



City of Apache Junction

Home of the Superstition Mountains

MEMORANDUM TO: Mayor and City Council
THROUGH: Bryant Powell, City Manager
FROM: Liz Langenbach, Parks & Recreation Director
DATE: December 7, 2022
SUBJECT: Blossom Rock Community Maintenance Agreement

City staff have been working with Brookfield ASLD 8500 LLC (“Brookfield”) to determine the maintenance of public spaces within the portion of the development from Ironwood to Idaho and Elliot to Ray, known as Blossom Rock. The development is governed, in part, by the Development Agreement (“DA”) for Superstition Vistas between the City and D.R. Horton, Inc., a Delaware corporation, dated October 28, 2021.

The DA requires that, at the Development Unit Plan stage of the planning process, the City will enter into one or more maintenance agreements to identify the respective rights and obligations for the installation, maintenance, repair and replacement of the public streets, public parks and open space, and specialty features within the development. This maintenance agreement is between the City, Brookfield, and Blossom Rock Community Alliance (“Community Alliance”), which is the entity created to provide Development-wide private governance.

Among other things, the agreement outlines that Brookfield and the Community Alliance will be responsible for installation and maintenance in all of the private spaces; landscaping and sidewalks in Public Utility and Facilities Easements; landscaping in arterial medians, and all public parks or open space conveyed to the City for public use. The City will reimburse the Community Alliance for the maintenance of the public parks.

Staff recommends entering into the attached Community Maintenance Agreement with Brookfield and the Community Alliance. This item will be discussed and considered for approval at one or more council meetings.