

PLANNING FORUM

Date January 19, 2016
Time 6:00 p.m.
Location Environmental Education Center
4050 E. Chandler Heights Road

Project Team & City Staff Peggy Fiandaca, Partners for Strategic Action, Inc.; Jackie Guthrie, EPS Group Inc.; Drew Huseuth, EPS Group Inc.; Jeff Kurtz, City of Chandler; David de la Torre, City of Chandler

Attendees Matthew Strom; Val Marflitt; Dave Williams; Heidi Ross; Eddie Contreras; Nancy Ryan

Peggy Fiandaca welcomed the group and had everyone introduce themselves. Peggy gave an overview of the General Plan Update process to date, overview of the changes included in the General Plan 2016 draft document, and explained the process next steps.

The following summarizes the discussion.

- Does the plan address the aging of the population?
 - Peggy explained that the Healthy Chandler sections includes specific discussion and policies to address an active lifestyle. Throughout the document there is a discussion about the changing demographics and reaching build out. Additionally, the plan discusses changing housing needs to meet the changing demographics.
- Why was the commercial node designation dropped off the graphics? More commercial is needed in SE Chandler.
 - David explained the Commercial Nodes are not needed on the map anymore because the "Neighborhood" designation shown on the map could include commercial within in specific locational and compatibility guidelines.
- There is a lack of public services in the North part of Chandler such as the Elliott and Dobson area needs public parks and city services. Could you convert empty commercial corners to parks or public services?
 - David explained that this area is built out and will be under redevelopment within the next ten years. The city may need to consider the need for new public facilities as redevelopment occurs in the area.
- What is the transition area along South Arizona Avenue mean?

- David explained that this area has been a designated employment area but over time it has seen residential and commercial development occur. The transition area is intended to allow more flexibility for the city to ensure that land uses are compatible to surrounding development as well as compatible with the nearby airport development.
- Comment – The average resident doesn't understand how to get involved at the earliest possible timeframe when development is being proposed. It is frustrating to come to a commission or council meeting to comment and it appears the decisions have been made.
 - David explained the various levels of planning where the public and stakeholders can provide input. He said that as a General Plan implementation tool the city could develop a graphic that clarifies the various levels of planning where public comment is encouraged and the type of decision making is made at every level.
- The General Plan is well written. What is meant by a grand open space in downtown?
 - Peggy explained that as the downtown evolves that opportunities for a large open space should be considered. All great cities around the world have large public spaces in their downtown. Chandler doesn't want to miss the opportunities. There are large private open space areas that should be maintained. But there are some city owned properties that will be developed too.
- Page 54 Policy F – Shade and seating should also be along collector streets that connect to transit stops. Additionally along canals and trails.
- Page 96 – Consider including a policy about the Community College being an economic engine and provides important workforce training. Consider adding the Community College to the schools map.
- Page 41 – Might consider a policy that states that as areas redevelop the city evaluate the need for public services and recreational facilities.
- Healthy Chandler – Consider language regarding shade along canals and ensure connectivity of destinations along trails and/or canals.
- Page 86 Policy J – Change to read – Ensure public services meet community **facilities or** needs at build-out **or during redevelopment of aging neighborhoods.**
- Page 86 – consider a policy related to providing monetary incentives to meet the City's redevelopment goals for targeted areas.
- Comment – Property values are affected by the lack of street maintenance in older neighborhoods. The city is lengthening the street repair schedule.
- Comment – Concerned about the schools being too full. Maintaining quality schools in Chandler is important.
- Consider webinars for public meetings. This format might solicit more public involvement.

PLANNING FORUM – NORTH ARIZONA AVENUE FOCUS

Date January 21, 2016
Time 1 p.m.
Location Downtown Police Community Room
250 E. Chicago Street

Project Team & City Staff Peggy Fiandaca, Partners for Strategic Action, Inc.; Jackie Guthrie, EPS Group Inc.; Jeff Kurtz, City of Chandler; David de la Torre, City of Chandler; Jim Phipps, City of Chandler; Erik Swanson, City of Chandler; Matt Burdick, City of Chandler; Mike Winer, City of Chandler; Dan Cook, City of Chandler

Attendees Donna Powell; Dean Brennan; Steve Nothum; Michael Pollack; Melinda Tarver; Nick Debus; Donna Ellsworth Bolen; Steve Arledge; Carlos Rosal; Ross Babcock; Kathy Drevitson; Louis O. Marquez; Carol Elia; Jessica Herbert; Joseph Herbert; Anthony Dynar; Terri Kimble

Peggy Fiandaca welcomed the group and had everyone introduce themselves. Peggy gave an overview of the General Plan Update process to date, overview of the changes included in the General Plan 2016 draft document, and explained the process next steps.

The following summarizes the discussion.

- Comment: I would like to see the city participate in the cleanup of North Arizona Avenue.
 - David explained that the infill incentive program will assist to demolish buildings when the property is being changed to a different land use. Also the Adaptive Reuse Ordinance went to the City Council for consideration last week.
- Page 34 - Suggest adding a new policy to require an area plan for North Arizona Avenue. Consideration discussion occurred. Landowners felt that putting a policy specifically requiring an area plan for this area ties the hands of the landowners; puts them in limbo. Suggesting it in text is acceptable but do not want to see it in policy. There are no other areas called out in policy for an area plan. It was suggested that maybe the timing might be linked to the future study of the transportation high capacity corridor planning. Concerned that there should be an interim step to identify and protect the character, consistency, and appearance of the North Arizona Avenue area. It was stressed that the issues about high capacity transit should be determined before other guidelines are put into policy.
- Walkability – It was suggested to add more discussion about the importance of creating a walkable environment along North Arizona Avenue. This issue was debated. It was agreed

that there are some areas within the corridor where there is residential that could benefit from improved walkability. However, there is quite a bit of employment that are not conducive.

