

# Meeting Minutes

## City Council Work Session

August 9, 2021 | 4:00 p.m.  
Council Chambers Conference Room  
88 E. Chicago St., Chandler, AZ



### Call to Order

The meeting was called to order by Mayor Kevin Hartke at 4:00 p.m.

### Roll Call

#### Council Attendance

Mayor Kevin Hartke  
Vice Mayor Mark Stewart  
Councilmember OD Harris  
Councilmember Terry Roe  
Councilmember René Lopez  
Councilmember Christine Ellis  
Councilmember Orlando

#### Appointee Attendance

Josh Wright, Acting City Manager  
Debra Stapleton, Assistant City Manager  
Kelly Schwab, City Attorney  
Dana DeLong, City Clerk

#### Staff in Attendance

Matt Burdick, Communications and Public Affairs Director  
Derek Horn, Development Services Director  
Kevin Mayo, Planning Administrator  
David De La Torre, Planning Manager  
Micah Miranda, Economic Development Director  
Steven Turner, Acting Airport Manager  
Thomas Allen, Assistant City Attorney  
Lauren Schumann, Senior City Planner  
Leslie Dornfeld, Plan\*et Communities  
Danny Court, Elliot D. Pollack and Company

### Discussion

1. Presentation and discussion regarding the Chandler Airpark Area Plan Update.

MAYOR HARTKE introduced the item and called for a staff presentation.

JOSHUA WRIGHT, Acting City Manager, said the last time this was discussed was March 2020 and the last update to the Airpark Area Plan was 1998.

DEREK HORN, Development Services Director, presented the following presentation.

- Chandler Airpark Area Plan Update

LAUREN SCHUMANN, Senior City Planner, continued the presentation.

- Work To Date
  - City Council Input
    - August 15, 2019, City Council and Planning and Zoning Commission Joint Meeting
    - 2019 Budget Package
    - March 23, 2020, Agreement with PLAN\*et Communities
    - March 26, 2020, City Council Work Session
- Summary of the Update
  - Evaluated Available Land
  - Refined Proposed Land Uses
  - Provided Design Standards to Ensure Quality Architecture
  - Reduced the Boundaries
  - Updated the Airport Conflicts Evaluation
  - Chandler Airpark Area: Draft Land Use Map

LESLIE DORNFELD, PLAN\*ET COMMUNITIES, continued the presentation.

- Presentation Outline
  - Work To Date
  - What We Know About the Airpark Area Market
    - Growth and Targeted Industries
    - Lining Growth to Design
  - What We learned from Citizen Engagement
    - Focus Group
    - October 2020 Community Survey
  - Bringing It All Together: Draft Airpark Area Plan Concept
  - Design: Building Typologies
  - Next Steps
- Existing Plans
  - 1984 Chandler Airpark Area Master Plan
  - 1998 Chandler Airpark Area Plan
  - 2016 Chandler General Plan
  - Chandler Municipal Airport Master Plan
  - 2020 Chandler Airpark Area Plan

- 2021 Chandler Transportation Plan
- Chandler Water, Wastewater, Reclaimed Water Master Plan Update
- 2021-2023 Chandler Strategic Framework
- Chandler Economic Development Strategic Plan
- Work To Date
  - Ongoing Public Engagement
    - Project Kick-Off
    - Focus Group
      - Listen
        - Community Survey
        - Discussion Groups
    - Develop Scenarios
    - Draft Scenario
    - Draft Final Scenario
    - City Council Adoption

DANNY COURT, Elliot D. Pollack and Company, continued the presentation.

- Market
  - Current employment
  - Future growth opportunities
  - Targeted sectors
  - Available sites
- Commercial Inventory
- Chandler Airpark Employment By Industry

COUNCILMEMBER HARRIS asked if this is what they currently have.

MR. COURT said yes.

COUNCILMEMBER HARRIS asked what was identified as education at the airpark.

