

Old West Highway

Redevelopment

Area

Improvement Plan

City of Apache Junction

February 2018

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A. DESCRIPTION OF REDEVELOPMENT AREA

1. Project Area Boundaries

- a) The project area boundaries are generally described as including the area bounded on the south by Old West Highway, the north by Superstition Boulevard, the west by Ironwood Road, and the east by Wickiup Road. EXHIBIT TWO, PROJECT AREA BOUNDARIES MAP, indicates the precise boundaries.

2. Existing Land Use

- a) Land use in the project area is show in in EXHIBIT FOUR, EXISTING LAND USE.

3. Existing Property Conditions

- a) The condition of existing structures in the project area is shown in EXHIBIT FIVE, EXISTING PROPERTY CONDITIONS.

B. PLAN OBJECTIVES

The following objectives are established for the further development and improvement of the Old West Highway - Redevelopment Area ("OWH-RA"). These should be pursued through a wide variety of public and private actions, and include objectives in several categories, as follows:

1. Basic Redevelopment Objectives

- a) Preserve and create an environment within the project area which will contribute to the health, safety, and general welfare of the city and preserve the value of the properties within, and adjacent to, the area.
- b) Eliminate substandard and obsolete buildings, blighting influences, and environmental deficiencies which detract from the functional unity, aesthetic appearance, and economic welfare of this important area of the city.
- c) Provide for the orderly physical and economic growth of the project area.
- d) Assemble land into parcels functionally compatible, with respect to shape and size, for disposition and redevelopment in accordance with contemporary development needs and standards.

- e) Provide safe, efficient, and attractive circulation systems which minimize conflicts between different forms of traffic such as pedestrians, bicycles, equestrian, automobiles, transit, and service vehicles.
- f) Provide safe, efficient, and attractive vehicular access to the project area from major regional highways, from neighborhoods and communities throughout the region and from other major centers of business and employment.
- g) Encourage and assist in the provision of an increased supply of good, market-rate housing in a suitable living environment.
- h) Assure the provision of public services and facilities adequate to meet the needs of the project area, the city and the region.

2. Additional Social, Economic, and Environmental Objectives

- a) Strengthen the basic attractiveness, efficiency, and effectiveness of the economy of the city.
- b) Increase and improve the range, variety, and quality of economic goods and services available to both residents and visitors.
- c) Increase and improve the quality and accessibility of employment opportunities in the city.
- d) Strengthen the tax base of the city and the fiscal condition of public agencies serving the city.
- e) Make efficient use of existing and future public investments, and institutional facilities and services in the project area.
- f) Provide a hospitable and secure environment for private investment, thus maximizing opportunities for such investment.
- g) Assure fair and equitable access by all persons to the facilities, services, and opportunities of the city.
- h) Encourage and assist in the conservation and effective use of energy, water, land, and other scarce and valuable resources.
- i) Create a sense of community and neighborhood within the project area to enhance its attractiveness as a place in which to live, work, and play.

- j) Help build a sense of regional identity and community.
- k) Encourage high standards for the quality of visual, audio, air, and water characteristics of the area in the design of the environment.
- l) Maximize opportunities to create a safe environment.

3. Functional Objectives

The OWH-RA should be developed to serve the following functions:

- a) A major symbol of the quality, prosperity, character, and values of people and businesses throughout the entire city, region and state.
- b) Safe, convenient, market-rate, attractive housing for persons who need and desire a residential environment which can enhance and benefit from proximity to the business and cultural activity of this area.
- c) City and/or regional government functions of the county, state, and federal governments.
- d) City and/or regional service financial, cultural, entertainment, health and related institutions and offices.
- e) Support services to maintain an attractive community for housing and for other basic functions.

The following functions apply specifically and only to the Downtown Core ("DTC"):

- f) An attractive recreational and community space. Place-making design and activities including: a robust center of personal communications, a place where people meet face-to-face to exchange news, information, ideas, goods, services, culture, and entertainment. Activities which depend on, or which create, face-to-face contact (retail stores, meetings and conferences, entertainment, cultural performances or exhibits, and businesses requiring frequent contact between individuals) should be especially encouraged.
- g) Those activities in the region which are few of a kind and those which require a central

location or proximity to other central area activities in order to operate efficiently.

4. Design Objectives

In order to strengthen the desired functions of the project area in an efficient and attractive arrangement, the following design principles and objectives should govern the development:

a) **Land Use**

Overall Objectives

1. Provide adequate space and a hospitable environment for every activity and function appropriate and desired within the project area. Special attention should be given to being conscious of impacts on neighboring properties, both residential and commercial.
2. Group-related and compatible functions in compact centers or areas to make efficient use of space; to facilitate desirable and necessary interaction, and to minimize negative impacts on nearby neighborhoods.
3. Arrange centers, or groupings of activities, to facilitate access to the area, to minimize conflicts between functions, and to provide adequate room for expansion and the provision of parking and other needed services.

Principles

1. Design and build each center or grouping of activities to meet the special functional requirements of each, and to help implement and enhance area-wide systems for vehicular, pedestrian, equestrian, and bicyclist movement, open space, and other desirable and needed services.
2. Assure that existing and new developments are coordinated and integrated both aesthetically and functionally to the fullest extent possible, not only within the

redevelopment area but also for land uses adjacent to the area.

b) **Transportation**

Overall Objectives

1. *Accessibility*. There is no alternative to the goal of accessibility for the project area; it must be possible for people who desire to work or obtain services or merchandise in the area to get to it conveniently, quickly, and economically.
2. *Internal Movement*. Good internal circulation for pedestrians, equestrians, bicyclists and vehicles should be provided. Conflicting forms of traffic should be separated to the fullest extent possible.

Principles

1. *Vehicular Access*. Efficient and direct vehicular access to the project area should be provided from the entire metropolitan region, especially from major employment and residential concentrations and from interregional transportation facilities such as interstate highways.
2. *Circulation*. The system surface streets should facilitate movement within the area and minimize conflicts between different forms of movements, such as pedestrians, automobiles, bicycles, transit, and service vehicles. The system should be easily comprehended and should accommodate traffic demands well into the future.
3. *Parking*. Parking facilities, including those for bicyclists, van and carpools, and motorcyclists, in the project area should be located and planned carefully so that traffic on the adjacent street system will not be disrupted by parking activities.

c) **Pedestrian and Open Space**

Overall Objectives

1. Provide the highest possible levels of opportunity and amenity for the pedestrian movement throughout the project area, especially in the most densely occupied activity areas.
2. Provide a variety of open space areas to enhance the environment of the project area and to meet the needs for recreation, public assembly, pedestrian movement, the creation and enrichment of appearance and image qualities, the buffering of traffic and other conflicts, and the amelioration of the climatic conditions and the conservation of energy.

