

Chandler General Plan Update
Community Meetings (8/21 – 8/27 – 8/29)
CONSOLIDATED COMMENTS
Arranged by General Plan Elements

LAND USE

- Protect the airport for aviation use. It is an extremely valuable transportation asset.
- The City shall designate a small and medium business incubation area to bring in and grow small business.
- Find areas for high rise land to attract high end corporate.
- We had to file a freedom of information request to gain access to the FSG incubator (partial) documents – that is not citizen involvement. Any change in land use to allow for wet labs, bio-science must be done via land use task force vehicles. If no guidance is in place, high-quality companies will steer clear – this is a fact from the San Francisco model.
- We need the general plan to define different types of industrial use just as it does with the commercial and residential uses.
- Chandler needs comprehensive update of zoning code. Now is the appropriate time as we approach build-out.
- Protect remaining commercial office sites from going residential.
- Chandler residents have a right to know the “end use” of a parcel before rezoning from AG to Industrial is granted. This is stealth zoning, totally unacceptable so that catastrophes like a primate lab, clearly not I1 but I3 will not re-occur.
- Focus on adding to revenue generating not residential.
- Control air traffic at the airpark by respecting the previous two elections which denied funding to lengthen runway.
- No hi-rise, hi-density, heat island effect intensifies buildings.
- Limit tall buildings to Price corridor and Chandler Fashion center area, south San Tan.
- More tax base generating land use – less residential.
- Tall buildings – a good fit to the new downtown.
- Preserve existing neighborhoods by limiting/restricting use permits that would (or may) have and adverse impact on the quality and character of these neighborhoods
- Address where mid-rises can be located.
- Address where animal test facilities can be located.
- No businesses in neighborhoods.
- Land use planning ought to be consistent with water resource availability over the long-term; the principle of “sustainable development” must be central to all land use planning.

HOUSING

- Do not overdevelop urban (multi-story) housing i.e. condos/townhouses atop retail. Be cautious where it goes.
- Housing for fixed income elderly.
- Use residential enterprise zones to encourage homes to be improved as either investment as resale or as rental both for affordable housing. The “Next Twenty” ‘fund’ is not a good idea.
- Housing code – look at number of people in homes to ensure safety/cleanliness.
- Demolition of substandard housing.
- Possible historic overlay zones.
- Provide affordable housing.
- Do not overbuild high density housing (more than 3-story). Many of us prefer the low density non-high-rise buildings because of the mountain views, quality of life, less population.

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- Provide for 2-3 high density cores w/ infrastructure to attract high density development.
- Protect existing low density housing.
- Stop building new homes.
- Limit apartment complexes.
- Require and allow solar and green architectures.
- Air quality issues and traffic congestion problems arising from increase in housing projects should become more of a priority than in the past.
- Encourage developers to build “greener” homes.

REDEVELOPMENT

- A more aggressive plan that addresses crime and safety too.
- Balance of revitalization of old retail center into more multi-use stores.
- Redevelop old neighborhoods, including mixed residential/retail/office like Scottsdale’s Keirland commons, make new developments unique.
- Redevelopment needs to be compatible with existing neighborhood and traffic infrastructure.
- Add affordable, urban housing.
- Inform public prior to relocating trash, plants, casinos, etc.
- Elimination of existing alleyways; they accumulate trash and debris, possible security risks, cost to maintain. Give land back to property owners by moving the back walls.
- Higher density housing in redevelopment areas.
- Redevelopment study on North Arizona Ave. to the existing East Valley mall.

GROWTH AREAS

- Need land use map showing where in growth areas hi-density and hi-rise residential changes will be allowed to change.
- Smart development, keep industrial in defined areas, redevelop older neighborhoods.
- Maintain old town atmosphere – it is already being lost.
- Limit large “chain stores.”
- Promote smaller, family-owned businesses.
- Keep infill growth compatible with existing neighbors.
- Education facilities need to grow.
- More technical job training.
- Use areas that have a lot of housing for low traffic, low noise and possibly low pollution.
- Attract industries that focus on developing sustainable products.

COST OF DEVELOPMENT

- Continue to pay for itself.
- Bonds.
- Increased development taxes can slow; need business developers and push employer based development to other cities, employment taxes will pay for infrastructure.
- Increased density (residential) as proposed in the next twenty will result in larger building mass, higher heat island temps, more road construction, more traffic, air pollution – and more crowded schools.
- Apply common sense; too often developments are undertaken only because other cities do.
- Make sure developers can finish their projects.