MR. COURT said that could be in there and he could get more detailed information. These clusters are defined by Maricopa Association of Governments. This could be the Chandler Unified School District Bus Barn or flight schools.

COUNCILMEMBER HARRIS asked about fuel service.

MR. COURT said that was likely part of a larger category.

MR. COURT continued the presentation.

- Commercial Demand Forecast
  - Population & Job Growth 2018-2055



- City of Chandler
  - Source: MAG 2019
- Chandler – 63,800 new jobs by 2055
- Population & Job Growth 2018-2055
  - Chandler Airpark Area
  - Source: MAG 2019
- Chandler Airpark – 12,600 new jobs by 2055 (20% capture rate)
- Commercial Projects: 2.5+mm SF Proposed
- Target Industries
  - Strategy focused on businesses in target industries/technologies.
  - Look for fit with local industry clusters, growth potential, high wage jobs.
  - Automotive Technology
  - Aviation & Aerospace
  - Advanced Business Svcs.
  - Healthcare
  - High-Tech Manufacturing
  - IT and Software
- Commercial Demand Forecast
  - Forecasted Employment Land Demand 2020-2055 Chandler Airpark

COUNCILMEMBER LOPEZ asked about retail and hospitality and if that included a hotel.

MR. COURT said that is what they are saying. There is a little bit of retail land on the corners, but this is mostly for hospitality.

COUNCILMEMBER ORLANDO asked if there are additional clusters that are looked at.

MR. COURT said there is enough generality here that it will work. It is broad enough and their job was to determine if there was enough land for that type of user.

COUNCILMEMBER ORLANDO asked if these were broad enough to encompass any new companies or emerging technologies.

MR. COURT said it is broad enough and the area plan is flexible to accommodate any emerging industry and long as it is conducive to be a neighbor to the Airport.

MS. DORNFELD said when they met with the Airport Commission, they discussed the future focused aerospace industries such as drones and deliveries and mechanized uses. Ms. Dornfeld said there is a lot of industry out there especially with the military and make way for new gen businesses.

COUNCILMEMBER ORLANDO said this was segmentized and asked if it was flexible enough if there was a large use to come in.

MS. DORNFELD said if there was a huge distribution use, the design guidelines might conflict with that.

MR. COURT said it would be site specific if there is enough land.

COUNCILMEMBER LOPEZ said this looks similar to what they have at Price Road and asked if they are trying to drive a difference between this and Price Road or if they are trying to make it the same.

MS. DORNFELD said this is a different character area and once they discuss the land use descriptions, they will see that. Ms. Dornfeld said they recognize the importance of this for Chandler and Price Road is also very important but there needs to be a difference between them. This is less oriented towards the higher end tech than Price Road.

MR. COURT said Price Road is geared towards corporate campuses which could be accommodated in the Airpark Area, but it is not the entire character of the area. Mr. Court said west of the airport is more manufacturing and flex industrial.

MAYOR HARTKE said he has discussed this with the Economic Development Director to see if biotech is viable or the possibility to have a medical area in west Chandler. Mayor Hartke said they had some shots of doing those things that further defined the area but that did not work out. Mayor Hartke said now the focus is on their tried and true where they have the best shot of attracting similar things.

MR. COURT said that was a good statement and there is demand and a lot of people looking at the area and provide a higher value use such as manufacturing or high-tech industries.

VICE MAYOR STEWART asked if they worked with the City's economic development staff when putting this plan together.

MR. COURT said yes.

COUNCILMEMBER HARRIS said it would be great to see better restaurants in Chandler. Councilmember Harris said in that area they can build out and put good restaurants. They do not have enough high value target restaurants and it would be great to have some five-star restaurants.

MR. COURT said this is not a build out figure, they are using a public forecast and Council can plan past this horizon and continue to develop.



MS. DORNFELD continued the presentation.