Principles

The open space/pedestrian system should be based upon the following principles:

1. Multiple-Choice. The system should provide multiple opportunities for moving to and from destinations.
2. Active. The system should be associated with active land uses which encourage multi-purpose and spontaneous movements.
3. Safety. The system should provide a sense of safety.
4. The open space/pedestrian system should provide opportunities for movement, both within the redevelopment area and from the redevelopment area to other destinations.
5. The open space/pedestrian system should be developed so that pedestrian movement can be an end in itself, as well as a means to reach destinations.
6. The open space/pedestrian system should clearly differentiate among public, semi-public, and private space.
7. The intended uses of space created within the system should be easily understood by the users.
8. The open space/pedestrian system should utilize building interiors as opportunities for through-movement and special functions.
9. The system should be linked to an overall community open space system.

10. The system should help to express the regional character of the Apache Junction area.
11. The system should be developed to eliminate as many pedestrian/auto conflicts as possible.
12. The system should be developed sequentially to permit concentrations of resources on critical project areas.

In addition to the principles above, the following principles apply specifically and only to the open space/pedestrian system in the DTC:

1. Fine-Grained and Compact. The system should permit and facilitate the movement of pedestrians among all properties.
2. Comfortable. The system should provide for pedestrian comfort based upon seasonal climate changes.
3. Human-scale. The system should include spatial and design qualities that enhance the feeling that the pedestrian is walking, sitting, or otherwise occupying a space especially designed for those activities.

Appearance

Overall Objectives

In all matters of the design and location of physical features in or relating to the project area, the effects of such features on the appearance of the area should be taken into account so as to create the most stimulating and attractive environment possible. Four goals are pertinent:

1. It should have unity. The basic design and layout of the project area should express the unity of the area both as a whole and with regard to its major parts. A sense of order should underlie the variety of functions and activities within the area and provide a framework for them.
2. It should have variety. Consistent with other stated objectives, the layout and

details of the project area should be such as to make the area as interesting and varied as possible.

3. It should reflect high standards of appearance, incorporating new concepts of building design, landscaping, lighting treatment, and sign control.

In addition to the aforementioned goals, the following goal applies specifically and only to the DTC:

4. The area should be distinctive. Those aspects which can help to clearly distinguish the project area from non-central areas and from other cities should be encouraged and developed.

Principles

The development of the project areas should be accomplished by adherence to the following principles:

1. *Focal points and open spaces.* A series of strategically located focal points and open spaces should be developed. This should provide a basis for the siting and orientation of buildings which will create pedestrian activity within the area, adding to its interest helping create an air of excitement.
2. *Pavements, street furniture, and landscaping.* Streets, alleys, pedestrian ways and open spaces, including their pavements, furniture and landscaping planting, should be functional and attractive.
3. *Signs.* In determining the location, design, and control of signs, the primary concern should be efficient communication of necessary information. Signs should contribute to, not detract from, an improved appearance.
4. *Lighting.* Lighting should be skillfully designed to respect the functions of various streets and activity centers. It

should accent features of special importance.

5. *Building façades.* In the construction of new buildings and the remodeling of individual existing buildings, high design standards should be employed. Façades of new or remodeled structures should be compatible with those of adjacent buildings or building groups.
6. *Historic Qualities and Features.* To the extent possible, the development of the project area should retain and encourage the region's historic significance through the careful preservation and restoration of appropriate buildings and landmarks.

In addition to the aforementioned principles, the following principle applies specifically and only to the DTC:

1. *The skyline.* A distinctive, interesting and attractive skyline, symbolizing the vitality and unity of the central area, should serve as a major point of orientation to the people of the city and the region.

5. Program and Process Objectives

The methods and processes by which functional, design, and other objectives are achieved are as important as these objectives themselves. Thus, the following process and program objectives should be pursued:

- a) Assure that all development actions within the project area are in reasonable accord with, and help to achieve, the objectives of this plan by utilizing a development review process.
- b) Eliminate all delays, requirements, and costs which are not necessary or important to the achievement of the objectives of this plan.
- c) Expedite efforts to undertake projects which will help implement the plan by actively assisting in land assembly, the coordination of various required public and private actions, and the obtaining of required public approvals.

C. GENERAL LAND-USE AND DEVELOPMENT PLAN

1. Land Use Map

EXHIBIT THREE THE GENERAL LAND USE PLAN 2010 indicates five functional land use and development districts. These five land use districts are as follows:

- a) Community Commercial - commercial activities appropriately located along major arterial within the OWH-RA.
- b) Mixed-Use - combination of residential, commercial (professional office and retail) and recreational land uses. Contemporary principles of planning suggest that mixed-use development provides a popular, marketable, environmentally friendly, and economically viable alternative to single use land planning.
- c) Public/Institutional - This land use includes governmental, school district and private utility properties that accommodate institutional facilities.
- d) Low Density Residential - residential units on 1.25 acre lots.
- e) Medium Density Residential - maximum of 6 residential units per acre.

The functional land use and development districts are distinguished by the basic activities which are performed within their boundaries, the anticipated intensity of development, and provisions for automobile parking and automobile and pedestrian movement.

Further refinement and detailing of the land use map should be accomplished in the administration of this plan, through the project proposal and implementation process, and through revision and refinement of the city's General Plan for Apache Junction. This plan should be used as a guide for the development and review of specific project proposals.

D. PROPOSED REDEVELOPMENT ACTIONS

The city shall take the actions necessary to achieve the objectives of this plan. The redevelopment actions available to the city shall include, but not be limited to, the following:

1. Continuing Planning and Administration

The city shall continue efforts to assess and respond to changed conditions, needs, and desires of residents and property owners. This planning effort may result in the publication from time to time of reports, regulations, guidelines, plans, project proposals, work papers, or other documents which aid in achieving the objectives of this plan. In addition, the city may hold public meetings to elicit information on the public needs and desires for the project area.

The city may also participate in planning efforts with other public and private interests to accomplish the objectives of this plan. The city shall coordinate planning and implementation activities and bring zoning and other regulations and plans for public facilities into conformance with the plan.

2. Technical Assistance and Counseling

The city may aid in the preparation and/or coordination of development proposals with other agencies on a formal and informal basis and prepare informational documents which aid in the achievement of the objectives of this plan.

3. Provision of Public Services

The city shall provide the highest available levels of public services throughout the redevelopment project area. These services may include public safety, parks and recreation facilities, and public works. In addition, the city shall take administrative actions which expedite the review of and action on development proposals.

4. Funding and Economic Development

The city shall actively pursue all possible sources of funding for the achievement of plan objectives. This may include, but shall not be limited to: bond issues, loans, grants, general fund expenditures, special assessments, participation in federal programs, county and state assistance, joint exercises with other units of government, cooperation and coordination in joint development mixed-use projects with private and public

agents, sale of property or services, revenue financing, tax abatement and other benefits, solicitation of developer offerings, and other authorized and legal actions.

The city may engage in special economic development actions within the project area. It may package development proposals and coordinate and solicit such proposals. The city may provide technical assistance to businesses willing to locate within the project area.

The city will establish a Single Central Business District ("SCBD"). The SCBD is a proven tool, understood by developers, that gives the city the ability to leverage low land costs and improvements to maximize future value and potential to the city through the use of Government Property Lease Excise Tax ("GPLET").

