

A stylized, painterly illustration of a desert landscape. In the upper left, a dark tractor is partially visible. The background features bold, diagonal stripes in shades of yellow, orange, and red, suggesting a sunset or sunrise. In the lower right, several saguaro cacti are depicted in dark tones. The overall style is modern and artistic.

DOWNTOWN REGION

Area Plan Update

Workshop #2: Scenarios

In Person September 7th & 10th ; Virtually September 7-27

Workshop Agenda

- **Brief Project Overview Presentation (15–20 minutes)**
- **Open House – Engagement Stations (1.5 hours)**

Project Team



Alisa Petterson, AIA
Project Manager

Kevin Mayo
Planning Administrator



Terri Hogan, AICP
Project Manager

Madison Macias
Planning Support

Heather Garbarino
Planning Support



Jessica Sarkissian, AICP
Upfront Planning
Public Engagement Lead

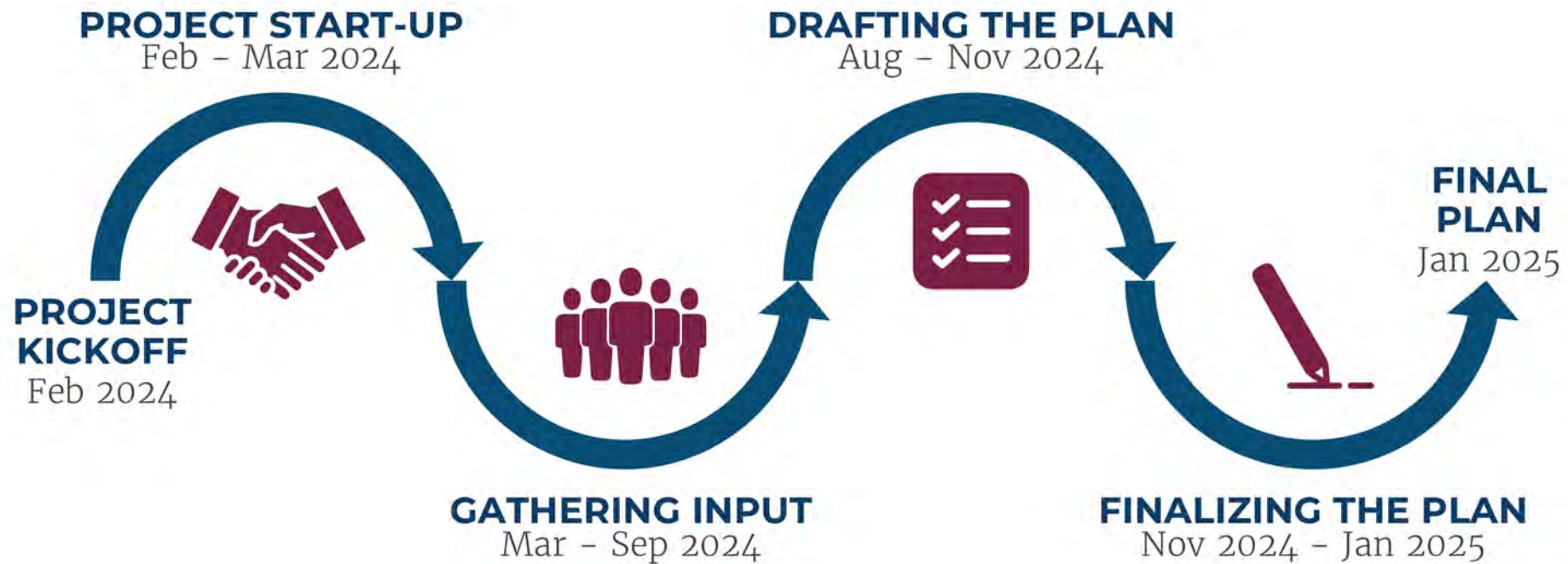


Chris Joannes
Kimley Horn
Transportation &
Infrastructure

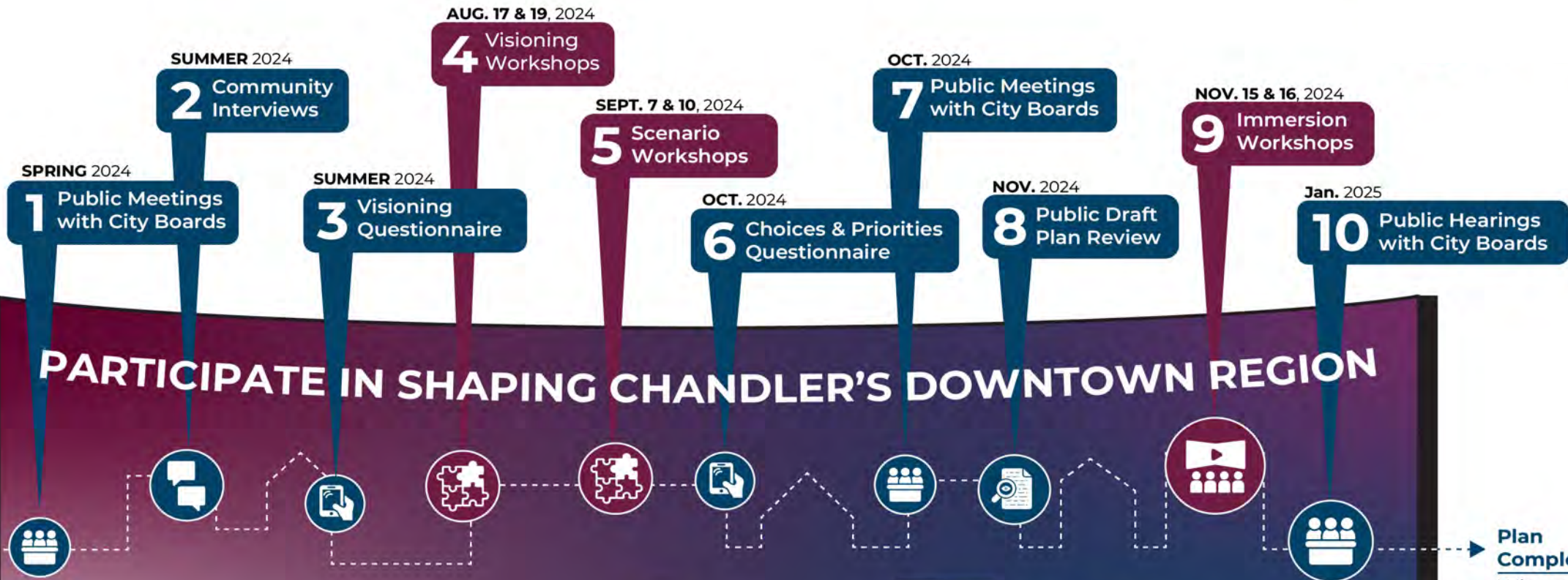
Area Plan Purpose

To explore and define ways the Downtown Region has changed while looking to the future and creating a community-built vision that guides the city in the development and growth of this area more accurately and holistically.

