

PLANNING LAB

March 6, 2015 lab notes

General Plan Update Suggestions: Transportation

- Investigate a multimodal circulation network that connects major activity centers (i.e., hospitals, employment hubs)
- Consider localized transit (connecting neighborhoods and not only for commuters) and service south of Loop 202
- Support a pedestrian-friendly and walkable downtown
- Plan for potential light rail extension



General Plan Update Suggestions: Housing and Residential

- Define 'affordable housing' and ensure compatibility with quality housing stock
- Investigate provisions that promote the maintenance of property
- Consider land use transitions and compatibility of uses (i.e., existing agricultural, large lots and future development)
- Consider policies that strengthen existing neighborhoods

General Plan Update Suggestions: Format

- Simplify and streamline plan
- Clarify goals, objectives, policies
- Tie policy to vision and ensure consistency and compatibility between elements
- Use of graphics and maps to convey ideas
- Modernize layout and consider electronic and mobile-friendly formats



Other issues discussed

Clarify the role and relationship of area plans within or to the General Plan update.

Consider expanding Price Road Corridor past the airport along Arizona Avenue

Consider high-capacity transit along Price Road Corridor, Chandler Boulevard

Designate where high density can and can not exist; ensure compatible adjacent land uses and that services are provided to support such development

Protect the commercial potential of airport

Investigate where multi-family housing should and should not be located (e.g., Arizona Ave west of the airport and Gilbert Road east of the airport?)

Reflect City's priority-based budgeting and language in goals and objectives

Promote clean employment and consider environmental impacts

Map future utility corridors, designating where future utilities should be located

Define redevelopment: is it city-wide or just specific areas (i.e., Arizona Avenue)?

Craft plan to be flexible to deal with future employment and ensure adequate employment land is designated

Evaluate how to connect employment to neighborhoods

Correlate economic development efforts with water conservation efforts/plans/programs

Evaluate role of employment in neighborhoods (i.e., mixed use/vertical edge areas)

Evaluate appropriate areas for mixed use opportunities (i.e., along the east side of Gilbert Road from Pecos Road to Queen Creek Road; Rivulon Development within the Town of Gilbert, east of Gilbert Road north of Loop 202)

Consider need for additional commercial nodes (i.e., southwest corner of Gilbert and the 202)



Tell us about your ideas at:
www.chandleraz.gov/GPupdate



**GENERAL PLAN
UPDATE** *a vision refined*