subdivision (b) of this paragraph, and the criteria contained in the ordinance are consistent with the objectives set forth in the plan.”



8

Historic District/Overlay Zoning

- “(b) A plan for the preservation of districts of historical significance shall identify districts of special historical significance, state the objectives to be sought concerning the development or preservation of sites, area and structures within the district, and formulate a program for public action including the provision of public facilities and the regulation of private development and demolition necessary to realize these objectives.”
- “(c) The ordinance establishing districts of historical significance shall set forth standards necessary to preserve the historical character of the area so designated.”

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Historic District/Overlay Zoning

- “(d) The ordinances may designate or authorize any committee, commission, department or person to designate structures or sites of special historical significance in accordance with criteria contained in the ordinance, and no designation shall be made except after a public hearing on notice of the owners of record of the property designated of special historical significance. The ordinances may require that special permission be obtained for any development respecting the structures or sites.”



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Municipal Planning Tools

Redevelopment Plans

ARS Title 36 Public Health and Safety

Chapter 12 Public Housing

Article 3 Slum Clearance and Redevelopment

Legislative finding and declaration of necessity

11

Redevelopment Plans

Legislative Finding and Declaration of Necessity

- That there exist in municipalities of the state slum or blighted areas which constitute a serious and growing menace, injurious and inimical to the public health, safety, morals and welfare of the residents of the state.



The William Clarke House was built in 1884 for William Clarke, a mining engineer for the Silver King Mine. Rehabilitated in the early 2000s, it currently houses the Florence Remondor and Blake Tribune newspaper.

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Redevelopment Plans

- "Slum area" means an area in which both of the following are true:
 - (a) There is a predominance of buildings or improvements, whether residential or nonresidential.
 - (b) The public health, safety or welfare is threatened because of any of the following:
 - (i) Dilapidated, deteriorated, aging or obsolescent buildings or improvements.
 - (ii) The inadequate provision for ventilation, light, air, sanitation or open spaces.
 - (iii) Overcrowding.
 - (iv) The existence of conditions that endanger life or property by fire and other causes.

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Redevelopment Plans

- "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:
 - (a) A dominance of defective or inadequate street layout.
 - (b) Faulty lot layout in relation to size, adequacy, accessibility or usefulness.
 - (c) Unsanitary or unsafe conditions.
 - (d) Deterioration of site or other improvements.
 - (e) Diversity of ownership.
 - (f) Tax or special assessment delinquency exceeding the fair value of the land.
 - (g) Defective or unusual conditions of title.
 - (h) Improper or obsolete subdivision platting.
 - (i) The existence of conditions that endanger life or property by fire and other causes.

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Redevelopment Plans

Disposal of property in redevelopment project area

"A municipality may sell, lease, exchange or otherwise transfer real property or any interest in the property in a redevelopment project area to any redeveloper for residential, recreational, commercial, industrial or other uses or for public use in accordance with the redevelopment plan, subject to covenants, conditions and restrictions as it deems to be in the public interest or to carry out the purposes of this article."

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Redevelopment Plans

A municipality shall not prepare a redevelopment plan for a redevelopment project area unless the local governing body, by resolution, has declared the area to be a slum or blighted area in need of redevelopment.

The local governing body shall not consider a redevelopment plan for approval until a general plan for the development of the municipality has been prepared.

A municipality shall not acquire real property for a redevelopment project unless the local governing body has approved the redevelopment plan

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Redevelopment Plans

The plan shall include, at a minimum:

1. A statement of the boundaries of the redevelopment project area.
2. A map showing the existing uses and conditions of the real property within the redevelopment project area.
3. A land use plan showing proposed uses of the real property within the redevelopment project area.
4. Information showing the standards of population densities, land coverage and building intensities in the area after redevelopment.
5. A statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, building codes and ordinances.

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Redevelopment Plans

6. A statement as to the kind and number of site improvements and additional public utilities which will be required to support the new land uses in the area after redevelopment.
7. A statement of the proposed method and estimated cost of the acquisition and preparation for redevelopment of the redevelopment project area and the estimated proceeds or revenues from its disposal to redevelopers.
8. A statement of the proposed method of financing the redevelopment project.
9. A statement of a feasible method proposed for the relocation of families to be displaced from the redevelopment project area.

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Redevelopment Plans

A municipality may issue bonds in its discretion to finance the undertaking of any redevelopment project under this article, including the payment of principal and interest upon any advances for surveys and plans for redevelopment projects, and may also issue refunding bonds for the payment or retirement of such bonds previously issued by it.



Town of Florence, AZ
**REDEVELOPMENT
PLAN UPDATE**

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Municipal Planning Tools

Government Property Lease Excise Tax (GPLET)

ARS §42.6209

A city or town may abate the tax provided for under this article for a limited period beginning when the certificate of occupancy is issued and ending eight years after the certificate of occupancy is issued on a government property improvement that is constructed either before or after July 20, 1996 and that meets the following requirements:

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GPLET

1. The improvement is located in a single central business district in the city or town and is subject to a lease or development agreement entered into on or after April 1, 1985. For the purposes of this section:

- (a) A city or town shall not designate more than one central business district within its corporate boundaries.
- (b) A city or town shall not approve or enter into a development agreement or lease for a government property improvement within one year after the designation of the central business district in which the improvement is located.

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GPLET

(c) "Central business district" means a single and contiguous geographical area that is designated by resolution of the governing body of the city or town and that is geographically compact and not larger than the greatest of the existing total land area of the central business district of the city or town as of January 1, 2018, two and one-half percent of the total land area within the exterior boundaries of the city or town or nine hundred sixty acres.

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GPLET

2. The improvement is located entirely within a slum or blighted area that is established pursuant to title 36, chapter 12, article 3.

