



Heritage District Redevelopment Plan



ACKNOWLEDGMENTS

The 2008 update to the Heritage District Redevelopment Plan was prepared by the Redevelopment Commission, the Development Services Department, staff and community participation through Public Hearings.

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Approved September 9, 2008

Heritage District Redevelopment Plan

TABLE OF CONTENTS

I. INTRODUCTION	1
II. PLAN OBJECTIVES	
a. Heritage District Vision Statement	3
b. Heritage District Goals & Objectives	3
III. DESCRIPTION OF EXISTING REDEVELOPMENT DISTRICT	
a. Statement of Boundaries	6
b. Heritage District General Plan Map	7
c. Heritage District Zoning Map	8
d. Heritage District Property Conditions	9
e. Gilbert Historic Districts	10
f. Population Density, Land Coverage & Building Intensity	11
IV. LAND USES & GUIDELINES	
a. Recommended Land Use Plan	13
i. Overall Goals	
ii. General Guidelines	
V. HERITAGE DISTRICT CHARACTER	
a. District Architectural Character	16
b. Sample Commercial Building Elevations	18
c. Sample Residential Building Elevations	19
d. Outdoor Furniture Palette	20
e. Plant Palette	21
VI. COMMISSION COMPOSITION & RESPONSIBILITIES	
a. Redevelopment Commission Composition	24
b. Redevelopment Commission Responsibilities	24
VII. FINANCING OPTIONS FOR REDEVELOPMENT PROJECTS	
a. Municipal Resources	27
b. State Resources	28
c. Federal Resources	28
d. Methods of Financing Redevelopment	29
e. Residential & Commercial Relocation Assistance	29
g. Estimated Cost for Land Acquisition	29
h. Estimated Income From Disposal of Properties	30
i. Public site improvements/utilities	30
VIII. REFERENCE RESOURCE LIBRARY	
a. Reference Materials	32
IX. APPENDIX	33
a. Article 2.4, Heritage Village Center Zoning District	



I Introduction

Introduction

The Gilbert Heritage District is the historic, symbolic center and heart of the community. It offers opportunity for the adaptation of historic and significant properties in the original downtown area to uses that will have a positive impact on the adjacent residential and commercial sectors.

The major emphasis of Gilbert's redevelopment program is to attract people generating uses that will stimulate growth and provide or compliment the identity for the area. These include the proper balance of specialty retail shops, unique entertainment uses, one-of-a-kind restaurants, offices and residential uses. Gilbert's ultimate goal for the Heritage District is to maintain the emphasis on its small town character while always striving to improve the economic vitality of the District. Furthermore, the District should be seen as the cultural center of the community and the "place to be" for families.

It is Gilbert's intent to continue redevelopment program efforts involving a variety of public and private activities that will maintain the redevelopment area as the economic and social center of the community. For the Heritage District to realize its highest and best uses and to maximize its retail potential, Gilbert has recognized a need for vigorous, coordinated public/private partnerships. Indeed, the successful implementation of the Heritage District Redevelopment Plan will require substantial short and long-term capital commitments on the part of all sectors.

Through a redevelopment plan reinvestment can be encouraged in the Heritage District. This reinvestment will help maximize the economic potential of properties, rehabilitate substandard buildings, eliminate blighting influences, improve parking, beautify streetscapes, and allow the assembly of land for new development. As new construction and rehabilitation activities occur, they will serve as a catalyst for the improvement of other properties. Together, this will help to attract more businesses and customers, thereby increasing the economic vitality of the area.

Fundamental to the revitalization of the Heritage District is the understanding that both out of town visitors and residents are attracted to the small town appearance and pedestrian scale that it offers. Through careful design management, the District can achieve the benefits of an intensified, highly functional, mixed-use center without losing its small town atmosphere and historical context. The social, cultural, business and civic activities that occur in the downtown will play a significant role in its future.

The Gilbert Redevelopment Plan was first adopted in 1991 and this revision contains many new elements that the original version did not. This plan builds upon the foundation that was established during the original visioning process and provides new insights that will enhance the initial goals and guidelines. Through the coordinated efforts of both the public and private sectors, the continued redevelopment of the Heritage District will be a major contributing factor in Gilbert's continuing quest to be a *Community of Excellence*.



II Plan Objectives

Heritage District Vision Statement

We will be a downtown that:

- Is the heart of the community
- Is family-friendly, pedestrian oriented and provides a convenient and safe experience for all
- Is a popular place to work, gather, dine, relax, shop and live
- Is a unique, attractive, vibrant, yet peaceful gathering place
- Reflects our railroad and agricultural heritage and maintains a small-town feel
- Attracts a distinct mix of retail, restaurant, office, service and entertainment businesses that are a regional draw
- Maximizes the use of limited space while making sure that no single use dominates the overall direction and vision of the Heritage District
- Is clean and well maintained
- Accomplishes all of the above in an economically sustainable way

Heritage District Goals and Objectives

Goal – Promote quality urban design with an emphasis on small town historical character and future vision.

Objectives:

- Establish entry feature(s) to the district.
- Create or recruit a facility that honors our railroad heritage and adjoins the railroad in the district.
- Embrace and develop a recognition of the importance of, and the contributions made by, the Hispanic culture and the ties they have to Gilbert's past.
- Cultivate education in related Heritage District events to promote Gilbert's family values.

Goal – Improve the economic viability of downtown.

Objectives:

- Enhance parking facilities in the Heritage District.
- Develop a section of the Gilbert web site dedicated to the redevelopment area and use it to market the Heritage District.
- Create a Heritage District coordinator position.
- Develop a business attraction strategy for the Heritage District.

Goal – Promote reinvestment and attract new development.

Objectives:

- Develop quality restaurants, evening entertainment and office projects.

- Build surface parking and parking structure(s) in conjunction with new development.
- Finalize site planning for the master planned area identified in the Redevelopment Plan.
- Create a business attraction and marketing plan for the Heritage District.
- Communicate with business owners/operators to identify their business needs.

Goal – Improve pedestrian and vehicular circulation to ensure a pedestrian friendly and safe environment.

Objectives:

- Establish a ‘Projected and current, land specific, ‘use plan’ for the District to help clarify pedestrian and vehicular needs in the District.
- Develop plans to implement the objectives portion of the Vision Statement developed in the Heritage District Pedestrian Enhancements report.
- Develop physical mechanisms or structures to slow traffic on Gilbert Road, without adversely affecting business revenue in the District. Minimizing construction impacts on businesses in the District should be of utmost priority.
- Create alternative traffic routes through the District that will reduce traffic volumes on Gilbert Road.

Goal – Promote downtown as the symbolic & cultural center of the community.

Objectives:

- Emphasize the following themes as the physical and cultural heritage of Gilbert:
 - Railroad
 - Water
 - Agricultural
 - Adobe architecture
 - Family
 - The role of the Hispanic culture in Gilbert’s history
- Promote a water feature at the canal with additional line-of-sight water features throughout the District.
- Enhance citizen awareness of Gilbert’s history through kiosks, mini-museum, walking tours, literature, and static displays.
- Increase cultural awareness through a signature event in the District.
- Make the Heritage District a family gathering place and the “place to be.”
- Strengthen and protect the historical neighborhoods to protect the mixed use heritage of the District.



