

RESOLUTION NO. 96-31

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, APPROVING THE CROSSROADS REVITALIZATION/REDEVELOPMENT DISTRICT PLAN.

WHEREAS, the Apache Junction City Council did on June 4, 1996, adopt Resolution No. 96-16 forming the Crossroads Revitalization/Redevelopment District; and

WHEREAS, Title 36, Chapter 12, of the Arizona Revised Statutes, requires that a plan for the redevelopment district be created; and

WHEREAS, the proposed plan has been reviewed and comment has been received from the Planning and Zoning Commission of the City of Apache Junction; and

WHEREAS, such statutes require that certain findings be made by the local governing body of a municipality prior to the adoption of such plan; and

WHEREAS, the local governing body finds that the plan is feasible and in conformity with the general plan for the development of the municipality as a whole; and

WHEREAS, the redevelopment project area has been designated a blighted area, and the following findings have been made:

1. A shortage of housing of sound standards and design, adequate for family life, exists in the municipality.
2. The need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas under redevelopment.
3. The conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare.
4. That the development of the area for predominately residential uses is an integral part of and essential to the program of the municipality for the elimination of slum and blighted area.


NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Apache Junction, Arizona, that the Crossroads Revitalization/Redevelopment District Plan, be approved and adopted.

PASSED AND ADOPTED BY THE CITY COUNCIL OF APACHE JUNCTION, ARIZONA, THIS 6TH
DAY OF AUGUST, 1996.

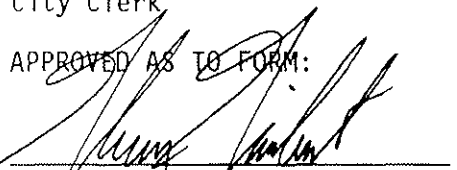
SIGNED AND ATTESTED TO THIS 6TH DAY OF AUGUST, 1996.


DOUGLAS COLEMAN
Mayor

ATTEST:


KATHLEEN CONNELLY
City Clerk

APPROVED AS TO FORM:


GLENN J. GIMBUT
City Attorney

CROSSROADS
REVITALIZATION/REDEVELOPMENT
DISTRICT
IMPROVEMENT PLAN

CITY OF APACHE JUNCTION

MAY 1996

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INTRODUCTION

The redevelopment of the core business area of the City of Apache Junction is of great importance to the City and the community as a whole. The City, founded in the 1950's and incorporated in 1978, has seen minimal improvement in infrastructure or private property development. The conditions of blight, deterioration and obsolescence of the core business area are a threat to the area's continued sustainability. Due to unsuitable land divisions, absentee ownership and lack of long range planning the area's economic viability has become questionable and there is a need to influence how new growth and improvement will occur and affect the core business area.

The revitalization and redevelopment of the *Crossroads* area of Apache Junction is one of the first steps toward changing the image of Apache Junction. The designation of the Crossroads Revitalization/Redevelopment District (CRRD) will provide a mechanism by which the area can qualify and apply funding options. The City of Apache Junction has recognized the need for aggressive, coordinated public/private action to secure this area as the business, governmental, institutional, and cultural heart of the area and as a focus of community pride and achievement. This Revitalization Plan provides for the initiation of a comprehensive program of reconstruction and redevelopment of the historic junction area. This Plan establishes a broad framework for the further development and revitalization of the CRRD by defining:

- ▶ Project Boundaries
- ▶ Basic Revitalization and Improvement Objectives
- ▶ A General Land-Use Plan
- ▶ A range of actions which may be taken to implement the plan
- ▶ A procedure and program for plan implementation

The preparation of the Plan is the first, and an important, step in the improvement and revitalization process. The Plan has been developed to meet the requirements of Arizona Revised Statutes 36-1471 and sets the stage for substantial private and public actions which will be of major benefit to the community as a whole.

A. DESCRIPTION OF REDEVELOPMENT AREA

1. Project Area Boundaries

The project area boundaries are generally described as including the area bounded on the South by Broadway Avenue, the north by Superstition Boulevard, the East by Winchester Road, and the West by Valley Drive. Figure 1, *Project Area Boundary Map*, indicates the precise boundaries.

2. Existing Land Use

Land use in the project area is shown in Figure 2, *Existing Land Use*.

3. Existing Property Conditions

The condition of existing structures in the project area is shown in Figure 3, *Building Conditions*.