Project Timeline



PARTICIPATE IN SHAPING CHANDLER'S DOWNTOWN REGION



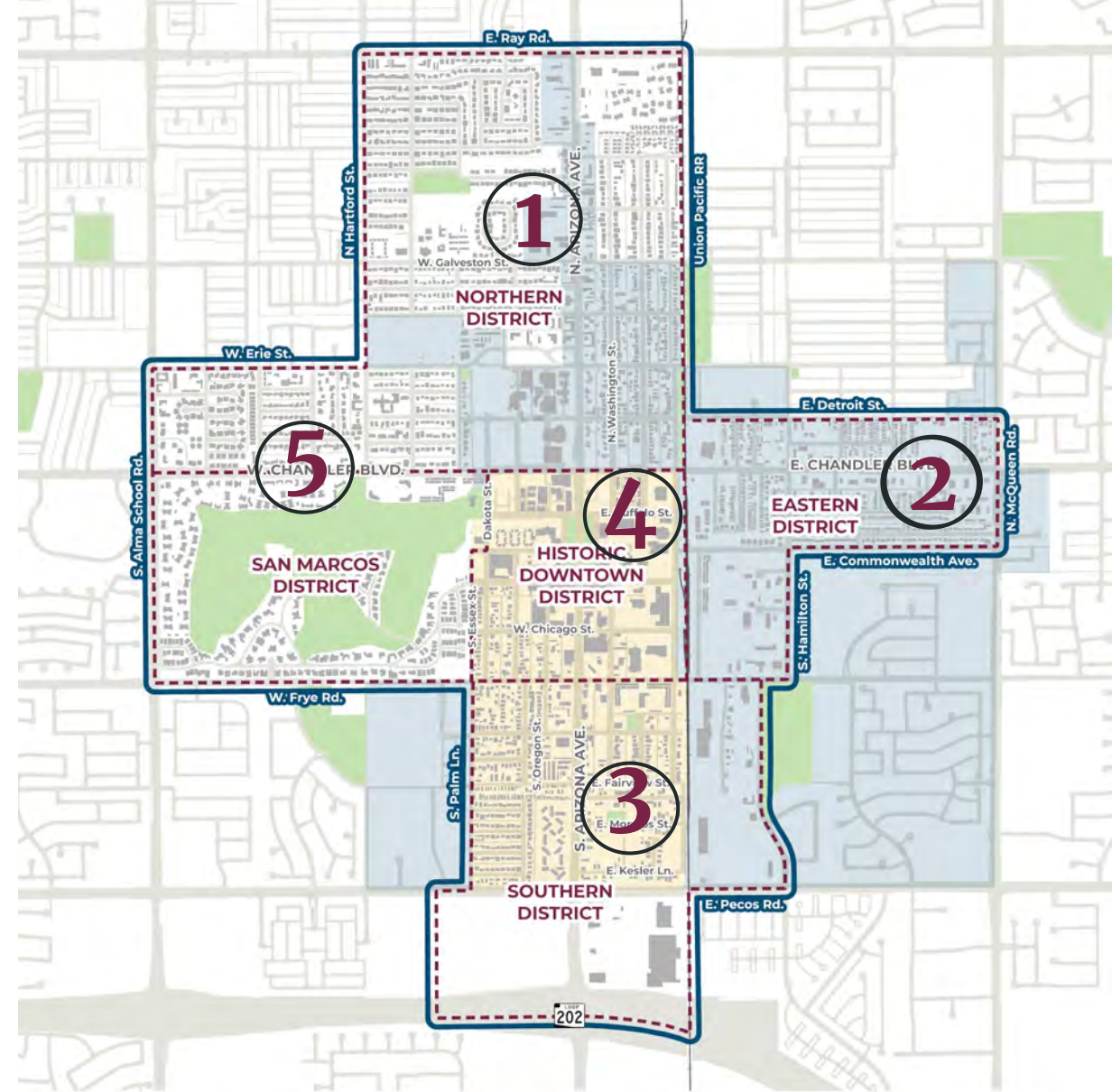
Plan Kickoff
Winter 2024

Plan Completion
Winter 2025

Plan Area

Five districts:

1. Northern District
2. Eastern District
3. Southern District
4. Historic Downtown District
5. San Marcos District



Downtown Region Area Plan Update

0 0.25 0.5 Miles



Area Plan Boundary

Focus Areas

Building Footprints

Parks and Golf Courses

Chandler

Redevelopment

Element

South Arizona
Avenue Corridor Area
Plan

What will be in the final plan?

Vision for the
future of the region:
(including all 5
districts)

Land Use and
Urban Design

Historic
Preservation

Public Facilities,
Services, &
Utilities

Redevelopment

Transportation &
Parking

Design Standards
Implementation

Overview of Engagement Stations

Stand up and turn around 😊

Your contributions will help create:

- A Vision for the entire Downtown Region
- Guiding Principles for each District
- Regional and District Design Guidelines
- Future Land Use Designations
- Goals, Policies per topic area
- Actions for the Downtown Region


Station 1 Visioning Exercise

- Why is a vision important?
 - The vision statement will reflect your values and priorities.
 - The vision statement has been revised from Workshop 1.
 - *Share your thoughts!*

Chandler's Downtown Region is a vibrant, welcoming destination, offering a safe and well-connected community. Each district features something for everyone, including robust arts and entertainment, thriving businesses and retail, rich history, housing choices, inclusive events, and ample recreation opportunities.