- Development Typologies For Plan and Market Trends
  - Linking Growth to Design
    - Single-Tenant Flex
      - Automotive Technology
      - Aviation and Aerospace
      - High-Tech Manufacturing
    - Business Park
      - Advanced Business Services
      - Healthcare
      - IT and Software
    - Tech/Back office complex
      - Advanced Business Services
      - Healthcare
      - IT and Software
    - Multi-Tenant Flex
      - Aviation and Aerospace
      - Advanced Business Services
      - High-Tech Manufacturing
    - Amenitized Creative Campus
      - Advanced Business Services
      - Healthcare
      - IT and Software
- Chandler Airpark Area Plan
  - Community Engagement
    - The Airpark Area and greater Chandler community was engaged through on-line activities and meetings including:
      - Focus Groups and one-one one meetings with area stakeholders
      - An online community survey
      - A project website
      - A community meeting
      - Presentations to the City of Chandler Planning and Zoning Commission
      - Presentations to the City of Chandler City Council
  - Planning Process
    - Fall/Winter 2020
      - Learn
        - Review
          - 1998 Airpark Area Plan
          - General Plan
          - Strategic Plan
        - Listen

- Focus Groups Community
  - Survey
  - Website
- Winter/Spring 2021
  - Analyze and Understand
    - Economics Transportation
    - Land Use
    - Building Types Design Precedents
  - Review and Comment
    - City of Chandler Departments
    - Airpark Area Community
    - Airport Commission
    - Planning and Zoning Commission
    - City Council
- Spring/Summer 2021
  - Plan
    - Draft Plan
    - Catalytic Site Identification
    - Draft, Design Prototypes
    - Draft Design Guidelines
- Summer/Fall 2021
  - Refine
    - Revised Plan
    - Final Design Prototypes
    - Revised Design Guidelines
  - Action
    - Planning and Zoning Commission
    - City Council
- Focused Discussion Groups
  - Held on 9/22/2020 Airport Commission on separate date
  - 13 participates and Airport Commission
  - Focused Discussion Stakeholders
    - Small Businesses
    - Larger Businesses
    - Transportation Users
    - Special Interest Groups
    - Airport Commission
- Focused Discussion Groups Summary
  - Landowners
    - Allow more flexibility in site design guidelines. Height clearance for larger builds above the 45' height requirements. Allowing 36' screening from line-of-sight at

the street view rather than parapet to parapet to meet tenant's growing demand needs.

- Demand for multi-tenant industrial is growing. If Chandler does not allow flexibility to streamline the process or adds costly guidelines, they may price themselves out of the employers they want.
- Chandler has good access and quality amenities with top-notch housing & workforce. The City has done a good job in foresight of transportation planning & workforce housing.
- Interest and Advocacy
  - The current development review process is difficult and costly. Design expectations should be formalized and less arbitrary.
  - Some design requirements do not work for the types of employers that are seeking to locate in this area. Height limits in particular & some requests for unique facades.
- Brokers
  - Market demand for manufacturing and R&D in addition to size available is attractive and should be supported in the area. Sites that allow this in other jurisdictions are facing little vacancy and immediate leasing.
  - Plan should allow for flexibility to adapt to market demands and allow council standing to accommodate development stakeholders and not just residential uses and mom-and-pop type employment.
  - Building design guidelines must be balanced as they can limit types of users in the area, add costs, or help address resident concerns through screening fencing and landscaping.
  - Chandler is competing with cities like Mesa for available industrial space & needs to set expectations and integrate flexibility to allow job creation with the limited area. Traffic will occur unless development is halted and employment generators will be lost. Few appropriately sized sites remain that accommodate those uses.
- Transportation
  - Pedestrian Improvements could benefit the Airpark Area. Improvements making it easier for employees and residents to access bus service could benefit the area. Also linking to the Paseo path is important.
  - Enhanced business access to Loop 202 could be considered. There is potential to consider enhancing access to the Loop 202 via a slip ramp.
  - Traffic will increase & roadways will not be widened. Consider encouraging development to include features that encourage a variety of transit modes
- Small and Med. Employers
  - Avoid high-rises that would contribute to office congestion, and limit to 2- story office class-A type buildings-- a reason for moving to Chandler was to avoid traffic and keep classy quality.



