



Chandler • Arizona

Redevelopment of Southwest Downtown including City Owned Property

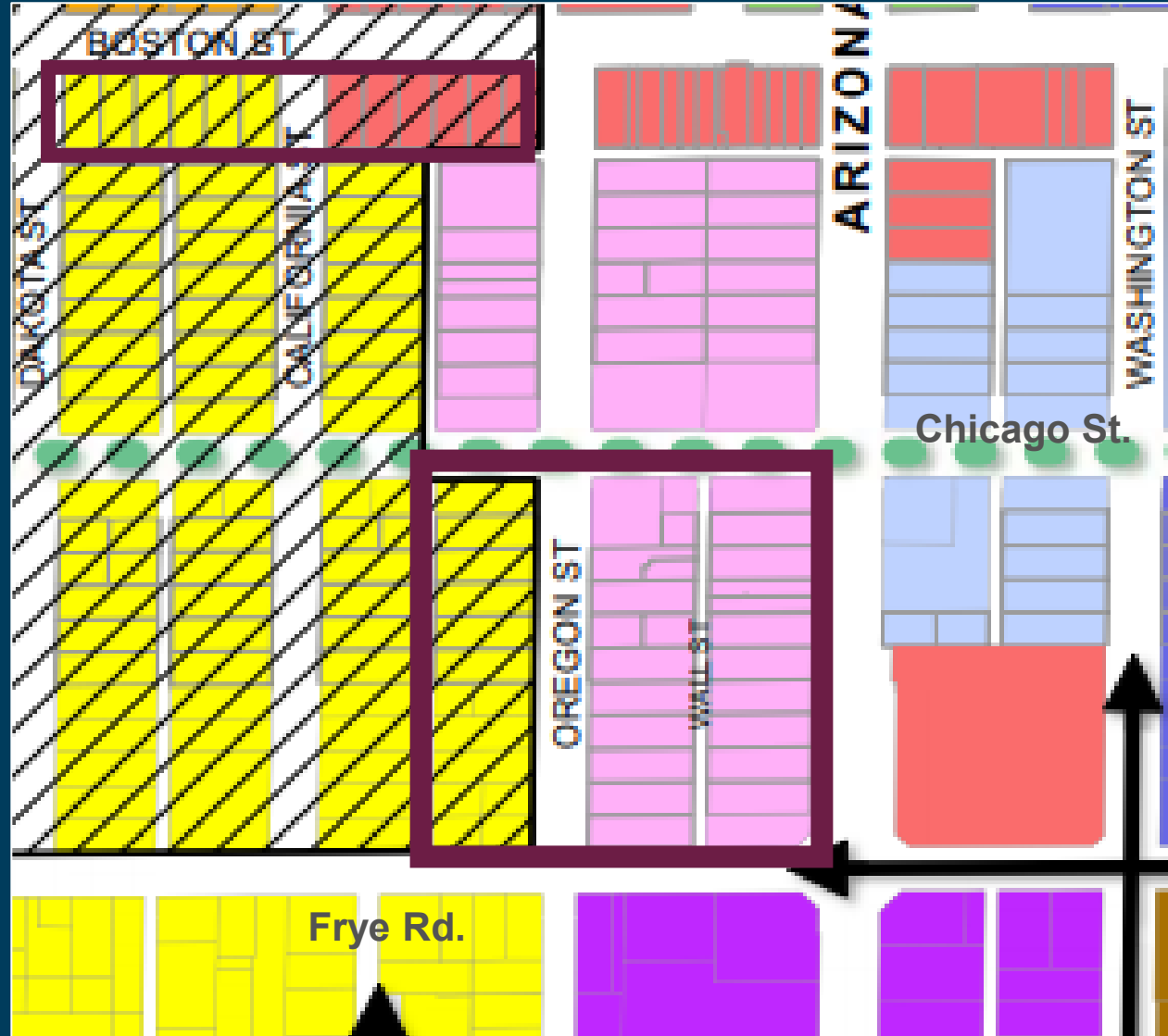
Chandler City Council Work Study | August 12, 2021

South Arizona Downtown



- South Arizona Area Corridor Plan (SAzACAP) - 2011
- Development and interest continuing to the South of downtown's core
- SAzACAP update scheduled for FY21/22
- Address immediate needs for redevelopment

South West Downtown



- Oregon Street from Chicago Street south to Frye Road
- Mix of residential and commercial uses
- Wall Street – infrastructure improvements
- Site 8 overlay district
- Pink area denotes “Cultural and Entertainment”
- Yellow hatched area denotes “Future Growth Area”