Guiding Principles per District


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 **CHANDLER**
arizona

HISTORIC DOWNTOWN DISTRICT GUIDING PRINCIPLES

Guiding Principles are a set of district-specific aspirations that help focus the community's values and priorities and, ultimately, the plan's goals and policies while supporting the overall Vision of the Downtown Region. These principles have been derived from the feedback collected in Workshop 1.

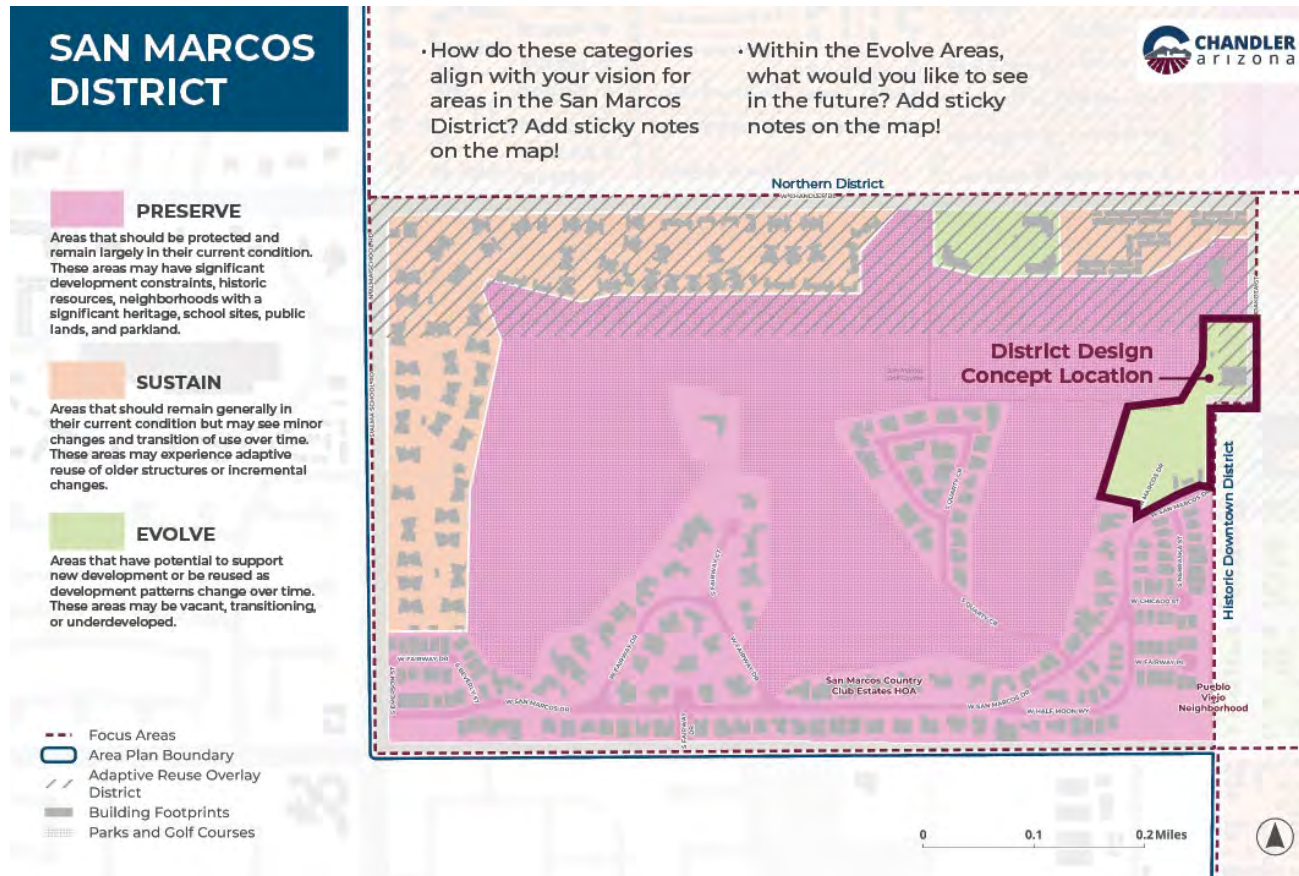
Using the table below, indicate whether you like or dislike the draft Guiding Principles for the Historic Downtown District. Please elaborate on your rating in the comment box for each principle.

