



Fw: South Washington St. Alignment
Susan Moore to: CityClerkDivision
Cc: David Bigos

11/19/2009 02:11 PM

----- Forwarded by Susan Moore/COC on 11/19/2009 02:11 PM -----

From: "Peter Sciacca , 1 Source Signature Glassware" <peter@1sourceinc.com>
To: <Mayor&Council@chandleraz.gov>
Date: 11/19/2009 01:58 PM
Subject: South Washington St. Alignment

Dear Honorable Mayor & City Council Members:

The downtown has momentum & synergy!
What a great opportunity to complete projects that will be **game changing** and **viable** for decades to come.

Owning property along AZ avenue, the corridor improvements are absolutely imperative for placing the right tenant in our 7000 sq space. I believe you know this as well as I.

Likewise,

Owning 7 properties in the Washington St. neighborhood, the need for the street improvements from Fairview south to Pecos is also imperative. Why?

1. It serves as a development buffer between Washington St. and the residential neighborhood eastward. (a commercial and residential buffer)
2. It creates a development "island" between AZ Ave and Washington, 1 mile north and south.
3. It encourages people like me to continue to acquire and assemble.
4. it allows for the right size parcels (once assembled), for the right kind of development.
5. It allows for an alternate route for the New City hall.
6. An alternate route brings visibility to opportunity seekers driving through that area.
7. That neighborhood only has Fry and AZ access. There are NO eastern and NO southern exits for the neighborhood. It doesn't flow well at all.
8. It has great support. Salvation Army. Former Mayor Coy Payne.
9. There may not be another opportunity to do something like this for decades.

I support the Washington St. Alignment.