5. Preparation of Land for Redevelopment

The City shall undertake a variety of actions to prepare land for redevelopment. These may include:

a) Acquisition

Purchase, lease, obtain options upon, acquire by gift, grant, bequest, devise, any real or personal property or any interest therein, together with any improvements thereon, necessary or incidental to achievement of plan objectives.

b) Clearance and Land Preparation

Hold, improve, clear or prepare for redevelopment any such property.

c) Disposition

Sell, lease, exchange, transfer, assign, subdivide, retain for its own use, mortgage, or otherwise encumber or dispose any real or personal property or any interest therein.

d) **Contracts**

Enter into contracts with redevelopers of property containing covenants, restrictions and conditions regard the use of such property for residential, commercial, industrial, recreational or other purposes, or for public purposes to achieve the objectives of this plan.

e) **Covenants**

Make any of the covenants, restrictions or conditions of the foregoing contracts into covenants running with the land, and provide appropriate remedies for any breach of any such covenants or conditions, including the right in the municipality to terminate such contracts and any interest in the property created pursuant thereto.

f) **Subdivision**

The city may subdivide, vacate, re-subdivide, or otherwise change the recorded arrangement of property under its control in order to accomplish the objectives of this plan.

6. Rehabilitation of Structures

The city may participate in, and support efforts to, preserve and rehabilitate structures to achieve a long-term sound condition. Determination of structures for rehabilitation may be based on historical, architectural, or cultural merit of the structure; condition of the structure, condition of surrounding structures, lot size, layout, accessibility, and usefulness.

7. Removal of Installation of Public Improvements and Facilities

The city may arrange or contract for the furnishing or repair, by persons or agencies, public or private, for services, works, streets, roads, public utilities or other facilities required to achieve plan objectives.

E. MANAGEMENT & IMPLEMENTATION OF THE REDEVELOPMENT PLAN

This section describes a procedure and a program by which these actions may be implemented to achieve plan objectives.

1. Activities to be Undertaken by the city

By itself, and/or in cooperation with other responsible departments of government and private agencies, the city will:

- a) Conduct studies and analyses and prepare plans, project proposals, budgets, contracts, recommendations for codes and legislation applications, and other documents and materials required to advance the implementation of plan objectives.
- b) Prepare and disseminate informational, training and marketing material; convene and otherwise initiate and participate in planning, marketing, negotiating, and other meetings and activities for the purpose of advancing the objectives of the plan.
- c) Implement or carry out any plan, project, or operational activity directed and approved by the city council and for which adequate resources are available. This may include the construction and operation of parking, pedestrian, park, recreational, educational, or other facilities and/or the promulgation and administration of leases, regulations, fees, insurance programs, subsidies, cost-sharing, and other measures required to achieve plan objectives.
- d) Make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties, subject to the limitations of its other powers and resources.
- e) Collect, accept, and disburse funds, property, services, and other things of value from donations, grants, fees, rents, use charges, tax levies, and other sources, subject to overall budgetary and program approval by the city

council, for the purpose of achieving plan objectives.

2. Plan Activities Budget

City staff will annually identify and prioritize activities and for project area improvement. These activities will be submitted to the city council for approval through normal budgetary review processes. No expenditures or binding commitments for expenditures may be made which are not part of a budget approved by the council.

3. Project and Action Proposal Review

Any project or activity to be undertaken in the project area, privately or by a public agency, which requires public action or approval, will be subject to review by the city. The city will assure adequate coordination of advice and review by different departments of city government and of other affected governmental entities. The city will develop and publish criteria and procedures to govern this review process. These will detail the following general guidelines:

- a) Any project or activity proposal may be presented to and discussed with the city and the city may provide advice and technical planning or similar assistance related to such proposals on an informal basis subject to its published criteria and procedures.
- b) All formal requests or applications for public action and all public project proposals will be submitted to the city for review. At its discretion, with exceptions as noted below, the city may issue a report reviewing and commenting on the impact of the proposal upon plan objectives.
- c) For all proposals requiring city council action, a report shall be prepared which:
 - 1) Describes estimated costs and impacts of the proposal in relation to plan objectives
 - 2) Delineates the nature and scope of public actions and commitments required, including both those to be taken directly by the city and by other units of government.

- 3) Describes the methods by which required public actions and commitments will be met, including funding, organizational, procedural, legal, and other steps and assignments of responsibility,
- 4) Presents budget, approvals, agreements, opinions and/or other evidence indicating the feasibility of required public actions.
- d) For all proposals requiring city council action and for such others as it may deem appropriate, the city will develop and implement procedures which will assure adequate public review and which will meet all legal or administrative requirements for public hearings.

4. Financing

In addition to financing which may be required in connection with specific project or action proposals, sources of funding will be established to provide for the ongoing activities of the administration of this plan and the provision of technical and other assistance required to achieve plan objectives.

5. A Statement of the Proposal Method of Financing the Redevelopment Plan

The city shall provide financing for this plan from a variety of sources, grants and such other legally available funds, all as may be determined and specified to be applied to the financing of the project in the redevelopment improvement budget and program.

F. OTHER PROVISIONS NECESSARY TO MEET STATE REQUIREMENTS

1. Boundaries, Existing Use and Condition, General Land Use Plan, and Information Showing Standards of Population Densities, Land Coverage, and buildings in the Area after Redevelopment.

Information on boundaries, existing use and conditions, and the general land use plan has been previously discussed. The boundaries of the redevelopment project are described in section A of this plan. Existing land use and property conditions are also shown in EXHIBITS FOUR AND FIVE.

The general land use plan and information showing standards of residential density and land coverage in the area after redevelopment are represented in EXHIBIT THREE.

2. A Statement of the Proposed Changes, if any, in Zoning Ordinances or Maps, Street Layouts, Street Levels or Grades, Building Codes, and Ordinances

The scope of redevelopment is large and the time of implementation long. It is unreasonable, at this time, to project a comprehensive list of changes which could be needed to implement this plan.

Instead, the implementation of this plan shall be incremental, and changes to the above shall be made as necessary during the administration and implementation of this plan.

3. 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.

The number(s) and kind(s) of site improvements and public utility(ies) will be determined through the OWH-RA improvement budget and program and the project and action proposal review processes. All improvements shall conform to the objective of this plan.

4. A Statement of a feasible method proposed for the relocation of families to be displaced from the redevelopment project area.

No items within this plan require or are anticipated to require the relocation of families from the projects boundaries.

5. A Statement of the proposed method and estimated cost of the acquisition and preparation for redevelopment of the redevelopment area and the estimated proceeds or revenues from its disposal to redevelopers.

This plan does identify specific actions for land acquisition and therefore no methods or estimates are available at the adoption of this plan.

G. PROCEDURES FOR AMENDING OR SUPPLEMENTING THIS REDEVELOPMENT PLAN

From time to time the redevelopment plan may be amended by the city council, providing that adequate notice has been given and public hearings have been conducted as required by law. Council consideration will include review and recommendations.

If changes are proposed for this redevelopment plan after the lease or sale of property in the redevelopment area, the modification shall be consented to in writing by the redeveloper(s) of any property affected by the proposed modification.

As appropriate, disposition, rehabilitation, land acquisition and clearance, and other specific activity supplements may be added to this plan.

