



City Council Work Session

Thursday, August 12, 2021
5:00 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 Thursday, August 12, 2021, at 5 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. **Redevelopment of southwest downtown including City owned property.**

Adjourn



City Council Memorandum Cultural Development Memo No.

Date: August 12, 2021
To: Mayor and Council
From: Kim Moyers, Cultural Development Director
Subject: Redevelopment of southwest downtown including City owned property.

Attachments

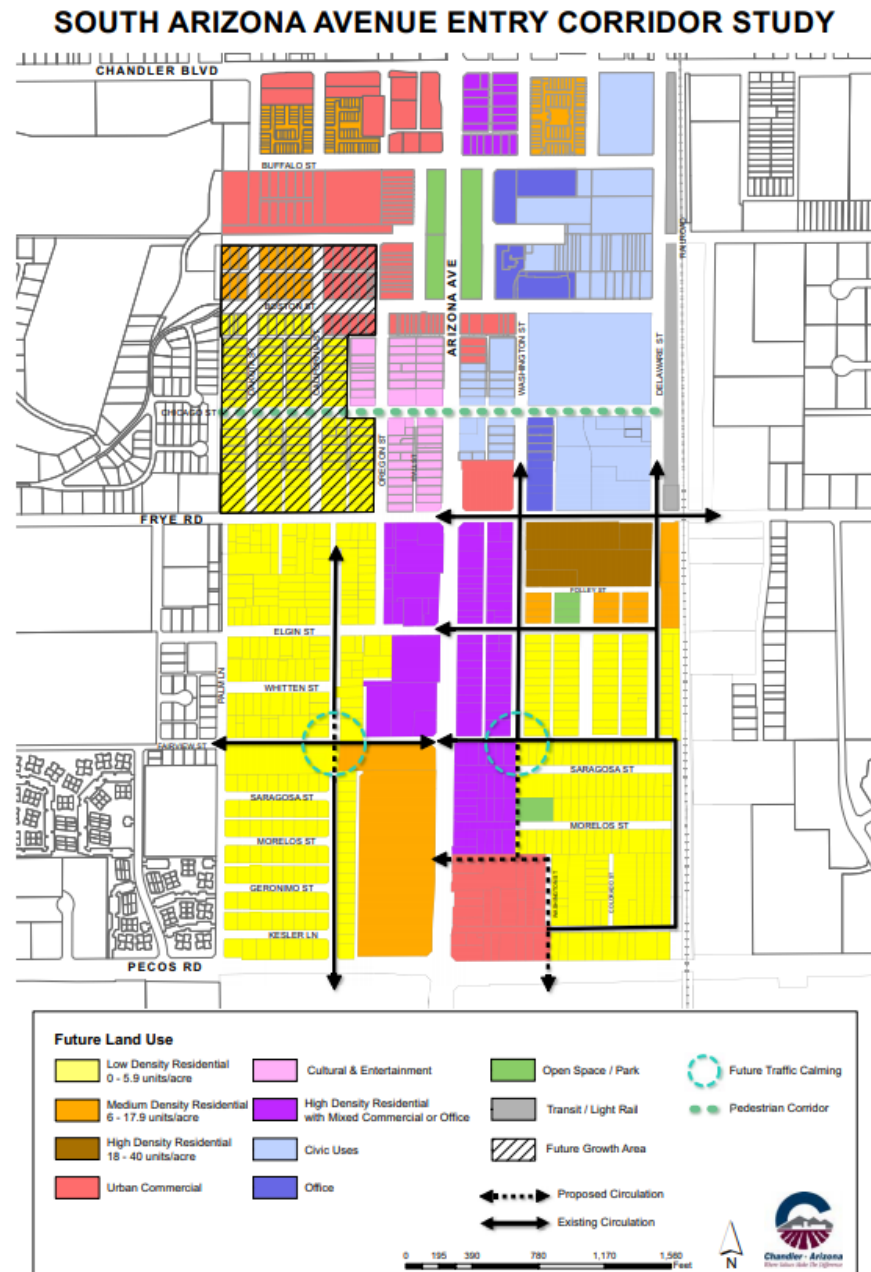
Redevelopment of southwest downtown including City owned property