3. The government property improvement resulted or will result in an increase in property value of at least one hundred percent.

Silver King Hotel



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GPLET

The GPLET is used as a redevelopment tool to reduce a project's operating costs by replacing the real property tax with an excise tax. Government owned property is leased back to private entities that pay an excise tax based on the type of commercial, residential rental or industrial use. The tax is calculated on the gross square footage of the building. The excise tax may be used for up to 25 years and may be abated for the first eight years after a certificate of occupancy is issued for a property that is located in a single central business district and redevelopment area.

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Municipal Planning Tools

Infill Incentive Districts

ARS §9.499.10

A. The governing body of a city or town may designate an infill incentive district in an area in the city or town that meets at least three of the following requirements:

- 1. There is a large number of vacant older or dilapidated buildings or structures.
- 2. There is a large number of vacant or underused parcels of property, obsolete or inappropriate lot or parcel sizes or environmentally contaminated sites.

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Infill Incentive Districts

- 3. There is a large number of buildings or other places where nuisances exist or occur.
- 4. There is an absence of development and investment activity compared to other areas in the city or town.
- 5. There is a high occurrence of crime.
- 6. There is a continuing decline in population.



Town Core Infill Incentive Plan

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Infill Incentive Districts

- B. If the governing body establishes an infill incentive district, it shall adopt an infill incentive plan to encourage redevelopment in the district. The plan may include:
 - 1. Expedited zoning or rezoning procedures.
 - 2. Expedited processing of plans and proposals.
 - 3. Waivers of municipal fees for development activities as long as the waivers are not funded by other development fees.
 - 4. Relief from development standards.

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Municipal Planning Tools

Adaptive Reuse Programs

Why?

- Promotes sustainability and preservation
- Reduces urban sprawl and environmental impacts
- Uses existing urban infrastructure
- Contributes to revitalization of existing neighborhoods

Benefits:

- Development Process assistance
- Regulatory relief
- Cost savings
- Fee incentives

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Adaptive Reuse Program

Guidelines

- Single tenant, existing building of 5,000 sq. ft. or less without any added square footage.
- Building constructed before 1990.
- Limited to Assembly, Business, Mercantile and Storage occupancies.
- Can include minor interior remodel and minor code upgrade work.
- Report must be sealed by an Arizona registered architect or structural/electrical engineer.
- All planning, civil and traffic requirements must be met under separate requirements, as applicable.

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Adaptive Reuse Program

Modeled after City of Phoenix Adaptive Reuse Program

The Adaptive Reuse Program is limited to the Town's Infill Incentive District area.

Applicants intending to reuse (hereafter can be interpreted to include repair, change of occupancy, addition or relocation) an existing building or buildings constructed before 1990 within the Adaptive Reuse Program area are permitted to use Chapter 13 of the IEBC.

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Municipal Planning Tools

International Existing Building Code (IEBC)

International Existing Building Code (IEBC) provides flexibility to permit the use of alternative approaches to achieve compliance with the minimum requirements needed to safeguard the public health, safety and welfare insofar as they are affected by the repair, change of occupancy, addition and relocation of existing buildings. Chapter 4 of the IEBC determines the level of work to be completed for any alterations. The often referred to 50% improvement 'rule of thumb' is not always applicable to the IEBC.

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IEBC

When used under the Adaptive Reuse Program, Chapter 13 of the IEBC provides increased flexibility over the prescriptive approach within the IEBC or Chapter 34 of the International Building Code (IBC). Code flexibility is significantly increased over the usage of the IBC for new construction. The intent of this Adaptive Reuse Program is to establish the least restrictive tier of code choices available for alterations to existing buildings, while not compromising life safety.



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Municipal Planning Tools

Historic Property Tax Incentives Program

Owners of National Register properties may be eligible for special historic preservation tax incentives. The Federal Investment Tax Credit Program authorizes a 20 percent investment tax credit coupled with accelerated depreciation for income-producing properties. SHPO is responsible for reviewing the eligibility of properties as well as rehabilitation plans to ensure their compliance with the Secretary of the Interior's Standards for Rehabilitation. Additionally, the State of Arizona maintains a property tax reduction program for non-income-producing properties listed on the National Register and a property tax incentive program for income-producing properties. This program is administered by the SHPO in conjunction with county assessors.

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Municipal Planning Tools

§41-2632. Cooperative purchasing authorized

A. Any public procurement unit may either participate in, sponsor, conduct or administer a cooperative purchasing agreement for the procurement of any materials, services, professional services, construction or construction services with one or more public procurement units or external procurement activities in accordance with an agreement entered into between the participants.

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Municipal Planning Tools

§41-2636. Procurement from certified nonprofit agencies that serve individuals with disabilities and Arizona correctional industries

D. Notwithstanding the requirements of section 41-2532, state governmental units and local public procurement units may purchase or contract for any products, materials and services directly from certified nonprofit agencies that serve individuals with disabilities and Arizona correctional industries without competitive bidding if the delivery and quality of the products, materials or services meet the unit's reasonable requirements.

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Vacant Building Registration

Vacant properties can become health and safety hazards, diminishing the overall quality of life of the community and neighborhoods and reducing the value of the surrounding properties.

The purpose of the Vacant Building Registration Program is to encourage redevelopment of vacant properties through the establishment of minimum maintenance requirements, regular enforcement, property owner accountability, and the promotion of redevelopment opportunities for registered buildings.

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Municipal Planning Tools

Larry C. Harmer

Community Development Director
Town of Florence, Arizona

Charter and Life Member of the American Planning Association
Emeritus Member of the American Society of Landscape Architects

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Municipal Planning Tools

For Historic Preservation

Questions?

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