



FAQs

Sunnyslope Hatcher Road Overlay Initiative November 14, 2007 - Open House

FREQUENTLY ASKED QUESTIONS

QUESTIONS	ANSWERS
<p>General</p> <ul style="list-style-type: none"> • What is an “overlay”? • What is the difference between the “overlay” and the “revitalization plan”? • What types of businesses are usually in other overlay districts? 	<ul style="list-style-type: none"> • An overlay, short for “overlay district,” is an additional zoning requirement that is placed on a geographic area, but does not change the underlying zoning. • The revitalization plan was the first document created as a part of the Hatcher Road Revitalization strategy. It establishes a vision for Hatcher Road as a pedestrian-friendly commercial corridor and is a tool for communicating that vision with newcomers. The revitalization plan serves as a guide in directing the Hatcher Road Improvement Committee’s work, including determining the language for an overlay document to support this vision. • All types of businesses, depending on the underlying zoning prescribed for the properties in the district. The overlay does not change the underlying zoning which establishes permitted uses.
<p>About the Revitalization Plan</p> <ul style="list-style-type: none"> • What’s going to happen to attract the types of businesses that we would want to walk to? • The revitalization plan and renderings show roundabouts at some intersections. Are there plans to install roundabouts? If so, where would they be placed? • Can some of the available enhancement funds for Hatcher Road be used for bus stop improvements? Can public art be incorporated into these? 	<ul style="list-style-type: none"> • The overlay itself is intended to create a pedestrian friendly environment with tools to make Hatcher Road properties appropriate and desirable for a more diverse range of business types. • Not at this time. This concept was discussed during the development of the Revitalization Plan, early on in the planning process, and is a concept that would need to be explored further with the community and funders. It is not related to the overlay. • Currently, the Hatcher Road committee has been successful in securing funds for streetlights, pedestrian improvements and planning and administration. We continue to seek funding for other opportunities which may include improvements related to public transportation and public art.
<p>About the Overlay</p> <ul style="list-style-type: none"> • Is the draft overlay available online? • How many properties does the overlay cover? • Will anybody’s property be taken as part of the overlay? • Are these rules mandatory? • How will business owners incorporate these changes? • Will the overlay expedite the city’s permitting process? 	<ul style="list-style-type: none"> • Yes. The current draft can be downloaded from the W.I.N.S. web site: www.sunnyslopecommunity.org. • 89 properties: 47 west and 42 east of Central Avenue (a total of 67 property owners) • No. • That depends. This overlay does not require improvements to existing properties. It will require new development or redevelopment to satisfy the standards in the overlay. • If adopted by city council, these guidelines would be followed when future development plans are submitted to the city’s development services department for plan review. • Yes. The overlay includes regulations that will simplify the city development review process and speed up the approval process.

Sunnyslope Hatcher Road Overlay Initiative COMMENT FORM (continued)

QUESTIONS	ANSWERS
<p>Overlay Boundaries</p> <ul style="list-style-type: none"> • What are the Hatcher Road Overlay boundaries? • Will the overlay eventually go west to 19th Avenue and east to Cave Creek as originally proposed? 	<ul style="list-style-type: none"> • Properties that lie alongside Hatcher Road between 7th Avenue and 7th Street. • Potentially. This has been discussed and will depend on community support.
<p>Impact of the Overlay</p> <ul style="list-style-type: none"> • How will the overlay affect sidewalks? • How will the overlay affect setbacks for existing buildings? • Will this plan reduce our parking? • Will there be an access plan regarding entry and exits into businesses? • What size and type of landscaping will be encouraged? • Will the overlay address drainage? 	<ul style="list-style-type: none"> • The overlay allows for wider sidewalks. • It won't. The overlay allows for construction to begin closer to the property line in the case of new development (however, not for additions or expansions). • No. In fact, the overlay provides tools to ease current parking standards which otherwise may be difficult or impossible to achieve and includes allowances for unique ways to address parking such as shared parking. • The overlay does not change current standards for access to businesses. • Specific landscaping guidelines are currently a part of the public review process and will ultimately be determined through the community process. A proposed vision for landscaping can be seen in the Revitalization Plan. • No.
<p>Overlay Adoption</p> <ul style="list-style-type: none"> • What is the timeframe for planning and implementing the overlay? • What will it take to get the Hatcher Road Overlay adopted? • Will the property owners vote to adopt the overlay? • When will this go before City Council? 	<ul style="list-style-type: none"> • The Hatcher Road subcommittee meets the fourth Friday of each month. This is a working committee that is open to anyone interested in participating. Three additional community open house meetings will be held over winter with plans to submit the draft overlay to the City of Phoenix in the spring of 2008. • Property owner support and City Council approval. • No. Adoption is ultimately a City Council decision. • Spring 2008.
<p>Cost</p> <ul style="list-style-type: none"> • Is there a cost associated with the overlay? • Who pays for property improvements? • Is there financial assistance for property improvements? • Who is paying for the landscaping? 	<ul style="list-style-type: none"> • No. The overlay is a statement of regulations that apply when plans are reviewed by development services. • Property owners are responsible for funding their own projects. • Not currently. • That depends. The committee has secured some funding for right of way improvements such as lighting and landscaping; however, individual property owners are responsible for funding their own projects.
<p>Asset & Walking Maps</p> <ul style="list-style-type: none"> • What is an asset? What is the purpose of the asset maps? • How can I get my business on the map? • Are the maps available online? 	<ul style="list-style-type: none"> • Think of an asset as a "resource." One of the goals of the committee is to highlight the resources along Hatcher Rd. Assets featured on these maps include our businesses and access to recreational amenities including the canal and the mountain preserves. • Please contact Joel McCabe at 602-870-6060 x1257 or joel.mccabe@jcl.com • Yes. The maps are still in the development process however drafts are currently available for download on the sunnyslopecommunity.org web site.