peter sciacca
1 source signature glassware inc. since '91

Washington Street

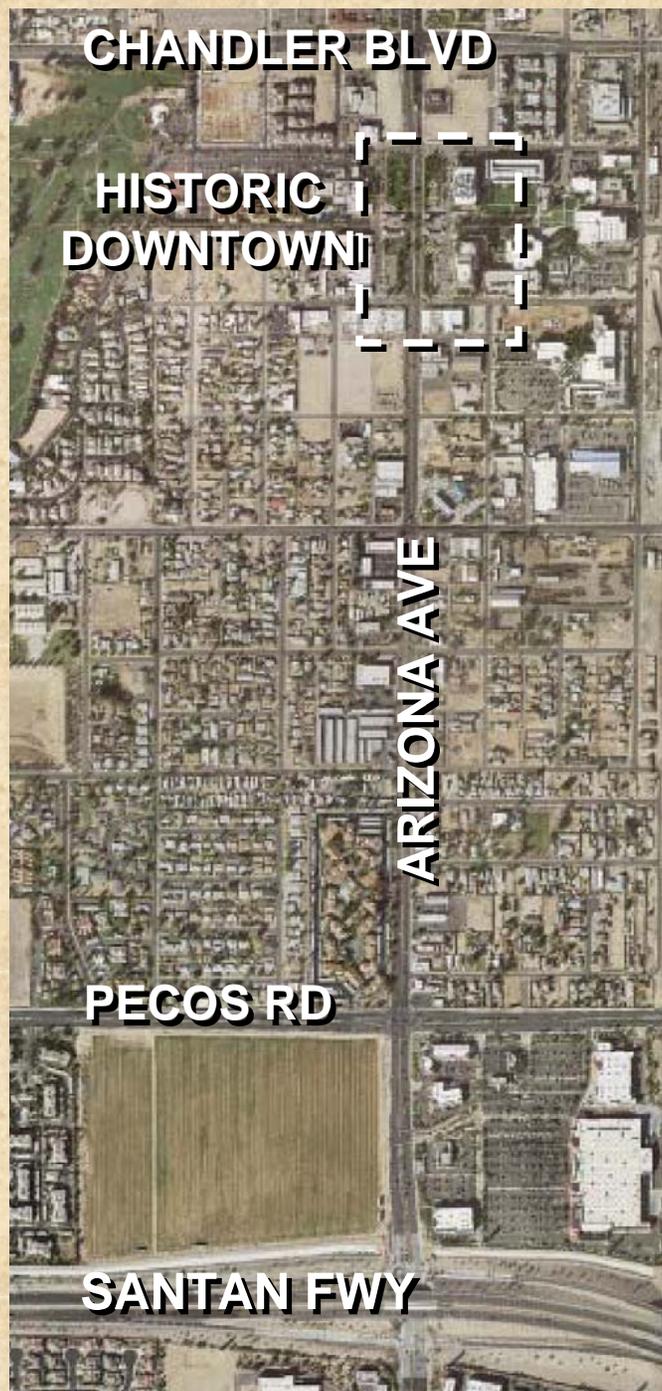
Council Briefing

November 19, 2009



Washington Street Extension

(Fairview to Pecos)



South Arizona Avenue Corridor Planning Process

2004 Council direction to improve the entryway from the 202 Freeway to historic downtown square

