



City Council Work Session

Monday, August 9, 2021
4:00 p.m.

Council Chambers Conference Room
88 E. Chicago St., Chandler, AZ



Work Session



From left to right: Councilmember Matt Orlando, Councilmember Rene Lopez, Vice Mayor Mark Stewart, Mayor Kevin Hartke, Councilmember OD Harris, Councilmember Christine Ellis, Councilmember Terry Roe

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. 38-431.02, notice is hereby given to the members of the Chandler City Council and to the general public that the Chandler City Council will hold a WORK SESSION open to the public on Monday, August 9, 2021, at 4 p.m., in the Council Chambers Conference Room, 88 E. Chicago Street, Chandler, Arizona. One or more members of the Chandler City Council may attend this meeting by telephone.

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at 480-782-2181 (711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.

Agenda

Call to Order

Discussion

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

Adjourn



City Council Memorandum City Manager's Office Memo No.

Date: August 9, 2021
To: Mayor and Council
From: Joshua H. Wright, Acting City Manager
Subject: Presentation and discussion regarding the Chandler Airpark Area Plan Update.

Attachments

Presentation regarding the Chandler Airpark Area Plan Update.



Chandler Airpark Area Plan Update

City Council Work Session
August 9, 2021



Work To Date



CHANDLER
arizona
Community of Innovation

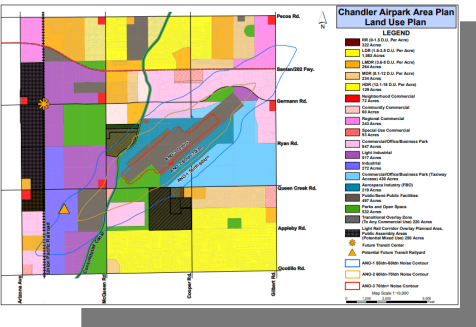
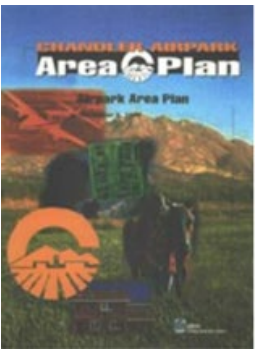
CITY COUNCIL INPUT

August 15, 2019
City Council &
Planning and
Zoning
Commission
Joint Meeting

2019 Budget
Package

March 23, 2020
Agreement with
PLAN*et
Communities

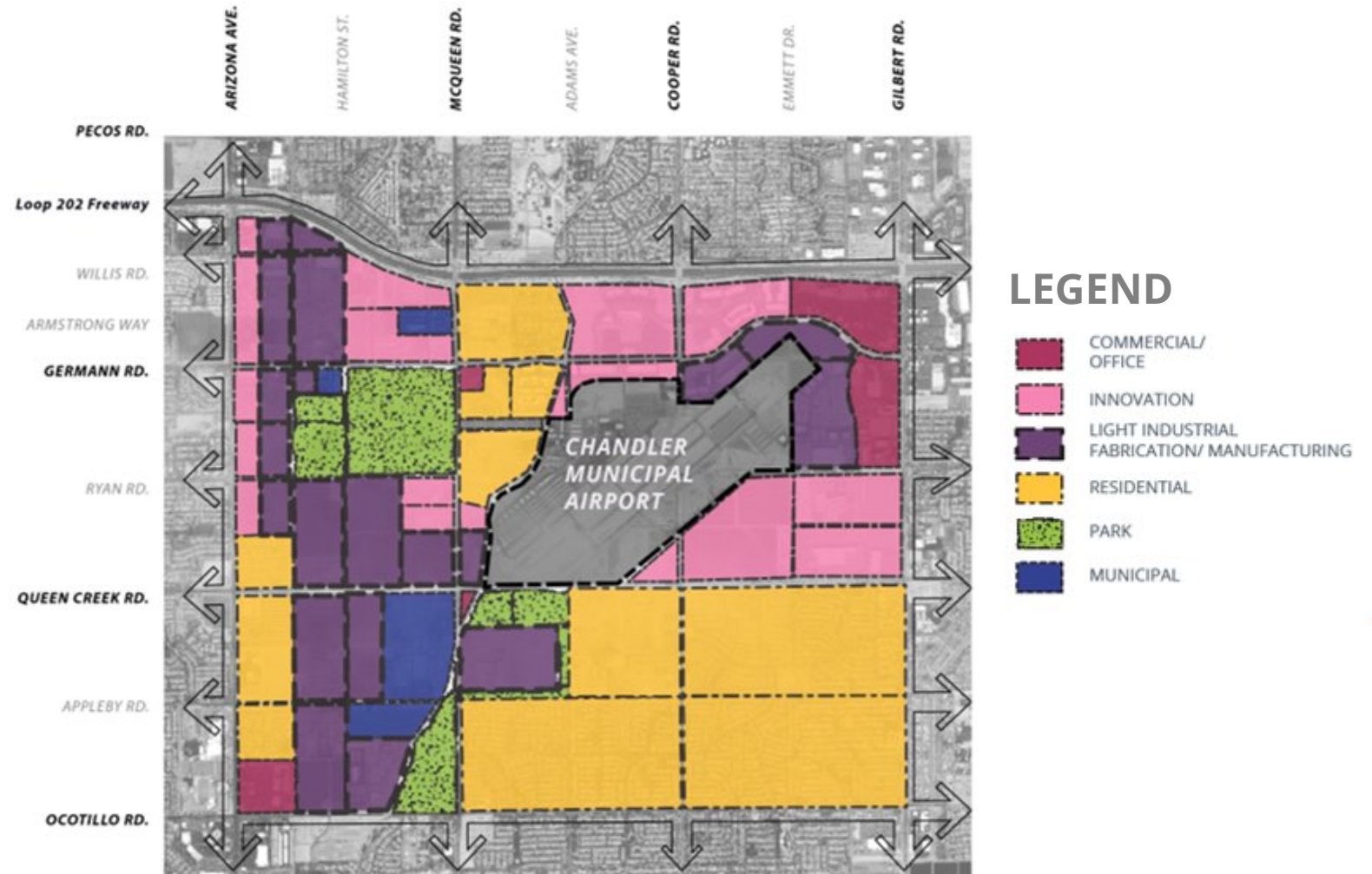
March 26, 2020
City Council Work
Session



Summary of the Update

Chandler Airpark Area: Draft Land Use Map

- Evaluated Available Land
- Refined Proposed Land Uses
- Provided Design Standards to Ensure Quality Architecture
- Reduced the Boundaries
- Updated the Airport Conflicts Evaluation



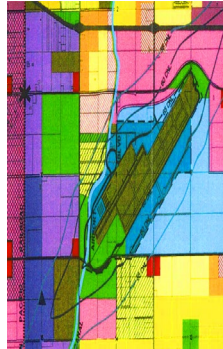
Presentation Outline

- **Work To Date**
- **What We Know** About the Airpark Area Market
 - Growth & Targeted Industries
 - Linking Growth to Design
- **What We Learned** from Citizen Engagement
 - Focus Groups
 - October 2020 Community Survey
- **Bringing It All Together:** Draft Airpark Area Plan Concept
- **Design:** Building Typologies
- **Next Steps**



Take the Survey
Chandler Airport Area Plan Update

Existing Plans



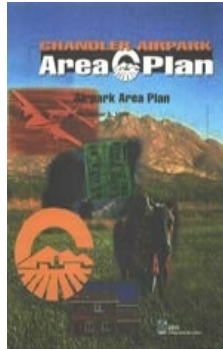
**1984
Chandler
Airpark Area
Master Plan**



