

## **E. Community Participation**

The formation of the Redevelopment Area Plan Update, its vision and development of its Goals and Objectives have been guided by the community. Direct mailings were sent to affected property owners, neighborhood and homeowner associations. Other interested parties within and in proximity to the redevelopment area were notified of public meetings and were given the opportunity to discuss the planning process at their convenience.

The citizens of Maricopa took great interest in the plan's update. Nearly 100 community members attended the first Planning and Zoning Commission and Neighborhood meetings to provide input on the goals of the Plan and its history of implementation. Numerous citizens contacted staff by phone and email as well as visited City Hall to review and discuss the Plan Update. These discussions contributed towards the overall planning process of the Plan Update.

In addition to citizens and area property owners, various City departments and outside agencies were engaged for their area specific technical expertise during the various stages of the Plan Update. These departments and agencies provided significant input that was integral to the development of the Plan Update.

Finally, the Plan Update team met numerous times throughout the process to ensure coordination with Maricopa's city leadership and various government division that will have direct impacts from the Plan's goals and objectives.

During the yearlong planning process, several public meetings were held, drop-in hours for the public to review the draft document were available at City Hall, and several presentations were made at public hearings within the City.

Mailings for the workshops were bilingual (English and Spanish) and translators were present at each public meeting.

The first public meeting presentation at the Planning and Zoning Commission explained the purpose and benefits of Plan Update. Attendees were presented information on existing conditions, goals and objectives that have been met, and goals and objectives that are ongoing. The presentation included the use of a slideshow as well as text, maps, photos and diagrams to illustrate the Plan Update.

The second public meeting (Neighborhood Meeting) presentation, continued and built upon the slideshow and presentation materials used at the first public meeting. The presentation summarized and expanded upon the information provided in the first meeting and provided more opportunity for public input and engagement.

The final public meeting (City Council Meeting) had a brief slide show summarizing the results previous meetings and went through all of the goals and objectives detailed in the Redevelopment Area Plan Update.



## Project Information:

**Applicant:**  
City of Maricopa

**Location:**  
Redevelopment Area/Heritage District Area as shown in blue on the map.

**Project Area:**  
Approximately +/- 240 sq. acres or +/- 0.36 sq. miles

**Proposal:**  
In accordance with Arizona Revised Statutes this is an update to the City of Maricopa's Redevelopment Area Plan.

**Site Map**

### Neighborhood Map

#### Map of the Area:

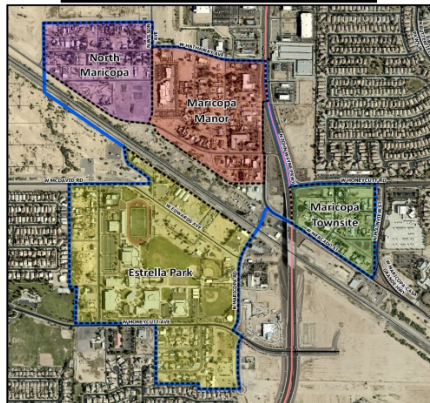
- The RDA is divided into four (4) neighborhoods
  - North Maricopa
  - Maricopa Manor
  - Maricopa Townsite
  - Estrella Park
- Each neighborhood has distinct defining characteristics with shared deficiencies and challenges to (re-)development



### Maps

#### Existing Conditions/Challenges:

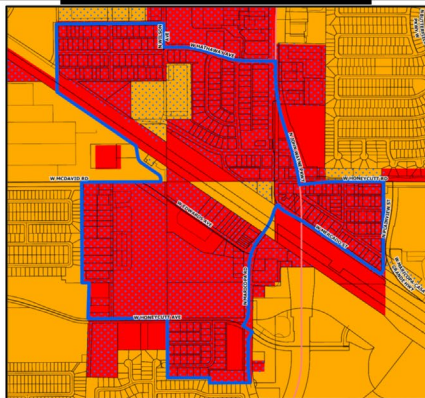
- Inadequate water and sewer services
- Unscreened and open commercial uses
- Floodplain designation and local drainage
- Unpaved streets and alleys
- Building conditions
- Traffic congestion
- Railroad crossing safety concerns
- Historic structures