 **VISION**
Guiding Principle
Guiding Principle
Guiding Principle
Guiding Principle
Guiding Principle

| Principle |  |  | Comments |
|---|---|---|----------|
| Increase community events and activities and attract and retain restaurants and entertainment. | | | |
| Enhance and preserve the community character through historic preservation, adaptive reuse, and redevelopment as well as through distinctive signage, public art, and unique lighting and prioritize visual and practical landscapes that provide shade and beauty. | | | |
| Prioritize living services (grocery stores, daycare, gyms, etc.) and housing choices (multi-family residential) through facilitation of infill and redevelopment. | | | |

- Aspirations that convey community values in each district while supporting the overarching community vision.
- Developed from input in Workshop 1
- Share your reactions to guiding principles in each district!

Areas of Change Per District



- How do these categories align with your vision for areas in the District?
- Within the Evolve Area, what would you like to see in the future?
- Within the Evolve Area see the District Design Concept site location

PRESERVE. SUSTAIN. EVOLVE.

Design Concepts Per District

SOUTHERN DISTRICT

This design concept represents what we've heard from the community so far. The illustration is intended to be representative of potential opportunities in this district.

ABOUT THIS CONCEPT

The Southern District Design Concept focuses on the transition from South Arizona Avenue eastward to Washington Street and just north of Fairview Avenue. At just over an acre, the concept presents a significant opportunity to shape future development of the Southern District providing a gateway to the downtown with the potential to explore various options for live/workspaces, public gathering areas, activated alleyways. This concept supports the Washington Street's realignment to improve access and connectivity, with potential for flexible office spaces that support mid-market businesses and housing. Overall, the concept illustrates creating a vibrant mixed-use environment that supports and integrates with the surrounding neighborhood.

Highlights:

- Diverse housing types that blend seamlessly with the surrounding neighborhood while providing a buffer from the busy Arizona Avenue.
- Ground-floor live/work options are designed to be market-friendly, with possibilities for basement offices that cater to the community's needs while fostering economic activity.
- Pedestrian-friendly streetscapes are a priority, promoting walkability over vehicular traffic and encouraging residents to engage with their environment on foot.
- An internal courtyard offers design flexibility, either relocating parking from the street to a more discreet location or transforming into a thermally comfortable space that enhances human comfort.
- Alleyway activation between Washington Street and South Arizona Avenue, transforming it into a more inviting and functional space that contributes to the overall neighborhood aesthetic and connectivity.



Center Station Visual Preference

HISTORIC DOWNTOWN DISTRICT

This below design concept represents what we've heard from the community so far. The illustration is intended to be representative of potential opportunities in this district.

What do you think? Comment, draw, or annotate below!



Choose images that reflect what you'd like to see on this concept and paste them into the following categories below.

Unique Character

Development

Stewardship & Recreation

Mobility

NORTHERN DISTRICT

This below design concept represents what we've heard from the community so far. The illustration is intended to be representative of potential opportunities in this district.

What do you think? Comment, draw, or annotate below!



Choose images that reflect what you'd like to see on this concept and paste them into the following categories below.

Unique Character

Development

Stewardship & Recreation

Mobility

EASTERN DISTRICT

This below design concept represents what we've heard from the community so far. The illustration is intended to be representative of potential opportunities in this district.

What do you think? Comment, draw, or annotate below!



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Unique Character

Development

Stewardship & Recreation

Mobility

SOUTHERN DISTRICT

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Unique Character

Development

Stewardship & Recreation

Mobility

SAN MARCOS DISTRICT

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Unique Character

Development

Stewardship & Recreation

Mobility

Thank you!

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Preserve. Sustain. Evolve.

- Preserve (pink)
 - Areas that should be protected and remain largely in their current condition. These areas may have significant development constraints, historic resources, neighborhoods with a significant heritage, school sites, public lands, and parklands.
- Sustain (orange)
 - Areas that should remain generally in their current condition but may see minor changes and transition of use over time. These areas may experience adaptive reuse of older structures or incremental changes.
- Evolve (green)
 - Areas that have potential to support new development or be reused as development patterns change over time. These areas may be vacant, transitioning, or underdeveloped.