

TUMBLEWEED PARK

EXISTING - FUTURE DEVELOPMENT

February 10, 2023



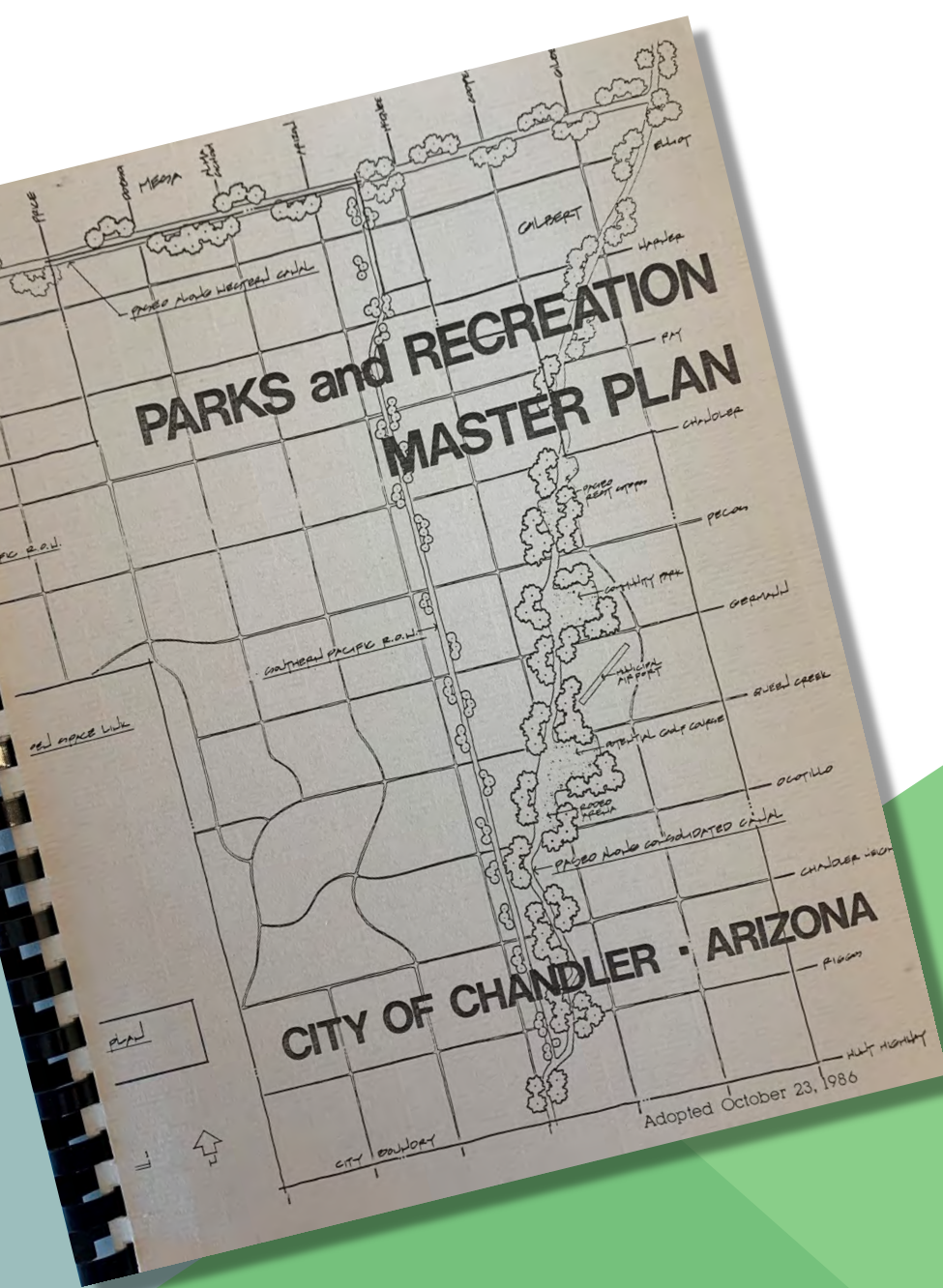
Tumbleweed Park Council Sub-Committee Meeting February 10, 2023

AGENDA:

1. Acquisition History
2. Development History
3. Planned Development
4. Future Needs/Development
 - a. Pickleball
 - b. Tumbleweed Ranch
5. Next Steps



Tumbleweed Park Acquisition History



1985 – Initial discussion of the design/development of a “200-acre park”.