Redevelopment of Southwest Downtown including City Owned Property

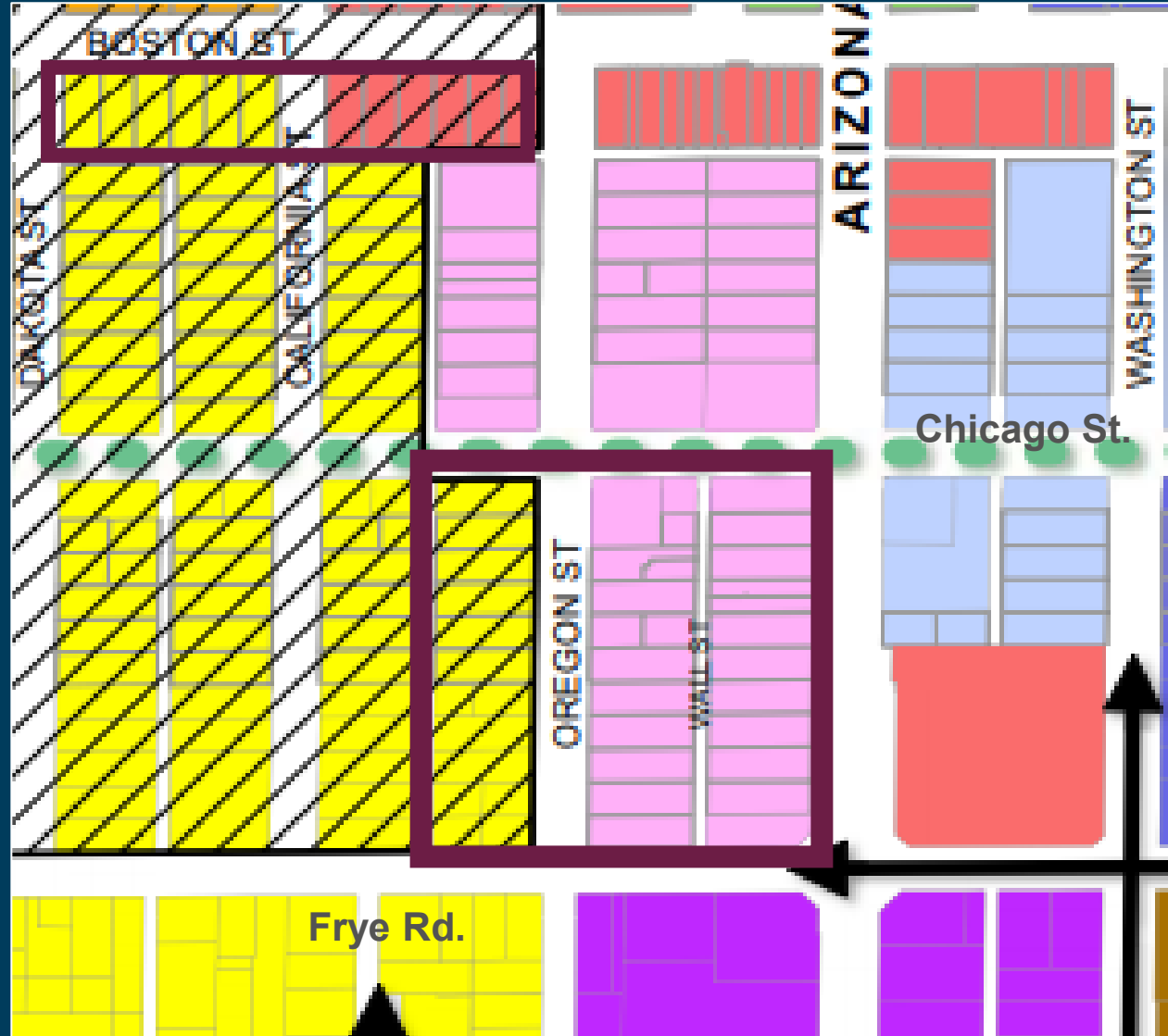
Chandler City Council Work Study | August 12, 2021