H. EXHIBITS

EXHIBIT ONE
LEGAL DESCRIPTION

A parcel of land located within Sections 17, 20, 21, 27, and 28, T 1 N, R 8 E, of the G&SRB&M, more particularly described as follows:

Beginning at a point bearing South 0°12'16" East, 1,318.19 feet from the Northwest Corner of Section 21, being the TRUE POINT OF BEGINNING;

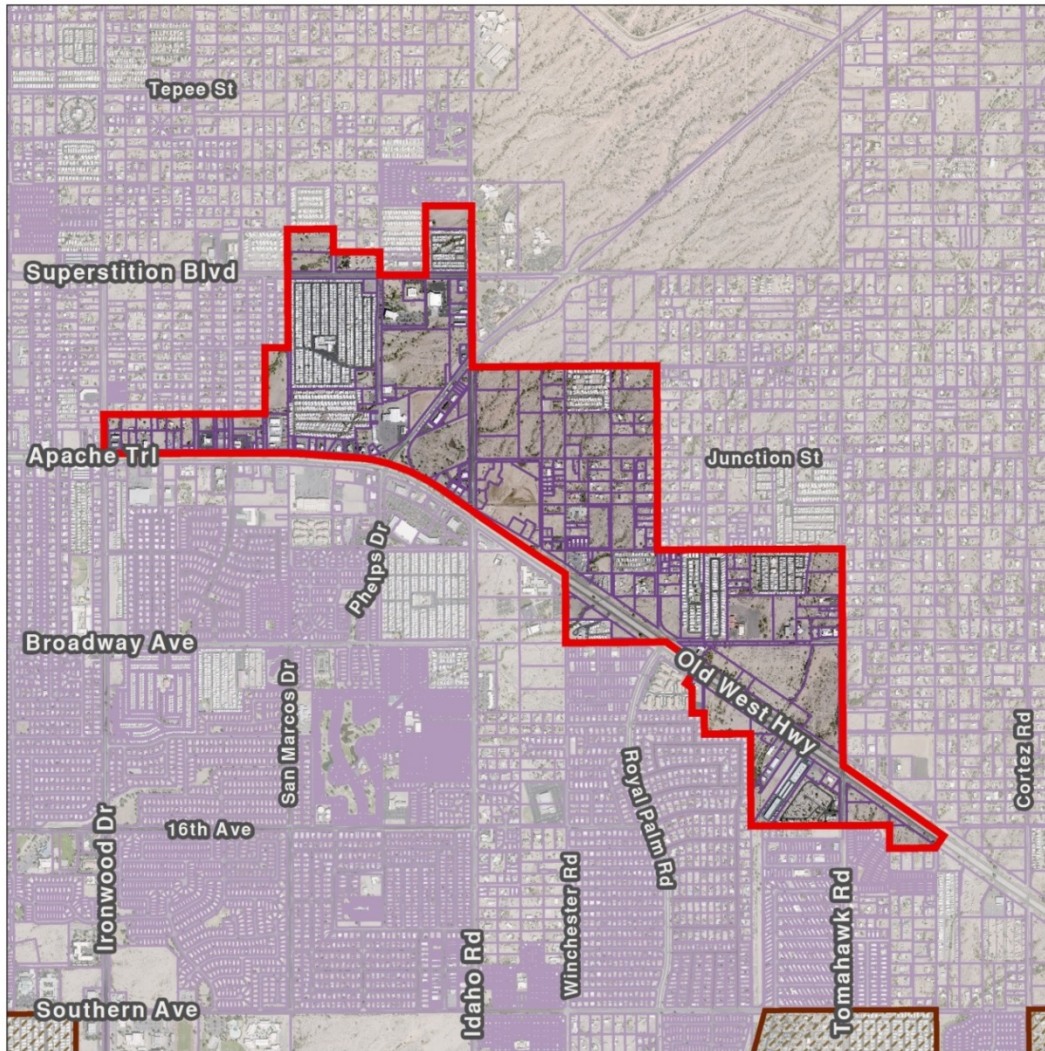
THENCE North 88°04'41" East, 53.25 feet to a point;
THENCE North 89°39'46" East, 1,269.12 feet to a point;
THENCE North 89°35'58" East, 660.83 feet to a point;
THENCE North 89°36'10" East, 660.71 feet to a point;
THENCE South 0°14'20" East, 1,317.46 feet to a point;
THENCE South 0°10'50" East, 1,319.09 feet to a point;
THENCE North 89°37'54" East, 1,322.56 feet to a point;
THENCE North 89°38'03" East, 1,321.30 feet to a point;
THENCE South 0°12'54" East, 1,318.76 feet to a point;
THENCE South 0°15'14" East, 1,320.35 feet to a point;
THENCE South 0°12'23" East, 435.99 feet to a point;
THENCE South 0°10'43" East, 26.64 feet to a point;
THENCE South 55°14'49" East, 544.44 feet to a point;
THENCE South 55°07'48" East, 426.68 feet to a point;
THENCE South 55°07'49" East, 462.46 feet to a point;
THENCE South 55°18'17" East, 325.19 feet to a point;
THENCE South 33°19'23" West, 100.40 feet to a point;
THENCE South 33°19'25" West, 63.49 feet to a point;
THENCE South 32°02'33" West, 49.06 feet to a point;
THENCE South 89°43'05" West, 662.02 feet to a point;
THENCE North 0°17'47" West, 330.06 feet to a point;
THENCE South 89°44'19" West, 661.83 feet to a point;
THENCE South 89°40'40" West, 1,320.76 feet to a point;
THENCE North 0°13'24" West, 1,318.70 feet to a point;
THENCE South 89°43'18" West, 660.77 feet to a point;
THENCE North 0°19'08" West, 299.55 feet to a point;
THENCE South 89°41'26" West, 140.82 feet to a point;
THENCE South 89°41'15" West, 38.12 feet to a point;
THENCE North 0°04'19" West, 20.09 feet to a point;
THENCE North 0°00'11" West, 342.96 feet to a point;
THENCE North 54°58'02" West, 109.71 feet to a point;
THENCE North 34°39'28" East, 122.58 feet to a point;
THENCE North 35°40'57" East, 204.31 feet to a point;
THENCE North 55°02'02" West, 569.18 feet to a point;
THENCE South 89°40'43" West, 6.84 feet to a point;
THENCE South 89°35'30" West, 772.85 feet to a point;
THENCE South 89°30'33" West, 196.20 feet to a point;
THENCE South 89°29'23" West, 463.74 feet to a point;
THENCE North 0°14'25" West, 660.63 feet to a point;
THENCE North 0°15'02" West, 332.98 feet to a point;

