



City of Maricopa Redevelopment District Area

Design Standards &
Cleanup Phase II
Project Final Report
October 2011



Made possible by a grant from the
Gila River Indian Community



Following the Plan.

The City of Maricopa, to improve the quality of life in the community and encourage private investment and revitalization in the City's core, in 2009 completed and adopted a Redevelopment District Area Plan. This plan provides a 20-plus year guideline for the revitalization strategy of a 3.1 mile area, and was developed through the utilization of extensive public input.

Based on recommendations in the Plan as well as comments from Redevelopment District Citizens Advisory Committee members, grant funds were received and executed with great success for a Phase I cleanup effort. In 2010, funds were sought and received for a Phase II cleanup effort due to the presence of significant numbers of waste tires in the area. It was also sought in order to complete a Design Guidelines document to ensure future development in the area would reflect the desires of the local community and appropriately represent the Maricopa's heritage.

Grant budget.

Professional services	\$23,250
Recycling Labor and Fees:	\$19,770
Roloff Rentals and Trash Disposal:	\$3,545
Supplies:	\$784
Demolition/Removal work:	\$2,650
TOTAL GRANT	\$50,000

Volunteer support.

The quality of the Design Guidelines developed and adopted for the area as well as the large cleanup impact were made possible due to the significant involvement of members of the Redevelopment District Citizens Advisory Committee (RDA Committee).

Committee members, appointed by the City Council, represent Redevelopment District Area residents, business or property owners, as well

as some Ex-Officio representation to ensure the inclusion of important community organizations. For more information on Committee Members or meeting times, visit www.maricopamatters.com/redevelopment/about.html.

TASK 1: Design Guidelines.

Creation of Design Standards Manual to ensure that new development in the Redevelopment District Area is held to the standards that the community wishes to see in its City core.

The Design Guidelines were created to promote rehabilitation and new development that is compatible with the best aspects of the existing architectural context of the community. They address commercial/industrial development, residential design, and signage. The overall Design Guidelines provide recommendations for the use of architecture, building orientation, vehicular access, open space, facades, lighting and signage in the Heritage District.

Community Input.

To gain community input, a survey was taken on April 5, 2011 in a public forum setting. Resident comments included that it was "important that the rich history of our community be incorporated" and "stick with Western Architecture."



These comments were reflected strongly in the final document. The full and Council adopted Design Guidelines can be found online at www.maricopamatters.com.

TASK 2: Phase II Cleanup & Tire Removal.

The Redevelopment District Area Phase II Cleanup effort was focused on three main projects as recommended for future activities in the 2010 Grant summary report: Tire cleanup, general refuse removal and blighted structure removal.

TIRE REMOVAL:

Originally thought to be around 2,000 tires, the Committee identified and removed an astounding 8,488 tires at project completion as well as 108 tons of trash. This diminished an extreme fire hazard and an unsafe play area for children. 400 cubic yards of waste and 1,767 tires alone were also removed from one resident property during this cleanup phase. *(see images below)*



BLIGHTED STRUCTURE REMOVAL:

A residential property was identified on Burkett Avenue in the Old Town 3 Area of the Heritage District that had an existing blighted trailer structure located on it. The property owner was willing to permit the City, utilizing grant funds, to demolish and remove the building. Removal of the structure was another positive step in eliminating blight in the District. *(see image below)*



CLEANUP EVENT:

To wrap up the grant cycle in a manner that would remind residents of the importance of keeping their property in good order, a final cleanup event was orchestrated in September of 2011 with the placement of 6 rolloff trash bins in varied locations around the Heritage District. Two additional bins were needed due to the large response of resident utilization of bins. This amounted to over 30 tons of material disposal.

Next Steps.

The Redevelopment District Area Phase II Cleanup effort and Design Guidelines project was a strong success, meeting and exceeding planned goals. To continue to impact the Heritage District in a permanent manner, the City and Heritage District Citizens Advisory Committee will be pursuing the following projects in Fiscal Year 2012:

- City Zoning Code Rewrite
- City Code changes to remove area 'grandfathering' clause on blighted properties
- Relocation and rebuild of Amtrak Station

City of Maricopa staff would like to take this opportunity to thank the Gila River Indian Community for its generous contribution which made this effort possible. In addition, it would like to express its gratitude to the countless residents of the Redevelopment District Area and volunteers who participated in making this a success.

Special appreciation also goes to the Recycling Association of Maricopa.



Acknowledgements.