B. PLAN OBJECTIVES

The following objectives are established for the further development and improvement of the CRRD. These should be pursued through a wide variety of public and private actions, including those described here. They include objectives in several categories, as follows:

1. Basic Redevelopment Objectives

- a. Preserve and create an environment within the project which will contribute to the health, safety, and general welfare of the City and preserve the value of properties to remain 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 section of the City, and also prevent the recurrence of blight and blighting conditions.
- 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, 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, and to meet certain additional needs of the City and region.

2. Additional Social, Economic, and Environmental Objectives

- a. Strengthen the basic attractiveness, efficiency, and effectiveness of the economy of Apache Junction and the region.
- 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 job opportunities in the City.
- d. Strengthen the tax base of the City, and the fiscal condition of public agencies serving Apache Junction.
- 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 CRRD should be developed to serve as the key part of the Apache Junction central area. It should serve the following functions:

- a. A major symbol of the quality, prosperity, character, and values of people and business throughout the entire City, region and State.
- b. An attractive and robust center of personal communications, a place where people through the region 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 contacts between individuals) should be especially encouraged.
- c. 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.
- d. 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.
- e. City and/or regional government functions of County, State, and federal governments.
- f. City- and/or region-service financial, cultural, entertainment, health and related institutions and offices.
- g. Support services to maintain an attractive community for housing and for other basic functions.

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 redevelopment:

a. **Land Use**

Overall Objectives

- 1) Provide adequate space, and an hospitable environment for every activity and function appropriate and wanted 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 and pedestrian movement, open space, and other desirable and needed services.
- 2) Assure that existing and new development are coordinated and integrated both aesthetically and functionally to the fullest extent possible, not only within the district but also for land uses adjacent to the district.

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 both pedestrians 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, transit, and service vehicles. The system should be easily comprehended and should accommodate traffic demands well into the future.
- 3) *Parking.* Parking facilities 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 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 climatic conditions and the conservation of energy.

Principles

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

- 1) *Fine-Grained.* The system should permit the movement of pedestrians among all properties.
- 2) *Compact.* The system should minimize the length of pedestrian trips.
- 3) *Convenient.* The system should facilitate the movement of pedestrians.
- 4) *Comfortable.* The system should provide for pedestrian comfort based upon seasonal changes and micro-climate.
- 5) *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.
- 6) *Multiple-Choice.* The system should provide multiple opportunities for moving to and from destinations.
- 7) *Active.* The system should be associated with active land uses which encourage multi-purpose and spontaneous movements.
- 8) *Safety.* The system should provide a sense of safety.
- 9) The open space/pedestrian system should provide opportunities for movement, both within the core area and from the core to other destinations.
- 10) 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.

- 11) The open space/pedestrian system should clearly differentiate among public, semi-public, and private space.
- 12) The intended uses of space created within the system should be easily understood.
- 13) The open space/pedestrian system should utilize building interiors as opportunities for through-movement and special functions.
- 14) The system should be linked to an overall community open space system.
- 15) The system should help to express the regional character of the Apache Junction area.
- 16) The system should be developed to eliminate as many pedestrian/auto conflicts as possible.
- 17) The system should be developed sequentially to permit concentrations of resources on critical project areas.

d. **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) The area should be distinctive. Those aspects which can help to clearly distinguish the project area from noncentral areas and from other cities should be nurtured and developed.
- 2) 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.
- 3) 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.

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

Principles

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

- 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.
- 2) *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.
- 3) *Pavements, Street Furniture, and Landscaping.* Streets, alleys, pedestrian ways and open spaces, including their pavements, furniture and landscaping planting, should be functional and attractive.
- 4) *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.
- 5) *Lighting.* Lighting should be skillfully designed to respect the functions of various streets and activity centers. It should accent features of special importance.
- 6) *Building Facades.* In the construction of new buildings and the remodeling of individual existing buildings, high design standards should be employed. Facades of new or remodeled structures should be compatible with those of adjacent buildings or building groups.

- 7) *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.

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, the obtaining of required public approvals and financial assistance, and in other ways.
- d. Assure that all tenants, residents, property owners, prospective developers, and others involved in, or affected by, efforts to improve the project area are treated equitably, and are adequately compensated for any significant loss or damage which may be imposed on them by public actions related to implementation of this plan.
- e. Provide reasonable options to permit individual property owners and tenants to remain in the project area if they so desire.