1986 – Parks and Recreation Master Plan located the “200-acre park” near its current location. However, acquisition efforts were redirected to the Ocotillo area for the Milwaukee Brewers minor league training facility.

1992 - In conjunction with the acquisition of the 100-acre Airport Water Reclamation Plant site, discussions resumed regarding the acquisition of a “200-acre park”.

1994 – 154-acres purchased.

2001 – 34-acres purchased.

2005 – 16-acres purchased south of Park and Ride.

Tumbleweed Park Acquisition History



Tumbleweed Park Development

Original Master Plan
1995-96
(154-acres)

*Preserving Chandler's
Agricultural History*

Festival Site

Amphitheater

Group Picnic Areas

Botanical Gardens

Demonstration Farm

Maintenance Center

Recreation Center

Lake

Large Playground

Tennis Center

Railroad Museum

Commercial Recreation



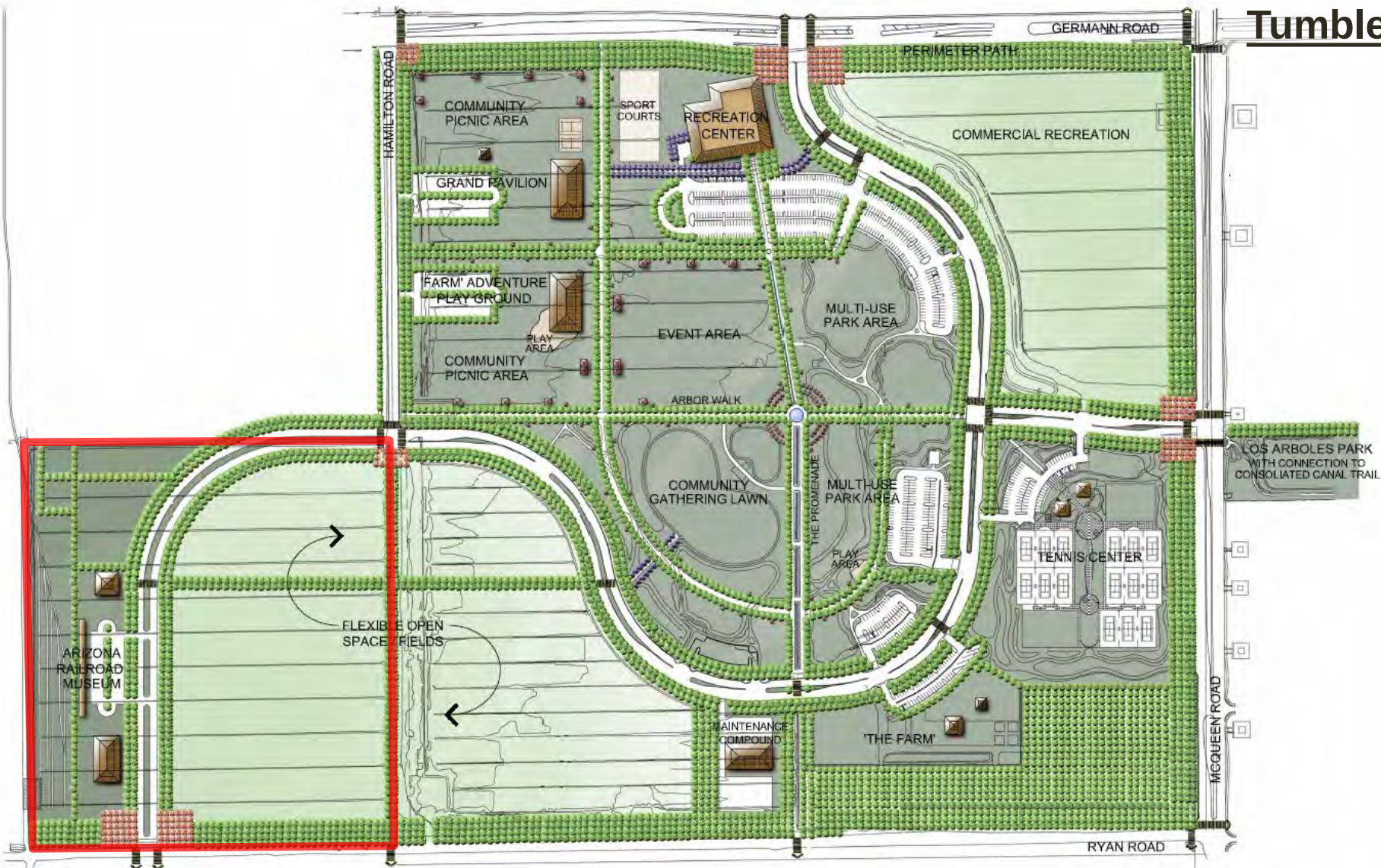
**TUMBLEWEED PARK
MASTER PLAN**



Chandler • Arizona
Where Values Make The Difference

Tumbleweed Park Development

Master Plan
2003-04
(188-acres)