**Chandler
Municipal
Airport
Master Plan**



**Chandler Water,
Wastewater,
Reclaimed Water
Master Plan
Update**



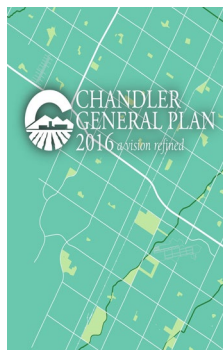
**1998
Chandler
Airpark Area
Plan**



**2020
Chandler
Airpark Area
Plan**



**2021-2023
Chandler
Strategic
Framework**



**2016
Chandler
General Plan**



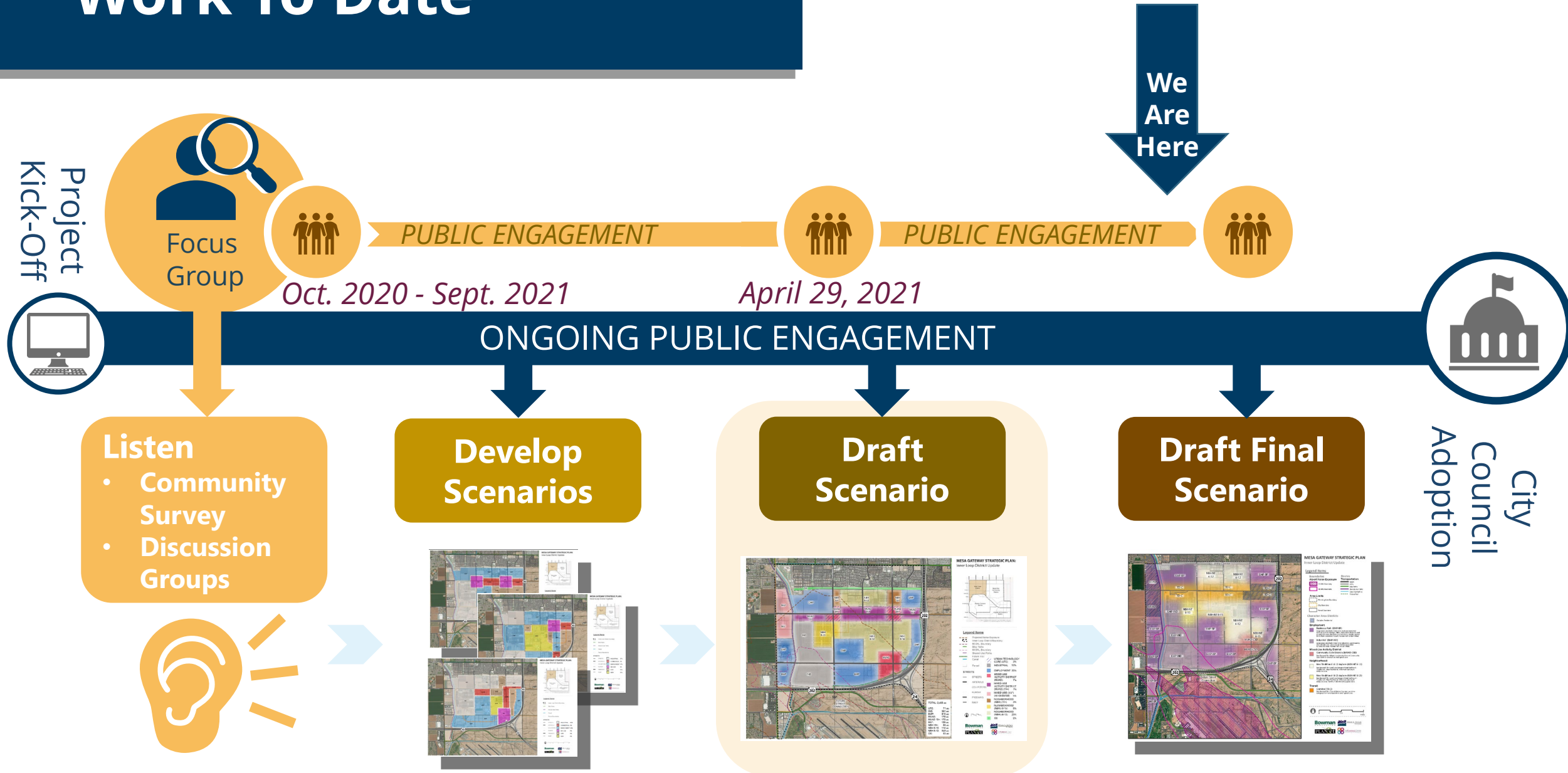
**2016
Chandler
Transportation
Plan**



**Chandler
Economic
Development
Strategic Plan**



Work To Date



Market

- Current employment
- Future growth opportunities
- Targeted sectors
- Available sites



Commercial Inventory

	Office	Flex	Industrial	Retail
Inventory (SF)	1,331,984	292,339	2,870,156	2,351,375
Vacancy Rate	4.9%	28.6%	20.1%	4.5%
2-Year Net Absorption (SF)	464,620	19,975	781,900	152,500
Under Construction (SF)	-	-	188,100	-
Notes	614,600 SF delivered since 2015.		2.2 M SF delivered since 2015. Over 900,000 SF delivered in 2020.	

Chandler Airpark Employment By Industry

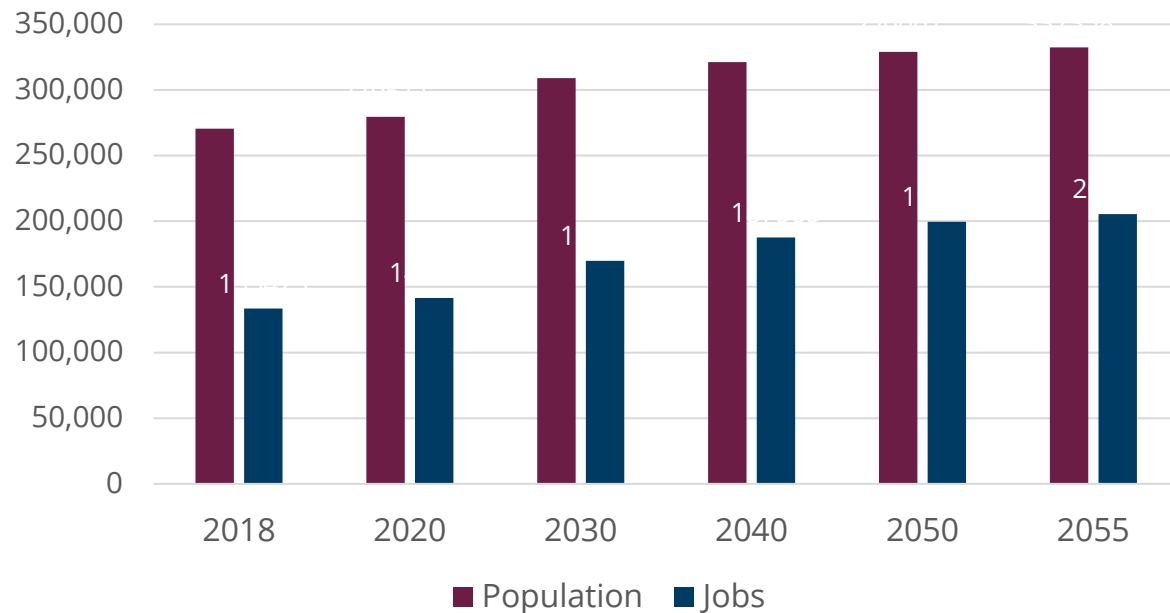
Cluster	# of Employers	# of Employees
Business Services	25	700
Construction	17	210
Consumer Goods Manufacturing	1	8
Consumer Services	60	1,030
Education	10	510
Finance, Insurance, & Real Estate (FIRE)	24	1,480
Government, Social, & Advocacy Services	13	470
Health Care	27	240
High Tech Manufacturing & Development	10	420
Hospitality, Tourism & Recreation	11	260
Media, Publishing & Entertainment	1	10
Metal Inputs & Transportation-Related Manufacturing	2	10
Non-Metallic Manufacturing	2	90
Resource-Dependent Activities	5	100
Retail	44	1,960
Telecommunications	5	380
Transportation & Logistics	22	500
Total		8,378

Missing	Industry	Employees
Offerpad	Real Estate Technology	250
Zovio	Education Technology	800
Adept Life Sciences	Health Products & Supplements Manufacturing	
Extra Innings Chandler	Baseball/Softball Instruction	

Future	Industry	Employees
Insight	Advanced Business Services	1,600
Viavi	High-Tech Manufacturing	233
Ferguson	Building Component Supplier	285