- Invested for the long-run, want to maintain family friendly feel of Gilbert and Chandler clientele and community. Feels safe and working environment is close to work and home.
- Airport Commission
  - The Airpark Area should be home to aviation related businesses In particular aviation technology and aviation related technology that brings high wage jobs with high value multipliers.
  - The Airpark itself needs a marking plan (separate from this plan).
  - New development and design needs to be “pilot” and safety centered. Care should be taken to insure new development does not hinder the attractiveness or safety of airport operations.
- Community Survey (138 responses)
  - Airpark Area Attributes;
    - Great Freeway access
    - Shopping
    - Parks
    - Great place to live and work because of access, neighborhoods, growth, and parks and trails.
  - Airpark Area Planning Considerations
    - Addressing noise & traffic as new development occurs is a priority
    - Safety & adding employment and shopping and dining is also important to residents
- Community Meeting
  - 4-29-2021
  - Online
  - No concerns raised
  - General agreement
  - Recognition of traffic issues
- Project Website
  - Chandler Airpark Area Plan Update
- Areas of Opportunity Total Vacant Land
  - Total Vacant Land
  - Undeveloped Land (991 Acres)
  - CAAP Total Land (3,051 Acres)
  - 32% Undeveloped
- Areas of Opportunity Remaining Uncommitted
  - Uncommitted Vacant Land
  - Available Land (470 Acres)
  - Unavailable Land (521 Acres)
  - CAAP Total Land (3,051 Acres)
  - 15% Influence Parcels

COUNCILMEMBER HARRIS asked if the non-land use considering if there is a better terminal built.

MAYOR HARTKE said that is inside the fence and this is for outside the fence.

MS. DORNFELD said during the development of this plan the Airport Plan was completed.

MS. DORNFELD continued the presentation.

- Chandler Airpark Area: Draft Land Use Map
- Chandler Airpark Area Plan
  - On-line
  - Interactive
  - Easily Updated
- Chandler Airpark Area Plan Land Use Policies
  - Airpark Area Land Use Element
    - The Airpark Area Land Use Plan map identifies six types of land use districts appropriate to the Airpark Area:
      - Residential District
      - Innovation District
      - Commercial-Office District
      - Industrial District
      - Civic District
      - Park District
- Chandler Airpark Area Plan Land Use Policies
  - Innovation District Policies
    - Innovation District land uses may not be amended to any other land use except as noted below:
      - Innovation District land uses may be amended to permit Commercial-Office development along S. Gilbert Road and Arizona Avenue and E. Germann Road west of S. McQueen Road.
      - Innovation District and land uses may be amended to industrial District south of E. Germann Road west of S. McQueen Road.
      - Prohibit the development of any residential uses (including live-work) within the Innovation District.
- Chandler Airpark Area Plan Land Use Policies
  - Innovation District Goals and Strategies
  - Goal 2: Encourage high quality development attractive to innovation economic sectors such as high-technology, aviation high-technology, research and development, and health care.
  - Strategy 2a: Support City activities to promote Airpark Area Innovation-designated land as Chandler's prime location for aviation-related technology, research and development, and mixed use.