0 30 60 120 240
SCALE: 1"=120'

EDAW

TUMBLEWEED PARK CONCEPTUAL PLAN



Chandler • Arizona
Where Values Make The Difference
COMMUNITY SERVICES DEPARTMENT

Tumbleweed Park Development

Ostrich Festival 2003

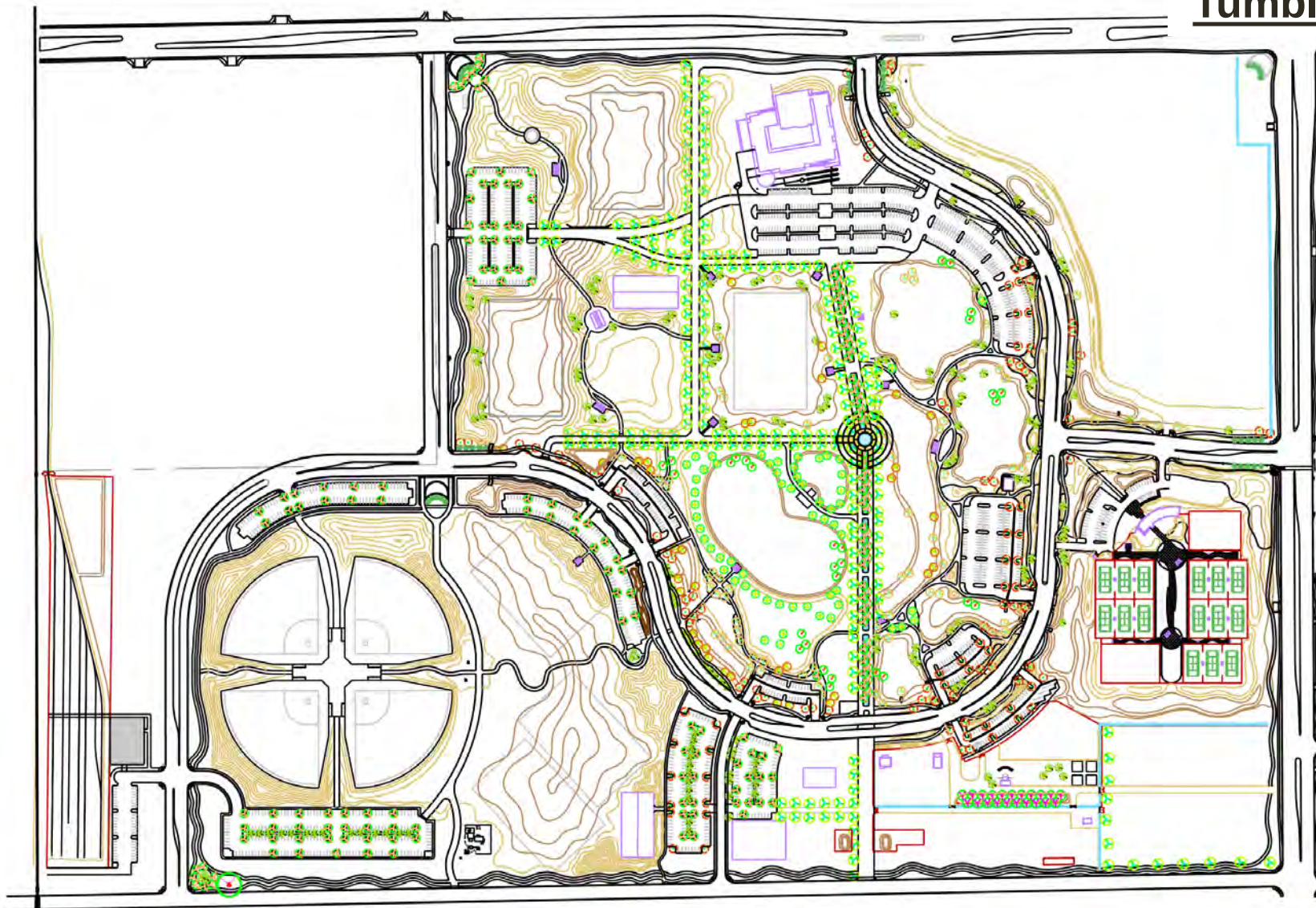
(46 developed acres)