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- Revisit the PAD overlay along Price Rd. Corridor.
- Parking requirements vs. economic reality.
- Smart development without increase in taxes.
- Tax give-aways are not the way to attract development.

OPEN SPACE AND RECREATION

- Riparian institute and similar development are excellent.
- Additional green space and reserve some agricultural land for views of mountains, etc.
- More paths in field and parks (for handicapped).
- More not less.
- Provide for open space in every development.
- We have good parks and recreation areas.
- Open spaces need to be flexible and re-useable as the interests of the population changes.
- Maintain Center for Arts.
- Expand and enhance parks system.
- Host alternative sports, rather than compete for large stadiums (Olympic bicycle trials, 3 on 3 basketball, iron man, etc.).
- Interconnected parks and bikeways.
- Have safe running trails and places to walk .
- Recreation places must be carefully monitored to ensure that free-riders don't affect the quality of the place.
- Scenic roadway designations – buffered setbacks.
- Connection of spaces – sustainable transportation corridors.

CONSERVATION AND ENVIRONMENTAL PLANNING

- The City shall strive to have “world class” air and water quality.
- City needs to encourage more xeriscape of public/private areas.
- Additional green areas to ensure cleaner air.
- Codes to encourage green buildings.
- Public buildings should set an example in conserving energy and other resources. Waste and inefficiency needs to be eliminated.
- Environmental clean up of superfund sites should go back to the companies that caused them.
- Make it easier for public recycling (mall, parks, apartment dwellers).
- Maintain 12-24yr. open or green spaces, parks walking trails etc.
- Use of more trees in the development of areas.
- Xeriscape natural low water use landscaping.
- Adopt green residential building.
- Encourage green research and manufacturing.
- Position recycling bins adjacent to waste bins in all public areas.
- Is collection of surface water part of new residential planning – is it required?

WATER RESOURCES

- The City shall adopt a “net zero” water use policy for public spaces.
- Extend “reclaimed” water area to north of Pecos Rd.
- Similar riparian reserve for water similar to Gilbert in overall plan.

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- Ensure City maintains surplus water rights.
- We need the highest water quality possible with all known carcinogens removed. All life depends on excellent water. It is the number one factor resulting in a quality life.
- Require all primate labs/wet labs to remove all experimental drugs/chems from animal wastes before expelling into our waste water stream to prevent pharmaceutical pollution.
- Rates had been affordable but are less so now; quality is good—maintain same levels.
- Promote large users to adopt reclaimed water.
- Force HOA use of reclaimed water use in parks common areas.
- Do whatever is needed to assure the continued supply.
- Restrict watered lawns.
- Improve water supply to serve maximum population estimates.
- Stricter water conservation tactics.
- Stop flood irrigation method at schools and other public lands.
- Provide low cost program to assist homeowners in locating leaks in their irrigation systems.
- You need to address the issue of whether every home should be entitled to a pool in light of Arizona’s water resource issues.
- Increase program called “grass to cash.” It’s a good idea that seems to be working. More desert landscape in general.

CIRCULATION / BICYCLING / TRANSPORTATION

- More bike paths.
- Need efficient traffic control systems.
- The airport is a transportation center that enables businesses to grow and residents to travel. Be more creative in its use and protection from encroachment.
- West Chandler full bike circulation.
- Transportation safety especially light rail.
- Goal: to broaden the scope of bicycle paths (increase miles of paths) to further connect all neighborhoods with downtown.
- Need better public transportation (children – senior citizens).
- Better high speed bus that links to central Phoenix.
- Light rail is good, but should not intersect or hinder auto traffic (elevate it).
- To allow for widening of the roads in the future to minimize even more gridlock.
- Bus lines available to the light rail from south Chandler.
- Bicycle lanes and parking for them should be on all streets and areas.
- Need wider sidewalks for bicyclist from Pecos Road to Galveston, many bicyclists ride on sidewalk.
- Many older north-south roads need bike lanes (Arizona, Alma School, McQueen).
- Also – completion of bike lanes on intermediate streets.
- Before bike lanes; add sidewalks then bike paths.
- Trails (walking, biking).
- Ability to move between neighborhoods and into the downtown corridor.
- Light rail.
- Public transportation – SE Chandler.
- Sidewalks / bike lanes / public transportation thru hi tech / job corridors.
- Increase safety of bike lanes and trails to encourage community by bicycle.
- Connect parks with non-motorized vehicular paths.