2004 – 2006 Hired consultants to study land use, market, & traffic

13 Public meetings

(6 held in neighborhoods)

2006 Council authorized implementation

South Arizona Avenue Corridor Planning Process

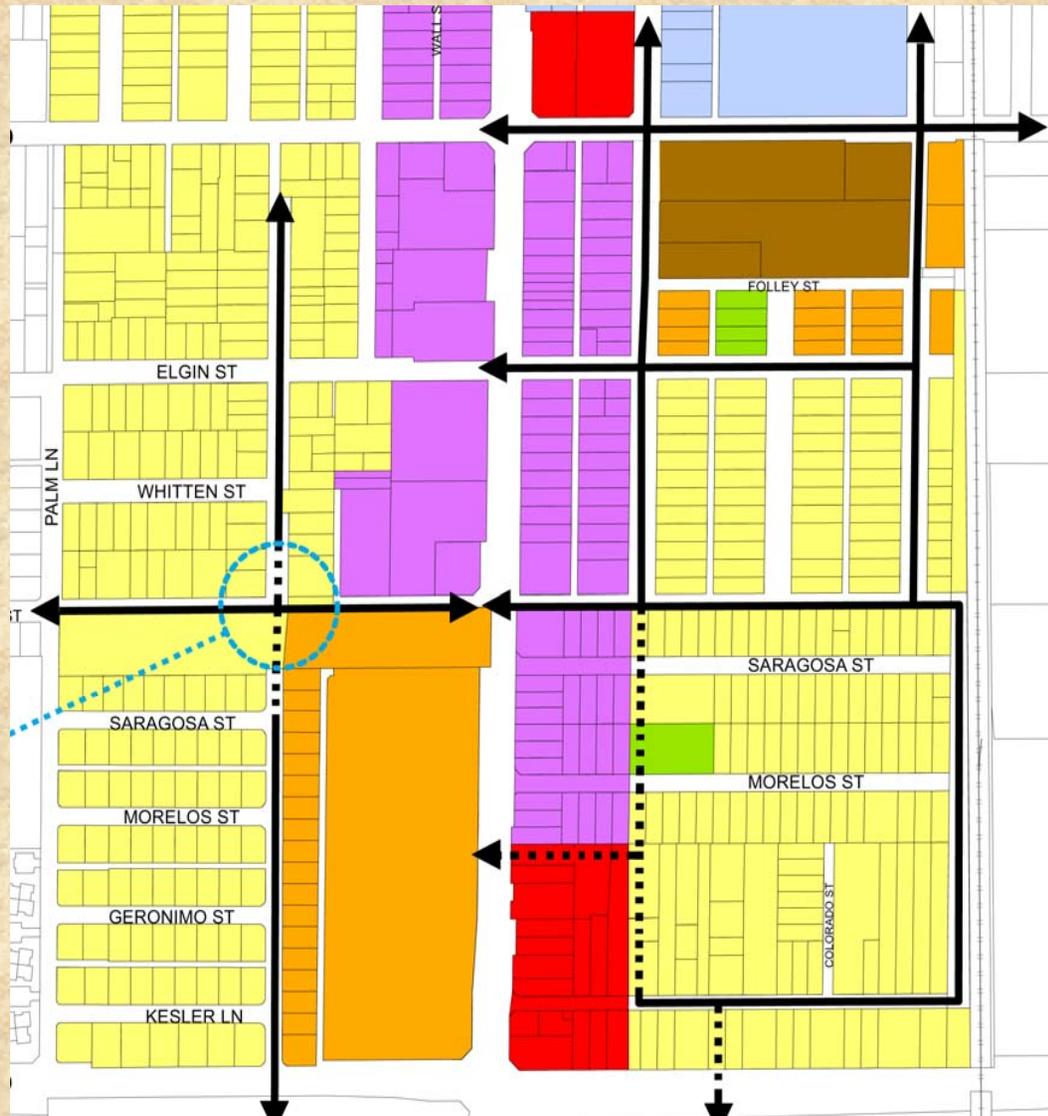
Vision for S. Arizona Ave:

- Urban, pedestrian-oriented corridor
- Mixed-use developments with high density residential



South Arizona Avenue Corridor

California and Washington Street Extensions

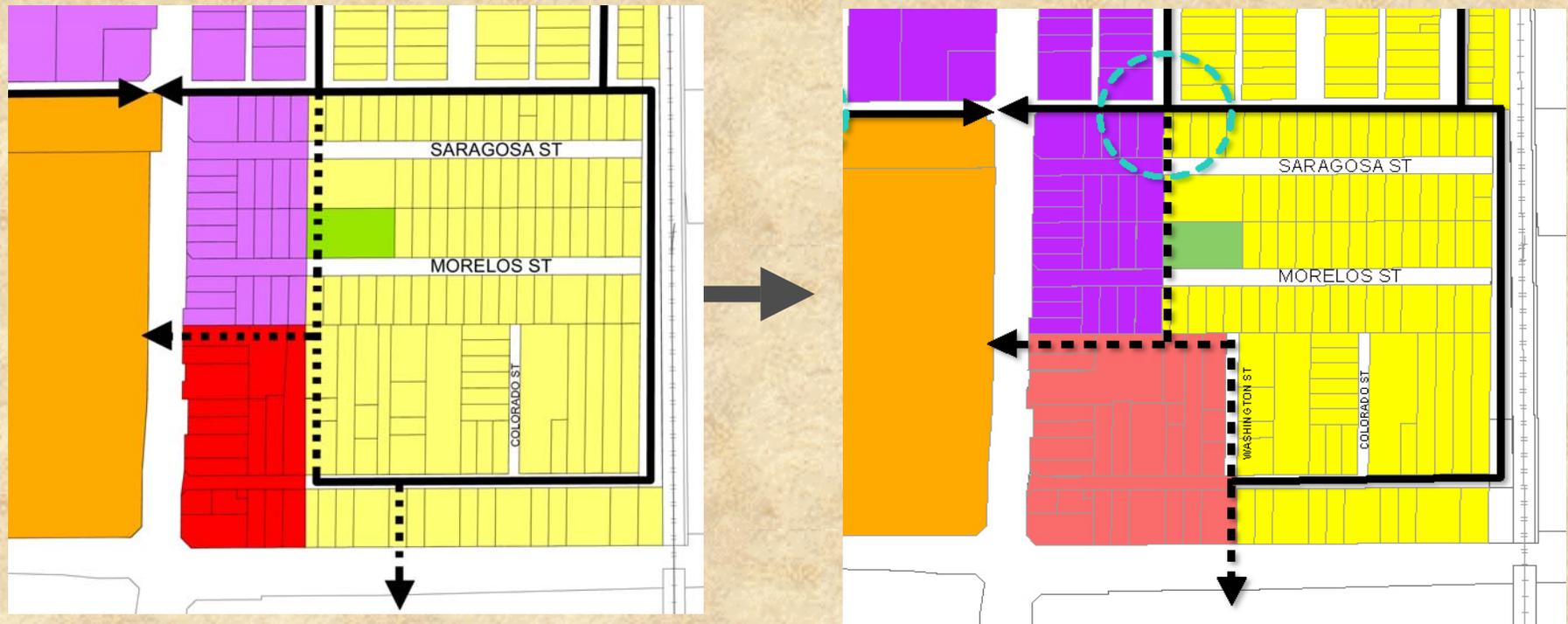


- Redevelopment limits
- Buffer neighborhood
- Facilitate neighborhood traffic circulation
- Utility upgrades
- Delaware Street option not supported by neighborhood

South Arizona Avenue Corridor

2007 Amend Washington Street general alignment
2 neighborhood meetings

2008 Council adopted new general alignment
Area plan formally adopted



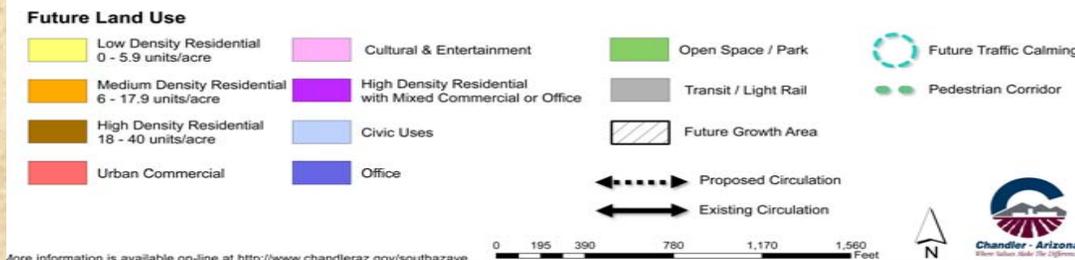
**South Arizona Avenue Area Plan
Approved by Council 01/17/2008**



South Arizona Avenue Corridor Planning Process

Next steps:

- Design Guidelines
- Area Plan Amends
 - Land-use
 - Circulation



More information is available on-line at <http://www.chandleraz.gov/southazave>

Why Redevelopment?

- ⌘ Restoring Vitality
- ⌘ Reinvesting in Neighborhoods
- ⌘ Expansion of Downtown Success
- ⌘ Destination as Competitive Advantage
- ⌘ Financial Benefits