III

Description of Existing Heritage District

Statement of Boundaries

Heritage District Boundary

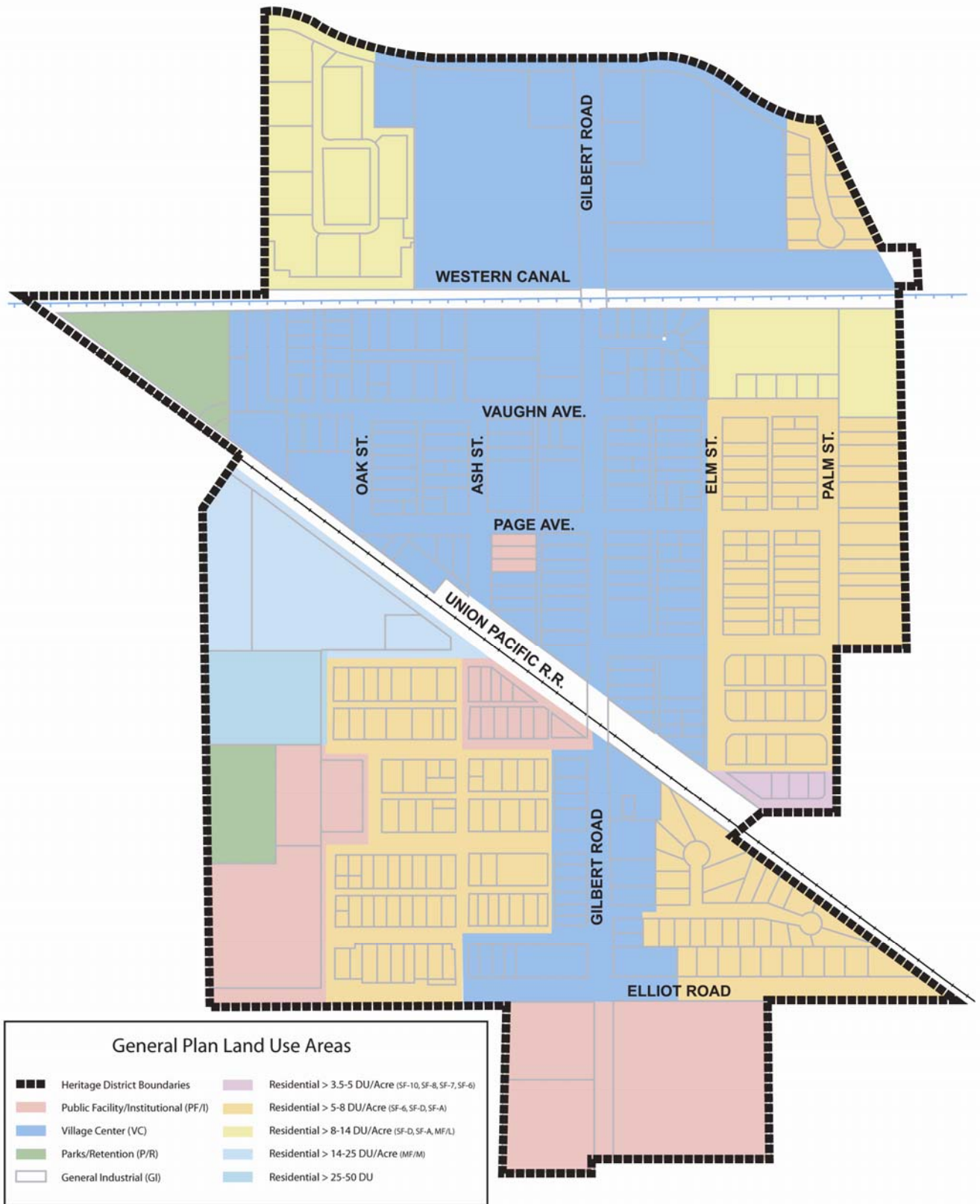
The Heritage District boundary was adopted by the Gilbert Council as the redevelopment area boundary in September, 1990. The Redevelopment Commission recommended this adoption after conducting a public hearing with extensive community participation concluding on January 11, 1990.

The District contains approximately 0.3 square miles and includes the original town site core, the commercial areas on both sides of Gilbert Road from Juniper Avenue to 600 feet south of Elliot Road and the residential neighborhoods one quarter mile east and west of Gilbert Road between the Western Canal and Elliot Road.

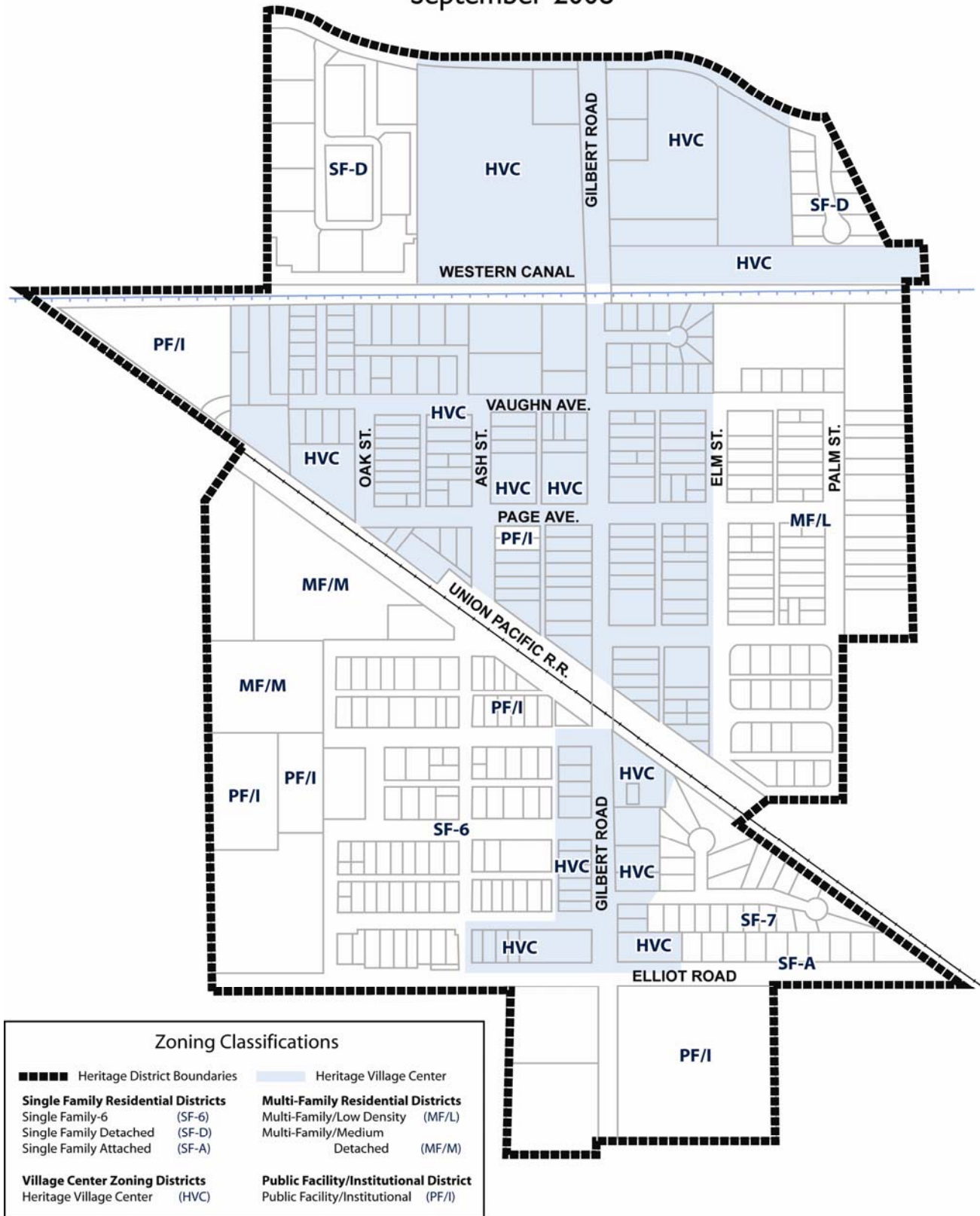
The northern boundary is Juniper, extending approximately 1,000 feet east and west of Gilbert Road. The southern boundary follows an imaginary line south of the Gilbert Historical Museum, 600 feet south of Elliot Road. The eastern boundary follows a north-south alignment at approximately 250 feet of Palm Street, shifts west along Cullumber Avenue and then south along the east side of Palm Street. The remainder of the east boundary lies along the Union Pacific Railroad (UPRR) tracks to Elliot Road, then shifts 700 feet to the west. Finally it turns south to meet the southern boundary. The western boundary aligns with Catalina Road from Elliot Road north to the UPRR tracks, west 1,400 feet to the Western Canal and then north to Juniper Avenue.