THENCE North 57°14'48" West, 408.89 feet to a point;
 THENCE North 57°14'47" West, 183.24 feet to a point;
 THENCE North 55°51'30" West, 856.22 feet to a point;
 THENCE North 53°47'50" West, 139.05 feet to a point;
 THENCE North 53°47'51" West, 139.33 feet to a point;
 THENCE North 55°23'43" West, 462.84 feet to a point;
 THENCE North 56°18'37" West, 79.33 feet to a point;
 THENCE North 58°36'32" West, 80.03 feet to a point;
 THENCE North 61°06'49" West, 76.70 feet to a point;
 THENCE North 62°01'13" West, 83.92 feet to a point;
 THENCE North 63°00'15" West, 68.87 feet to a point;
 THENCE North 65°24'34" West, 75.13 feet to a point;
 THENCE North 67°13'04" West, 125.59 feet to a point;
 THENCE North 70°56'31" West, 67.38 feet to a point;
 THENCE North 70°56'28" West, 67.38 feet to a point;
 THENCE North 71°07'07" West, 72.13 feet to a point;
 THENCE North 73°36'40" West, 56.80 feet to a point;
 THENCE North 74°44'39" West, 66.01 feet to a point;
 THENCE North 77°28'15" West, 64.05 feet to a point;
 THENCE North 79°30'30" West, 63.59 feet to a point;
 THENCE North 80°20'23" West, 55.21 feet to a point;
 THENCE North 82°24'19" West, 52.57 feet to a point;
 THENCE North 84°03'13" West, 55.88 feet to a point;
 THENCE North 84°55'14" West, 52.31 feet to a point;
 THENCE North 85°54'50" West, 81.26 feet to a point;
 THENCE North 86°02'59" West, 369.80 feet to a point;
 THENCE North 85°56'40" West, 311.11 feet to a point;
 THENCE North 86°49'54" West, 125.71 feet to a point;
 THENCE North 88°27'46" West, 5.78 feet to a point;
 THENCE North 88°27'04" West, 122.79 feet to a point;
 THENCE North 89°05'26" West, 218.88 feet to a point;
 THENCE South 89°54'54" West, 81.89 feet to a point;
 THENCE South 89°54'56" West, 487.93 feet to a point;
 THENCE South 89°54'56" West, 213.87 feet to a point;
 THENCE South 89°46'04" West, 283.21 feet to a point;
 THENCE South 89°46'03" West, 505.83 feet to a point;
 THENCE South 89°46'02" West, 66.92 feet to a point;
 THENCE South 89°45'34" West, 748.46 feet to a point;
 THENCE North 0°16'29" West, 346.60 feet to a point;
 THENCE North 0°16'32" West, 213.75 feet to a point;
 THENCE North 89°44'34" East, 660.29 feet to a point;
 THENCE North 89°46'23" East, 660.07 feet to a point;
 THENCE North 89°41'13" East, 247.55 feet to a point;
 THENCE North 89°42'41" East, 247.55 feet to a point;
 THENCE North 89°42'36" East, 247.55 feet to a point;
 THENCE North 89°42'36" East, 247.55 feet to a point;
 THENCE North 0°15'00" West, 943.65 feet to a point;
 THENCE South 89°53'19" East, 19.60 feet to a point;
 THENCE South 89°53'00" East, 136.07 feet to a point;

THENCE South 89°55'43" East, 174.67 feet to a point;
THENCE North 0°16'44" West, 1,039.67 feet to a point;
THENCE North 0°16'46" West, 329.96 feet to a point;
THENCE North 0°16'41" West, 329.96 feet to a point;
THENCE North 89°54'20" East, 660.06 feet to a point;
THENCE South 0°19'14" East, 330.04 feet to a point;
THENCE North 89°54'32" East, 32.99 feet to a point;
THENCE North 89°51'14" East, 296.78 feet to a point;
THENCE North 89°53'58" East, 297.04 feet to a point;
THENCE North 89°53'58" East, 33.50 feet to a point;
THENCE South 0°38'13" East, 329.66 feet to a point;
THENCE North 89°57'22" East, 657.44 feet to a point;
THENCE North 0°13'35" West, 49.89 feet to a point;
THENCE North 0°15'57" West, 939.94 feet to a point;
THENCE North 89°55'19" East, 660.14 feet to a point;
THENCE South 0°15'29" East, 989.74 feet;
THENCE South 0°12'59" East, 242.52 feet to a point;
THENCE South 0°15'07" East, 947.92 feet to a point;
THENCE South 0°10'14" West, 127.75 feet to the TRUE POINT OF
BEGINNING;

Containing 27,837,032.32 square feet, or 639.05 acres, more or
less.