Interesting Facts:
15th annual festival
No ostriches due to a poultry virus.
America
Grand Funk Railroad
4 double-decker buses used as shuttles

Draft Master Plan
2005

Addition of sports
Fields.



Tumbleweed Park

DRAFT MASTER PLAN



NORTH



Chandler • Arizona
Where Values Make The Difference

Tumbleweed Park Development

**Master Plan
2007
(204-acres)**

BMX Track

Diamond Field
Complex



Commercial Recreation Opportunities

Goal: Provide a revenue source to help offset Tumbleweed Park maintenance costs.

2005 – RFP for 22-acres (SW corner of McQueen/Germann Roads)
ViaWest Properties
Waveyard
Solicitation cancelled – 2006

2007 - RFP for 22-acres (SW corner of McQueen/Germann Roads)
ViaWest Properties
Village at Tumbleweed Park
Due to the economy, negotiations ended.

2010 – RFP for 26-acres (SW corner of Hamilton St/Pioneer Pkwy)
Waveyard
Rock Climbing Facility
Multi-purpose Facility
1440 Cable Factory
2011 – Development agreement executed.
2014 – Development agreement cancelled.



Tumbleweed Park Development



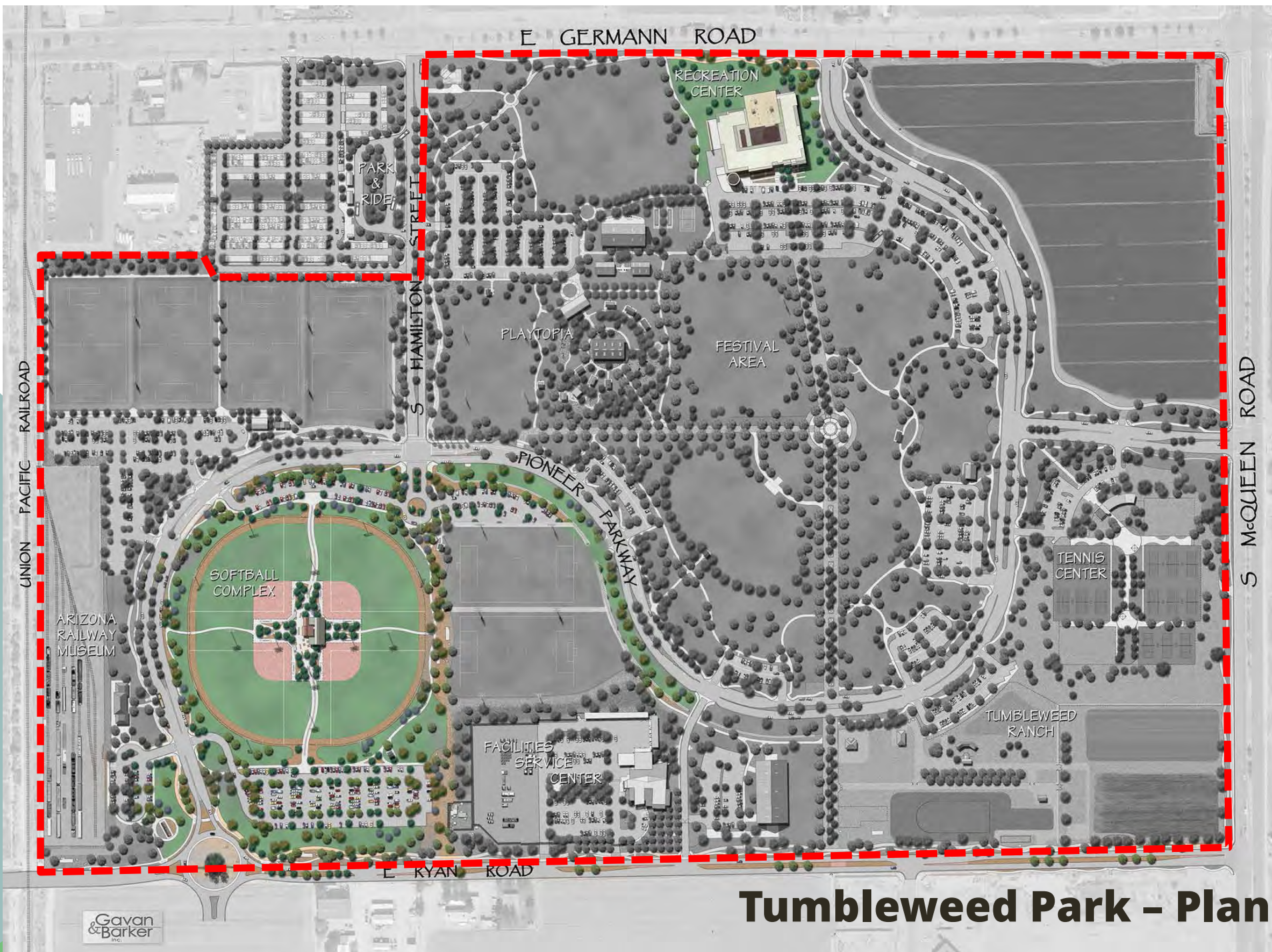
2010-14
Wakeboarding
Concept



148 of 204 acres
developed

Developed over 28 years
(8 phases)

Tumbleweed Park – Existing



2023-24
Diamond Field Complex

2024
Ryan Road ½ Street
Improvements

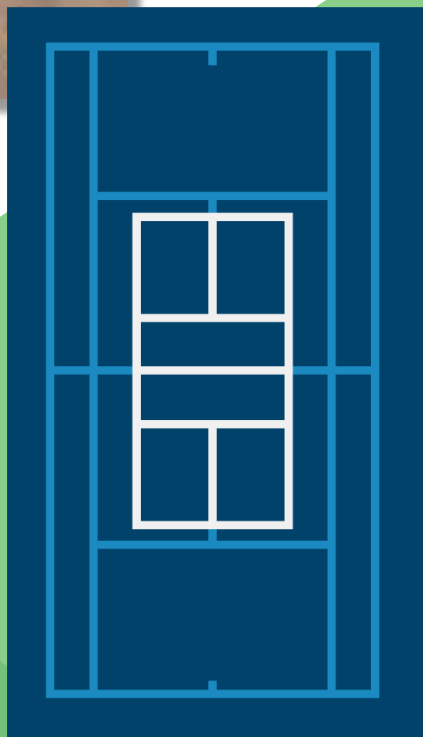
Muti-Gen Center
Expansion

Tumbleweed Park – Planned Development



- Pickleball
- Tumbleweed Ranch
- General Recreation Needs
- Commercial Recreational Opportunities

Tumbleweed Park – Future Needs/Development



Existing Pickleball Courts

Pickleball Courts Located at Parks:

Arrowhead Meadows Park – 6

La Paloma Park – 1

Arbuckle Park – 1

Pecos Ranch Park – 1

Homestead North Park – 1

Tumbleweed Recreation Center – 4

Programmed use during the week

Community Center – 2

May – September (Drop-in play)

Classes (Year-round)