Any additions to the District will have to be consistent with the intent of the Heritage District Redevelopment Plan, or be identified as target for redevelopment activities by the Redevelopment Commission.

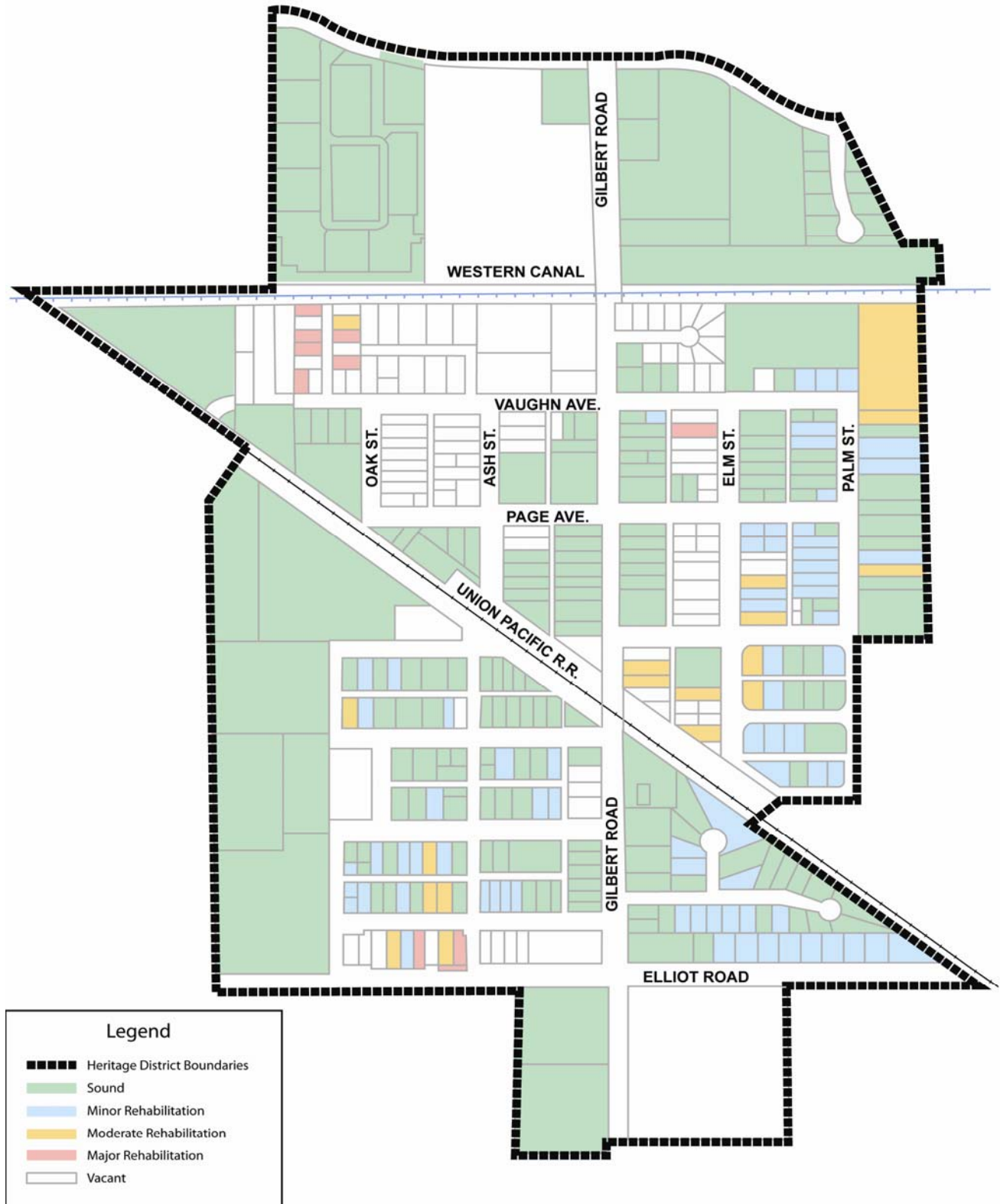
Heritage District General Plan Map September 2008



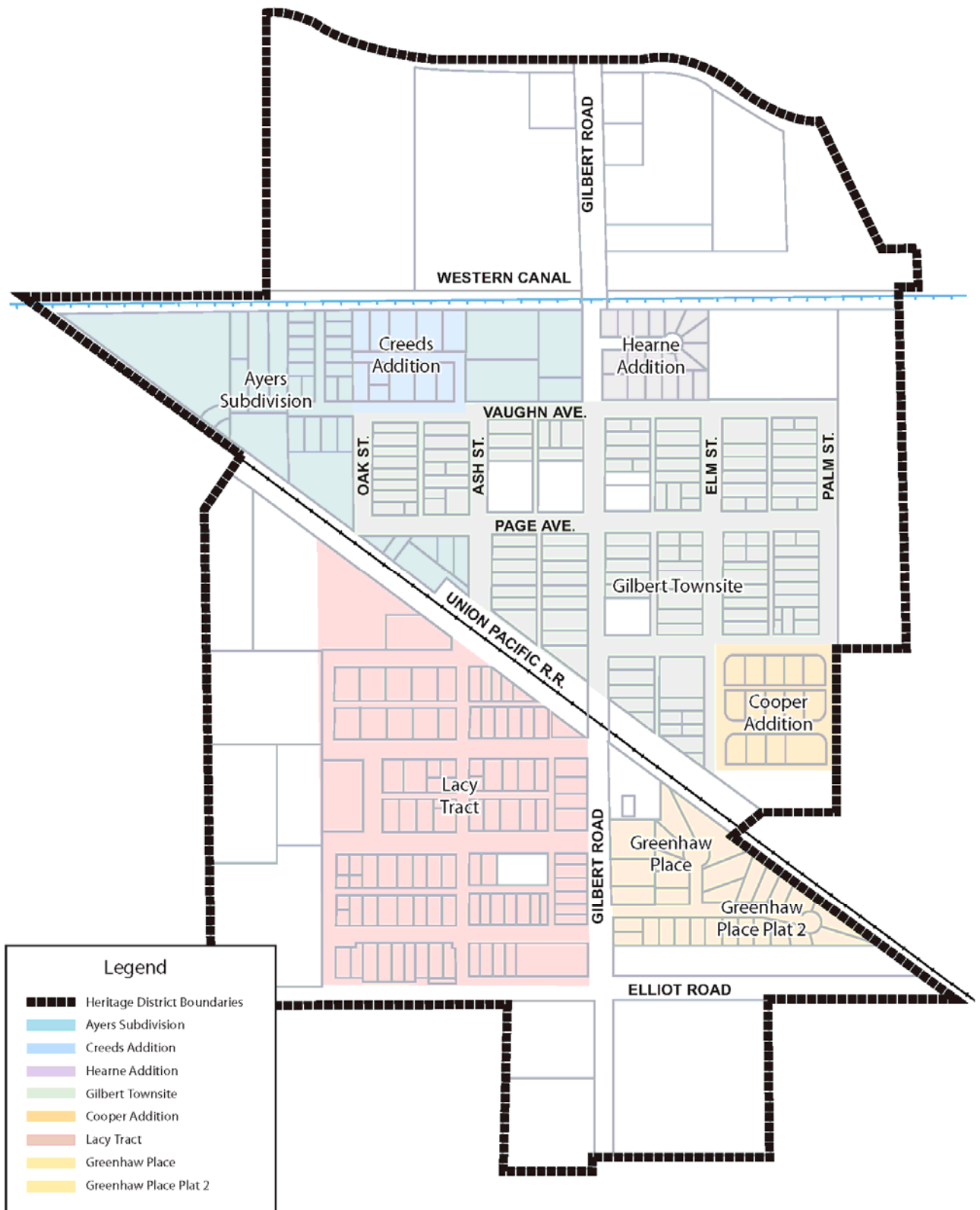
Heritage District Zoning Map September 2008