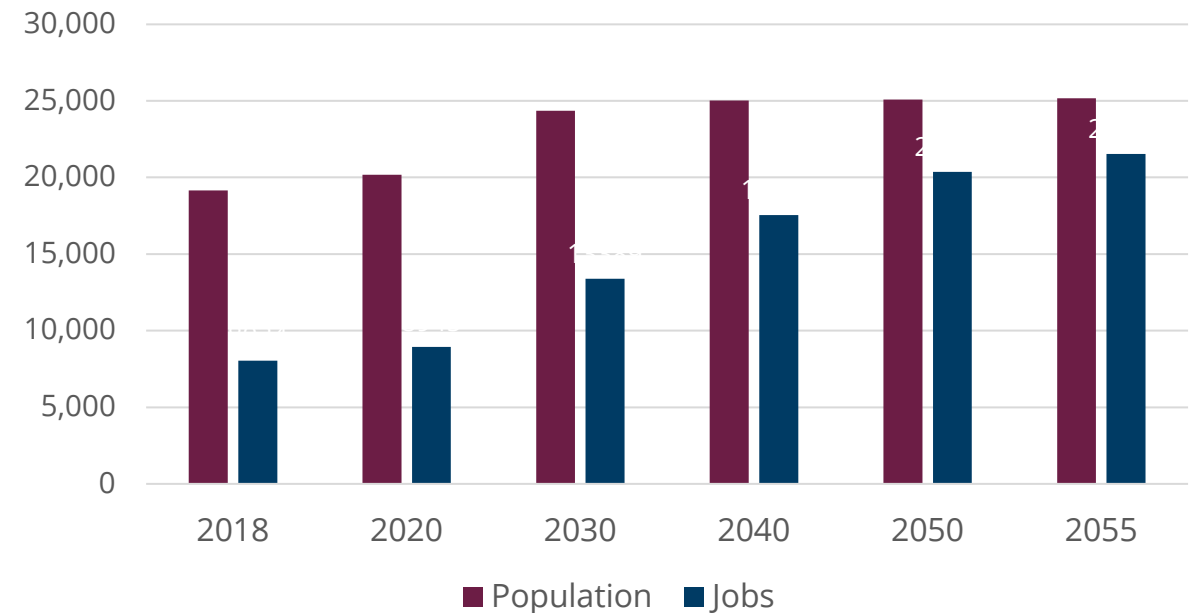
Commercial Demand Forecast

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

Project	Location	Existing	Future	Notes	Planning Status
Office					
Watermark at Chandler Airpark	NWC Ryan Dr. & Gilbert Rd.	136,000	84,000	-	Approved
Ascend at Chandler Airport Center	NWC Germann Rd. & Cooper Rd.	160,000	240,000	-	Approved
Chandler Airport Center	NWC Northrop Blvd. & Cooper Rd.	180,000	-	Part of 245-Acre Master Plan	Approved
Allred Airport Center II	NEC Germann Rd. & Cooper Rd.	92,000	-	-	Approved
Mach One	NEC Yeager Dr. & Cooper Rd.	210,000	-	-	Approved
Industrial					
Parc Germann	SEC Cooper Rd. & Germann Rd.	224,471	-	-	Approved
AZ 202 Commerce Park	SWC Willis Rd. & Hamilton Rd.	100,000	134,390	-	Approved
Chandler Airport Commerce Center	SEC McQueen Rd. & Queen Creek Rd.	337,800	881,564	-	Approved
Ferguson Enterprises	W of SWC Queen Creek Rd. & McQueen Rd.	-	362,880	181,440 SF Phase II	Approved
RMB Business Park	N of NEC Arizona Ave. & Ryan Rd.	-	201,152	-	Approved
SOLLiD Cabinetry	SWC Germann Rd. & Stearman Rd.	-	251,066	-	Approved
800 E. Germann Industrial	800 E Germann Rd.	-	113,000	-	Approved
Falcon Storage Condos	NEC Willis Rd. & UPR	-	-	-	Approved
Commercial					
Arches Climbing & Fitness	N of NWC Gilbert Rd. & Insight Wy.	-	36,000	-	Approved

Target Industries

- Strategy focused on businesses in target industries/technologies.
- Look for fit with local industry clusters, growth potential, high wage jobs.



Commercial Demand Forecast

FORECASTED EMPLOYMENT LAND DEMAND 2020-2055-CHANDLER AIRPARK					
Cluster	Land Use	Employment	% of Total Employment	Calculated Employment Density/Ac	Forecasted Demand Acres
Business Services (Adv Bus. Services, IT, Software)	Office	7,300	58.0%	83.3	88
Retail/Hospitality (Tourism)	Retail	500	4.0%	28.0	18
Healthcare	Office	760	6.0%	83.3	9
Transportation (Automotive Technology, Aviation)	Industrial	1,500	11.9%	13.0	115
Manufacturing (High-Tech, Aerospace)	Industrial	2,474	19.7%	31.5	79
Total Employment		12,534	99.6%		309

Source: Arizona COG/MPO Employer Database, employers with 5 or more employees; MAG Socioeconomic Projections, 2019; Elliott D. Pollack & Company, Maricopa County Assessor

Development Typologies For Plan and Market Trends

Linking Growth to Design

SINGLE- TENANT FLEX



- Automotive Technology
- Aviation & Aerospace
- High-Tech Manufacturing

MULTI-TENANT FLEX



- Aviation & Aerospace
- Advanced Business Services
- High-Tech Manufacturing

BUSINESS PARK



- Advanced Business Services
- Healthcare
- IT & Software

MULTI-TENANT FLEX



- Aviation & Aerospace
- Advanced Business Services
- High-Tech Manufacturing

TECH / BACK OFFICE COMPLEX



- Advanced Business Services
- Healthcare
- IT & Software

AMENITIZED CREATIVE CAMPUS



- Advanced Business Services
- Healthcare
- IT & Software

Chandler Airpark Area Plan



Plan Process



Timeline

Planning Process

Community Engagement

Focus Groups

Community Survey

Community Online Meeting

P & Z / City Council

• Refine

Community Engagement

The Airpark Area and greater Chandler community was engaged through on-line activities and meetings including:

- Focus Groups and one-on-one meetings with area stakeholders
- An online community survey
- A [project website](#)
- A community meeting
- Presentations to the City of Chandler Planning & Zoning Commission
- Presentations to the City of Chandler City Council

Planning Process



Community Engagement

Focused Discussion Groups

- Held on 9/22/2020 (Airport Commission on a separate date)
- 13 participants and Airport Commission
- Focused Discussion Stakeholders:
 - *Small Businesses*
 - *Larger Businesses*
 - *Transportation Users*
 - *Special Interest Groups*
 - *Airport Commission*

City of Chandler
Chandler Airpark Area Plan
Focus Group Summary
October 22, 2019



About the Focus Groups



What is a Focus Group?

Focus Groups are topic experts and others who have in-depth knowledge of the planning area. Focus groups help planners understand current conditions and future planning considerations. Typically, focus groups are facilitated discussions on specific topics that are organized by interest or topic. To ensure that everyone has an opportunity to fully participate in the discussion, Focus Groups consist of less than ten people. Because Focus Groups are designed to encourage unfiltered & direct discussion of key considerations, comments made by participants are not attributed to any individual.



Purpose of the Chandler Airpark Area Master Plan Focus Groups

The purpose of The Chandler Airpark Area Master Plan focus groups is to learn about Airpark Area market trends, planning and development considerations, transportation needs, and business visions for the Area future. The Focus Groups were held on September 22, 2020, with additional conversations on September 30 and October 14, 2020. Some focus groups had limited or no participation (for example, large employers and transport-oriented employers focus groups had no or limited participation). The Focus Groups are organized around key planning topics: land & land development, transportation, business operations and retention, and the vision and needs of the Chandler Area. Planning input is separate from an on-line listening survey. A link to the survey is available by clicking [here](#).

Focus Groups

Focus Groups consist of topic experts and others who have in-depth knowledge of the Airpark Area planning area. Focus groups help planners understand current conditions and future planning considerations. The Airpark Area focus groups were convened by the City and consultant team on September 22, 2020.

The purpose of the Airpark Area focus groups was to learn about Airpark Area market trends, planning and development considerations, transportation needs, and business visions for the future of the planning area.

A summary of the focus group findings is located here:

City of Chandler Airpark Area Plan...
Summary of October 22, 2020 focused discussions informing the development of th...
<https://chandlercaso2020.com>



**LANDOWNERS**
Owners of un-developed, under-developed or partially developed land in the Airpark Planning Area

**SMALL & MEDIUM EMPLOYERS**
Employers within the Airpark Area generally with less than 50 employees.

**TRANSPORTATION PROFESSIONALS**
City transportation planners.

**REAL ESTATE BROKERS**
People representing businesses interested in locating within the Airpark Area or a similar area or who are familiar with the Airpark Area real estate market.

**CITY OF CHANDLER AIRPORT COMMISSION**
This focus group was held at the October 14, 2020 Airport Commission meeting.

**INTEREST & ADVOCACY GROUPS & INDIVIDUALS**
Individuals & entities interacting with the City on behalf of landowners, developers, businesses and other entities.