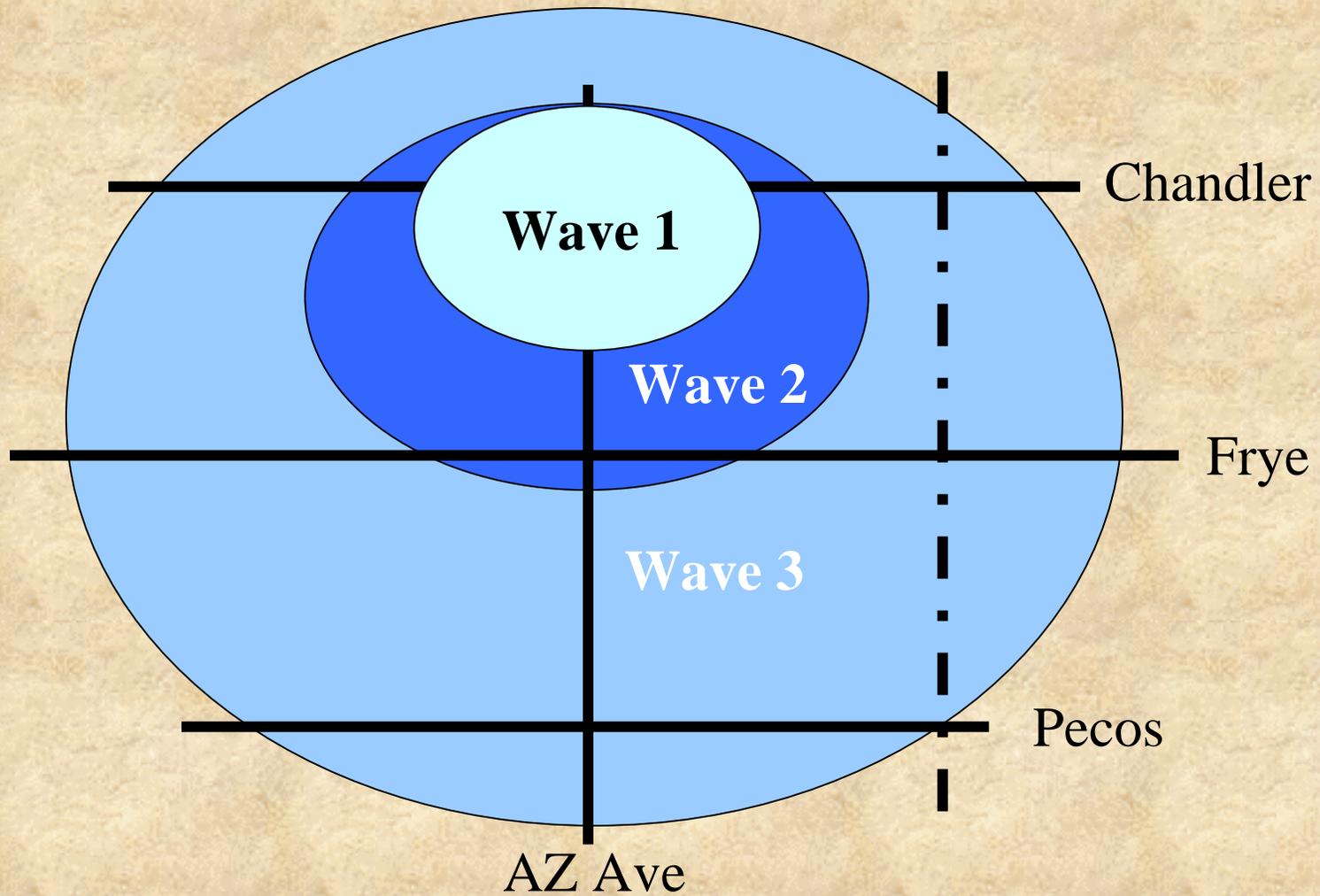


The Strategy

- Seed Private Development
- Selective Investments
- ROI
- Let the Market Run



Setting the Groundwork



Seeding the Market

For every \$1 the City has invested, it has spurred \$5.40 of private investment



Results

⌘ Historic Properties Remodeled:
300,000 sf

⌘ New Development:
1.39 million sf

⌘ 691,019 sf Built

⌘ 727,920 sf In Design

⌘ Parking Spaces Added: 3,526

⌘ Increased Property Values



Results



- ∞ Low Vacancy Rates
- ∞ Calendar Year Sales projected at +14%
- ∞ More special events
- ∞ Increased media recognition
- ∞ Reputation
- ∞ Interest in Outer Waves

Why Now?



- ❧ Implementation of a 20 Year Strategy
- ❧ Low land and construction costs
- ❧ Momentum
- ❧ Supportive Neighborhoods
- ❧ Sets infrastructure for next Wave

Is Now the Right Time?



“The only limit to our realization of tomorrow will be our doubts of today.”