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”

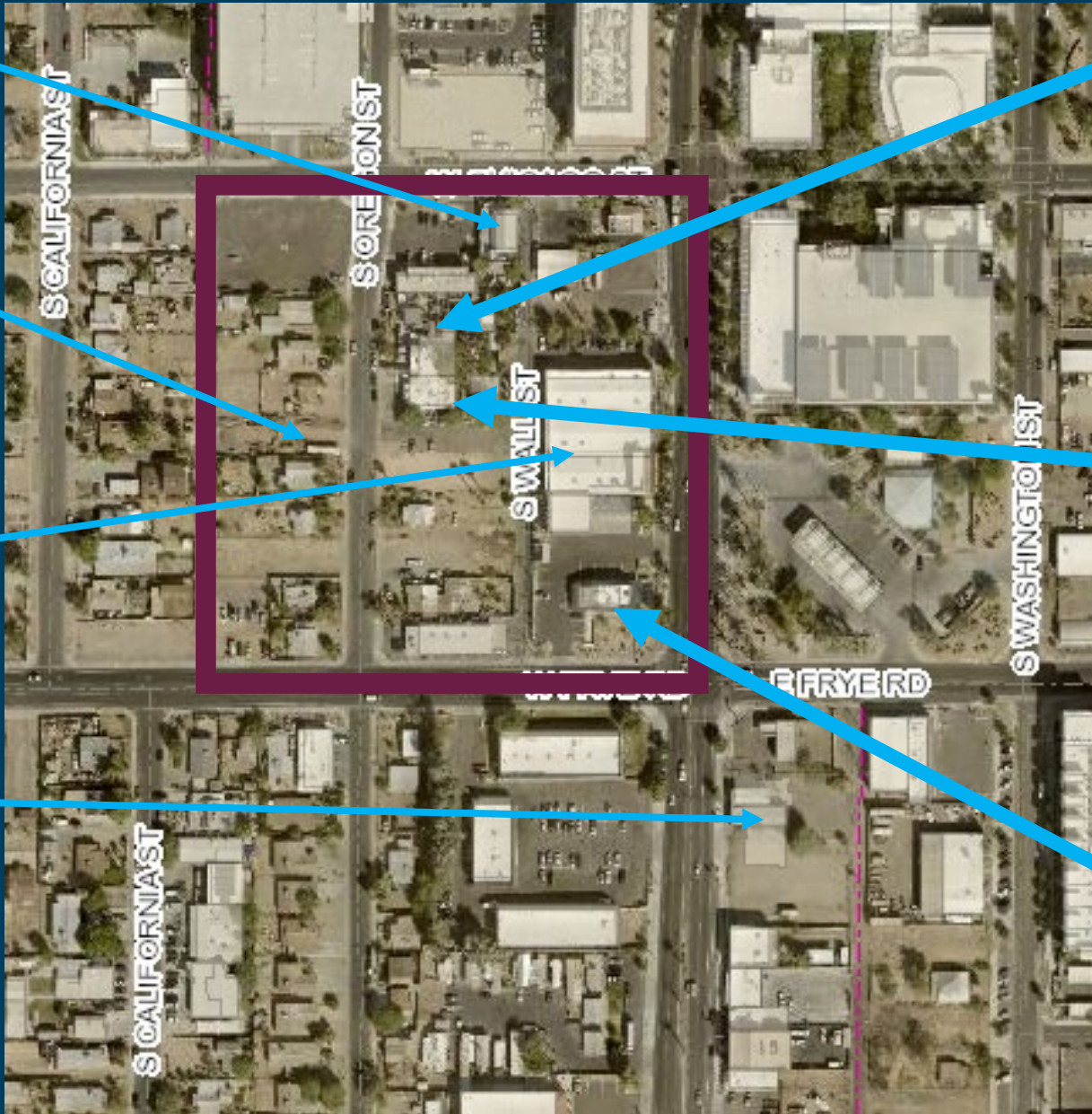
Adaptive Reuse/Redevelopment