Group Meeting Dates &

is as follows: Focus Group and a short review of the purpose provided by the consultant. Members were asked to prepare questions specific to the topic, the facilitator reviewed the participants, and the

GROUP SUMMARIES

PAGE | 1

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.*

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 & 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 & 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.*

INTEREST & 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.*

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

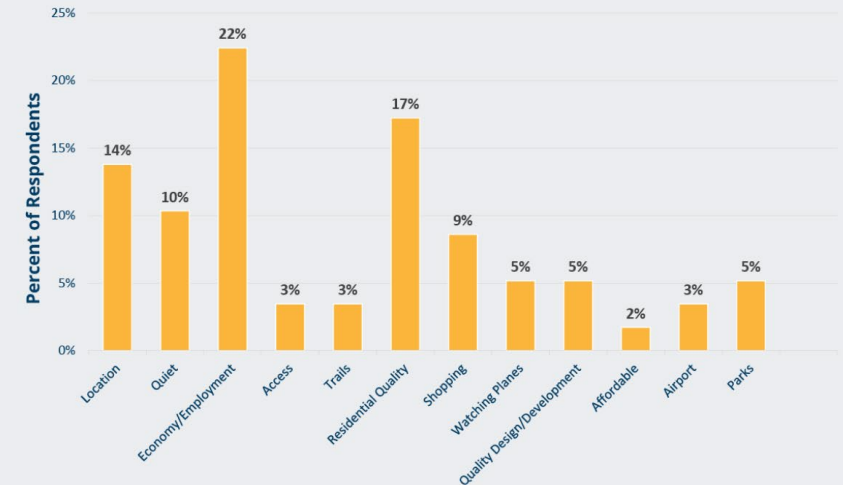
- Addressing noise & traffic as new development occurs is a priority.
- Safety & adding employment and shopping and dining is also important to residents.

Community Survey Findings

What Makes the Airpark Area A Great Place to Live or Work?

Survey respondents stated by an almost 2:1 margin in response to a list of topics, that access to Loop 202 was the best attribute of the airpark area. In response to an open-ended questions, other attributes that make the Airpark Area a great place to live or work include the economy / employment, the quality of residential development, location, and shopping.

What Makes the Airpark Area A Great Place To Live Or Work?

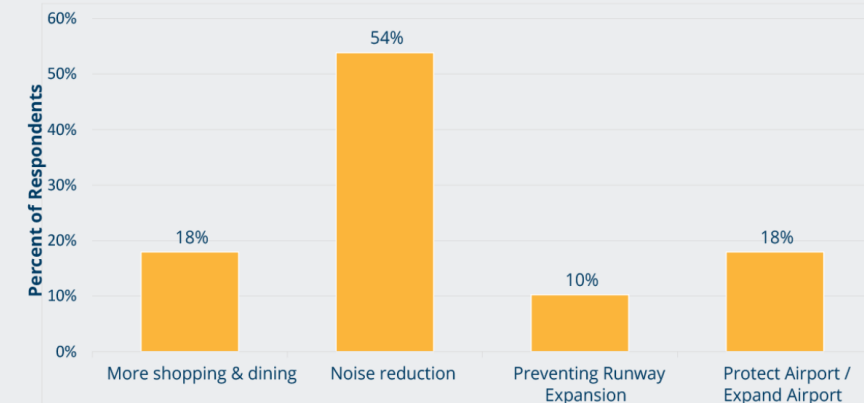


What Topics are Most Important for the Airpark Area Plan to Address?

In response to a list of topics, survey respondents stated that traffic, in particular on major streets, is most important for the Airpark Area Plan to address. Additional parks and trails within the area were also identified as important to survey respondents.

In response to an open ended question about the most important topics for the Airpark Area Plan to address, noise, in particular from helicopters and street traffic was the most important. Protecting the Airport and providing more shopping and dining options in the Airpark Area were also identified as important topics for the Plan to address.

Most Important Topics for Plan to Address (Open-ended)



Community Meeting

- 4-29-2021
- Online
- No concerns raised
- General agreement
- Recognition of traffic issues



Date: April 29, 2021

Time: 6:00 - 7:30 p.m.

Register for the meeting:

<https://us02web.zoom.us/j/83252266839>

Location: Zoom: <https://us02web.zoom.us/j/83252266839>

Meeting ID: 832 5226 6839

One tap mobile

+12532158782,,83252266839# US (Tacoma)

+13462487799,,83252266839# US (Houston)

Meeting Agenda

1. Introductions
2. Purpose of the Study
3. Need for the Study
4. What We Know About the Airpark Area Market
 - A. Growth & Targeted Industries
 - B. Linking Growth to Design
5. What We Learned from Citizen Engagement
 - A. Focus Groups
 - B. October 2020 Community Survey
6. Bringing It All Together: Draft Airpark Area Study Concept
7. Design: Building Typologies
8. Next Steps

For Additional Information Please contact Lauren Schumann, Senior Planner with the City of Chandler. Tel: 480-782-3156, email: lauren.schumann@chandleraz.gov.

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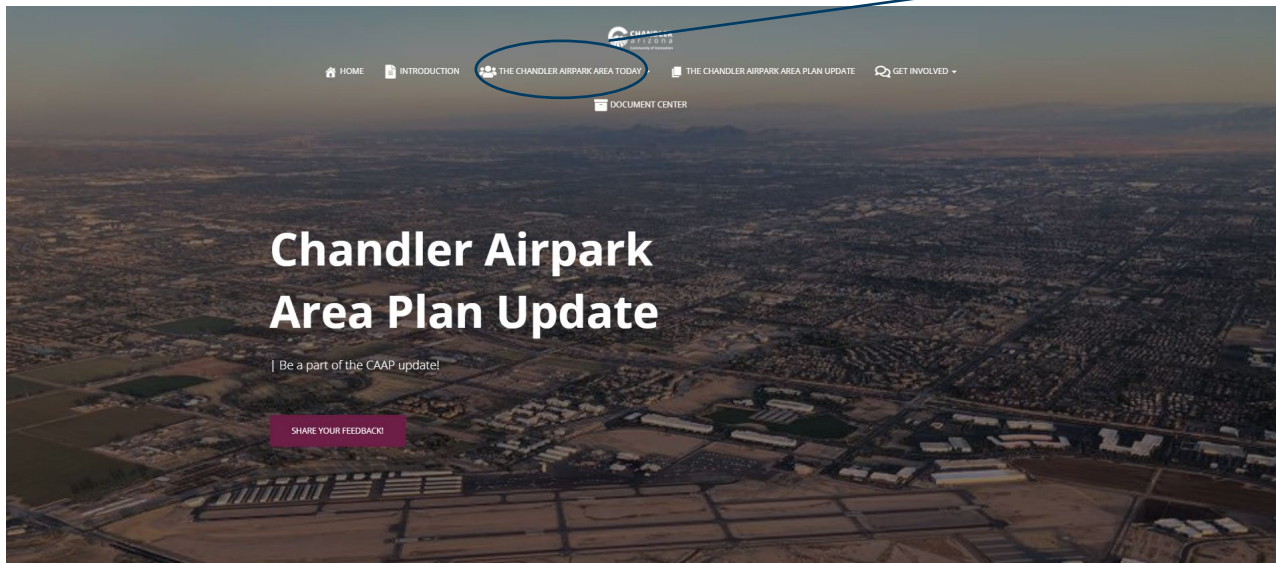
Chandler Airpark Area Plan Update

Community Meeting Presentation
April 28, 2021

1:06:16



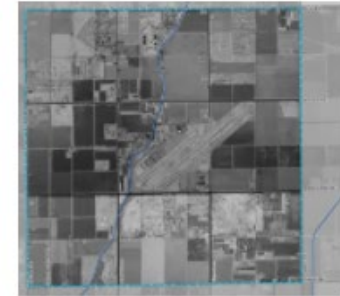
Project Website



Context

Located along the Loop-202 freeway, the Chandler Airpark Area comprises 910⁺ of employment, business parks, industrial, commercial, vacant, and residential, and is bounded by Arizona Avenue (West), Gilbert Road (East), Pecos Road (North), and Cucullo Road (South).

As the city continues to grow and develop, 18% of the City's remaining world, available land is within the Chandler Airpark. This means that as the Chandler Airpark Area develops, future land use decisions will guide employment growth throughout this area. This plan will be critical in ensuring that future design and land use will both preserve the future needs of the city and its airport while maintaining compatibility and supporting the high quality of life in the community.