C. **GENERAL LAND-USE AND DEVELOPMENT PLAN**

1. Land Use Map

Figure 4, *The General Land Use Plan* indicates three functional land use and development districts. These three land use districts are as follows:

- ▶ General Commercial - Commercial activities appropriately located along major arterial within the CRRD, similar to C-3 type uses.

- ▶ Professional'Office - similar professional offices located within one compact area, such as medical, legal, dental - type services.
- ▶ Multiple Family - high density multiple family housing stock is an appropriate use along arterial and collector streets due to the increased traffic flow and easy access to the downtown area.

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.

The boundaries between the districts are not precisely defined; they overlap. These overlapping areas are zones of transition between the dominant land use functions. The zones of transition are consistent with the land use objectives because they serve as buffers between different project area functions such as housing and business uses, and they may accommodate support services for basic district functions.

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 the revision and refinement of the City's Comprehensive Plan for central 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. The City shall also continue to respond to the economy of the region, and to coordinate and manage resources to achieve plan objectives. 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 shall provide technical assistance and counseling to property owners and occupants within and adjacent to the project area regarding the methods and impacts of the implementation of this plan. The City may aid in the preparation of development proposals, coordinate development proposals with other agencies on a formal and informal basis, counsel home and property owners and tenants on available assistance, and prepare educational and 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 police, fire, health, social services, insurance, counseling, and other types of services which support the objectives of this plan. 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, tax increment financing, 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 special counseling and technical assistance to businesses willing to locate within the project area.

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, *eminent domain* or otherwise, 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, subdivided, retain for its own use, mortgage, pledge, hypothecate or otherwise encumber or disposal of any real or personal property or any interest therein.

d. **Contracts**

Enter into contracts with redevelopers of property containing covenants, restrictions and conditions regarding 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, resubdivide, 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 historic, architectural, or cultural merit of the structure; condition of the structure, condition of surrounding structures, lot size, layout, accessibility, and usefulness.

7. Removal or 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, privileges, works, streets, roads, public utilities or other facilities required to achieve plan objectives.

E. MANAGEMENT & IMPLEMENTATION OF THE REDEVELOPMENT PLAN

Sections B and D describe the objectives and plan for the project area. Section C describes the types of actions which may be taken to improve the area. 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, educational, 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.
- f. Do other things which are legally permitted and are required to implement the plan.

2. Downtown Improvement Budget and Program

The City will prepare both an annual and a long-term budget and program for its activities and for project area improvement. This budget will identify project and program expenditure categories as specifically as possible as well as sources of funding. It will be submitted to the City Council for approval through normal budgetary review processes. No expenditures or binding commitments for expenditure may be made which are not part of a budget approved by the Council. In addition to the budget, a program of projects and actions in sufficient detail to identify specific annual and general long-term objectives will be presented. When approved, this program will be used to guide the City's activities for the relevant budget and program period.

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 actions proposals, sources of funding will be established to provide for the on-going 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 Project

The City shall provide financing for this project from a variety of sources, including advances, loans, grants and contributions, property tax increment financing, 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. The proceeds derived from the property tax increment provision herein shall be for the exclusive use of the implementation of this plan.

6. Property Tax Increment Provision

A portion of the cost of financing the project, pursuant to this redevelopment plan, will be provided by loans, moneys, advances or other indebtedness, whether or not evidenced by bonds incurred by the City of Apache Junction and payable from property tax increment funds, as authorized by Arizona Revised Statutes, Section 36-1481 and 36-1488.01, as amended. The proceedings of the Mayor and Council of the City of Apache Junction, authorizing the issuance of bonds or advances of moneys or making of loans or the incurring of any indebtedness by the City to finance, in whole or in part, the redevelopment project, may pledge the property tax increment funds, with respect to the project, to the payment of the principal of, and interest on, such bonds, loans, advances or indebtedness, subject to the hereinafter described limitations:

a. **Limitation on Period for Collection and Allocation of Tax Increment Revenues**

The collection and allocation of tax property increment funds for redevelopment shall be limited to a period not exceeding thirty (30) years from the date of the first collection and allocation of said tax increments. For purposes of collecting and allocating tax increments pursuant to this redevelopment plan, the assessment and tax roll as of 1995, shall be used in collecting and allocating said tax increments.

b. **Allocation and Application of Tax Increment Revenues**

Starting with the first tax year beginning after November 1, 1998, any ad valorem taxes levied by or for the benefit of any taxing agency, as defined in the Arizona Revised Statutes, Section 36-1488.01, A.2., on land, real property, personal property or other property not otherwise exempted with respect to the assessed valuation of property within the redevelopment project area in excess of the assessed valuation of such property as shown on the assessment and tax roll, shall be paid into a special tax increment fund, to be established by the Mayor and Council of the City of Apache Junction and shall be used for the payment of costs associated with the implementation of the Redevelopment Plan.

F. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL 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 described in Section A.

The general land use plan and information showing standards of population density, land coverage, and buildings in the area after redevelopment are discussed in Section D.

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.

The City shall project changes in the CRRD budget and program and the project and action proposal review procedure in order to involve the public in decisions regarding changes to be made in the project area.

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 CRRD improvement budget and program and the project and action proposal review processes. All improvements shall conform to the objective of this plan.

G. PROCEDURES FOR AMENDING OR SUPPLEMENTING THIS GENERAL PLAN

From time to time the general 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 the general plan after the lease or sale of property in the project 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. CROSSROADS REVITALIZATION/REDEVELOPMENT DISTRICT

A CRRD Advisory Committee shall be appointed by the Mayor and Council. This seven-member Committee shall serve four-year overlapping terms. The function of the Committee will be to advise City staff and the Mayor and Council on the CRRD activities.

I. EXHIBITS

1. Legal Description

Legal Description

The description of the territory proposed to become the Crossroads Revitalization and Redevelopment District, is as follows:

The West 624.92 feet of the South 50 feet of the Southeast quarter of Section 17.

The East 325 feet of the South 40 feet of the Southeast quarter of the Southeast quarter of Section 17.

The East half of the Northeast quarter of Section 20, Except the following:
commencing at the Northeast corner of Section 20, then West 325.5 feet, then South 50 feet to the POB; then South 728.07 feet, then West 350.01 feet, then North 728.96 feet, then East 350.01 feet to the POB.

In the West half of the Northeast quarter of Section 20 commencing at the Southwest corner: then North 823.25 feet, then East 40 feet, then North 187.97 feet, then East 921.41 feet, then North 270 feet, then East 298.7 feet, then North 728.16 feet, then Northeasterly 100.3 feet, then continue North 498.08 feet, then East 33 feet, then South 2640 feet, then West 1320 feet to the POB.

The North half of the Southeast quarter of section 20.

The East 50 feet of the Southeast quarter of the Southeast quarter of Section 20.

The North 660 feet of the Northeast quarter of the Southwest quarter of Section 20.

The South 148 feet of the Southeast quarter Northwest quarter of Section 20.

The Southwest quarter of the Northwest quarter of Section 21.

The West 50 feet of the Northwest quarter of the Northwest quarter of Section 21.

The West 33 feet of the Southeast quarter of the Northwest quarter of Section 21.