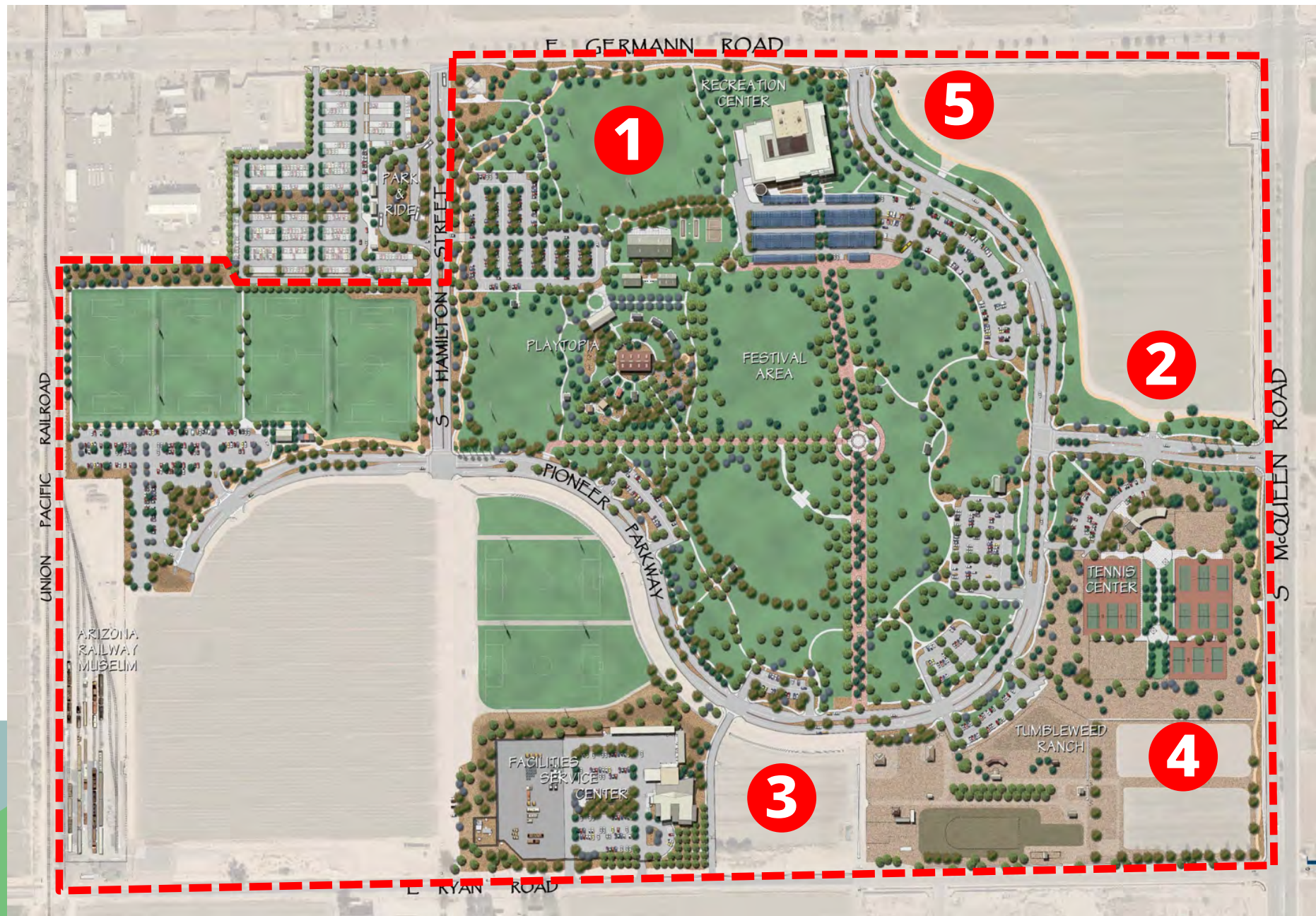
Parks Strategic Master Plan (Approved by City Council/2020)