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- Sidewalks and bike lanes.

PUBLIC BUILDINGS

- New public buildings must be held to same high standards of private development.
- Public buildings should have architecture that blends with surrounding community structure.
- All public buildings should be LEEDS gold standard to be healthy to use and conserve energy.
- Public buildings need to be more energy-efficient and eliminate wastefulness. Not retrofitting or consideration is nearsighted and wasting public funds.
- Family bathrooms.
- Playground areas by libraries, museum, etc.
- Build multifunctional building that can be used for alternate uses when environmental change.
- Make public buildings green and efficient.
- Centralize public (government) buildings to a specific area of the City.
- Have both garbage and recycling bins in all public areas so that newspapers, cans, water bottles, etc. may be recycled instead of being ultimately added to the landfills.
- There is no public support for recycling in public places.

PUBLIC SERVICES & FACILITIES

- Additional large-scale recreation/green spaces.
- Build and maintain a small and medium business incubator for new Chandler-based businesses.
- Goal: to increase the number of cultural venues to attract to Chandler and hold the professional head of households.
- Promote all cultures; not just Hispanic.
- Require hazardous materials registration as a public document available thru the safety element enforcement via Fire Dept. or other appropriate entity.
- Creative re-use of (obsolete excess) schools.
- Bus services should be expanded.
- They should have small efficient buses for off rush hour times.
- Plan for more services for the retired generation.
- Increase medical facilities – fit changing population.
- Sidewalks must be added on McQueen in front of Autumn Creek apartments. It's a safety hazard.
- Improve libraries and educational training technical university post graduate. Keep young and old better educated.
- Catch up to growth that is already here before even thinking about hi-rise/hi-density development. RE: the bath water from the Lindsey well and the backlog of read projects.
- Complete already paid for (builder funds) sidewalks, street widening @ cooper / Chandler Heights.
- Better museum/ historic preservation as a local source of pride and a draw for tourism, relocation.
- Maintain good police to resident ratio.
- Expand size and scope of city recycling program (more recycling drop-off areas, recycled more varied items).
- Increase funding for online libraries (books available online).
- When residential building stops – where will the loss of impact fees be made up? Streets, sewer, and water will be old and need repairs.

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- Free public shuttle buses (like in Tempe) that link neighborhoods without direct bus service to existing bus lines and nearby shopping.
- Increase teachers salaries to attract higher caliber of teachers.

SAFETY

- More police and fire as ratio to the City.
- Some roads are still not safe because of congestion (example McQueen and Queen Creek coming from 202).
- Better lighting on all streets where pedestrians need to walk.
- Finish all sidewalks.
- Ensure adequate fire and ambulance service for population.
- Ensure industrial and airport areas are equipped with proper fire suppression equipment for chemical fires.
- Police prevention programs need to be stronger.
- The police department is a continued problem.
- I see them driving unsafe everyday.
- Police/fire need to be stationed and staffed to maintain a 4 min. response time or better.
- Maintain staffing/citizen ration similar to other areas.
- Need more police presence in older neighborhoods.
- Need more police.
- Assure safety of citizens – police and fire – with paramedics.
- Ensure that the public safety departments have up-to-date emergency telecommunication equipment to ensure continuity in communication at all times, including during natural disasters and terrorist-inflicted damage.
- Evacuation plans for natural disasters.
- Restrict use permits that would increase crime and/or police/public services calls to neighborhoods that currently enjoy low crime rates.
- Public spaces need to be monitored.

ENERGY

- Subsidies for homeowners/businesses to add solar.
- Better incentives for builders and developers to landscape with desert (low water) use.
- Future regulations on more green buildings to cut down on urban island effect.
- Zero urban impact is a goal for at least 10% of new development.
- Incentives for business and developer to build green.
- Recycle waste as a renewable energy.
- LEED is required to be incorporated in design & construction.
- The city should use only renewable energy and all vehicles should be alternative fuel or hybrid.
- City should adopt practical, cost effective energy use policies and not be bullied by impractical environmental groups.
- Reduced heat island effect = less energy use.
- Reduce parking requirements.
- We need buildings to be energy-efficient. One dollar saved by not wasting energy gets compounded. We need to take advantage of current solar system incentives.
- Encourage more car “trip reduction.”