Historic District: Property Conditions September 2008



Historic Districts within the Heritage District September 2008



Population density, land coverage, and building intensity

The figures below are based on the estimated building size, type, and uses desired in the District. The actual figures will continually change as residential and commercial growth occurs within the District.

Desired numbers:

Population density: 10-15 persons per acre

Land Coverage – Percentage of land under roof

Commercial: 30%-40%

Residential: 35% - 45%

Building Intensity – floor to lot area ratio

Commercial: 0.5

Residential: 0.4

Actual numbers: (10/23/2007)

Population density: 8.2 (1789 persons against 218.42 acres in HD)

Land Coverage: 27.13 total acres under roof

- Commercial (includes public facilities): 5.3% (11.59 acres / 218.42)
- Residential: 7.1% (15.54 acres / 218.42 acres)

Building Intensity: 95.68 parcel acreage with building footprint with
27.13 building coverage acreage

- Commercial: .31 (8.48 footprint acres / 27.38 Commercial parcel acres)
- Residential: .235 (13.77 footprint acres / 58.62 Commercial parcel acres)



IV

Land Uses and Guidelines

Recommended Land Use Plan

Overall Goals

These guidelines describe the overall goals for redevelopment of the Heritage District as stated in the General Plan. Proposed projects in the District should comprehensively address all of these elements and not focus on only one or two elements. Gilbert's vision for the Heritage District is multifaceted but the major emphasis is to create an area that is a unique and vibrant, yet peaceful family-friendly gathering place. The ultimate goal for the District is to make it an area that is a popular place to work, gather, dine, relax, shop and live. Furthermore, the image of the area should be representative of the quality of life that has traditionally made Gilbert a great place to raise a family.

The Heritage Village Center (HVC) zoning district is intended to foster small-scale, pedestrian-oriented mixed-use development, consistent with the Heritage District Redevelopment Plan and General Plan. The District encourages a mixture of uses including complimentary high density residential, retail, services, offices, lodging, entertainment, public, transit, quasi-public and cultural uses.

General Guidelines

- **Pedestrian Oriented:** Projects will be pedestrian oriented with an appropriate scale, amenities, and orientation. Drive-thru facilities are not permitted. The Western Canal Powerline Trail Park, multi-use trails, and Union Pacific Railroad should be an integral part of the design of nearby projects. Low level lighting, outdoor seating, crime resistant design, and other pedestrian friendly amenities are encouraged.
- **Historic Emphasis:** Projects will emphasize the history of the Gilbert area through building architecture, historic markers, plaques, museums, public art, historic equipment, and other methods. Historic restoration of buildings and facades is encouraged.
- **Site and Building Design Elements:** Site design will utilize the District's current plant list and outdoor furniture palette. Buildings will utilize the current design guidelines. Pedestrian access to ground floor uses shall be provided a minimum of every 50 feet along a principal building frontage and 75 percent of ground floor building length or width along the front of a building shall consist of windows, doors or a combination thereof.
- **Open Space and Public Use:** In addition to the parks and open spaces, projects adjacent to the Western Canal, Union Pacific Railroad tracks, and other open spaces are expected to complement these spaces and provide visible open space and pedestrian circulation opportunities. Redevelopment projects that include the creation of public open space, pedestrian circulation, and water features are encouraged. Specific trails to be included in adjacent projects are along the Western Canal Powerline Trail Park (under construction) and the Heritage Walk trail on the north side of the railroad tracks from Gilbert Road to the northwest corner of the District. Gated communities and projects with limited access to common areas are

not permitted in the District except for secure residential parking. Public access will be maintained to and through non-residential complexes.

- **Building Height:** Single story buildings may be approved by the Redevelopment Commission upon finding that the character of the Heritage Village Center will be maintained. The goal for building height in the area is to build a minimum of two stories or 35 feet up to a maximum of four stories or 55 feet.
- **Public Parking:** A shared public parking model comprised of surface and structured parking is a key part of redevelopment projects in the District and is encouraged where possible.
- **Gilbert Road Retail Core:** Main street style commercial buildings that feature zero foot front setbacks with no side setbacks and very limited on-site parking. First floor retail and restaurant uses with retail, professional office, and other appropriate uses on other floors.
- **Commercial:** Professional office; unique, specialty, and destination retail; sit-down restaurants; coffee houses; mixed use retail, office and/or residential; and similar small to medium scale uses.
- **Site Development Regulations:** Please see Article 2.4, Heritage Village Center Zoning District, in the Gilbert Land Development Code for detailed guidelines.



V
Heritage District Character

District Architectural Character

Design guidelines for redevelopment projects and new projects

Developments within the Heritage District shall be designed to be compatible with the early 20th Century storefront character of the District and the existing single family residential community. Modern adaptations of the existing styles within the District are acceptable. No changes to building codes are anticipated as a result of this Plan. Design standards will be presented for approval by the Gilbert Council in order to implement the architectural design guidelines and landscape requirements in this plan. Care should be taken to tie into the historical context where it exists and where feasible. Refer to the building elevation sketches and outdoor furniture palette for specific examples.

- Please see Appendix - Article 2.4, Heritage Village Center Zoning District, from the Gilbert Land Development Code for more development guidelines.

Streetscape / Landscape

- Encourage use of alleys for access to parking where appropriate
- Head in, on street parking on local streets may be considered for undeveloped areas throughout the District.
- Landscape treatments should provide shade in the parking areas
- Use landscape treatments in the public right of way wherever possible.
- Existing street lamps and furniture that are not part of the current outdoor palette should be replaced whenever possible.
- Incorporate benches, planters, and other pedestrian oriented design elements using the current outdoor furniture palette.
- Incorporate trails and the Western Canal Powerline Trail Park when adjacent to a project. Consider pedestrian scale water features in projects in the new development areas.
- Encourage the creation and placement of public art in appropriate locations.