### Maps

#### Existing Conditions/Challenges:

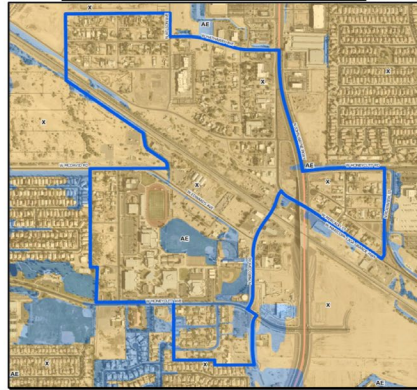
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**Maps**

**Existing Conditions/Challenges:**

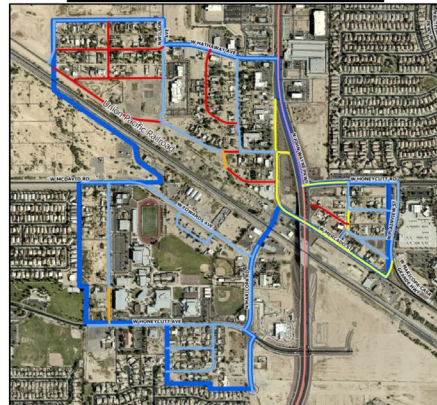
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**Maps**

**Existing Conditions/Challenges:**

- Inadequate water and sewer services
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**Past CDBG Funded Projects**

Year	CDBG Amount	City Contribution	Project
2012	\$240,436		Water System Improvements: Five Fire Hydrant Installations
2013	\$224,015	\$78,156.00	Paving Lexington and Roosevelt Avenue
2015	\$264,835		Improvements for the Heritage District: Assist property owners who are willing to bring their properties to an acceptable condition
2017	\$278,224		Heritage District Floodplain Analysis
2019	\$182,844	\$17,156	Edwards Avenue Fencing
2021	\$130,000	\$178,843	Plainview St Flashing Beacon Crosswalk
2021	\$130,000	\$150,000	Underground powerlines within the Heritage District
2022	\$222,826	\$331,000	Paving Cesar Chavez Ln. including the installation of curb & gutter, sidewalk, ADA ramps, retention, and a streetlight.
2023	\$249,812	\$294,488	Paving Heritage Ln. including the installation of curb & gutter, sidewalk, ADA ramps, and drainage improvements



Past CDBG Funded Projects

Before:



Past CDBG Funded Projects

After: Roads/Fencing/Signage/Lighting



Past CDBG Funded Projects

Roads/Fencing/Signage/Lighting



Past CDBG Funded Projects

Fencing/Signage/Lighting



Past CDBG Funded Projects

Landscaping/Signage/Lighting



Past CDBG Funded Projects

Solar Streetlights



Past CDBG Funded Projects

Code Enforcement Efforts



Past CDBG Funded Projects

Minor Housing Rehabilitation



Past CDBG Funded Projects

Improved Fencing



**Past CDBG Funded Projects**

**Underground powerlines**



**Staff Analysis:**

**RDA Plan Update Goals:**

- Goal 1 – Character, Identity and Downtown Destination
- Goal 2 – Adequate Infrastructure
- Goal 3 – Existing Neighborhood Protection
- Goal 4 – Improved Traffic Circulation
- Goal 5 – Greater Variety of Land Uses
- Goal 6 – Improved Property Values and Economic Activity
- Goal 7 – Citizens Advisory Committee
- Implementation Priorities

**Public Outreach:**

- September 6, 2023 – Notification letters sent
- September 7, 2023 – Redevelopment District notification signs posted
- September 25, 2023 – Planning and Zoning Commission Meeting
- October 9, 2023 – Neighborhood Meeting to be held
- October 16, 2023 – Public Hearing notification letter to be sent
- October 21, 2023 – Newspaper legal notice to be published
- October 28, 2023 – 2nd Newspaper legal notice to be published
- November 7, 2023 – City Council Public Hearing