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- Build solar farm for City of Chandler on vacant land.
- Future development – residential or commercial – ought to implement sustainable energy measures (taking into account the principle of “sustainable development”).
- All commercial buildings to be LEEDS and green certified.
- Allow solar energy in neighborhoods.
- Chandler can be a leader in clean/green energy, research and manufacturing, and residences.
- Environmentally friendly energy sources.
- City needs to be a role model for this.
- Let’s lead, not follow, on this. Go after this new and changing (evolving) industry.

NEIGHBORHOODS

- Enforce existing codes.
- Neighborhood beautification – focus.
- Don’t have to move to live in better neighborhood.
- Neighbors to communicate with neighbors – assist your handicapped and senior citizens (care about each other).
- Pay more attention to adjacent uses, so we don’t have auto-park light signs in people’s backyards.
- Emphasize the differences in neighborhoods by spot lighting diverse neighborhoods with traveling City festivals.
- Control % of rentals with absentee owners.
- Revitalization of older north Chandler areas thru development of redevelop zones for tax incentives and purposes.
- Ensure industrial areas are buffered with retail or green space, no new industrial directly adjacent to residential.
- Need some code enforcement in older neighborhoods, currently we do not have much.
- The City needs to preserve older downtown neighborhoods; such as silk stocking.
- Neighborhood preservation.
- More recreational facilities in older neighborhoods.
- Enforce law of business operating in residential neighborhoods.
- Copies of “Next Twenty,” a new progressive agenda for Chandler posted on City website and delivered to registered neighborhoods leaders and presented at next congress of neighborhood meeting in October.
- How about residential enterprise zones – tax breaks for in-depth reconstruction.
- Force use of reclaimed water in HOAs.
- Streets and sidewalks in need of repair or replacement in old areas.
- More patrols and anti crime deterrents.
- Maintain quality and character of existing neighborhoods by limiting use permits in residential areas that would threaten these existing neighborhoods.
- Consider all the school districts within City limits.
- Organize traditional neighborhoods to extend “community” into these wonderful, unique developments.
- Draw HOA’s into more City involvement.
- Encourage HOA’s to communicate and partner with older and traditional neighborhoods.
- Restrict businesses from inside neighborhoods.
- Rules (or maybe partnering) to eliminate blight in unsuccessful strip malls or empty “big box.”
- Less walls more porches and socially interactive neighborhoods.

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- Form neighborhood committees that will partner with City officials to address issues that are important to each individual neighborhood.

ECONOMIC DEVELOPMENT

- Promote and foster corporate headquarters for diversity of employment base.
- Develop the first community with government sponsored small and medium business incubator.
- If the industrial uses are not clearly spelled out in planning documents, the growth in this area will not be orderly – or of a good quality. Poor planning has and will continue to disenfranchise homeowners from having a say in what moves in next to their homes.
- Continue to recruit medium to large employers with incentives. Build green and be known as a “green” community.
- Do not develop a biotech incubator/accelerator without having public forums so that citizens can give their input about this type of development (where it goes etc. not near homes, Chandler schools, shopping, etc.).
- Encourage Bioscience.
- Promote the light rail to get on board with the rest of the area.
- Encourage a variety of businesses.
- Employment of local workforce by new employers.
- Focus on uses that will generate highest net tax revenue.
- Please assure residential owners are not “taxed” out of their homes due to increased development.
- Define, guide and control industrial classes of land use just as the commercial and residential uses are stated and explained in current General Plan.
- Provide areas of high density for entertainment and living for those wanting that. Preserve areas of medium to low density.
- Concerned about industrial development near neighborhoods as we move towards buildout. There is a lack or definition in the General Plan and Chandler’s zoning code regarding industrial land uses. The zoning code needs a comprehensive update to cover biotech/wet lab development.
- Incentives: Property owners to assemble properties for future develop as larger better planned parcels.
- More city income from business – Chandler should not depend on property tax or needing to increase sales taxes. Decrease sales tax on groceries.
- Bring in high-tech in bio-tech companies.
- Rejoin the gateway development – one of the biggest economic projects in the U.S. offers enormous economic benefits to Chandler. Include in land use decisions.
- Biotech is the high tech; can be as big over next twenty years as electronics industry has been the last twenty.
- I attend bio-tech conference at San Marcos and was quite concerned at the fiscal excitement without a counter-balancing analysis of benefits vs. possible social and even moral problems. I would rather see sustainability as a new industry in Chandler, than bio-tech. ASU is very committed to sustainability, and would be an excellent partner.