Building Size, Scale, Shading, and Signage

- Existing buildings may adhere to the historic building proportions in the immediate area, however, the downtown is in transition to a more intense development scheme and new development shall reflect those changes.
- Appropriate architectural treatments for each type of building are encouraged.
- Historically consistent signage should be used. Lighting for signage should be incandescent or neon. Box cabinet or fluorescent signs are not acceptable.
- A variety of shapes, designs & patterns of awnings for shade is encouraged. Colors should be consistent with the building architecture. Vinyl, reflective, and similar materials will not be allowed.
- New buildings fronting on Gilbert Road shall reflect the transition to a more intense pedestrian oriented development.

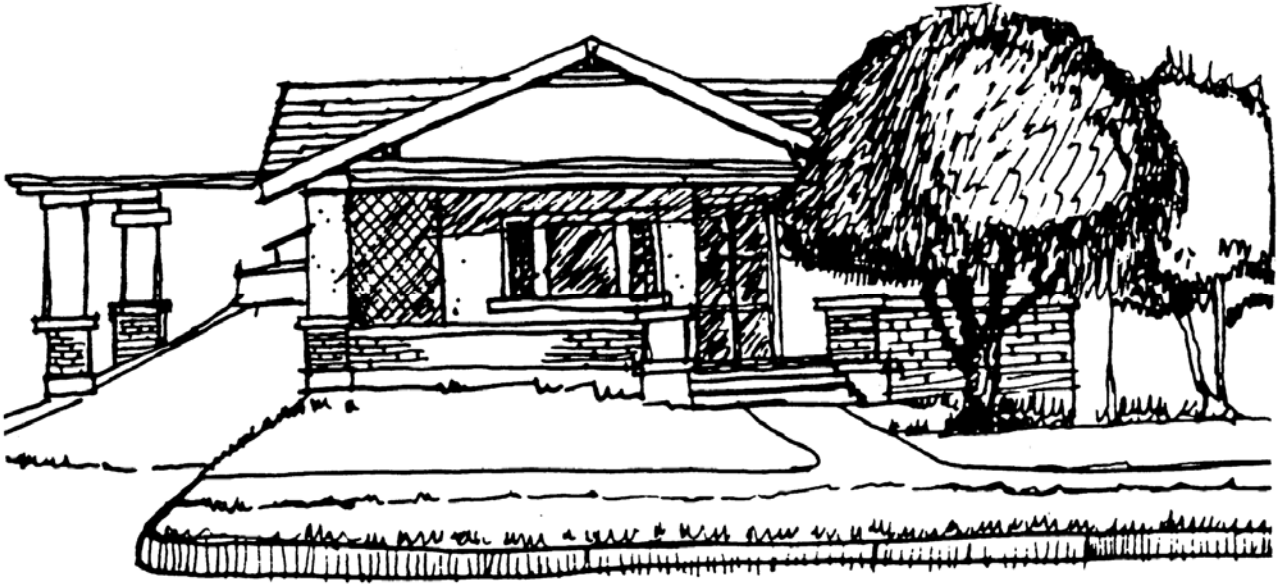
Building Materials, Doors, and Windows

- The existing pattern of doors and windows should be continued in the area.
- Masonry, wood, wood boards, and thick adobe are the major materials for exterior treatments. New commercial projects should use masonry materials. New residential projects should use upgraded horizontal wood appearance siding and/or stucco and brick.
- Repair or maintenance of building vernacular material should use like material compared to the original structure and surrounding buildings. Sheathing historic materials such as horizontal wood siding with stucco, metal siding, or other material is not permitted. Brick and natural stone facades should be restored to a natural condition without painting. Wood trim can be painted with original trim colors.

Sample Commercial Buildings Elevations



Sample Residential Building Elevations



Outdoor Furniture Palette



Plant Palette

<u>TREES</u>		
	COMMON NAME	BOTANICAL NAME
1	CASALOTE 'SMOOTHIE'	'Thornless' caesalpinia cacalaco
2	CHASTE TREE	Vitex agnus-castus
3	CHINESE PISTACHE	Pistacia chinensis
4	CHITALPA TREE	Chitalpa tashkentensis
5	EVERGREEN ELM	Ulmus parvifolia
6	FAN-TEX ASH	Fraxinus velutina 'Rio Grande'
7	GHOST GUM	Eucalyptus papuana
8	SISSOO TREE	Dalbergia sissoo
9	TIPU TREE	Tipuana tipu

<u>SHRUBS</u>		
	COMMON NAME	BOTANICAL NAME
1	BOUGAINVILLEA	Bougainvillea species (Barbara Karst Torch Glow)
2	CAPE HONEYSUCKLE	Tecomaria capensis
3	DWARF MYRTLE	Myrtus communis 'Compacta'
4	INDIAN HAWTHORN	Rhaphiolepis Indica
5	MOCK ORANGE	Pittosporum tobira
6	ORANGE JUBILEE	Tecoma alata 'Orange Jubilee'
7	PUNICA GRANATUM 'NANA'	Dwarf Pomegranate
8	RIO BRAVO SAGE	Leucophyllus Langumaniae 'Rio Bravo'
9	STOKES HOLLY	Ilex vomitoria 'Stokes'
10	TEXAS MOUNTAIN LAUREL	Sophora secundiflora
11	THUNDER CLOUD SAGE	Leucophyllum candidum 'Thunder Cloud'
12	TWISTED MYRTLE	Myrtus communis 'Boetica'
13	VALENTINE BUSH	Eremophila maculate 'Valentine'
14	'WHEELER'S DWARF' PITTOSPORUM	Pittosporum tobira 'Wheeleri'
15	XYLOSMA	Xylosma congestum

<u>GROUNDCOVERS</u>		
	COMMON NAME	BOTANICAL NAME
1	BLACK DALEA	Dalea frutescens
2	BLACKFOOT DAISY	Melampodium leucanthum
3	BUSH MORNING GLORY	Convolvulus cneorum
4	DESERT CARPET	Acacia redolens 'Desert Carpet'
5	DWARF ROSEMARY	Rosmarinus officinalis 'Prostratus'
6	KATIE RUELLIA	Ruellia brittoniana 'Katie'
7	LANTANA 'GOLD MOUND'	Lantana camara 'Gold Mound'
8	LANTANA 'NEW GOLD'	Lantana camara 'New Gold'

<u>GROUNDCOVERS</u>		
	COMMON NAME	BOTANICAL NAME
9	PERUVIAN VERBENA	Verbena peruviana
10	SAND PAPER VERBENA	Verbena rigida
11	TRAILING YELLOW GAZANIA	Gazania rigens leucolaena 'Sun Gold'
12	TRAILING LANTANA	Lantana montevidensis
13	YELLOW DOT	Wedelia trilobata

<u>ACCENTS</u>		
	COMMON NAME	BOTANICAL NAME
1	BEAR GRASS	Nolina microcarpa
2	CREEPING FIG	Ficus pumila
3	DEER GRASS	Muhlenbergia rigens
4	FORTNIGHT LILY	Dietes (dye-ee-teez)
5	GIANT HESPERALOE	Hesperaloe funifera
6	LILAC VINE	Hardenbergia violacea
7	QUEEN'S WREATH	Antigonon leptopus
8	REGAL MIST	Muhlenbergia capillaries 'Regal Mist'
9	PINK/WHITE GAURA	Gaura lindheimeri 'Pink/White'
10	SNAIL VINE	Vigna Caracalla
11	SOTOL, DESERT SPOON	Dasyllirion wheeleri
12	SOTOL, MEXICAN GRASS TREE	Dasyllirion longissimum
13	TWIN FLOWER AGAVE	Agave geminiflora
14	TRUMPET CREEPER VINE	Campsis radicans



VI Commission Composition & Responsibilities

Redevelopment Commission Composition

The Redevelopment Commission shall consist of five Commissioners meeting the Arizona Revised Statutes and municipal requirements. It is desirable, but not mandatory, to have the Commission integrated by a cross section of the following professional fields:

1. One member should be an architect, landscape architect, planner, designer, or have an otherwise similarly qualified design background.
2. One member should have a background in land development, building or contracting.
3. One member should have a financial background.