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

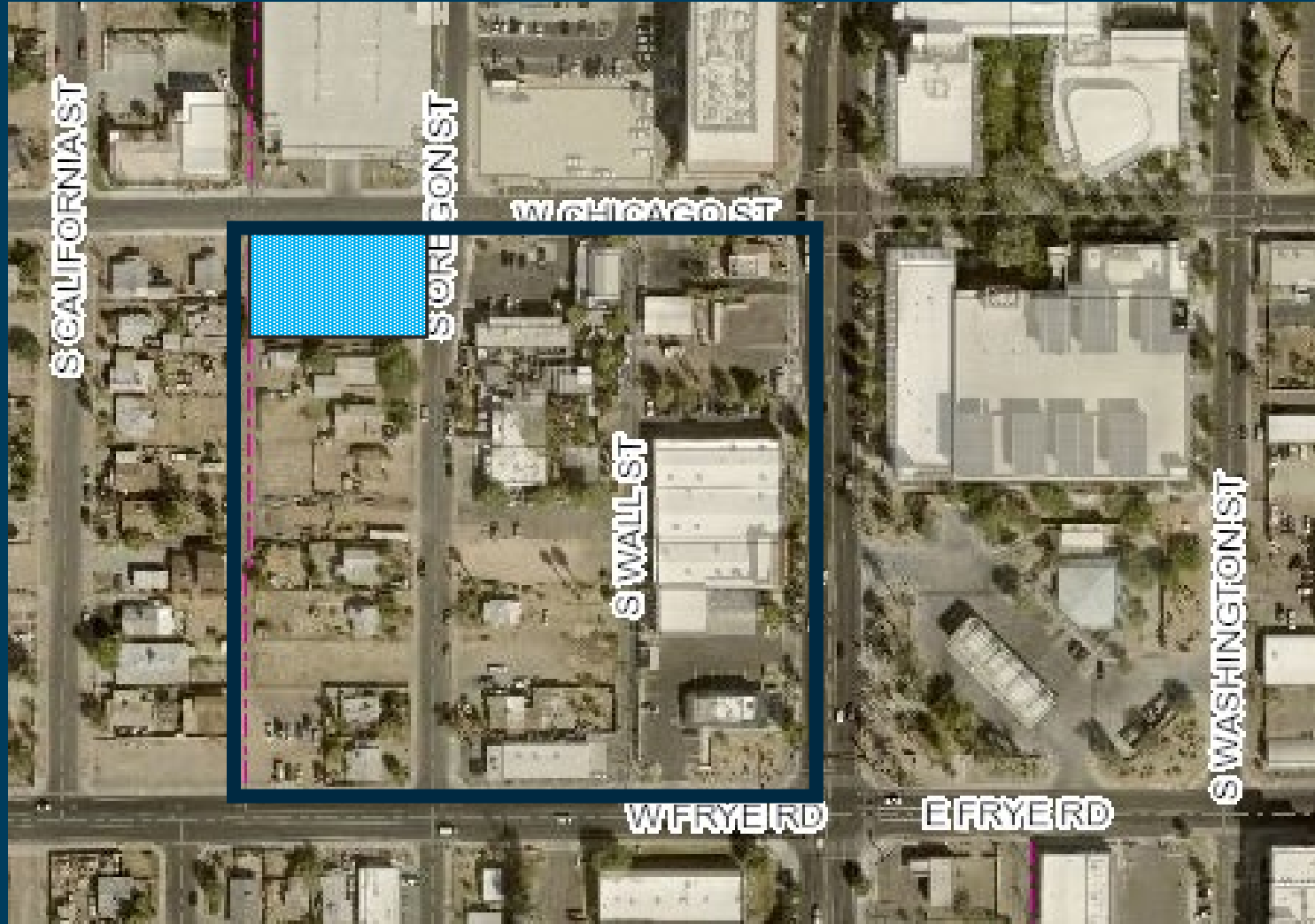
Direction



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