MEETING SIGN-IN SHEET			
Project:	Redevelopment Area Plan Update	Meeting Date:	October 9, 2023
Facilitator:	Derek Scheerer	Place/Room:	Maricopa Library

Name	Address	Phone	E-Mail
THOMAS HELPHENSTINE	P.O. BOX 1015 MARICOPA AZ 85132	520-836-0997	CASATOMCOPAZ@GMAIL
Lois Tate	20640 N. Gardenia Rd Maricopa 85138	602-881-7031	btate2@aol.com
Erice Bomer	44316 W. Heritage	520-518-2015	—
Elaine Woods	21104 N. Tumplander	586-419-5691	Laoyloris@yahoo.com
Daniel Regan	44977 W. Hathaway	520-528-2430	chuckofthebigdgs@gmail.com
Christie Rogers	44977 W. Hathaway	520-518-2389	—
Michelle Burt	44415 W. Heritage	520-560-6250	—
Janet V. Bender	44415 W. Heritage	602-309-4322	—
Michael Diaz	44511 W. Stonegate	520-483-3835	—
Amynare	5651 Lomax	918-341-2595	—
Lynn Jurgensen	19441 N. Stonegate Rd	847-723-1152	—
LINDA SZUSTER	22064 N. Reis Dr MARICOPA	559.301.4688	—
Angela McCullough	13125 N. Clarendon	520-350-7320	—
Charlie Buers	42963 W. Kendra Way	520-483-6944	—
Linda Buers	42963 W. Kendra Way	520-483-6944	lindabiowa13@gmail.com
Kim Jye	10262 N. Silverman	—	—
Mary Heino	45615 W. Ranch Rd	509-429-0833	Kimheino1@gmail.com
KARL HEINO	45615 W. Ranch Rd	509-429-0833	—
Danijel Rajcic Sarah Rajcic	44410 W. Cesar Chavez Ln	520-7058446	Sarahw94@yahoo.com

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## Maricopa eNews

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### MEETING NOTICE - Heritage District Redevelopment Area Plan Update

Post Date: 09/27/2023 9:24 AM

#### MEETING NOTICE: HERITAGE DISTRICT REDEVELOPMENT AREA PLAN UPDATE



**Project:** Heritage District - Redevelopment Area Plan Update

**Proposal:** The City of Maricopa has initiated an update of its Redevelopment Area Plan (Heritage District) in accordance with applicable City, State, and Federal statutes. The update is described in more detail below:



## PROJECT INFORMATION

**Project Name and Case Number(s)**  
Redevelopment Area Plan Update

**Applicant Representative**  
City of Maricopa  
Derek Scheerer  
520-316-6980  
Derek.Scheerer@maricopa-az.gov



QR Code

### Project Description

The City of Maricopa has initiated an update of its Redevelopment Area Plan (Heritage District) in accordance with applicable City, State, and Federal statutes. The update is described in more detail below: Redevelopment Area Plan – The City of Maricopa proposes to redesignate a redevelopment area that involves properties located within boundaries of the map on this notice. By State Statute, the designation of a redevelopment area is required to be redetermined every 10 years. The meetings noted below will provide an opportunity for all interested parties to express their views respecting the proposed redevelopment plan update. Copies of the proposed redevelopment plan update and maps are available for public view at the Development Services Department, 39700 W. Civic Center Plaza, Maricopa, AZ from 7:00 am to 6:00 pm, Monday through Thursday except for legal holidays.