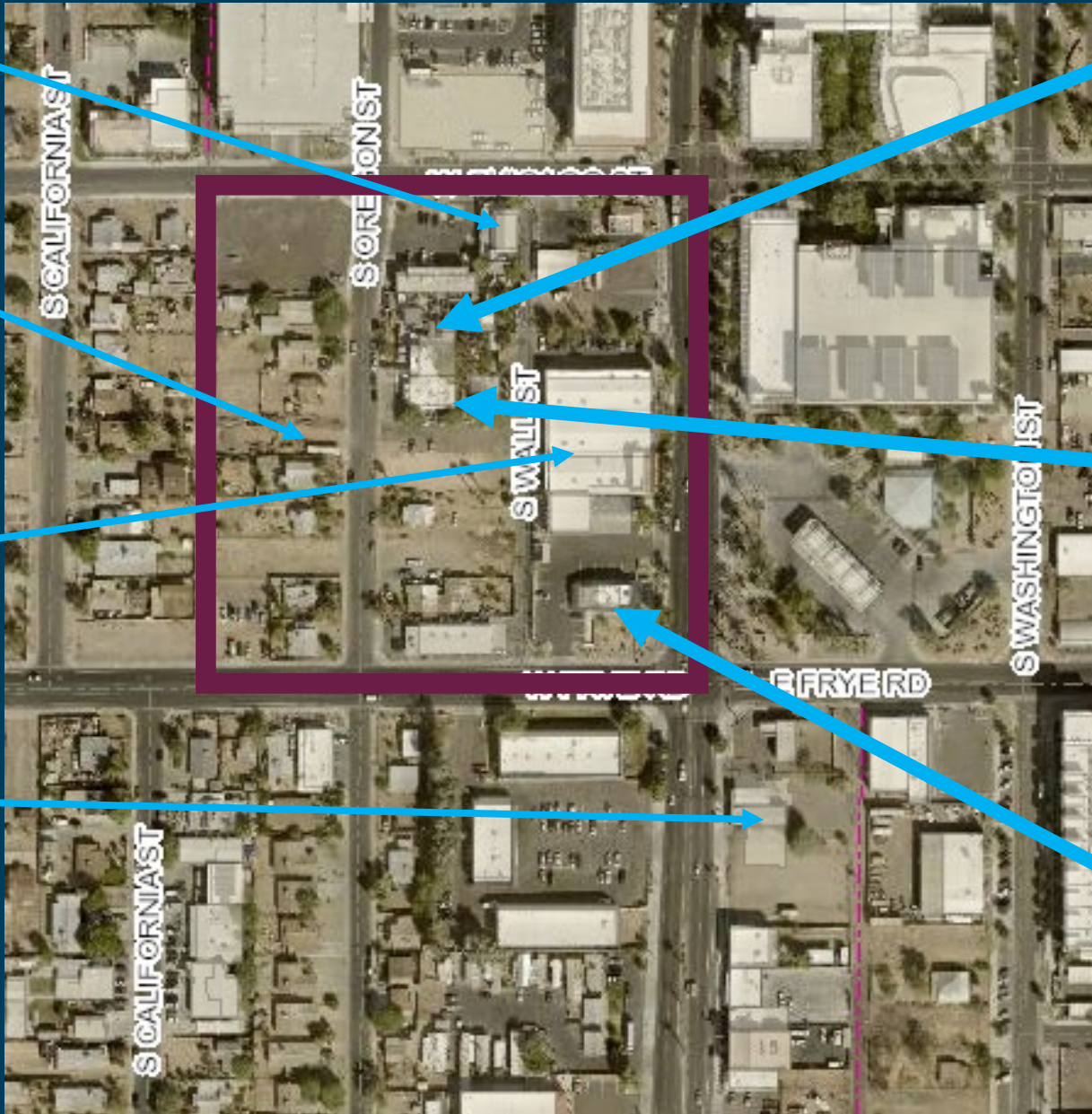
Adaptive Reuse/Redevelopment

The Local

Walker
Redevelopment

Pie Snob,
Quadmark,
Delete

Shops on Frye



The Perch



Ghatt' Yo Tacos & Sliders



The Sleepy Whale & Gadzooks

Considerations

- Oregon Street Garage traffic flow to spur development on Oregon Street off of Frye Road
- Transitional area
- Lower traffic volume – use of Oregon Street Parking Garage/neighborhood walkability



Considerations (continued)

- Smaller developers
- Infrastructure needs
- Sensitivity to the impact of residential homes
- Encourage entrepreneurial activity/small business ownership -bakery, bookstore, café, outdoor dining, small office, craft/art (supplies, gallery, classes), yoga studio