- Comment – Concerned about the fact that the Fiesta High Capacity Transportation Study process has not reached out to large landowners in the area along North Arizona Avenue.
 - Dan Cook explained that the study is in the very early data collection phase and have not held any public meetings. There will be plenty of opportunities for input; estimated starting late 2016. He explained that Valley Metro contracted with the consulting firm of HDR to conduct the study.
- Comment – Light rail is social engineering and not practical transportation.
- Comment – It is important that we remember that a lot of the employment located along North Arizona Avenue because it is Route 87 with excellent highway access, railroad, and good truck access.
- Comment – City should focus on the downtown area and/or the Warner/Ray Road area to the south should be the focus. Future city planning efforts should break down North Arizona Avenue into two distinct character areas. Employment character (primarily) north of Warner Road, and mixed-use/residential character south of Warner Road.

PLANNING FORUM

Date January 26, 2016
Time 1 p.m.
Location Desert Breeze Police Community Room
251 N. Desert Breeze

Project Team & City Staff Peggy Fiandaca, Partners for Strategic Action, Inc.; Jackie Guthrie, EPS Group Inc.; Jeff Kurtz, City of Chandler; David de la Torre, City of Chandler; Erik Swanson, City of Chandler; Kevin Mayo, City of Chandler

Attendees Dean Brennan; Moe Wakefield; Lisa Berneking

David de la Torre welcomed the group and everyone introduced themselves. Using a PowerPoint presentation, David gave an overview of the General Plan Update process to date, overview of the changes included in the General Plan 2016 draft document, and explained the process next steps.

The following summarizes the discussion.

- What were the comments that were made at the North Arizona Avenue Planning Forum?
 - David explained that there were comments and discussion around the importance of considering public services as redevelopment occurs, comments about the timing of an Area Plan to be developed in the area, debate about the walkability policies for the area, concerns that the area's aesthetics need to be improved, and the issue about high capacity transit along Arizona Avenue. It was stressed that a current study is underway to examine the potential of high capacity transit and that study will not be completed for another year or so.
- Does the 4 Corners Report allow for mixed use? David responded that it did and you could have small supportive retail.

PLANNING FORUM

Date January 27, 2016
Time 6 p.m.
Location Downtown Library, Copper Room (2nd floor)
22 S. Delaware St.

Project Team & City Staff Peggy Fiandaca, Partners for Strategic Action, Inc.; Jackie Guthrie, EPS Group Inc.; Jeff Kurtz, City of Chandler; David de la Torre, City of Chandler; Jim Phipps, City of Chandler

Attendees John Repar; Cindy Banton; Moe Wakefield; Derek Logan; Maria Cadavid; Kevin Hartke (City Council); Moe Wakefield; Renee Lopez (City Council)

David de la Torre welcomed the group and everyone introduced themselves. Using a PowerPoint presentation, David gave an overview of the General Plan Update process to date, overview of the changes included in the General Plan 2016 draft document, and explained the process next steps.

The following summarizes the discussion.

- Why is South Arizona Avenue no longer designated as a Growth Area? Concerned about the variety of land uses occurring along South Arizona Avenue? It has lost focus.
 - David explained that much of the area designated previously has been entitled. While the growth area has been removed, the area of South Arizona Avenue (south of the 202 freeway) is covered by the Transitional Employment Corridor, which is a new policy in the general plan that allows Council to determine what the most compatible land use may be for a property on a case-by-case basis.
- Were the population projections addressed particularly related to the aging of the population?
 - David explained that early in the process the consultants developed a demographic profile and discussion about future trends. The plan examined those trends and policies are included to address the aging demographic trends as well as the other trends identified.
- How does the Southeast Area Plan relate to the General Plan? Is it still in play?
 - David said yes and reiterated the levels of city plans.

- What are Chandler’s policy on undergrounding of power lines? The city needs a stronger approach to protect residents. The City of Tempe was identified as having policies encouraging undergrounding.
 - It was clarified that the City of Tempe’s recently adopted policy was similar to one that the City of Chandler has had for many years. From an aesthetic perspective the city works closely with SRP to make aesthetic improvements using the “trickle-back funds.” Though this pot of money is very small. Undergrounding 230KV lines are very different than undergrounding 69KV lines. In Chandler there is a group that does an assessment and makes a determination regarding how the trickle-back funds will be used to make aesthetic improvements.
- What does Chandler do to attract businesses to the airpark area? And if the type of businesses attracted would require the runway to be extended?
 - David explained that the General Plan does not define business types but it does encourage employment development at the airpark area. He also explained that the runway extension was on the ballot three times and was voted down all three times. Future employment planned around the airport is not dependent on a longer runway.
- Comment – The General Plan is well written and easy to use. I have been involved in the process and feel that the public’s ideas have been addressed. Great job!