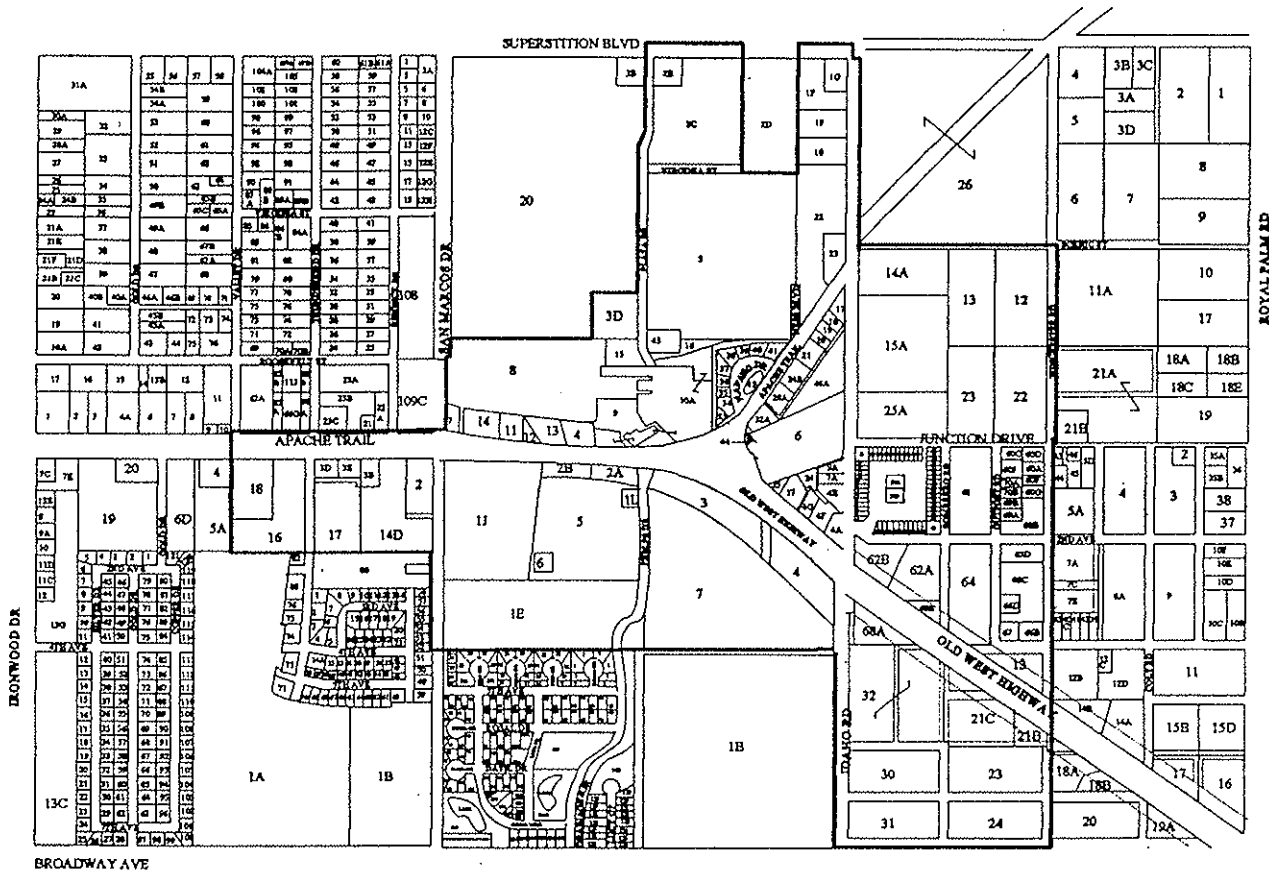
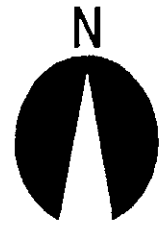
The West half of the Southwest quarter of Section 21.

The West 33 feet of the East half of the Southwest quarter of section 21.

The North 40 feet of the Northwest quarter of the Northwest quarter of Section 28.

All areas in Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

REDEVELOPMENT DISTRICT



Source: Development Services Office / Economic Development Division
City of Apache Junction

June 19, 1996
C:\OFFICEFILES\RD.WPD
Paul Michaud

REDEVELOPMENT DISTRICT

Superstition Blvd.

Valley Dr.

San Marcos Dr.

Plaza Dr.

US POST OFFICE

PINAL COUNTY SATELLITE OFFICE

Winchester Rd.

APACHE TRAIL

W Apache Trail

Junction Dr.

Phelps Dr.

Old West Hwy

Broadway Ave.















Idaho Rd.

EXISTING LAND USE

CITY OF APACHE JUNCTION, ARIZONA

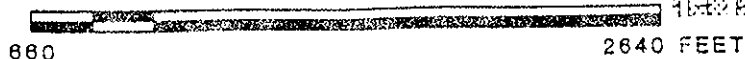
AUGUST 1993

LEGEND

- | | |
|--|---|
| <p>RESIDENTIAL</p> <ul style="list-style-type: none">  SINGLE FAMILY  MULTIPLE FAMILY  MOBILE HOME/MOBILE HOME SUBDIVISION  MOBILE HOME/TRAVEL TRAILER/RECREATIONAL VEHICLE PARK  COMMERCIAL  INDUSTRIAL | <ul style="list-style-type: none">  MINING  PARK/OPEN SPACE  VACANT/UNDEVELOPED <p>PUBLIC/QUASI-PUBLIC</p> <ul style="list-style-type: none">  SCHOOLS, GOVERNMENT FACILITIES, UTILITIES  WATER TANK, WATER PUMPING FACILITY  FRATERNAL ORGANIZATION  POST OFFICE  CHURCH |
|--|---|