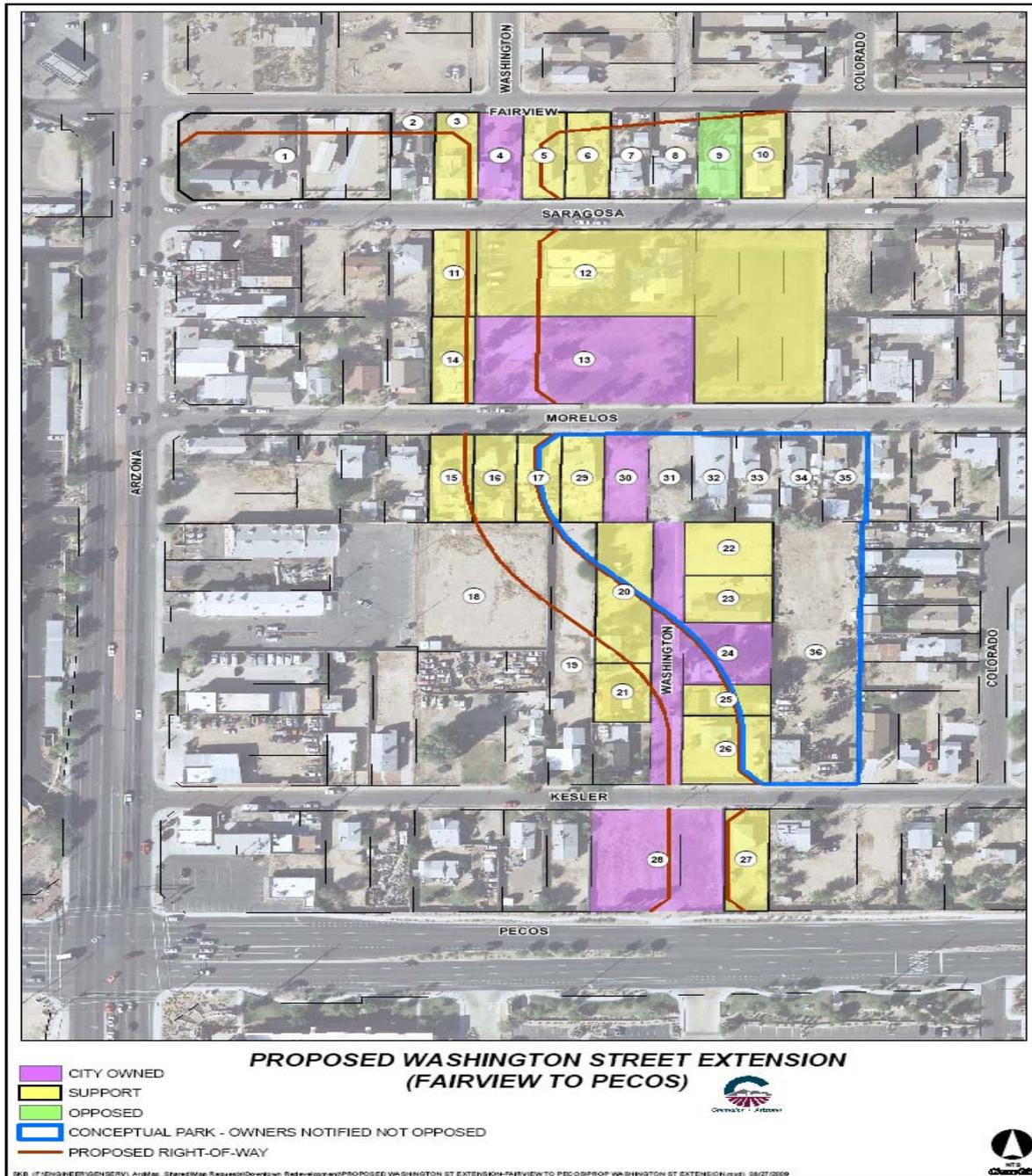
Washington St.
Model



Public Process

- Website running since March 19, 2009
 - ChandlersNewFrontDoor.com
- 9 Meetings since February, 2009
 - Large, small, DCCP, Chamber, Neighborhood, Transportation Commission
- Postcards sent to stakeholders prior to public meetings

Property Owner Support



Costs

- Road right of way acquisition cost: \$3.9m
 - (includes \$884,000 of property acquired to date)
- New park property acquisition: \$1.4m
 - (east side of new street)

FUTURE COSTS

- Construction (road only) \$2.0m
 - (early estimate as design not yet started)
- Park construction TBD

Where We Are Today?