### Neighborhood & Public Meeting Dates

#### Planning Commission Meeting

**Sept. 25, 2023 @ 6:00pm**  
Maricopa Library and Cultural Center  
18160 N Maya Angelou Dr.  
Maricopa, AZ 85138

#### Neighborhood Meeting

**Oct. 9, 2023 @ 6:00pm**

Maricopa Library and Cultural Center  
18160 N Maya Angelou Dr.  
Maricopa, AZ 85138

#### City Council Meeting

**Nov. 7, 2023 @ 6:00pm**

Maricopa City Hall  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

### How to learn more and comment

Project application materials may be viewed in person at:

Development Services Department  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

Planning and Zoning Department

If you have an interest in this request, contact the following Planning and Zoning Department staff member:

**Derek Scheerer**  
520-316-6980

Derek.Scheerer@maricopa-az.gov

Esta información se puede proporcionar en español a pedido, por favor comuníquese con Alex Bosworth, 520-316-6948 para la información

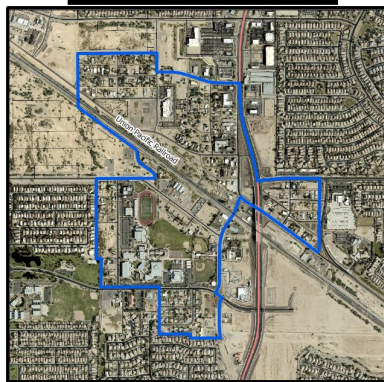
Development Services Department | 39700 W. Civic Center Plaza Maricopa, AZ 85138 | 520-316-6920

## NOTICE OF NEIGHBORHOOD MEETINGS

This notice is being sent to you because you own or represent property located within the required notification area for the following project:

### Vicinity Maps

#### Redevelopment Area Map



**\*\* Access QR Code for more information \*\***

### Project Name and Location

Redevelopment Area Plan update  
See attached map for affected area.

### Case Number(s)

No Case Number Associated

Turn over for more information ➞



Development Services  
Department





39700 W. Civic Center Plaza  
Maricopa, AZ 85138  
Ph: 520.568.9098  
Fic: 520.568.9120  
[www.maricopa-az.gov](http://www.maricopa-az.gov)

**NOTICE OF PUBLIC HEARING INVOLVING THE DESIGNATION OF A REDEVELOPMENT AREA AND  
ADOPTION OF A REDEVELOPMENT PLAN IN ACCORDANCE WITH A.R.S. § 36-1473 AND A.R.S. § 36-1479**

**DEAR PROPERTY OWNER:**

**NOTICE IS HEREBY GIVEN THAT** a public hearing for the designation of a redevelopment area and adoption of an updated redevelopment plan will be held on the 7th day of November 2023, at 6:00pm by the City Council of the City of Maricopa at 39700 West Civic Center Plaza, Maricopa, AZ 85138.

The City of Maricopa proposes to redesignate a redevelopment area that involves properties located within boundaries of the map that accompanies this notice. By State Statute, the designation of a redevelopment area is required to be redetermined every 10 years for continued qualification.

A redevelopment area is an economic development strategy successfully used to improve living and economic conditions within a designated area. Once a redevelopment area is established and a redevelopment plan is adopted, the City has greater flexibility to encourage certain grant funding opportunities toward making beneficial improvements in the area.

**NOTICE IS FURTHER GIVEN** that the public hearing will provide an opportunity for all interested parties to express their views respecting the proposed redevelopment plan at the time and place specified above. Copies of the redevelopment plan and maps are available for public view at the Development Services Department, 39700 W. Civic Center Plaza, Maricopa, AZ from 7:00 am to 6:00 pm, Monday through Thursday except for legal holidays.

If you have any questions concerning this matter, please contact Derek Sheerer, Planner II at 520-316-6980 or by email at [Derek.Scheerer@maricopa-az.gov](mailto:Derek.Scheerer@maricopa-az.gov)

Persons with a disability may request a reasonable accommodation by contacting the City Clerk's Office at 520-316-6970. Requests should be made as early as possible to allow time to arrange the accommodation.