EXHIBIT 2 PROJECT AREA BOUNDARIES

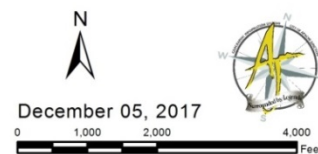


City of Apache Junction Old West Redevelopment Area

LEGEND

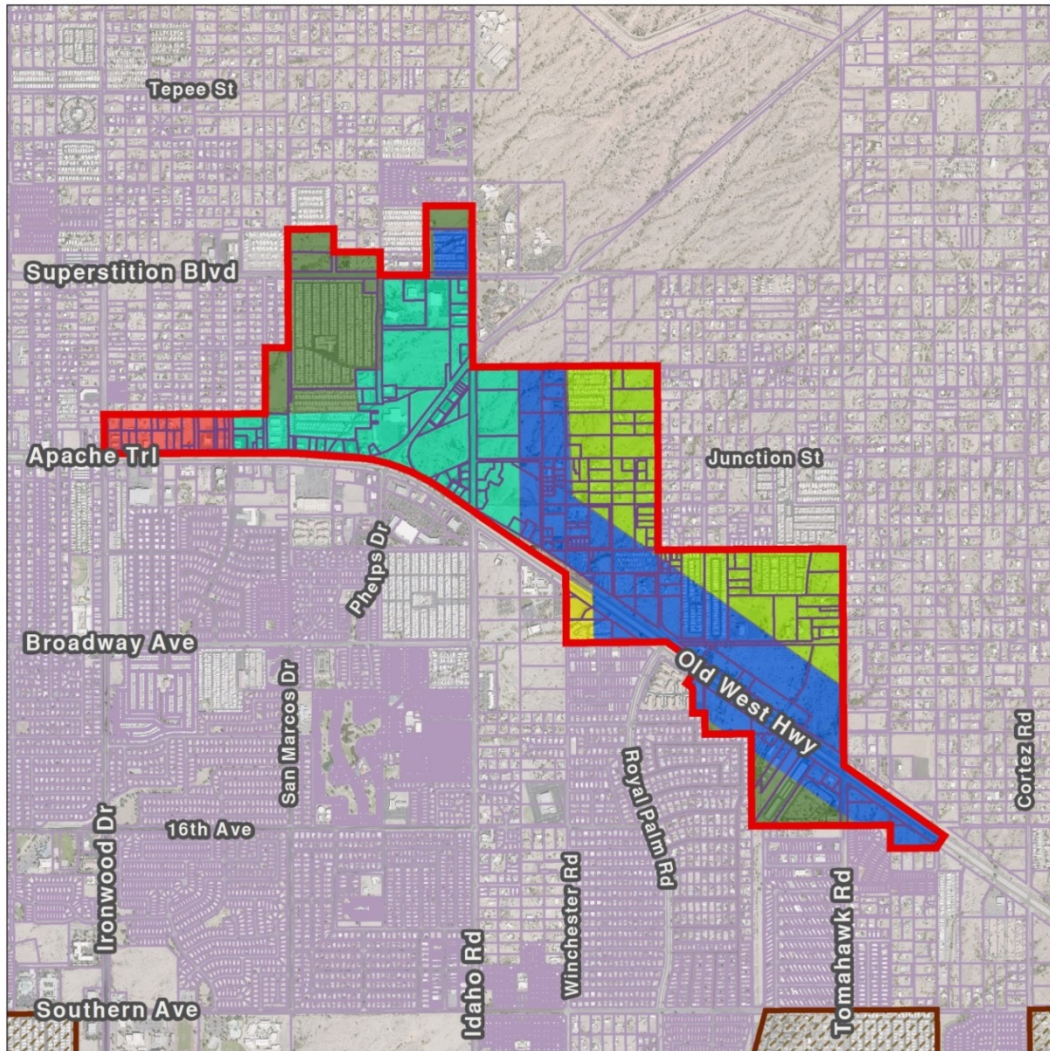
- ▬ Subject Site
- ▬ Parcel

DISCLAIMER: This exhibit was produced without benefit of a field survey and is not intended to represent a survey document of any kind. Distances shown hereon are approximate. Parcel lines shown hereon are approximate and may not reflect the exact position or alignment of parcel lines, roadway center lines, or easement lines.



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EXHIBIT THREE
THE GENERAL LAND USE PLAN 2010



City of Apache Junction
Old West Redevelopment Area

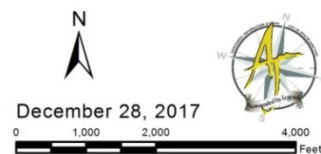
LEGEND

Subject Site Parcel

General Plan 2010 - Land Use

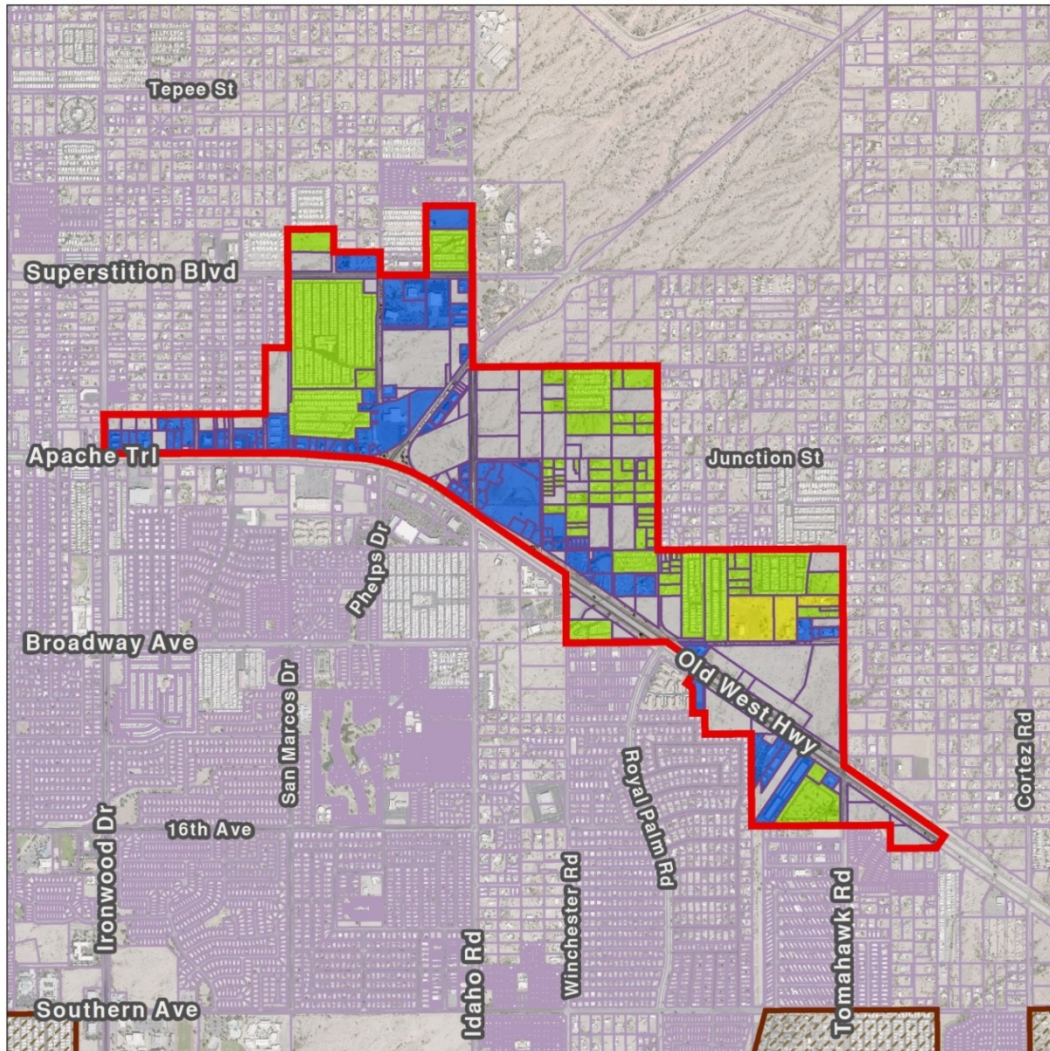
- Downtown Mixed-Use
- Low Density Residential (1.25 acre minimum lots)
- Medium Density Residential (maximum of 6 du/ac)
- Mixed-Use (maximum of 50 du/ac)
- Community Commercial
- Public/Institutional

DISCLAIMER: This exhibit was produced without benefit of a field survey and is not intended to represent a survey document of any kind. Distances shown hereon are approximate. Parcel lines shown hereon are approximate and may not reflect the exact position or alignment of parcel lines, roadway center lines, or easement lines.



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EXHIBIT FOUR EXISTING LAND USE

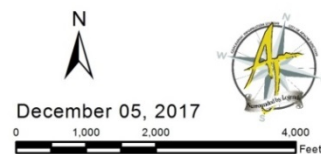


City of Apache Junction Old West Redevelopment Area

LEGEND

- Subject Site
- Parcel
- Land Use**
 - Commercial
 - Residential
 - Public/Institutional
 - Vacant

DISCLAIMER: This exhibit was produced without benefit of a field survey and is not intended to represent a survey document of any kind. Distances shown hereon are approximate. Parcel lines shown hereon are approximate and may not reflect the exact position or alignment of parcel lines, roadway center lines, or easement lines.



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EXHIBIT FIVE
EXISTING PROPERTY CONDITIONS

ASSESSMENT CRITERIA

Roadways:

The total area of roadways are those existing within the OWH-RA. An in-the-field assessment is made annually by Public Works Department staff, and conditions are updated in an asset management software. The software was queried to extract roadway segments that have a Remaining Service Life (RSL) of 12 years or less. Road segments with a remaining RSL of 12 years or less are considered to be in a condition where imminent maintenance and/or repair operations are needed to extend the service life of the pavement. An RSL of 0 years indicates a road segment not yet paved. Road conditions such as those listed below are used in the assessment:

1. Roadway surfaces with "alligatoring" effect.
2. Roadway surfaces with cracks one-half inch (1/2") in size and greater
3. Roadways with other evidences of water attributing to the failure of the roadway surfaces and sub-surface features.