1997 Aerial of Chandler Airpark Area



2020 Aerial of Chandler Airpark Area

Click below to explore each topic:



Land Use

Land Use affects the types of developments, housing, and jobs that can occur and support the needs of the community. [Learn More.](#)



Economy

Ensuring that the types of jobs located in the Chandler Airpark Area can withstand market trends and changes to the economy are critical as space to develop becomes limited. [Learn More.](#)



Mobility

As the Chandler Airpark Area develops and population grows, ensuring transportation capacity for all users and infrastructure needs are facilitated is important in providing mobility access. [Learn More.](#)

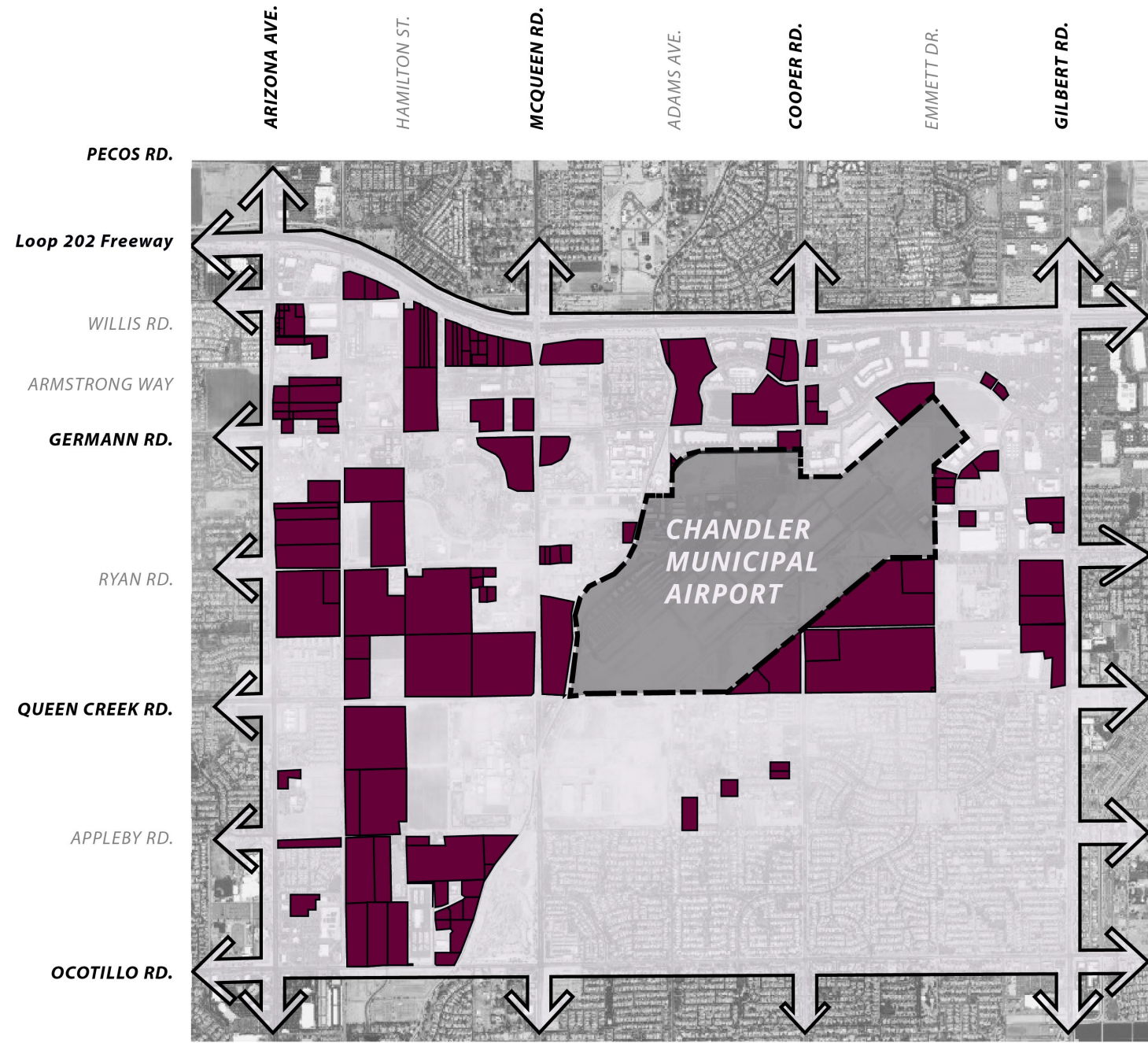


Demographics

Chandler's population continues to grow and evolve to support all types ages, income, and households. [Learn More.](#)