39700 W. Civic Center Plaza  
Maricopa, AZ 85138  
Ph: 520.568.9098  
Fic: 520.568.9120  
[www.maricopa-az.gov](http://www.maricopa-az.gov)

**AVISO DE AUDIENCIA PÚBLICA QUE IMPLICA LA DESIGNACIÓN DE UN ÁREA DE REURBANIZACIÓN Y LA ADOPCIÓN DE UN PLAN DE REURBANIZACIÓN DE ACUERDO CON LOS ESTATUTOS A.R.S. § 36-1473 Y A.R.S. § 36-1479**

**ESTIMADO DUEÑO DE LA PROPIEDAD:**

**POR ESTE MEDIO SE LE NOTIFICA QUE** una audiencia pública para la designación de un área de reurbanización y la adopción y actualización de un plan de reurbanización se llevará a cabo el día 7 de noviembre de 2023, a las 6:00 p.m. por el Concejo Municipal de la Ciudad de Maricopa en 39700 West Civic Center Plaza, Maricopa, AZ 85138.

La Ciudad de Maricopa propone rediseñar un área de reurbanización que involucra las propiedades ubicadas dentro de los límites del mapa que acompaña a este aviso. Según el estatuto estatal, se requiere que la designación de un área de reurbanización se vuelva a determinar cada 10 años para continuar con la designación.

Un área de reurbanización es una estrategia de desarrollo económico que se utiliza con éxito para mejorar las condiciones económicas y para promover la prosperidad, la salud y el bienestar a largo plazo de esa área dentro de la comunidad. Una vez que se establece una área de reurbanización y se adopta un plan de reurbanización, la Ciudad tiene mayor flexibilidad para fomentar ciertas oportunidades de financiamiento para realizar mejoras beneficiosas en el área.

**TAMBIÉN SE NOTIFICA** que la audiencia pública brindará una oportunidad para que todas las personas interesadas expresen sus puntos de vista con respecto al plan de reurbanización propuesto en el momento y lugar especificados anteriormente. Copias del plan de reurbanización y mapas están disponibles para la vista del público en el Departamento de Servicios de Desarrollo, 39700 W. Civic Center Plaza, Maricopa, AZ, de 7:00 am a 6:00 pm, de lunes a jueves, excepto los días festivos.

Si tiene alguna pregunta sobre este asunto, comuníquese con Dania Castillo, Coordinadora de Proyectos al 520-316-6835 o por correo electrónico a [Dania.Castillo@maricopa-az.gov](mailto:Dania.Castillo@maricopa-az.gov)

Las personas con discapacidad pueden solicitar una adaptación razonable comunicándose con la Oficina de Secretaría Municipal al 520-316-6970.

**NOTICE IS HEREBY GIVEN THAT the mentioned public meetings will be held at the referenced time, place and location.**

## **Redevelopment Area Plan Update:**

The City of Maricopa has initiated an update of its Redevelopment Area Plan (Heritage District). The meetings noted below will provide an opportunity for all interested parties to express their views respecting the proposed redevelopment plan update. Copies of the proposed redevelopment plan update and maps are available for public view at the Development Services Department, 39700 W. Civic Center Plaza, Maricopa, AZ from 7:00 am to 6:00 pm, Monday through Thursday except for legal holidays.

**Planning Commission  
Meeting**

**Sept. 25, 2023  
6:00pm**  
Maricopa Library  
18160 N Maya Angelou  
Dr.  
Maricopa, AZ 85138

**Neighborhood  
Meeting**

**Oct. 9, 2023  
6:00pm**  
Maricopa Library  
18160 N Maya Angelou  
Dr.  
Maricopa, AZ 85138

**City Council  
Meeting**

**Nov. 7, 2023  
6:00pm**  
Maricopa City Hall  
39700 W. Civic Center  
Plaza  
Maricopa, AZ 85138

If you have any questions, comments, or concerns, please contact Derek Scheerer from the City of Maricopa Planning and Zoning Division at 520-316-6980 or by email at [Derek.Scheerer@maricopa-az.gov](mailto:Derek.Scheerer@maricopa-az.gov)



Posting Date: September 7, 2023