Redevelopment Commission Responsibilities

The Redevelopment Commission shall have the following responsibilities :

1. Encourage development and redevelopment in the Heritage District.
2. Act as the recommending Commission for prioritization of redevelopment goals and projects.
3. Act as the recommending Commission to the Gilbert Council for the use of existing and potential funds for redevelopment.
4. Encourage and endorse promotional activities within the Heritage District.
5. Recommend to the Gilbert Council a Redevelopment Plan and amendments thereto.
6. Review and make recommendation to the Planning Commission on proposals to amend the Office Zoning Map or the provisions of the Zoning Code.
7. Approve, approve with modifications and/or conditions, or deny applications for design review pursuant to Article 5.6: Design Review.
8. Hear and decide appeals from administrative design review decisions of the Planning Manager.
9. Review and recommend approval to the Gilbert Council of design guidelines for the Heritage District Overlay District.
10. Review and recommend approval, approval with modifications and/or conditions, or denial to the Planning Commission of Special and Conditional Use Permits, pursuant to the provisions of Article 5.4: Use Permits.

11. Review and comment to the Planning Commission on appeals of Administrative Use Permits.
12. Review and recommend approval, approval with modifications and/or conditions, or denial to the Planning Commission of preliminary subdivision plats, pursuant to the provisions of Chapter III: Subdivision Regulations.
13. Review and comment on applications for zoning, General Plan Amendments, Subdivision, Variances, Design Review, and Use Permits within 1000 feet of the boundaries of the Heritage District Redevelopment Area.
14. Conduct public hearings as required by the Zoning Code.



VII

Financing Options for Redevelopment Projects

Redevelopment can only occur in an environment of integrated public and private financial participation. Redevelopment projects require creative investment strategies. They should afford the developer or business owner an opportunity to recoup costs and successfully compete with newer projects outside of the Heritage District.

The following is a brief description of some resources that may be available to implement redevelopment projects within the Heritage District.

Municipal Resources

Development Agreements

Gilbert has used development agreements and project specific incentives to attract targeted development to the District. These agreements must demonstrate community benefit in order for incentives to be granted. Possible incentives include full or partial permit fee waivers, fast track approval process, and assistance with locating financing.

Redevelopment Bonds

State statutes allow Gilbert to issue debt for redevelopment purposes. This debt is in the form of revenue bonds, and the proceeds must be repaid from other than municipal property tax sources. The debt is outside of regular municipal debt limits, and must stand on its own merit.

Private Placement Activity Bonds

Gilbert has access to Private Placement Activity Bonds for eligible projects. As a matter of policy, Gilbert has not used capacity for anything other than manufacturing and employment purposes. Other communities have used these funds for single and multi-family housing construction. The future of these funds and their legal application is subject to renewal by Congress.

Improvement Districts

There are several forms of improvement districts available under state law. Each requires benefited property owners to financially participate in their share of the improvements through special assessments.

Formation of districts requires consent and approval, through petitions and election. Protest periods regarding their formation are also required.

State Resources

State Historic Preservation Office (SHPO) Rehabilitation Resources

These state funds are targeted for historic preservation activities, particularly as they relate to housing and commercial properties. Possible resources include some tax abatement and grants for rehabilitation and restoration. Contact SHPO for information on the requirements for each program.

Arizona Heritage Fund

Applications are available annually for urban parks, open space and trail development funding. The funding for this grant program is provided by proceeds from the Arizona Lottery. Applications are limited to government entities.

State Housing Fund

This program provides loans and grants for housing activities through the Arizona Department of Housing. Loans are available for first-time homebuyer and rental housing projects. Grants are available for housing rehabilitation, rental assistance, and planning projects. Applications can be submitted several times throughout the year.

Low Income Housing Tax Credits

The Tax Credit program accepts applications for rental housing projects that are willing to develop housing units for lower income, special needs, and large family households. For profit and non-profit developments can apply to the Arizona Department of Housing for the credits. Funding priorities are set annually.

Federal Resources

Community Development Block Grant (CDBG) Program

Gilbert is a Community Development Block Grant entitlement community. Historically, approximately 50% of each year's CDBG funds have been allocated to public facility projects in or near the Heritage District. CDBG funds also provide emergency and minor home repairs, down payment assistance, and support for public services for qualified Gilbert residents. Funding priorities are set annually each fall. Applications for funding are due to the Gilbert Business Development Division in early winter.

Home Investment Partnership (HOME) Program

Gilbert is part of the Maricopa County HOME Consortium. HOME funds are required to be used for affordable housing activities and are allocated annually. In recent years these funds have been utilized to provide housing rehabilitation grants and down payment assistance for qualified Gilbert homeowners. The majority of the rehabilitation program's clients reside in the Heritage District with most grants between \$5,000 and \$15,000.

Section 108 Loan Guarantee Program

Section 108 loans are available for economic development projects that benefit lower income persons. Section 108 projects must meet the CDBG program's low income benefit and other requirements. The loans are secured by CDBG funds which will repay the loan if the project is unable to meet the repayment schedule. Applications are accepted year-round.

Economic Development Initiative (EDI)

Special purpose EDI grants are available for Congressionally earmarked projects. Once approved by Congress, the project completes the application process, funds are awarded, and the project can begin.

Methods of Financing Redevelopment

The majority of new project financing is expected to be provided through private developers. Gilbert may provide incentives to desired development and may use System Development Fees and the sale of General Obligation Bonds to help fund redevelopment projects.

Residential and Commercial Relocation Assistance

The underlying goal of Gilbert's commercial and residential relocation assistance program is to encourage displaced residents and businesses to remain living and doing business in Gilbert. The main consideration of the relocation program is to put the relocated business and/or household into similar facilities that it occupied before the move.

The benefits available under the Gilbert relocation assistance program shall comply with the amounts established by State and Federal laws. The Gilbert Council may exercise its discretion in setting this amount and such discretion should be exercised in a uniform and consistent manner. Eligible displaced persons in like circumstances will be treated equally.

Estimated cost for land acquisition/preparation for redevelopment

Voluntary acquisition (purchase) is Gilbert's initial method to acquire property for redevelopment. One or more acquisition appraisals by independent fee appraisers will be made of all properties to be acquired. Based on the appraisal(s), an offer reflecting fair market value will be made to reach an acceptable price. If an agreement cannot be reached, condemnation with the fair market value established by a court may be considered but would be the last resort. Since Gilbert already owns most of the vacant property in the District there are no immediate plans to acquire additional properties at this time.

Estimated income from disposal of properties

An estimated seven to eight million dollars may be generated as income from the disposal of the properties owned by Gilbert as of the date of this publication. Additional private investment in buildings and other improvements would generate property tax, sales tax, and other income for the life of the improvements.