A typical service life span of a road surface is 15-20 years with proper maintenance activities during the life of the road. The area of substandard roadways divided by the total area of roadways was used to determine the percentage of roadways needing to be treated, resurfaced, or worst case, reconstructed.

Roadways	Total Length (LF)	Deteriorated (LF & %)
	69,713	27,620
		40%

Street Lights:

The total length of roadways represents all existing roadways within the Old West Redevelopment Area in addition to those future roadway segments identified in the Apache Junction Downtown Redevelopment and Investment Strategy ("AJ DRIS") not yet constructed (see Appendix A-9 of the AJ DRIS). An in-the-field assessment was made to determine whether the existing roads have street lights or not. The length of existing roadways without street lights or substandard street lighting was divided by the total length of roadways within the redevelopment area to determine the percentage of roadways with substandard street lighting.

Street Lights	Total Length (LF)	Deteriorated (LF & %)
	57,734	49,394
		86%

Sidewalks:

The total lengths of sidewalks are those existing within the Old West Redevelopment Area. An in the field assessment was made to determine whether portions of existing sidewalks needed to be reconstructed or not based on the following criteria:

1. Concrete sidewalk panels with a crack running from one panel face to another.
2. Panels that are heaving (tripping hazards).
3. Panels that are pulling away from the adjacent curb (tripping hazard).
4. Curb returns with non-ADA compliant ramps.
5. Sidewalk panels adjacent to curb & gutter segments that need to be replaced. Typically the sidewalk panels will need to be removed and replaced during the course of curb & gutter reconstruction.
6. Missing segments of sidewalk along existing paved roadways.
7. Missing ADA accessible routes behind driveway entrances.

Sidewalk panels within the Old West Redevelopment Area meeting the above criteria were identified as needing to be reconstructed (i.e., substandard). The length of substandard sidewalks divided by the total length of sidewalks was used to determine the percentage of sidewalks needing to be reconstructed.

Sidewalks	Total Length (LF)	Deteriorated (LF & %)
	57,734	64,659
		90%

Buildings:

The following parcels are located within the Old West Highway Redevelopment Area. Each parcel is classified with the quality of the structure located on the parcel. Using the following definitions, the city of Apache junction has identified the number of structures within the Old West Highway Redevelopment Area that are substandard or "dilapidated."

Residential structures classified as either poor or replace have been determined "dilapidated." A residential structure is considered poor if the cost to make improvements is between \$15,000 - \$60,000. Likewise, a residential structure is to be replaced if the cost to make improvements is greater than the cost of replacement.

A commercial structure is dilapidated if it meets the following criteria established by A.R.S. 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:

- (1) Faulty lot layout in relation to size, adequacy, accessibility or usefulness,
- (2) Unsanitary or unsafe conditions (e.g. septic), and/or
- (3) Deteriorations of site or other improvements.

The following evaluation was completed in 2017 in cooperation with the City of Apache Junction Economic Development Department, Development Services Department and Housing Division.

Parcel Number	Quality	# of Buildings	# Deteriorated
100-31-0250	Substandard/Dilapidated	1	1
100-31-0290	Substandard/Dilapidated	3	3
101-11-0040	Standard/Fair	1	1
101-11-0050	Vacant		
101-11-0060	Vacant	0	0
101-11-0070	Standard/Fair	0	0
101-11-0080	Substandard/Dilapidated	180	180
101-11-0110	Substandard/Dilapidated	1	0
101-11-0120	Substandard/Dilapidated	1	1
101-11-0130	Substandard/Dilapidated	1	1
101-11-0150	Substandard/Dilapidated	1	1
101-11-0170	Vacant		
101-11-0180	Standard/Fair	1	0
101-11-0190	Standard/Fair	1	0
101-11-0200	Substandard/Dilapidated	701	701
101-11-0220	Vacant		
101-11-0230	Standard/Fair	1	1
101-11-0240	Vacant		
101-11-0250	Vacant		
101-13-0210	Substandard/Dilapidated	1	1
101-13-1130	Vacant		
101-15-0010	Exceeds Standards/Good or Excellent	1	0
101-15-0020	Standard/Fair	1	0
101-15-0030	Substandard/Dilapidated	2	2
101-15-0060	Vacant	0	0
101-15-0070	Substandard/Dilapidated	2	2
101-15-0080	Substandard/Dilapidated	2	2
101-15-0090	Vacant	0	0
101-15-0100	Substandard/Dilapidated	1	1
101-15-0110	Substandard/Dilapidated	3	3
101-15-0120	Substandard/Dilapidated	1	1
101-15-0140	Vacant	0	0
101-15-0150	Substandard/Dilapidated	1	1
101-15-0160	Substandard/Dilapidated	1	1
101-15-0170	Substandard/Dilapidated	1	1
101-19-0130	Vacant		
101-19-0170	Vacant		
101-19-0190	Vacant		
101-19-0220	Vacant		
101-19-0230	Vacant		

101-20-0020	Substandard/Dilapidated	1	1
101-20-0090	Vacant		
101-20-0110	Substandard/Dilapidated	35	35
101-20-0130	Vacant	0	0
101-20-0160	Vacant	0	0
101-20-0170	Vacant		
101-20-0200	Substandard/Dilapidated	29	29
101-20-0330	Substandard/Dilapidated	1	1
101-20-0360	Substandard/Dilapidated	1	1
101-20-0370	Substandard/Dilapidated	1	1
101-20-0380	Standard/Fair	1	0
101-20-0390	Substandard/Dilapidated	1	1
101-20-0410	Substandard/Dilapidated	1	1
101-20-0420	Substandard/Dilapidated	1	1
101-20-0480	Substandard/Dilapidated	1	1
101-20-0490	Vacant		
101-20-0500	Vacant		
101-20-0510	Standard/Fair	1	
101-21-0670	Standard/Fair	1	1
101-21-0710	Exceeds Standards/Good or Excellent	1	0
101-21-0710	Exceeds Standards/Good or Excellent	1	
101-21-0720	Exceeds Standards/Good or Excellent	1	
101-21-0730	Exceeds Standards/Good or Excellent	1	
101-21-0740	Exceeds Standards/Good or Excellent	1	
101-21-0750	Vacant	0	0
101-21-0760	Vacant	0	0
101-21-0770	Vacant	0	0
101-22-0230	Substandard/Dilapidated	97	97
101-22-0310	Vacant		
101-22-0350	Standard/Fair	1	0
101-22-0430	Substandard/Dilapidated	1	1
101-22-0480	Substandard/Dilapidated	1	1
101-22-0490	Standard/Fair	2	0
101-22-0500	Substandard/Dilapidated	1	1
101-22-0550	Substandard/Dilapidated	1	1
101-22-0560	Substandard/Dilapidated	1	1
101-22-0570	Substandard/Dilapidated	2	2
101-23-0170	Vacant		
101-23-0180	Vacant		