Sunnyslope Hatcher Road Overlay Initiative COMMENT FORM (continued)

QUESTIONS	ANSWERS
<p>Road Design/Access Management</p> <ul style="list-style-type: none"> • How does the overlay impact road design and access management? • Who is responsible for the actual road design and access management for Hatcher Road? • Will the street changes accommodate the special needs of local businesses? (ie. wide truck access to receive shipments) • How can we learn more about the actual road design and access management for Hatcher Road? 	<ul style="list-style-type: none"> • The overlay does not directly impact road design nor access management. • The City of Phoenix Street Transportation Department plans and provides for the safe, efficient and convenient movement of people and goods on city streets. This is accomplished by responding to transportation needs in relation to street capital improvement planning, street maintenance and pavement management, traffic engineering, traffic signal construction and maintenance, and traffic safety coordination. • While there are not currently any immediate plans for street changes, any improvements to Hatcher Rd. would follow city safety standards for road width and access points. • We hope to keep the community informed of any future improvements. This document may support our efforts in attempting to secure funding to make improvements in the right of way. In the meantime, the City of Phoenix Street Transportation Department would be the appropriate contact for questions related to road design and access management.
<p>Blight & Crime</p> <ul style="list-style-type: none"> • What can be done about undesirable elements like graffiti, vagrants, and prostitutes? • Where is the new police substation going in? When will it be complete? • What can be done to deter criminal activity on my property? • Who can we contact to report a location where we suspect criminal activity? • Who can I call about graffiti? 	<ul style="list-style-type: none"> • Sunnyslope W.I.N.S. offers an abundance of resources for combating crime and blight in the Sunnyslope area. Visit them online to access reporting tools or find a meeting: www.sunnyslopecommunity.org. • A police substation is going to be built on the northwest corner of 7th Avenue and Peoria. As of early December 2007, the first review process was nearly complete. Following revisions, a second plan review will be required, pending approval, a permit will be pulled and a construction start date will be identified based on the contractor's schedule. Construction itself should take about 10 months. • Local law enforcement officials can come to your property for a site visit and make recommendations for crime prevention through environmental design (CPTED). There is no cost for this service. Call 602-495-5006 and ask to speak to a community action officer for your area, to schedule an appointment. • Call 911 for a crime in progress. Non-emergency (like suspicious activity) can be reported to Crime Stop at 602-262-6151 or come to a W.I.N.S. Community Policing meeting to speak directly with an officer regarding your concerns. Meetings are held at 6 p.m. the 3rd Tuesday of each month at Cowden Center (9202 N. 2nd St.). • The Graffiti Removal Hotline number is 602-495-7014. Complaints concerning graffiti may also be e-mailed to: graffiti.busters.nsd@phoenix.gov. If you see graffiti in progress call 911.
<p>Spanish</p> <ul style="list-style-type: none"> • Where can I get this information in Spanish? 	<ul style="list-style-type: none"> • Arrangements can be made for an in-person meeting with the assistance of a translator by calling Joel McCabe at 602-870-6060 x 1257.
<p>Contact Information</p> <ul style="list-style-type: none"> • How can I volunteer? Who do I contact? 	<ul style="list-style-type: none"> • Please contact Joel McCabe at 602-870-6060 x1257 or joel.mccabe@jcl.com