Public site improvements/utilities

There are no immediate additional public site improvements or utilities anticipated to support the new land uses in the area after redevelopment. In the longer term it is anticipated that a roadway will be built along the eastern border of Arbor Walk which will connect Juniper Avenue to Vaughn Avenue via an extension of Ash Street. Additionally, as development occurs at the Gilbert & Elliot roads intersection in future years there may be a need to provide additional parking in the area. It is anticipated that any parking constructed may be a public/private partnership.



VIII
Reference Resource Library

Throughout the entire document, we made reference to certain chapters and articles from the Gilbert Land Development Code (LDC). To view the LDC in its entirety, please go to the website address listed below. In addition to the Land Development Code, we have other valuable resource tools if you are considering the Heritage District as a destination for your business. Below is a compiled list of all of the available reports/studies relevant to the Heritage District. Please contact the Gilbert Development Services Department to obtain any of the listed documents.

Reference Materials

Town of Gilbert Land Development Code
<http://www.gilbertaz.gov/planning/ldc.cfm>

Chapter I Zoning Regulations

- Article 2:4 Heritage Village Center Zoning District
- Article 3:4 Heritage District Overlay Zoning District
- Article 5:4 Use Permits
- Article 5:6 Design Review

Chapter III Subdivision Regulations

- Article 1:1 Subdivision Regulations
- Article 1:2 Minor Land Division and Minor Subdivision
- Article 1:3 Vacation of Streets and Easements

Design Assistance Team (DAT) Report 2002

Pedestrian Enhancement Study January 24, 2006

Resolutions relating to Slum and Blight Area

- Resolution No. 1038 – August 22, 1989
- Resolution No. 1106 – September 11, 1990
- Resolution No. 1157 - June 25, 1991

Resolution relating to the Outdoor Furniture Palette for Public Right of Way and Private Property accessible to the public

- Resolution No. 2004-1 – May 20, 2004



IX Appendix

Article 2.4: Heritage Village Center Zoning District

Sections:

- 2.401 Purposes
- 2.402 Land Use Regulations
- 2.403 Site Development Regulations
- 2.404 Additional Development Regulations
- 2.405 Additional Use Regulations

2.401 Purposes

The Heritage Village Center (HVC) zoning district is intended to foster small-scale, pedestrian-oriented mixed-use development, consistent with the Heritage District Redevelopment Plan and General Plan. The district encourages a mixture of uses, including complementary high-density residential, retail, service, office, lodging, entertainment, public and quasi-public and cultural uses.

The additional purposes of the HVC district established in this article are to:

- A. Encourage quality and variety in building, landscape, and signage design;
- B. Insure historic compatibility in land use and building form;
- C. Support mixed commercial and residential uses;
- D. Reinforce the historic character of the downtown; and
- E. Attract active uses that will enhance the pedestrian ambiance of the downtown.

2.402 Land Use Regulations

- A. **Regulations.** Table 2.402: Land Use Regulations – Heritage Village Center District sets forth the land use regulations for the Heritage Village Center zoning district. The regulations are established by letter designations as follows:

"P" designates permitted uses.

"L" designates uses that are permitted subject to certain limitations. Number designations refer to the limitations listed at the bottom of Table 2.402: Land Use Regulations – Heritage Village Center District.

"T" designates uses that are permitted to be conducted for a temporary period of time. Time limitations are listed in Table 4.5012: Temporary Uses.

"A" designates uses that require an Administrative Use Permit pursuant to Article 5.4: Use Permits.

"U" designates uses that require a Conditional Use Permit pursuant to Article 5.4: Use Permits.

"S" designates uses that require a Special Use Permit pursuant to Article 5.4: Use Permits.

- B. **Unlisted Uses.** Uses are defined in Article 6.1: Use Definitions. If a proposed use is not listed in the Use Definitions, the Zoning Administrator shall determine if the proposed use is substantially similar to a permitted use; in that event, the Zoning Administrator shall assign the proposed use to a permitted use definition.
- C. **Prohibited Uses.** Uses not listed in Table 2.402: Land Use Regulations – Heritage Village Center District below or not assigned to a Use Definition pursuant to Section 2.402B: Unlisted Uses are prohibited.
- D. **Additional Use Regulations.** Additional use regulations for the Heritage Village Center District are set forth in Section 2.405: Additional Use Regulations.

Table 2.402: Land Use Regulations – Heritage Village Center District

Use Classification	HVC	Additional Regulations
Amateur Radio Antenna Structure	L1	See Article 4.8
Animal Services		See Section: 4.508
<i>Animal Grooming</i>	P	
<i>Small Animal Clinics</i>	P	
Automated Teller Machine	L1, L2	
Automated Teller Machine, Remote	A, L2	
Banks and Other Financial Institutions	L2	
Bed and Breakfast Homes	U	
Building Material and Home Improvement Sales and Service, Retail		
<i>Small-Scale</i>	U	
Business Services	P	
Carnival		See Section: 4.5012
<i>Non-Commercial</i>	T	
Clubs and Lodges	P	
Congregate Living Facility	U	
Cultural Institutions	P	
Day Care, Home Occupation	L1	See Section 4.502
Day Care, Residential	L1	See Section 4.503
Dry Cleaning and Laundry Outlet	L2	
Eating and Drinking Establishments		
<i>Bars/Night Clubs/Lounges/Dance Halls</i>	P	
<i>Restaurants, Beverage Service</i>	L2	
<i>Restaurants, Full Service</i>	P	

Table 2.402: Land Use Regulations – Heritage Village Center District

Use Classification	HVC	Additional Regulations
<i>Restaurants, Limited Service</i>	L2	
Entertainment and Recreation, Indoor		
<i>Small-Scale</i>	U	
<i>Large-Scale</i>	U	
Entertainment and Recreation, Outdoor	U	
Farmer's Market	A	
Funeral and Undertaking Services	U	
Government Offices and Facilities		
<i>Small-Scale</i>	P	
Haunted House	T	See Section: 4.5012
Health Care Facilities		
<i>Urgent Care Facility</i>	P	
<i>Medical Offices And Clinics</i>	L3	
Home Occupation	L1	See Section: 4.502
Hotels and Commercial Lodging	U	
Instructional Services, Specialized	P	
Laundry Services	P	
Loft Unit	L4	
Maintenance and Repair Services	P	
Manufacturing and Assembly		
<i>Artisan</i>	P	
Non-Chartered Financial Institution	U	See Section: 4.5010
Offices, General	L3	
Park and Ride Lot	U	
Parking Facilities	U	
Pawn Shops	U	See Section: 4.5010
Personal Services	P	
Place of Worship		See Section: 4.505
<i>Small-Scale</i>	P	
Public Safety Facilities		
<i>Small-Scale</i>	P	
Residential, Permanent		
<i>Multi-Family</i>	L3	
Retail Sales, Furniture		
<i>Large-Scale</i>	U	
<i>Small-Scale</i>	P	
Retail Sales, General	L2	
Schools, Public Or Private		
<i>Small-Scale</i>	L5	
Seasonal Sales	T	See Section: 4.5012
Stand-alone Smoking Lounge	U	See Section: 4.5010
Tattoo / Piercing Studio	U	See Section: 4.5010
Teen Nightclub	P	
Transportation Passenger Terminals	U	
Utilities		
<i>Facilities</i>	S	
<i>Well Site</i>	P	
Waste Management		

Table 2.402: Land Use Regulations – Heritage Village Center District

Use Classification	HVC	Additional Regulations
<i>Non-Hazardous Material Recycling Collection Facility Small-Scale</i>	A	
Wireless Communication Facilities		See Article 4.7
<i>Alternative Light Poles</i>	U	
<i>Other Than Monopoles</i>	A	

Limitations

L1 - Only as a use incidental to the principal use of the property.