101-23-0190	Vacant		
101-23-0200	Vacant		
101-23-0210	Standard/Fair	1	0
101-23-0420			
101-23-0420			
101-23-0430	Substandard/Dilapidated	1	1
101-23-0440	Substandard/Dilapidated		
102-02-0030	Vacant		
102-02-0050	Vacant		
102-02-0070	Standard/Fair	6	0
102-02-0090	Substandard/Dilapidated	1	1
102-02-0100	Vacant		
102-02-0110	Vacant		
102-03-3030	Vacant		
103-20-0040	Vacant		
100-31-026D	Substandard/Dilapidated	108	108
100-31-031A	Substandard/Dilapidated	2	2
101-11-001F	Vacant		
101-11-001G	Standard/Fair	1	0
101-11-002D	Standard/Fair	1	0
101-11-002J	Standard/Fair	1	0
101-11-002M	Standard/Fair	1	0
101-11-002M	Standard/Fair	1	0
101-11-003B	Vacant		
101-11-003D	Vacant		
101-11-010C	Substandard/Dilapidated	6	6
101-11-010D	Substandard/Dilapidated	1	1
101-11-014A	Substandard/Dilapidated	1	1
101-11-014B	Standard/Fair	1	0
101-11-016A	Vacant		
101-11-016B	Substandard/Dilapidated	1	1
101-13-022B	Substandard/Dilapidated	1	1
101-13-022C	Substandard/Dilapidated	2	2
101-13-023A	Vacant	0	0
101-13-023B	Substandard/Dilapidated	3	3
101-13-023C	Substandard/Dilapidated	1	1
101-13-062B	Standard/Fair	1	0
101-13-065A	Substandard/Dilapidated	1	1
101-13-065B	Vacant		
101-13-066G	Substandard/Dilapidated	2	2
101-13-068A	Substandard/Dilapidated	2	2
101-13-068B	Vacant		
101-13-109C	Standard/Fair	5	0

101-15-004A	Substandard/Dilapidated	4	4
101-15-013B	Substandard/Dilapidated	1	1
101-19-010A	Substandard/Dilapidated	1	1
101-19-010B	Standard/Fair	1	0
101-19-011D	Substandard/Dilapidated	78	78
101-19-012B	Standard/Fair	2	0
101-19-012C	Vacant		
101-19-012D	Substandard/Dilapidated	2	2
101-19-014A	Vacant		
101-19-015A	Vacant		
101-19-018A	Substandard/Dilapidated	1	1
101-19-018B	Substandard/Dilapidated	1	1
101-19-018C	Substandard/Dilapidated	1	1
1011-9-018E	Substandard/Dilapidated	1	1
101-19-021A	Substandard/Dilapidated	1	1
101-19-021B	Vacant	0	0
101-19-025A	Vacant		
101-20-003B	Standard/Fair	2	0
101-20-003C	Standard/Fair	1	0
101-20-003D	Standard/Fair	2	0
101-20-004B	Standard/Fair	2	0
101-20-004C	Standard/Fair	1	0
101-20-004D	Standard/Fair	2	0
101-20-004E	Standard/Fair	2	0
101-20-007A	Standard/Fair	1	0
101-20-007C	Substandard/Dilapidated	1	1
101-20-007E	Standard/Fair	1	0
101-20-008A	Vacant		
101-20-010C	Standard/Fair		
101-20-010D	Standard/Fair	1	0
101-20-010E	Standard/Fair	1	0
101-20-010F	Standard/Fair	1	0
101-20-010G	Standard/Fair	1	0
101-20-010H	Standard/Fair	1	0
101-20-012B	Substandard/Dilapidated	1	0
101-20-012D	Substandard/Dilapidated	1	1
101-20-014A	Standard/Fair	0	0
101-20-014B	Vacant	0	0
101-20-014C	Vacant		
101-20-015B	Substandard/Dilapidated	0	0
101-20-015D	Substandard/Dilapidated	3	3
101-20-018A	Vacant	0	0
101-20-018B	Vacant	1	1

101-20-019A	Vacant		
101-20-035A	Substandard/Dilapidated		
101-20-035B	Substandard/Dilapidated	1	1
101-20-040C	Substandard/Dilapidated	1	1
101-20-047A	Vacant		
101-21-060A	Vacant	0	0
101-21-060C	Substandard/Dilapidated	1	1
101-21-060D	Substandard/Dilapidated	1	1
101-21-060F	Substandard/Dilapidated	1	1
101-21-060G	Substandard/Dilapidated	1	1
101-21-060J	Substandard/Dilapidated	1	1
101-21-065D	Substandard/Dilapidated	5	5
101-21-066B	Standard/Fair	1	1
101-21-066C	Vacant	1	1
101-21-066D	Substandard/Dilapidated		
101-21-069A	Substandard/Dilapidated	1	1
101-21-069B	Substandard/Dilapidated	1	1
101-21-070A	Substandard/Dilapidated	1	1
101-21-070B	Substandard/Dilapidated	1	1
101-22-018B	Vacant	1	1
101-22-019B	Standard/Fair		
101-22-020B	Substandard/Dilapidated	152	152
101-22-022A	Substandard/Dilapidated	1	1
101-22-022B	Substandard/Dilapidated	1	1
101-22-024A	Substandard/Dilapidated	69	69
101-22-025B	Standard/Fair	1	0
101-22-025C	Standard/Fair	3	1
101-22-026A	Vacant	0	0
101-22-029A	Standard/Fair	2	0
101-22-033E	Substandard/Dilapidated	1	1
101-22-034C	Substandard/Dilapidated	2	2
101-22-034D	Vacant	1	1
101-22-034E	Substandard/Dilapidated		
101-22-034K	Standard/Fair	1	0
101-22-044A	Substandard/Dilapidated	2	2
101-22-044E	Standard/Fair	1	0
101-22-044F	Standard/Fair	1	0
101-22-0470	Vacant	1	1
101-22-058A	Substandard/Dilapidated		
101-23-004A	Substandard/Dilapidated	1	1
101-23-004E	Standard/Fair		
101-23-004F	Substandard/Dilapidated	1	1
101-23-004G	Substandard/Dilapidated	1	1

101-23-007A	Standard/Fair	1	0
101-23-009A	Standard/Fair	0	0
	Exceeds Standards/Good		
101-23-024A	or Excellent	1	0
101-23-024B	Standard/Fair	1	0
101-23-028A	Standard/Fair	1	0
101-23-032A	Standard/Fair	1	0
	Exceeds Standards/Good		
101-23-042A	or Excellent	1	0
101-23-045A	Vacant		
102-02-001B	Vacant		
102-02-002B	Vacant		
102-02-006B	Vacant		
102-02-006C	Standard/Fair	1	0
102-02-006F	Standard/Fair	4	0
102-02-008P	Vacant		
102-02-008S	Standard/Fair	5	0
102-03-136A	Vacant		
102-03-300A	Vacant		
102-03-300B	Vacant		
102-03-300C	Substandard/Dilapidated	0	0
102-03-136A	Substandard/Dilapidated	1	1
103-19-027A	Vacant	1	1
103-19-027A	Vacant		
103-19-028A	Vacant		
103-19-029C	Vacant		