Areas of Opportunity

Total Vacant Land



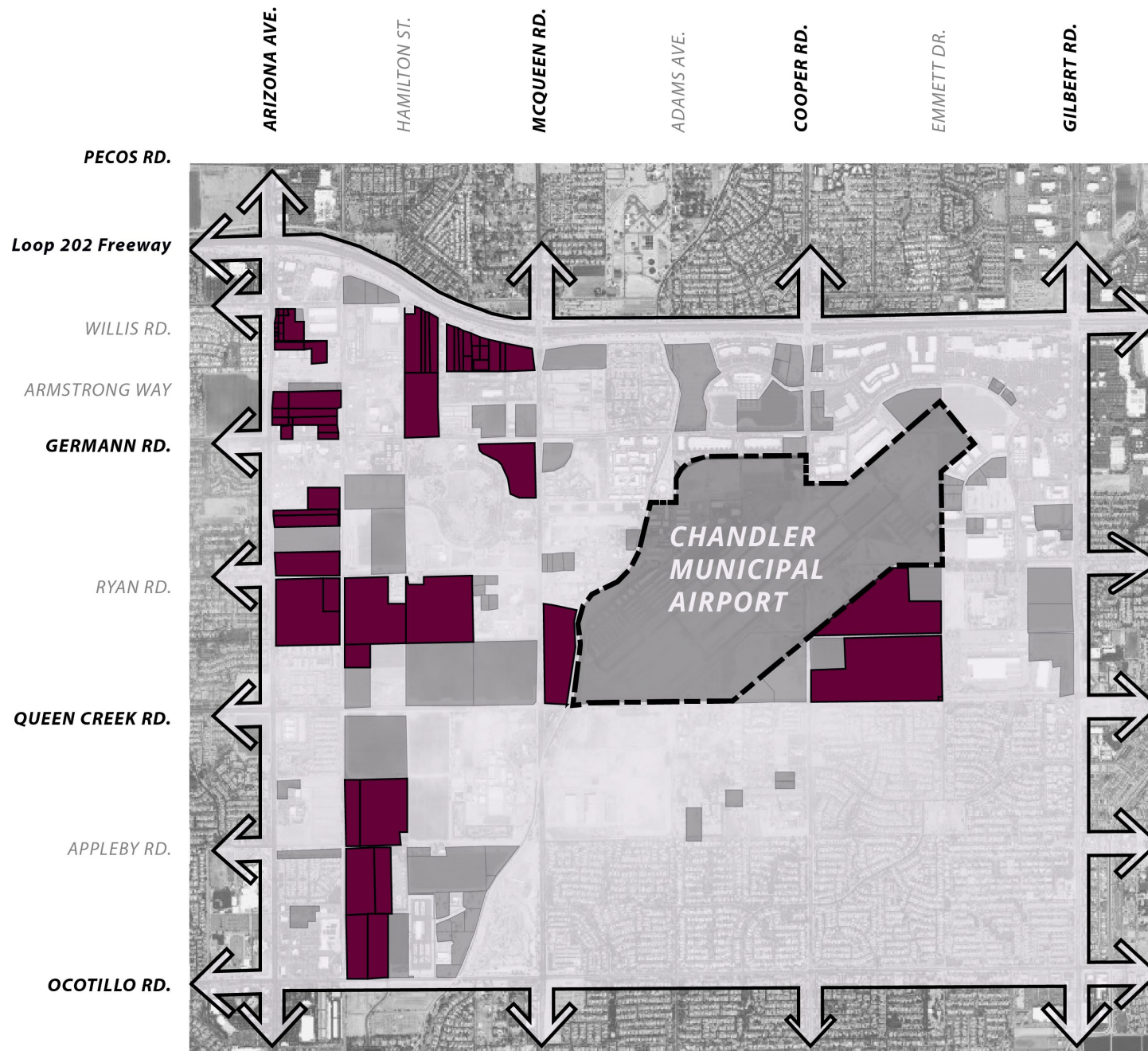
TOTAL VACANT LAND

 **Undeveloped Land**
(991 Acres)

 **CAAP Total Land**
(3,051 Acres)

32% Undeveloped

Areas of Opportunity Remaining Uncommitted

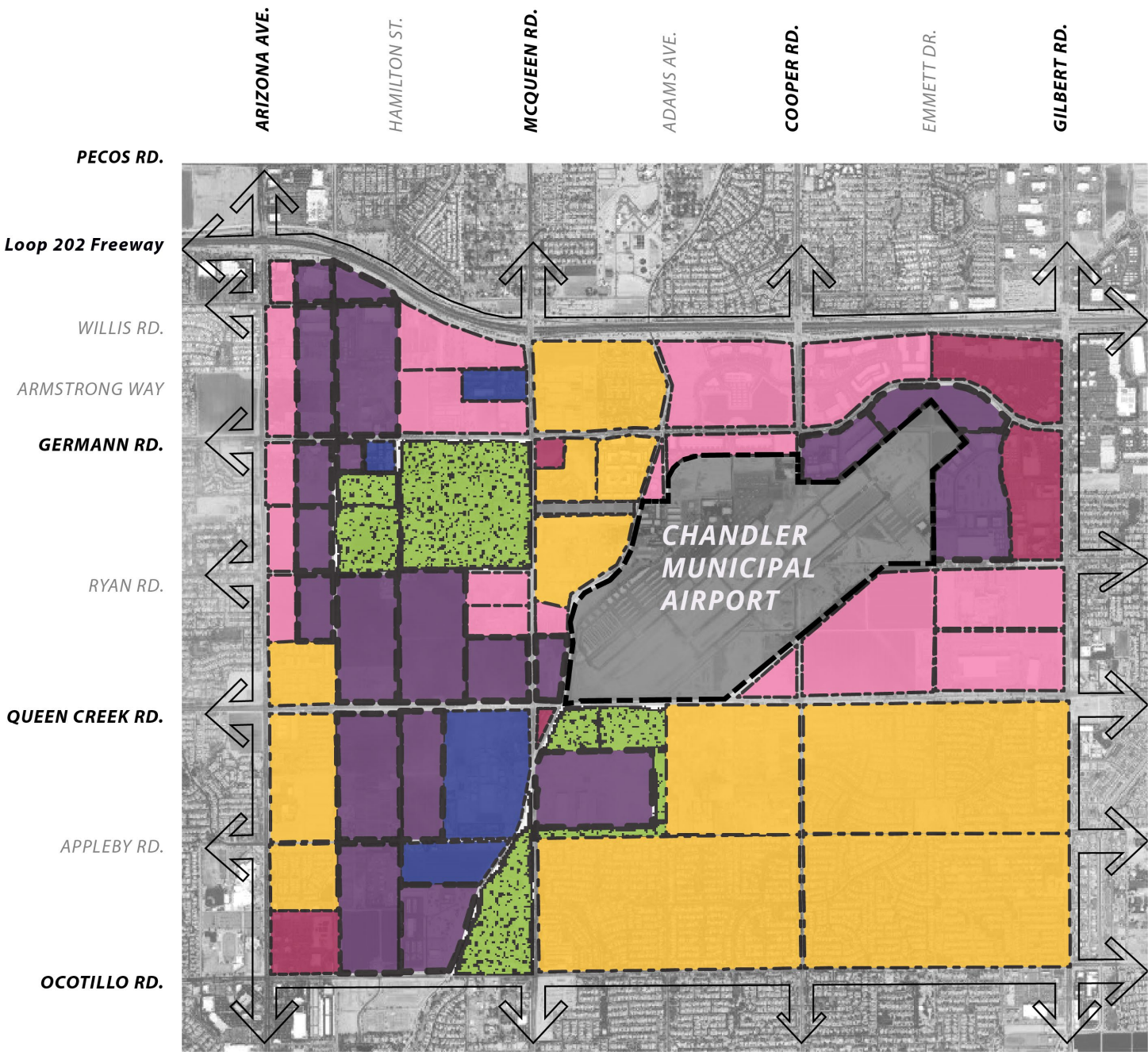


UNCOMMITTED VACANT LAND

- Available Land (470 Acres)**
- Unavailable Land (521 Acres)**
- CAAP Total Land (3,051 Acres)**

15% Influence Parcels

Chandler Airpark Area: Draft Land Use Map



LEGEND

- COMMERCIAL/ OFFICE
- INNOVATION
- LIGHT INDUSTRIAL FABRICATION/ MANUFACTURING
- RESIDENTIAL
- PARK
- MUNICIPAL

Chandler Airpark Area Plan

- **On-line**
- **Interactive**
- **Easily updated**

Airpark Area Plan

Chandler Airpark Area Plan Update

storymaps.arcgis.com/collections/00a9215031b540d19f1ead91dfb23090

American FactFinder... CDC - NPAO Data T... bls The Society of Pract... top 10 places criteria 2016benchmarking... census travel doc watson hollow man... RoughSawn: Wood...

Other bookmarks Reading list

☆ ☆ ...

CHANDLER arizona

COLLECTION

Chandler Airpark Area Plan Update

The Chandler Airpark Area Plan was approved & adopted in 1998 to strategically guide future development within the area surrounding the municipal airport. The purpose of this update is to ensure future land uses continue to contribute to the economy

Get started

1 Overview

2 Plan Process

3 Airpark Area Today

4 Airpark Area Plan

Chandler Airpark Area Plan Land Use Policies

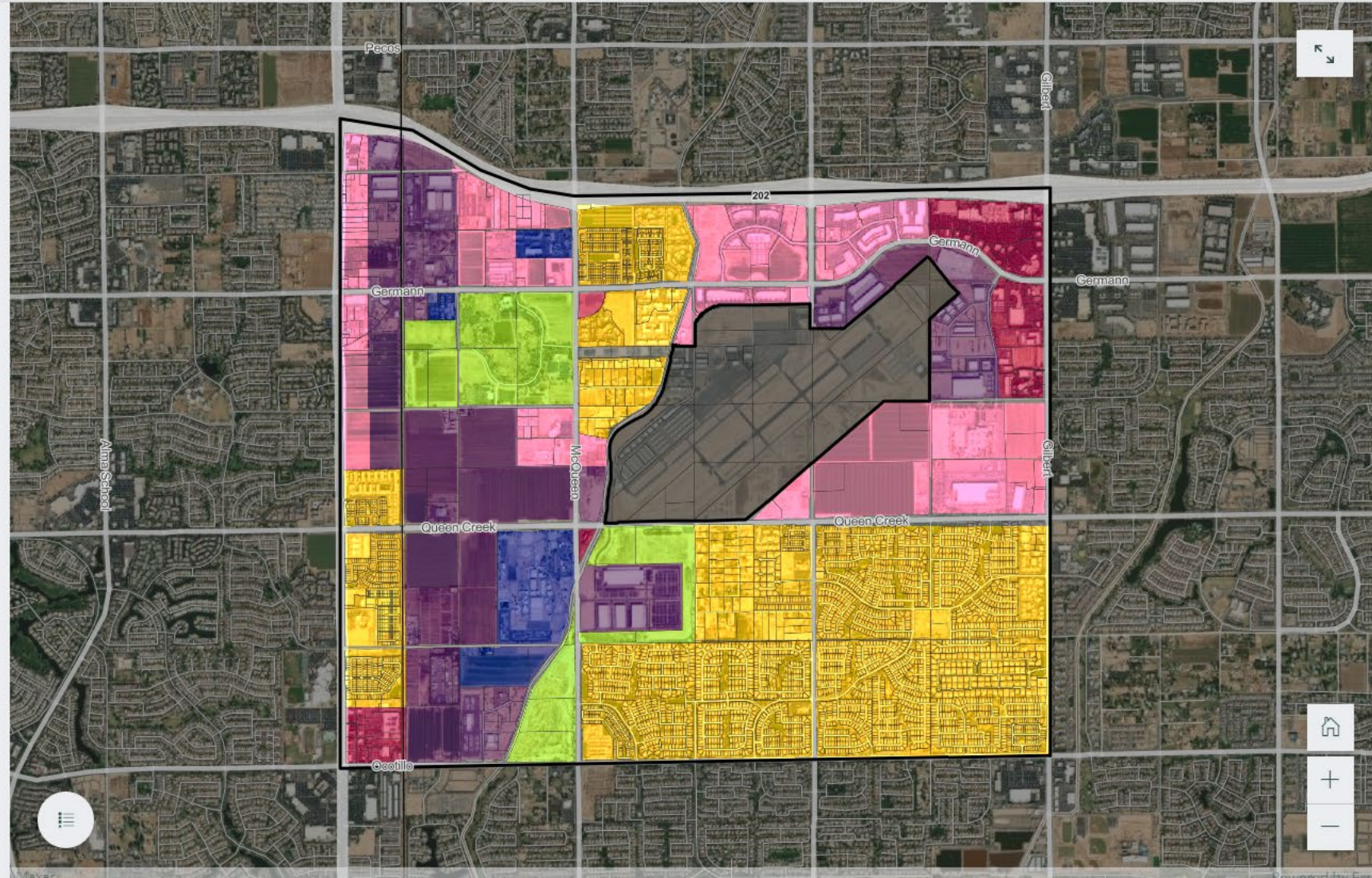
[Authority](#)[Guiding Principles](#)[Plan Overview Map](#)[Land Use Element](#)[Economic Element](#)[Transportation Element](#)[Infrastructure](#)

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

Scroll down to learn more about each land use category.