L2 - Drive-through facilities prohibited.

L3 - Use Permit required for ground floor location.

L4 - Permitted only above the ground floor of a mixed-use building.

L5 - Permitted only above the ground floor of a mixed-use building within 300' of Gilbert Road; permitted use in other locations.

2.403 Site Development Regulations

Table 2.403: Site Development Regulations – Heritage Village Center District sets forth the site development regulations for the Heritage Village Center district, which are in addition to the development regulations set forth in Section 2.404: Additional Development Regulations and Division 4: General Regulations. Letter designations in the *Additional Regulations* column refer to regulations that follow Table 2.403.

Table 2.403: Site Development Regulations – Heritage Village Center District

Standards	HVC	Additional Regulations
Minimum Floor Area Ratio (FAR) (%)	25	
Minimum Building Height (ft.) / (Stories)	35/2	(A)
Maximum Building Height (ft.) / (Stories)	55/4	(B)
Minimum Building Setback (ft.)		
<i>Front</i>	0	
<i>Side (Street)</i>	0	
<i>Side (Residential)</i>	10	
<i>Side (Non-residential)</i>	0	
<i>Rear (Residential)</i>	20	
<i>Rear (Non-residential)</i>	0	
Build-to Line (ft.)		(C)
<i>Front</i>	10	
<i>Side (Street)</i>	10	
Storefronts and Access	Yes	(D)
Building Transparency	Yes	(E)
Driveway Restrictions	Yes	(F)
Parking Setback	Yes	(G)
Building Setback to Parking (ft.)	See Section 4.203N: Separation from Buildings	

Table 2.403: Site Development Regulations – Heritage Village Center District

Standards	HVC	Additional Regulations
Off-Street Parking and Loading	See Article 4.2: Off-Street Parking and Loading Regulations	
Exterior Lighting Standards	See Section 4.103: Lighting Standards; (H)	

- A. **Minimum Building Height.** Single story buildings may be approved by the Redevelopment Commission upon finding that the character of the Heritage Village Center will be maintained.
- B. **Maximum Building Height.** Building height above 2 stories or 35 feet up to a maximum of 4 stories or 55 feet may be approved by the Redevelopment Commission upon a finding of consistency with the Redevelopment Plan, and finding that the character of the Heritage Village Center will be maintained.
- C. **Build-To Lines.**
 - 1. *Ground Floor.* A minimum of 50 percent of the ground floor building facades or defined permanent outdoor dining area shall be within 10 feet of the property line abutting a street.
 - 2. *Second Floor.* All second floor building street facades shall be within 10 feet of the property line abutting a street. Permanent outdoor dining may substitute for a portion of the building facade abutting a street.
- D. **Storefronts and Access.**
 - 1. A minimum 75 percent of ground floor building length or width along the front of the building shall consist of windows, window displays, doors, or a combination thereof.
 - 2. Pedestrian access to ground floor uses shall be provided a minimum of every 50 feet along a principal building frontage.
- E. **Transparency.**
 - 1. *Ground Floor.* View windows, window displays, or doors shall be provided in a zone between 2 and 8 feet above grade adjacent to the principal building frontage.

2. *Upper Floors.* A minimum of 25 percent of a building's upper floor elevations along streets shall have view windows with non-reflective glass.
- F. ***Driveway Restrictions.*** Vehicular access shall be from a non-arterial street or alley.
- G. ***Parking Setback.*** Parking areas shall be set back a minimum of 25 feet from an arterial street.
- H. ***Lighting.*** All lighting fixtures shall conform to standards set forth in the Heritage District Redevelopment Plan.

2.404 Additional Development Regulations

- A. ***Accessory Structures.*** Accessory structures shall be identified on an approved Final Design Review site plan and shall conform to the following regulations:
 1. *Establishment.* An accessory structure shall not be constructed prior to construction of a principal structure.
 2. *Location:* Accessory structures shall be located within the building envelope.
 3. *Maximum Height.* The maximum height shall be 15 feet.
 4. *Separation.* Accessory structures shall be separated from principal structures and other accessory structures by a minimum of 10 feet.
- B. ***Gated Facility Entrances.*** A minimum of 40 feet of vehicle queuing area shall be provided behind each security control point. The minimum width of the vehicular entry shall be 20 feet in width. A vehicular turn-around area shall be provided between the control point and the security gate. The vehicular turn-around area shall have a minimum interior turning radius of 35 feet and an exterior turning radius of 55 feet.

2.405 Additional Use Regulations

- A. ***Outdoor Storage.*** In addition to the requirements set forth in Section 4.104: Outdoor Business Property Storage, outdoor storage areas shall comply with the following requirements. This section does not apply to *Outdoor personal property storage*.
 1. *Area:* 5 percent of the Gross Floor Area (GFA) of the use or 200 square feet, whichever is less.

2. *Height of Fences:* Fences enclosing outdoor storage areas shall be 6 feet in height.
3. *Location:* Outdoor storage areas shall not be located between the building and the street.
4. *Stored Material.* Stored material shall not exceed the height of the fence.

B. ***Outdoor Retail Sales and Merchandise Display.*** Outdoor retail sales and merchandise displays shall be located and conducted in compliance with the following requirements. Uses that are permitted to be conducted for a temporary period of time as listed in Table 2.402: Land Use Regulations – Heritage Village Center District are not outdoor retail sales and merchandise display under this section.

1. *Location.* Outdoor retail sales and merchandise displays shall not obstruct ingress and egress to a building, obstruct fire lanes, interfere with vehicular circulation or sight distance, or be located in landscaped areas. Outdoor retail sales and merchandise display areas shall be adjacent to the structure containing the business selling the merchandise. Final Design Review plans shall designate permitted areas for outdoor retail sales and merchandise display. For Final Design Review plans approved prior to the effective date of the Zoning Code, the location of outdoor retail sales and merchandise display require Administrative Design Review approval.
2. *Maximum Area.* 5 percent of the GFA of the use or 200 square feet, whichever is less.
3. *Height.* Display merchandise shall not exceed a height of 6 feet above finished grade. Construction equipment including fork lifts, boom trucks, cranes, bucket trucks and similar equipment shall be displayed in an unextended position.
4. *Temporary Use of Parking Area.* The temporary use of a parking area for sales and display is permitted pursuant to Section 4.203J: Temporary Use of Parking Area.

C. ***Fueling Facility Abandonment.*** All types of Fueling Facility structures and tanks that are unused and/or vacant for at least 1 year are assumed to be abandoned. Abandoned structures and facilities shall be removed; and the fuel tanks shall be removed within 90 days from the date a notice of abandonment is mailed to the property owner. Underground tanks may be filled with an inert material in lieu of removal.

- D. ***Fueling Facility Reuse.*** Fueling Facility buildings that are occupied with a use that does not involve the dispensing of fuel shall remove all underground fuel tanks or fill them with an inert material prior to occupancy of the building. All pumps, pump islands, fuel dispensing equipment and price signs shall be removed prior to occupancy of the building.



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