
Frequently Asked Questions

51 E Boston RFI

Q1: What schools are nearby?

University of Arizona has a branch at the nearby Community Center with several popular undergraduate and graduate programs (500 students at build out).

ASU will be opening a branch at the former City maintenance yard at 249 E Chicago in late 2013-early 2014. The ASU facility will include TechShop, which is open to the public 24/7. Total enrollment at build-out will be 1,000 students.

Chandler High School serves 3,200 students just north of Downtown at Chandler Boulevard. Frye Elementary and San Marcos Elementary flank the Downtown area.

Q2: What hospitals are nearby?

Chandler Regional Hospital is 2 miles west of Downtown Chandler. They are in the midst of a significant expansion, including a new tower which will add 96 beds and a top-level trauma center.

Q3: Will there be set hours required for a business to operate in this space?

No set hours are required, but proposals that add activity to the area will be scored higher. Being open on weekends will be advantageous.

Q4: What is the trash service off the alley?

It is up to each business to establish their own commercial trash service. All the major commercial trash haulers serve the area. The tenant is responsible for keeping the alley clean and clear from obstructions.

Q5: Do the dumpsters currently behind the business have to stay there?

No, the dumpsters will be relocated when a tenant is selected.

Q6: Are the fire sprinklers working?

The sprinklers themselves work, but there is no riser from the building. The tenant would need to work out an agreement with a neighbor to share their riser.

Q7: Can I paint the building or put in new doors and windows?

Possibly. Any exterior improvements must go through the Architecture Review Committee for approval, this includes paint and new doors and windows. As this building is a contributing property as part of the historic register commercial district, the review is intended to preserve our eligibility for this designation. That said, we will do our best to work with you to present your brand.

Q8: Can we cook or bar-b-que in the back patio area?

No outdoor cooking is permitted.

Q9: Do we have to provide parking?

No, as part of the City Center District zoning, you are not required to provide parking onsite. All surrounding parking lots, with the exception of the corner of Washington and Boston and the lot adjacent to Serrano's, are free public parking. There are three garages within easy walking distance to the building.

Q10: Are the interior walls structural?

We do not believe they are load bearing walls; however, a structural engineer should be consulted on any proposed demolition or modification to confirm.

Q11: Can the alley be set up to serve as an entrance, similar to Brunchies?

Yes, it can be. The gates in back may be removed and returned to the City, if desired. The proposed exterior changes (new door, etc) must be pre-approved by the Architectural Review Committee as noted above.

Q12: Can we have tables and chairs on the sidewalk?

Yes, you may have tables and chairs on the sidewalk, as long as an 8 foot wide path is maintained at all times for pedestrian traffic. If you are proposing to serve liquor on the patio, it must be fenced to comply with State liquor laws. The design of the fence will be reviewed by Planning and Zoning as part of the Use Permit application.

Q13: How many amps are on the electrical panel? Can it be upgraded?

The current panel houses two 100 amp services. An electrical engineer would need to be hired to advise on the upgrading of service. APS serves the building from lines underground in the alley behind the building.

Q14: Are there monies available for tenant improvements (TIs)?

No, there are no monies available for TI work. The City has brought the building to code for a general retail use. All other improvements are the responsibility of the tenant. You may propose a rent reduction to accommodate tenant improvements.

Q15: What is the requested rent?

The City is asking for a market-based rent, but not specifying an amount. Please propose a rent rate that you feel is fair for the space given your proposed use.

Q16: Can this be an office?

A portion of the space may be office, but the primary function needs to be retail, restaurant and/or entertainment to comply with the zoning for the property.

Q17: How many AC Units are there on the building and do they both work?

There are 2 units and they are both working.

Q18: Are there As-Builts available?

No, there are no plans available.

Q19: What was the space previously?

It was a retail gift shop, called the Blue Peacock.

Q20: Is it a problem if we don't use the back patio space?

No, it is your option whether or not to utilize the back patio space.

Q21: Can we store equipment on the back patio?

Generally, no, and any equipment that is approved by Planning typically must be screened from pedestrian view.

Q22: Has the space ever been a restaurant and does it have a grease trap?

To our knowledge, it has never been a restaurant and there is no existing grease trap.

Q23: What is the process once the proposals are submitted?

City Staff will review the proposals. Two or three finalists will be selected. These finalists will be asked to provide additional information on their concepts and possibly present to a small group. The selected party will negotiate a lease.

Q24: Will all improvements remain City property?

Built-in improvements will remit to the City at the end of the lease unless otherwise specified in the lease agreement.

Q25: Can you pay broker commissions?

Unfortunately, we are not authorized to pay broker commissions. If you wish to use a commercial broker, you are responsible for their fees.

Q26: How many events are held Downtown each year? How many people attend these events?

Please see the attached event schedule and the estimated attendance. Please note that the various event organizers often offer discounted booth space to Downtown merchants to either sell product or market their business at the events.



Chandler · Arizona



Downtown Chandler 2012 Events

<i>Date</i>		<i>Event and Details</i>	<i>Estimated Attendance</i>
January	14	Multicultural/Unity Festival	7,000
January	17	Chandler Art Walk	500
February	17	Chandler Art Walk: An Evening of Art & Science	1,000
February	18	Science Spectacular	2,000
February	25	Classic Car & Hot Rod Show	10,000
March	3	Ostrich Festival 5K Run	500
March	3	Ostrich Festival Parade	5,000
March	11	Western States Jaguar Meet	200
March	17	3rd Annual Chandler's St. Patrick's Day Festival	3,000
March	17	Chandler Art Walk	500
March	24	Great American BBQ & Beer Festival	15,000
March	30-31	Chandler Jazz Festival	10,000
April	7	Corvettes in the Park	450
April	17	Chandler Art Walk	500
May	5	Cinco de Mayo Celebration and Chihuahua Races	3,500
May	18	Chandler Art Walk: 100 Artists Celebrating 100 Years	1,000
June	23	Summer Splash	500
June	17	Chandler Art Walk	500
September	17	Chandler Art Walk	500
September	29	Oktoberfest	6,500
October	6	TASTE. Chandler's Culinary Festival	1,000
October	17	Chandler Art Walk	500
October	19-21	Kokopelli Krush	600
October	26	Spooktacular	1,700
November	10	Chandler's Block Party - Rock the Block	15,000
November	17	Chandler Art Walk	1,000
December	1	Tree Lighting/Parade	15,000
December	6	Santa's House	200
December	8	Santa's House	700
December	15	Santa's House	700
December	17	Chandler Art Walk	1,000

Attendance All Events	105,550
Plus Weekly Farmer's Market (Oct-May) @ 300 per week Average	9,600
Total Attendance All Events	115,150



Downtown Chandler 2013 Events (Confirmed Dates)

<i>Date</i>	<i>Event and Details</i>
<u>Jan-13</u>	
19	Multicultural Festival
<u>Feb-13</u>	
16	SciTech Festival
23	Classic Car & Hot Rod Show
<u>Mar-13</u>	
2	Ostrich Festival Fun Run and Parade
9	Jaguar Club Central Arizona, Concourse D'Elegance
17	5th Annual Downtown Chandler St. Patrick's Day Festival
23	The Great American BBQ & Beer Festival
<u>Apr-13</u>	
5 & 6	Chandler Jazz Festival
13	Corvettes in the Park
<u>Jun-13</u>	
1	Chandler Chill Out (replaces SummerSplash)