Chandler Airpark Area Plan Land Use Policies

Authority

Guiding Principles

Plan Overview Map

Land Use Element

Economic Element

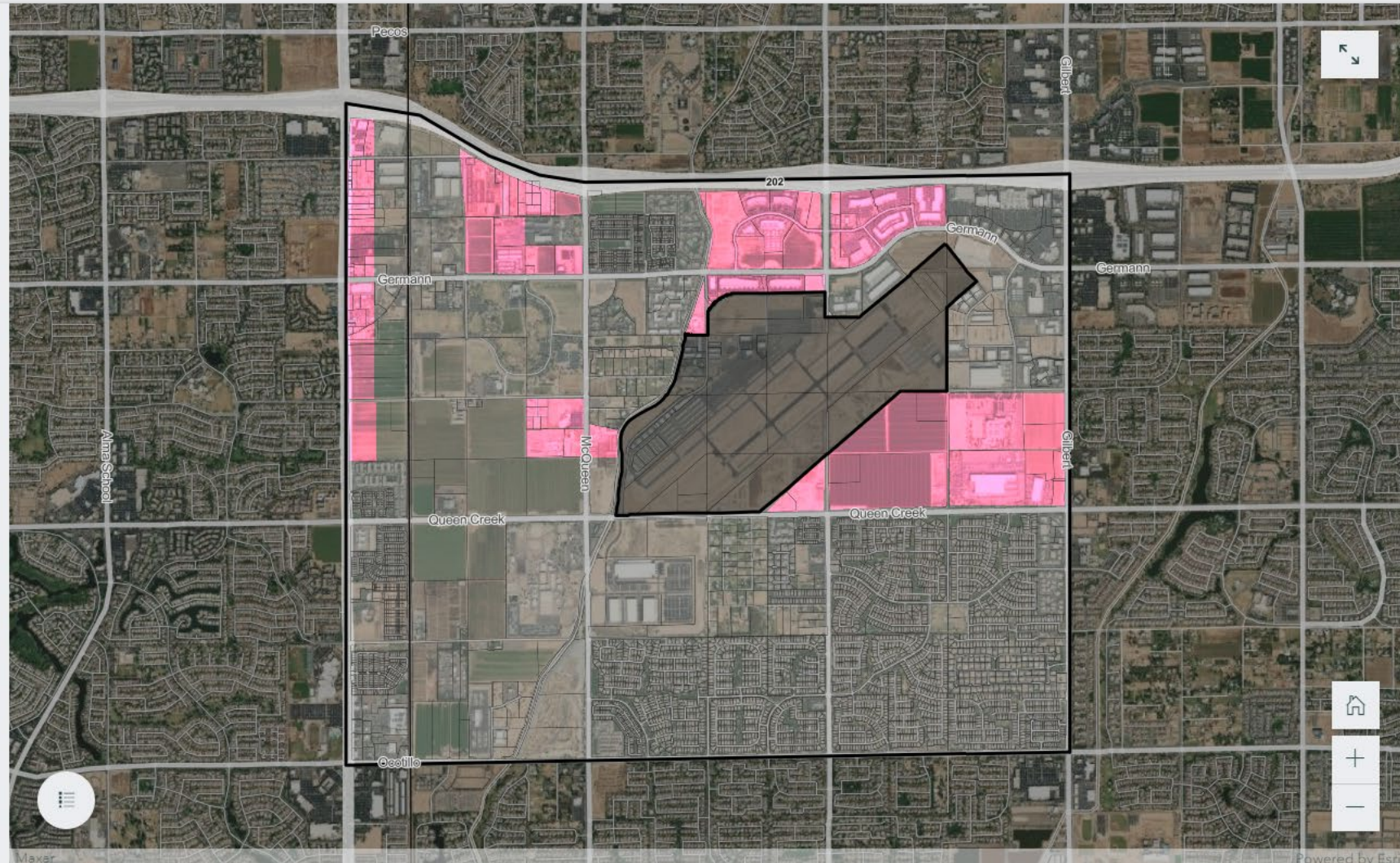
Transportation Element

Infrastructure

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 & Arizona Avenue and E. Germann Road west of S. McQueen Road.
- Innovation District 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

[Authority](#)[Guiding Principles](#)[Plan Overview Map](#)[Land Use Element](#)[Economic Element](#)[Transportation Element](#)[Infrastructure](#)

Innovation District Goals & Strategies

Goal 2: Encourage high quality developments attractive to innovative economic sectors such as high-technology, aviation high-technology, research and development, & 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, & mixed use



Chandler Airpark Area Plan Transportation Policies

[Authority](#)[Guiding Principles](#)[Plan Overview Map](#)[Land Use Element](#)[Economic Element](#)[Transportation Element](#)[Infrastructure](#)

Transportation Element

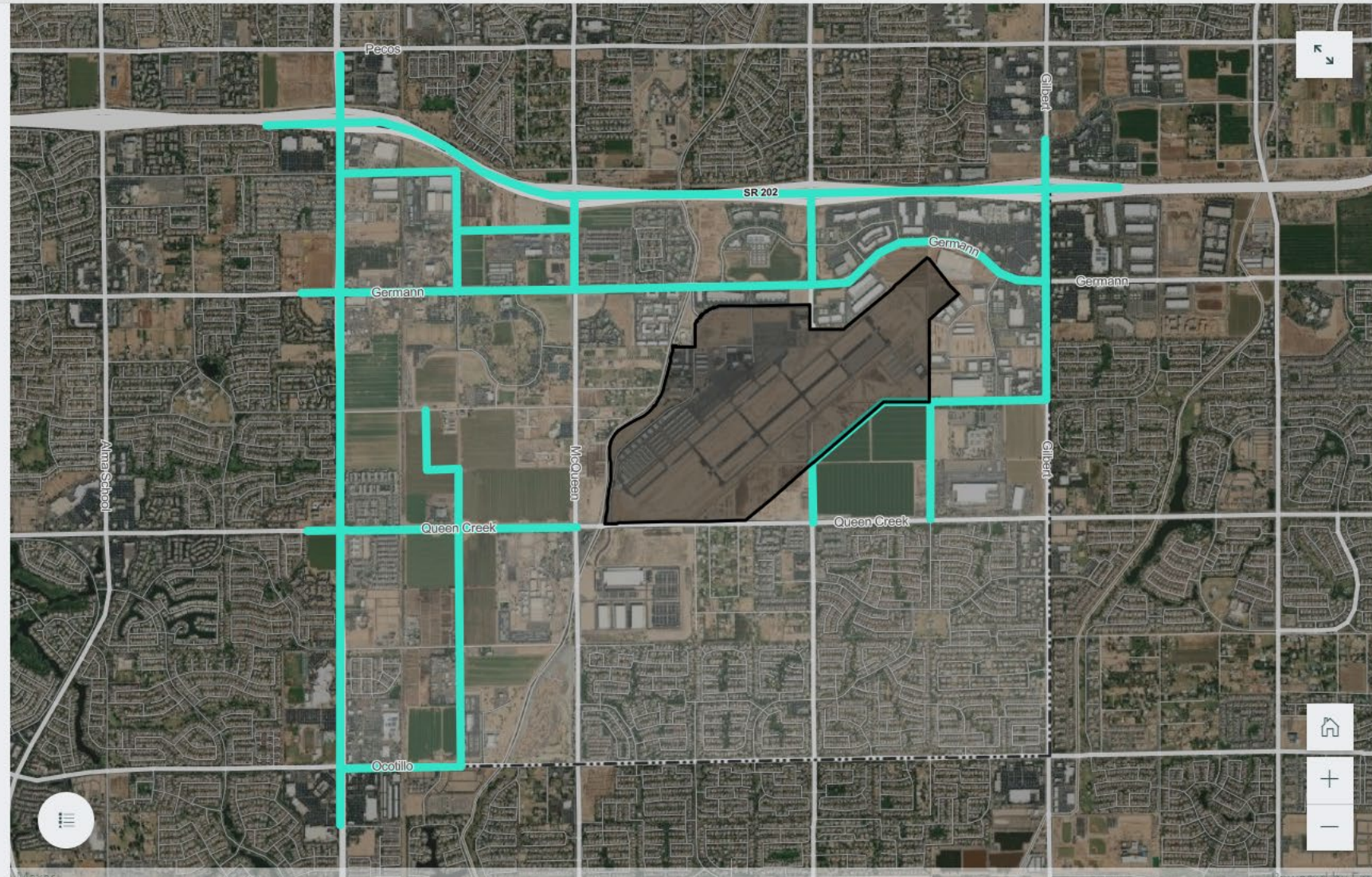
Commerce Routes

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.