- Chandler Airpark Area Plan Transportation Policies
  - Transportation Element
    - Commerce Routes
  - Goal 10: Provide safe and efficient roadway facilities for the movement of freight to promote commerce in the Airpark Area.
  - Strategy 10a: encourage freight vehicles to utilize the designated commerce routes (see the Commerce Routes map) through roadway design elements, signage, and outreach to the business community.
  - Strategy 10b: If freight vehicles frequently use routes other than designated commerce routes, develop a City ordinance requiring freight vehicles to use the designated commerce routes where feasible.
- Chandler Airpark Area Plan Transportation Policies
  - Transportation Element
    - Bicycle & Pedestrian Facilities
  - Goal 12: Provide safe and efficient bicycle and pedestrian facilities to promote non-vehicular travel.
  - Strategy 12a: Install and maintain landscaping along designated landscape corridors and trails to provide shade and an improved aesthetic experience.
  - Strategy 12b: Provide enhanced bicycle & pedestrian crossings & amenities at designated gateways (see the Landscape Corridors & Gateways Map).
  - Strategy 12c: Develop a shared-use path/trail
- Chandler Airpark Area Plan Design Guidelines Example Sites
  - Example Site Plan
    - Buildings organized around outdoor communal spaces
    - Loading areas placed behind the building
    - On-site renewable energy generation contributes to sustainable building practices
    - Landscape buffer reduces visual impact of parking field
    - Clear and efficient site access and circulation
    - Buildings relate to each other in campus-like setting
  - Large Multi-Tenant Flex
  - Business Park
  - Creative Office

COUNCILMEMBER ORLANDO asked if those buildings could be taller in height.

KEVIN MAYO, Planning Administrator, said the further away from the runway the taller it could go, and it would go through a process governed by the FAA.

MS. DORNFELD continued the presentation.

- Chandler Airpark Area Plan Design Guidelines Example Sites
  - Design Example Site 1: Innovation district



- View 1
  - Building corners and primary entrances are accentuated through distinctive or strong massing
  - Landscaping at entries
  - Rich, coordinated palette of planting materials
  - Building's frame outdoor spaces for employees
  - Light colored materials reduce heat absorption
- Chandler Airpark Area Plan Design Guidelines Example Sites
  - View 3
  - Solar panels shade parking lots
  - Canopies at Key building corners provide architectural interest and shade
  - Changes in wall planes and material create shadow and articulation
  - Readily identifiable building entrances
  - Pedestrian connection between sidewalks and outdoor space
- Chandler Airpark Area Plan Design Guidelines Example Sites
  - View 4
  - Building façade broken down by smaller components and relief elements
  - Colors can be used as an accent within the overall building color scheme
  - Rooflines are varied by incorporating pitched elements
  - Solar array on rooftop contribute to sustainable building practices
  - Architecturally integrated screening of service areas

COUNCILMEMBER ROE said he saw a good plan and asked how if this is integrated into the advantage of having an airport.

MS. DORNFELD said the innovation zone is really a creative space and the tech companies could go and come up with the next invention. This is designed to cater to the Airport. Ms. Dornfeld said Hamilton is more of traditional types of commercial purposes and the retail reflects what is going to be retail shopping space. The economic department would work to find companies and find spaces the innovation industry wants to be in.

MR. WRIGHT said Council just completed an Airport Master Plan a few months ago and these are complimentary land uses. This provides a variety of land uses and creates a comprehensive area that works with the airport.

MR. MAYO continued the presentation.

- Airport Conflicts Evaluation
  - Airport Commission reviews proposed land changes for conflicts with the current and future operations of the airport
  - If a conflict exists, a statement indicating the issue and recommended corrective action on how to mitigate such conflict
- Airport Conflicts Evaluation

- Current Evaluation
  - CAAP Area Plan Amendments
  - Rezoning
- Proposed Evaluation
  - CAAP Area Plan Amendments
  - Rezoning
  - Preliminary Development Plan
- Airport Conflicts Evaluation Proposed
  - Area Plan Amendments & Rezoning's Degree of Severity (1to3)
    - 1- No conflict
    - 2- Potential Conflict
    - 3- High degree of incompatible land use
  - Preliminary Development Plan
    - Building Height/Proximity
    - Material Used
    - Any other features affecting airport operations
- Next Steps
  - August 9<sup>th</sup> City Council Work Session Gather Input
  - Finalize Design Guidelines
  - September 8, 2021, Airport Commission
  - September 15, 2021, Planning and Zoning Commission
  - October 14, 2021, City Council

COUNCILMEMBER ROE asked about the property north of Queen Creek and asked if there was a plan to try and develop that area.