The Vig @ Fillmore – DT Phx



The Pemberton – Roosevelt Row



Casey Moore's – DT Tempe



5th Street – Downtown Phoenix



Magazine Street – New Orleans

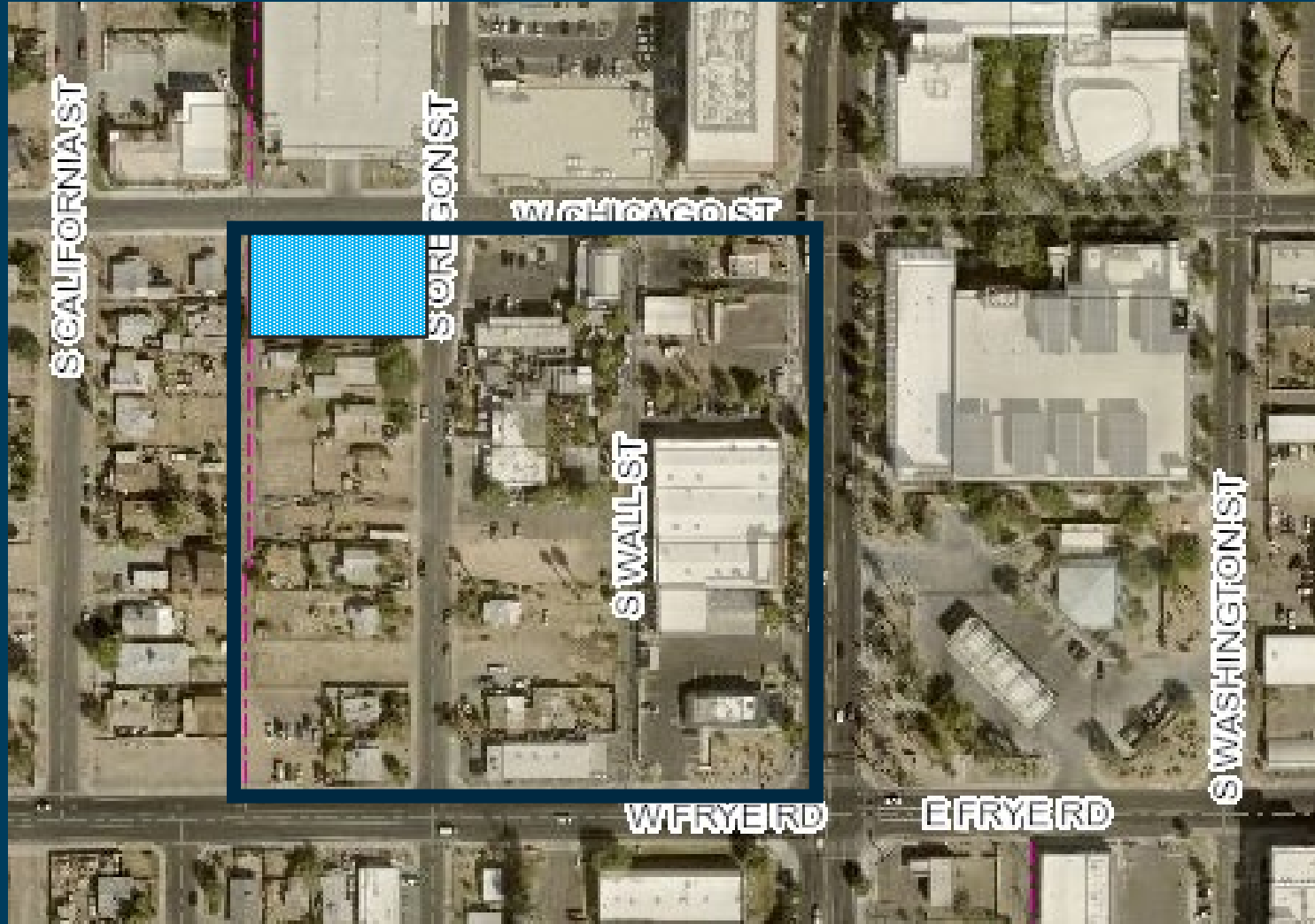
Direction



Direction on extending the Site 8 overlay to the west side of Oregon Street to guide and encourage development.

Emphasis on minimizing impact to existing residents by directing activity towards Oregon Street and being mindful of noise levels.

City-Owned Parcel



- Purchasing of Downtown property
- 200 & 210 S. Oregon Street (.36 acres)
- Purchased 2006: \$260,445
- Proximity to Oregon Street Parking Garage
- Connectivity between New Square development and smaller intensity uses
- Spur development & set tone for future development
- Complementary uses to SW area

Request for Proposal

An aerial photograph of a city, likely Phoenix, Arizona. In the foreground, a modern building with a glass facade and a flat roof is visible. The building has a large outdoor area with palm trees and a swimming pool. The city extends into the background, with various residential and commercial buildings. In the far distance, a range of mountains is visible under a clear blue sky with some light clouds.

Sell at appraised value / best use

Complementary uses to SW area

Transitional development - Up to two stories in height

Direction

Direction on preparing a RFP for the sale
and development of 200 & 210 S. Oregon Street