Strategy 10c: Use the City's industrial collector



Chandler Airpark Area Plan Transportation Policies

[Authority](#)[Guiding Principles](#)[Plan Overview Map](#)[Land Use Element](#)[Economic Element](#)[Transportation Element](#)[Infrastructure](#)

Transportation Element

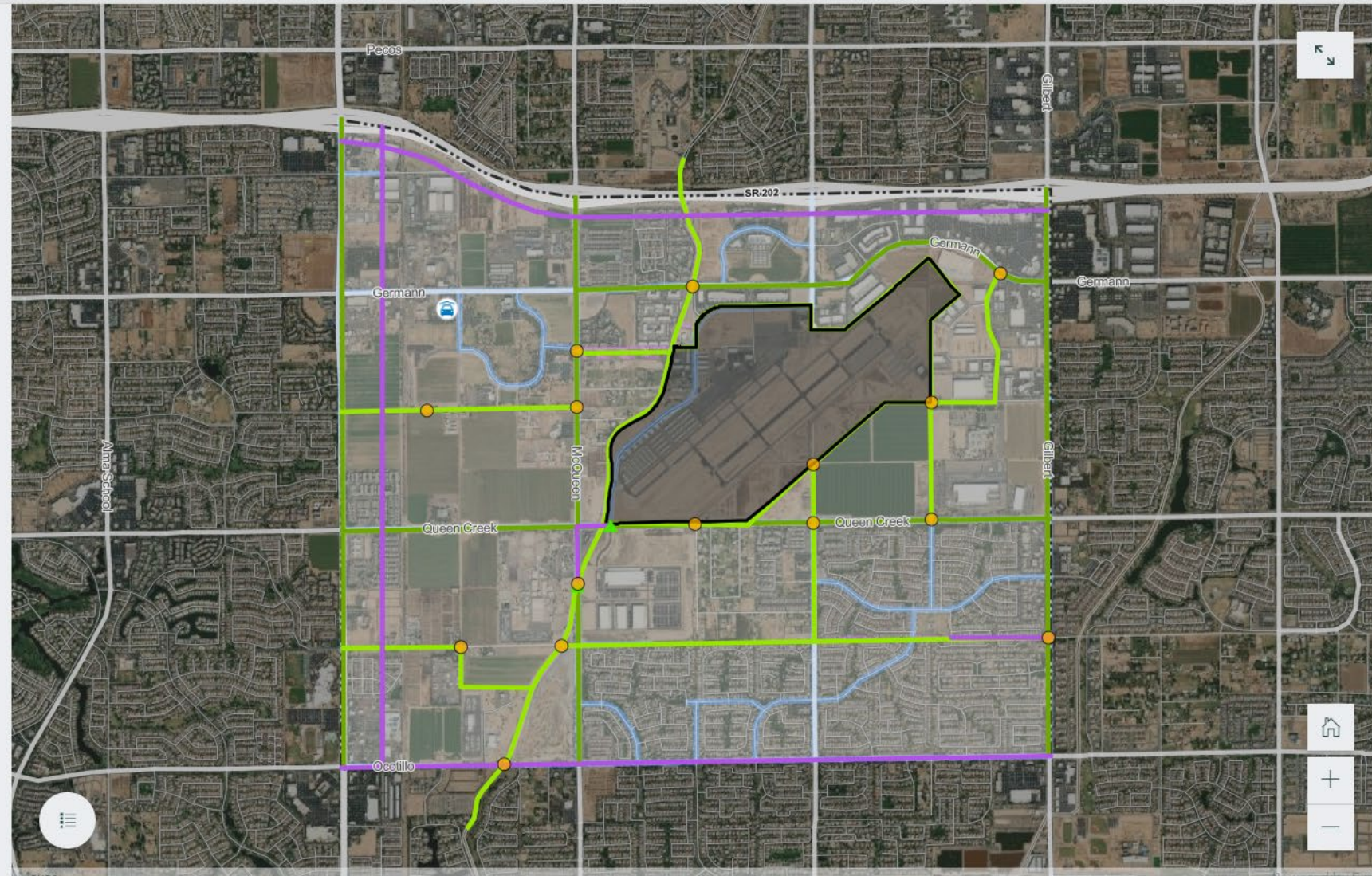
Bicycle & Pedestrian Facilities

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 1 Location:



Catalytic Sites

Example Site Plan

1. Buildings organized around outdoor communal spaces
2. Loading areas placed behind the building
3. On-site renewable energy generation contributes to sustainable building practices
4. Landscape buffer reduces visual impact of parking field
5. Clear and efficient site access & circulation
6. Buildings relate to each other in campus-like setting



Chandler Airpark Area Plan Design Guidelines Example Sites

[Design Guidelines](#)

[Design Examples](#)

[Design Example Site 1: Innovat...](#)

[Design Example Site 2: Innovat...](#)

[Design Example Site 3: Innovat...](#)

Design Example Site 1: Innovation District

VIEW 1

1. Building corners and primary entrances are accentuated through distinctive or strong massing
2. Landscaping at entries
3. Rich, coordinated palette of planting materials
4. Buildings frame outdoor spaces for employees
5. Light colored materials reduce heat absorption



Chandler Airpark Area Plan Design Guidelines Example Sites

Design Guidelines

Design Examples

Design Example Site 1: Innovat...

Design Example Site 2: Innovat...

Design Example Site 3: Innovat...

VIEW 3

1. Solar panels shade parking lots
2. Canopies at key building corners provide architectural interest and shade
3. Changes in wall planes and material create shadow and articulation
4. Readily identifiable building entrances
5. Pedestrian connection between sidewalks and outdoor space



Chandler Airpark Area Plan Design Guidelines Example Sites

[Design Guidelines](#)

[Design Examples](#)

[Design Example Site 1: Innovat...](#)

[Design Example Site 2: Innovat...](#)

[Design Example Site 3: Innovat...](#)

VIEW 4

1. Building façade broken down by smaller components and relief elements
2. Colors can be used as an accent within the overall building color scheme
3. Rooflines are varied by incorporating pitched elements
4. Solar array on rooftop contribute to sustainable building practices
5. Architecturally integrated screening of service areas



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
Degree of Severity (1 to 3)

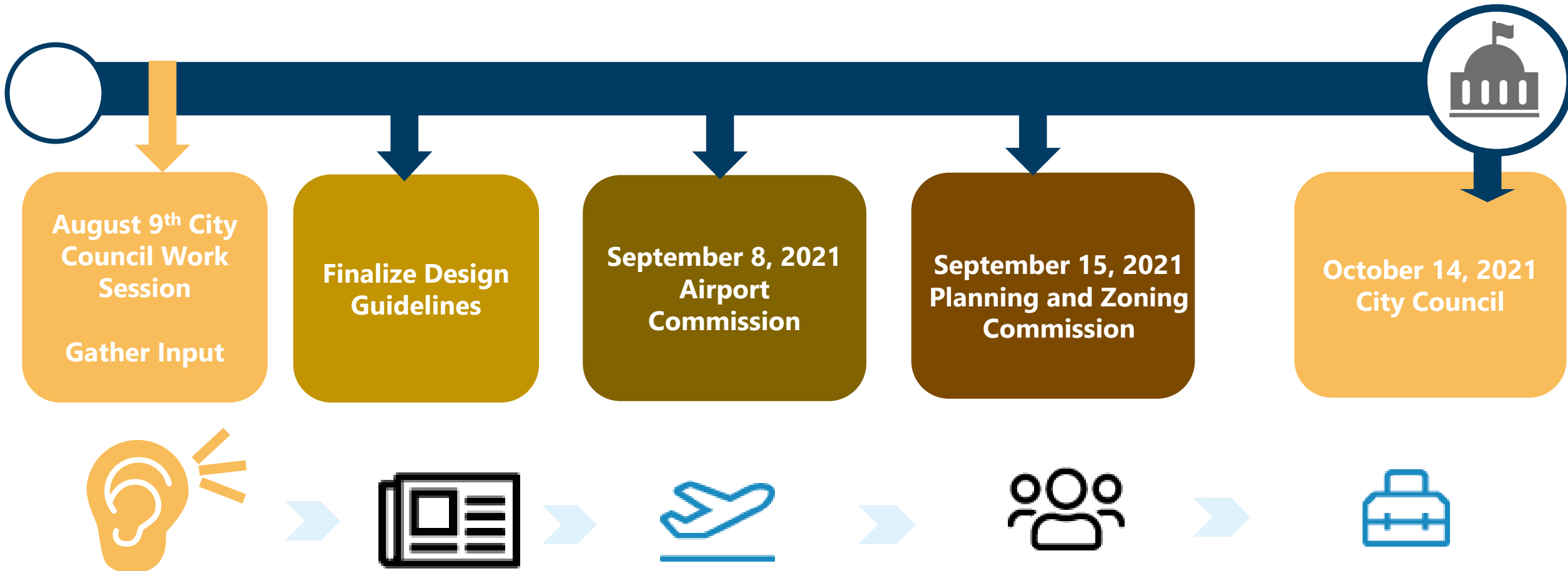
- 1- No Conflict
- 2- Potential Conflict
- 3- High degree of incompatible land use

Preliminary Development Plan

- Building Height/Proximity
- Material Used
- Any other features affecting airport operations



Next Steps



Chandler Airpark Area Plan

| Be a part of our community's future!

GET INVOLVED

END