MR. MAYO said the land is almost entirely owned by one person. The Transportation Master Plan starts to define what the boundary is and there are three front doors to the property. The design guidelines will help drive what does not happen on there. The innovation district would start to define the area as well. Mr. Mayo said they use policy goals, verbal descriptions, and graphic imagery to see what it would look like. Mr. Mayo said he was excited to see what would happen on the site.

COUNCILMEMBER ROE asked if the owner was engaged to see what they are planning on doing.

MR. MAYO said staff has reached out and the property owners want to hear from the City what they can do with the land for them to market it. This plan provides the clarity to the community.

COUNCILMEMBER LOPEZ thanked staff for their work and liked using innovative technology and providing a plan to the public that can be used. Councilmember Lopez said he liked the innovation zoning and trying to get those businesses into the airpark.



COUNCILMEMBER ELLIS appreciated staff bringing this plan and said this was a great moment for Chandler to define how they would move forward. Councilmember Ellis thanked the residents for their input and the consultants time working on this plan. Councilmember Ellis said now there would be no more guessing and would truly be used for the betterment of those living in the area.

COUNCILMEMBER ORLANDO asked about the transportation elements and if that is being worked on now.

MR. WRIGHT said the map tells that story and it is important the heavy use areas of transportation. Mr. Wright said the Cooper Road connector project to Gilbert Road is a major project that would go in November to the voters for bond funding. Mr. Wright said Hamilton is under construction now as an outlet for bus traffic.

COUNCILMEMBER ORLANDO asked would the potential infrastructure bill, that may be passed, if there were elements that could be used for these projects.

MR. WRIGHT said yes, staff would review already planned projects and look for ways to improve connections to the north. Mr. Wright said there are economic benefits of having better connections and there may be uses in regards to Prop 400.

COUNCILMEMBER ORLANDO asked about the Cooper project.

MR. WRIGHT said that is something they could look for federal grants available.

MAYOR HARTKE said they are looking at the extension of Prop 400 being a 25-year endeavor. Mayor Hartke said the cities have fought for flexibility because they do not know what the needs are going to be a few years from now. If this becomes a priority, there is available to flex the dollars coming from Prop 400. Mayor Hartke said there is still uncertainty from federal funds.

COUNCILMEMBER HARRIS said he has learned a lot being part of the Airport Commission. Councilmember Harris said Council sat down and talked about the airport becoming the economic hub it could be. This shows commitment to the area as people believe it can be more than it currently is. This is something the City can be proud of as they continue to build on. The Airport Commission is very proud of this plan, and this would send life and excitement to the area. Chandler could look forward to being in a stronger position.

VICE MAYOR STEWART said this is a very clear plan for Council and staff to be able to talk to developers about what is wanted. Vice Mayor Stewart said he is excited to see the vision and what would happen in the future.



MAYOR HARTKE said he was happy to see the fire wall against the residential area. Mayor Hartke said he liked the flexibility that would accommodate different industries and holds the Council's wishes to go after employment and this is one of their last employment areas to be developed. Mayor Hartke said this could take the airport to more than just a hobbyist airport and this would help with that plan. Mayor Hartke thanked staff for their work.

## Adjourn

The meeting was adjourned at 5:14 p.m.

ATTEST: *Dana R. D'Long*  
City Clerk

*Kevin Hartke*  
Mayor

Approval Date of Minutes: August 26, 2021

## Certification

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Work Session of the City Council of Chandler, Arizona, held on the 9th day of August 2021. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this 26th day of August, 2021.



*Dana R. D'Long*  
City Clerk