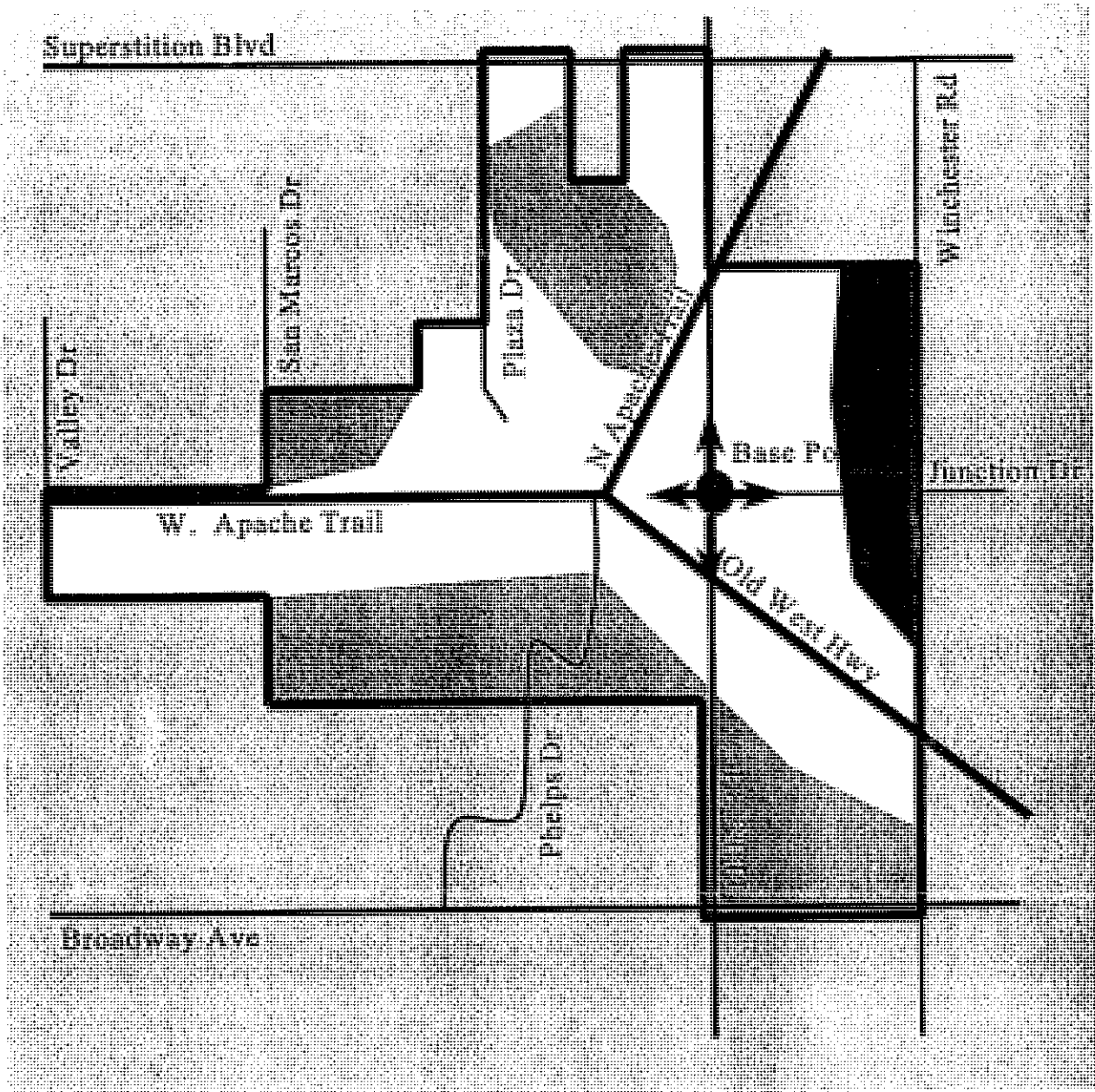


SCALE

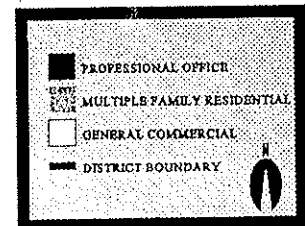


BUILDING CONDITION	PERCENTAGE OF DISTRICT
EXCEEDS STANDARD	3%
STANDARD	7%
SUB-STANDARD	70%
VACANT	20%

REDEVELOPMENT DISTRICT



LEGEND



Source: Development Services Office - City of Apache Junction
 July 3, 1996

C:\OFFICE\WPWIN\WPDOCS\RDPLAN.WPD
 Paul E Michaud