- Approval for alignment
- Voluntary acquisitions only

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NOV 19 2009



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Where Values Make The Difference

MEMORANDUM

Public Works Department - Memo No. CA10-083

DATE: November 19, 2009

TO: MAYOR & COUNCIL

THRU: MARK PENTZ, CITY MANAGER
R. J. ZEDER, PUBLIC WORKS DIRECTOR
TERI KILLGORE, DOWNTOWN REDEVELOPMENT MANAGER

FROM: JOSHUA PLUMB, ENGINEERING PROJECT MANAGER

SUBJECT: WASHINGTON STREET ROADWAY ALIGNMENT APPROVAL

RECOMMENDATION:

Staff recommends that Council approve the alignment for the Washington Street improvements from Fairview Street to Pecos Road including the future park.

BACKGROUND:

The South Arizona Avenue Corridor Improvements consist of a variety of new transportation, aesthetic and infrastructure improvements within the Downtown Chandler area. Some of the major project elements include the construction of a new Washington Street connection to Pecos Road, improving some existing local streets, adding landscaped pedestrian corridors along Arizona Avenue, traffic signals, street lighting and various other infrastructure improvements. These improvements are part of the overall South Arizona Corridor Improvement Plan approved by the voters in 2007.

The attached exhibit is for the new Washington Street connection from Fairview Street to Pecos Road. This project will construct a new roadway from the existing Washington Street / Fairview Street intersection to Pecos Road. A new traffic signal is planned at the new full access movement intersection on Pecos Road. The proposed improvements require the purchase of additional right-of-way, drainage easements, utility easements, and temporary construction easements.

The attached exhibit shows the recommended alignment and needed right-of-way for the improvements. Alignment approval is requested to establish the right-of-way and easement needs for an estimated 36 parcels.

City staff held public meetings in February, May and August of this year to present the proposed project and solicit public input. In addition, City staff held public meetings last year prior to the adoption of the South Arizona Corridor Plan and during the General Plan update process. Staff presented project information, responded to questions, and received additional input from business owners and residents. Meeting attendees showed overall support for the project. Attendees were invited to attend future stakeholder meetings for additional project information and input.

At the Transportation Commission meeting of October 15, 2009 Commission members suggested that a new park be constructed on the east side of the new roadway at the same time that this construction occurs to replace park lands impacted. Staff concurs and the attached map reflects the proposed location of a future park. Community Services staff is aware of the park and if approved, would work with the community to design the park.

TRANSPORTATION COMMISSION RECOMMENDATION:

The Transportation Commission approved the proposed alignment on October 15, 2009 by a vote of 4 to 1.

PROPOSED MOTION:

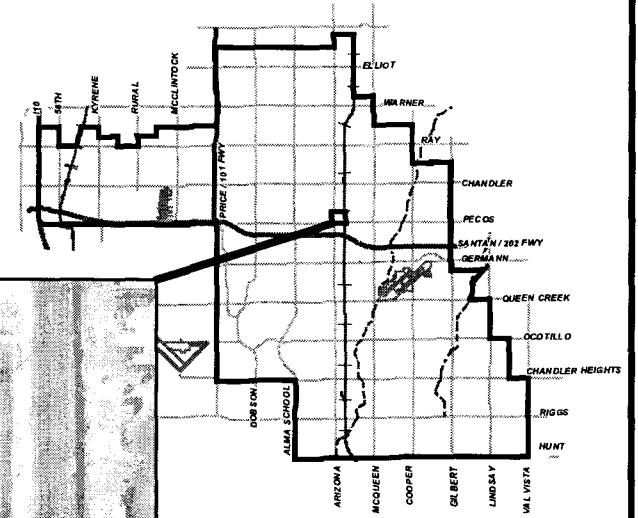
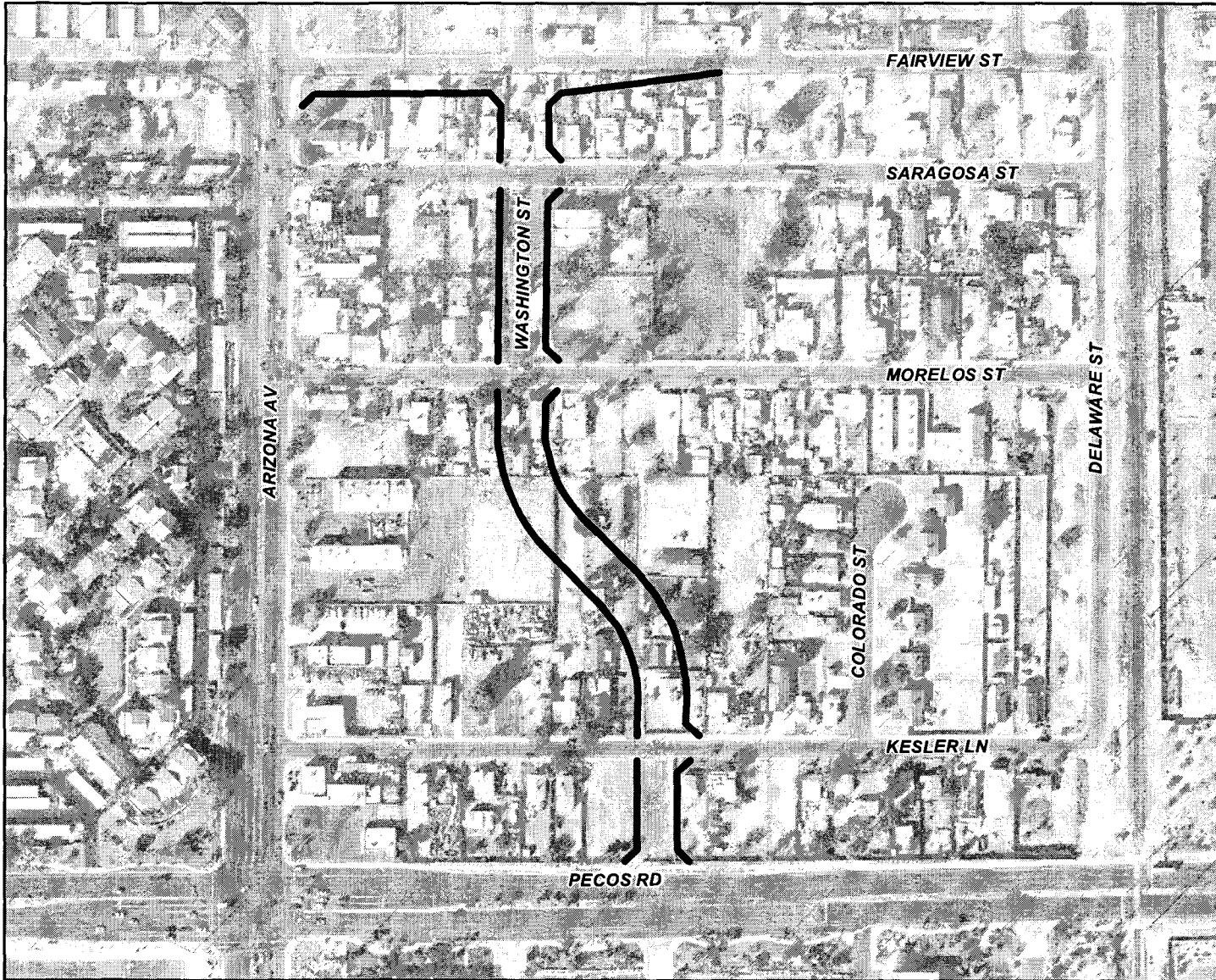
Move that the City Council approve the alignment for the Washington Street improvements from Fairview Street to Pecos Road including future park.

Attachment: Washington Street Improvements, Fairview Street to Pecos Road



Chandler + Arizona

WASHINGTON STREET ALIGNMENT



MEMO NO. CA10-083

— PROPOSED ALIGNMENT