Recommended Level of Service = 1 court/12,000

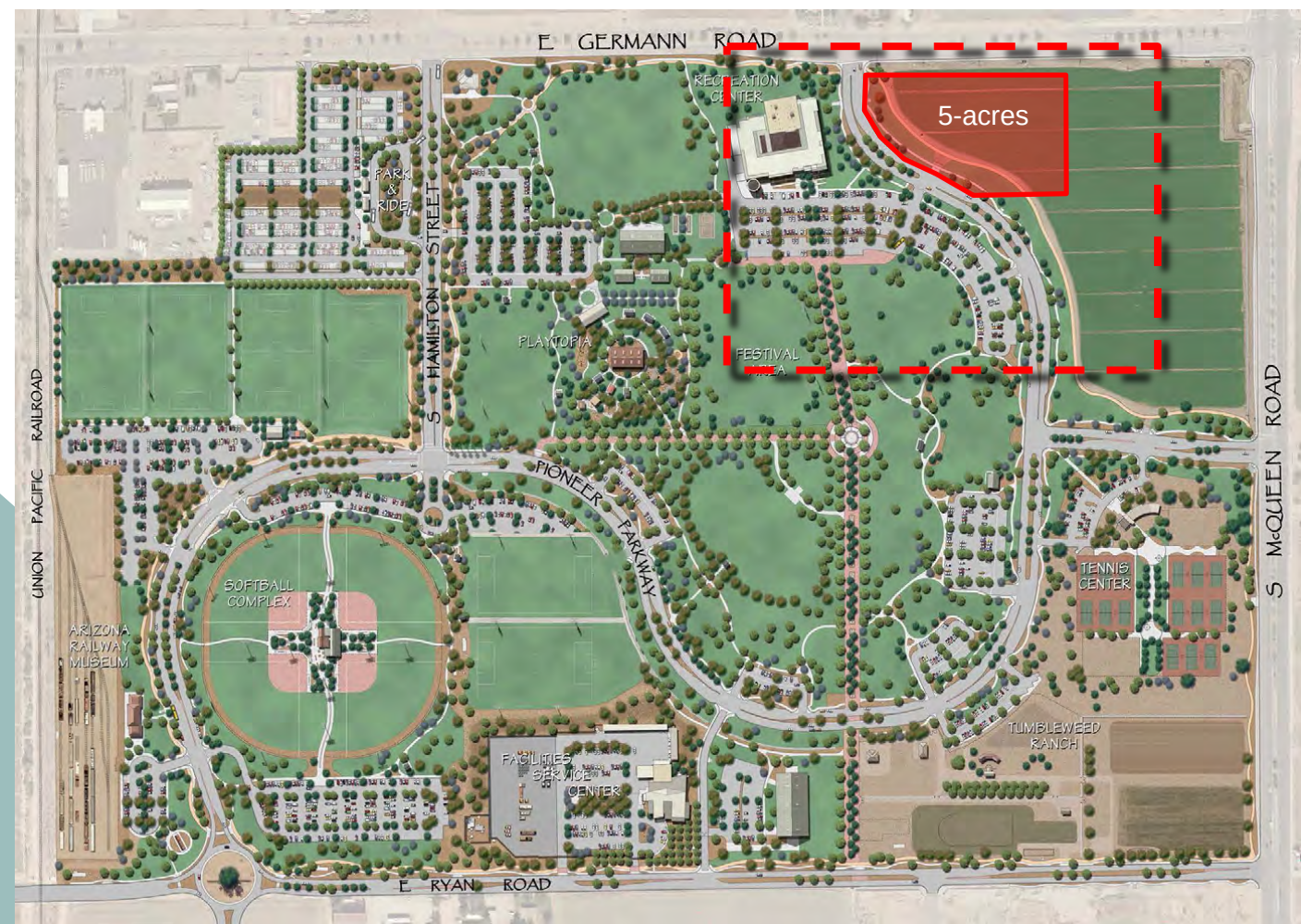
Existing Level of Service = 1 court/20,205

Proposed Level of Service : 1 court/8,800

Pickleball



Tumbleweed Park – Pickleball Court Location Analysis



18 Lighted Courts
Restrooms
Shaded Waiting Areas
Parking

Recommended Level of Service = 1 court/12,000

Existing Level of Service = 1 court/20,205

Proposed Level of Service : 1 court/8,800



Proposed Capital Improvement Program:

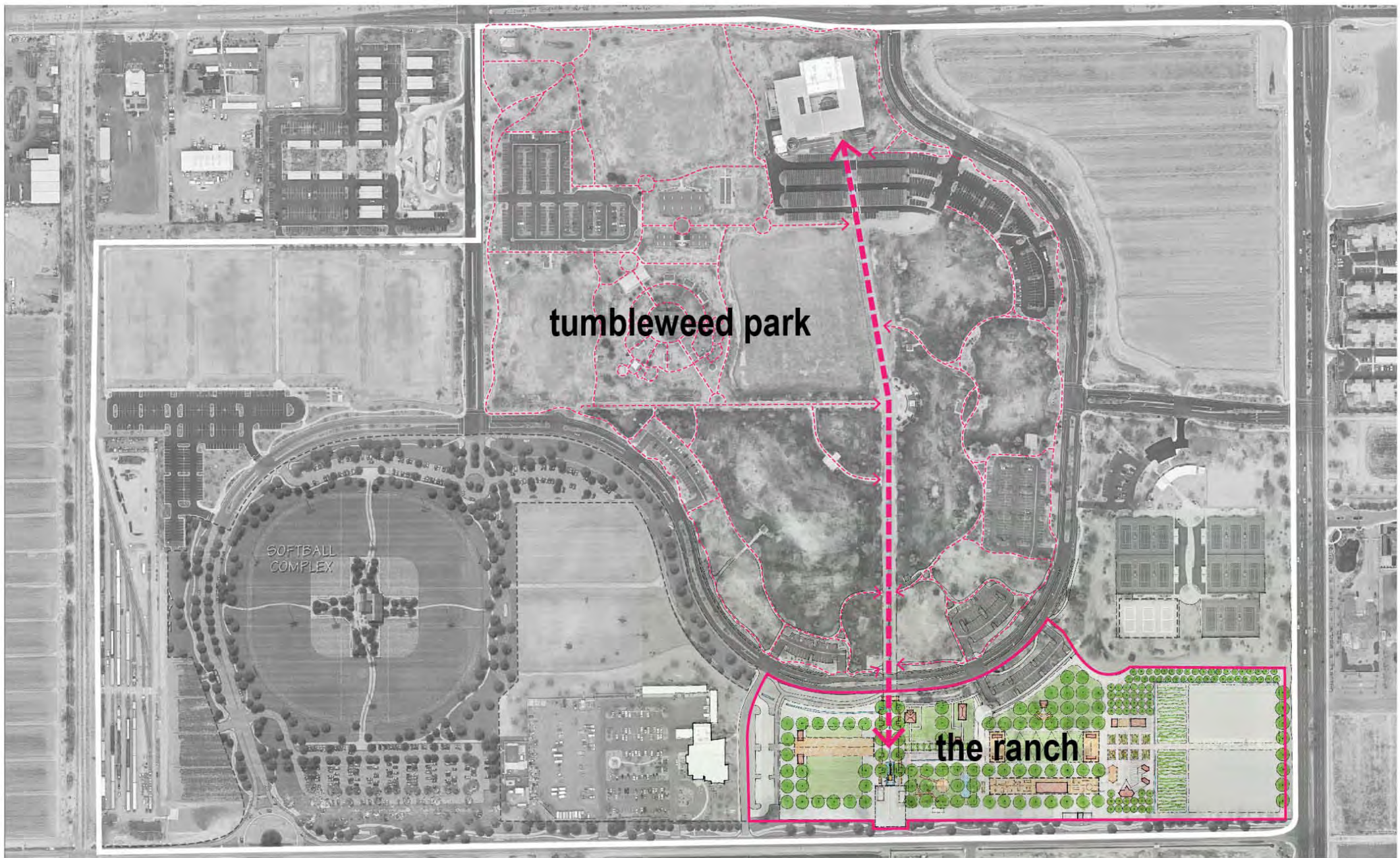
FY 2023-24 – \$6,572,221

Design/Construction

Proposed Pickleball Location



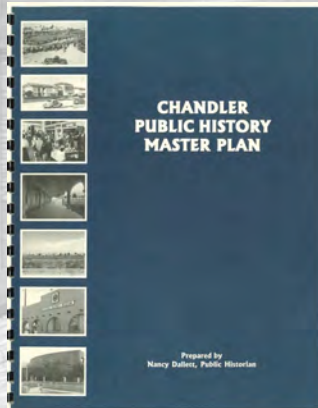
THE RANCH
at tumbleweed park



conceptual site plan



Historical Background



Chandler Public History Master Plan—1999

The first Public History Master Plan adopted in the United States.

Viewed the community's history as a tangible resource to assist with development.
Identifies Tumbleweed Ranch as a site to focus on agricultural history.



Tumbleweed Ranch Program Plan—2000

The first plan to suggest potential approaches to the Ranch

Potential conceptual layouts developed by ASU School of Landscape Architecture and Environmental Design students.



The Ranch at Tumbleweed Park—2006

Master Plan and Interpretive Layout

Plan to interpret the existing Ranch structures insitu including an interpretive signage approach

Innovation inspired by opportunity



Dr Chandler's almost unceasing drive for the next "big thing" drove him to constantly to seek new innovations: in land development, water control, sources of water, ranching, agriculture, solar power, tourism, finance, architecture, community development, and the list goes on.

Dr. Chandler created a culture of innovation driven by opportunity. Countless others, from all walks of life, have have continued that legacy in Chandler and continually make it the "Community of Innovation" it is today.

The Ranch at Tumbleweed Park, is the place to celebrate and honor this history of innovation and the people who have made it.

"I spend little time thinking of the past once a thing is done. It is more interesting to think of what the future has yet to be accomplished."

Dr. A. J. Chandler,

1939

chandler a history of innovation

CHANDLER RANCH LAND

is your opportunity

is the land of quality.

is the land with perfect drainage.

is the land with double water supply.

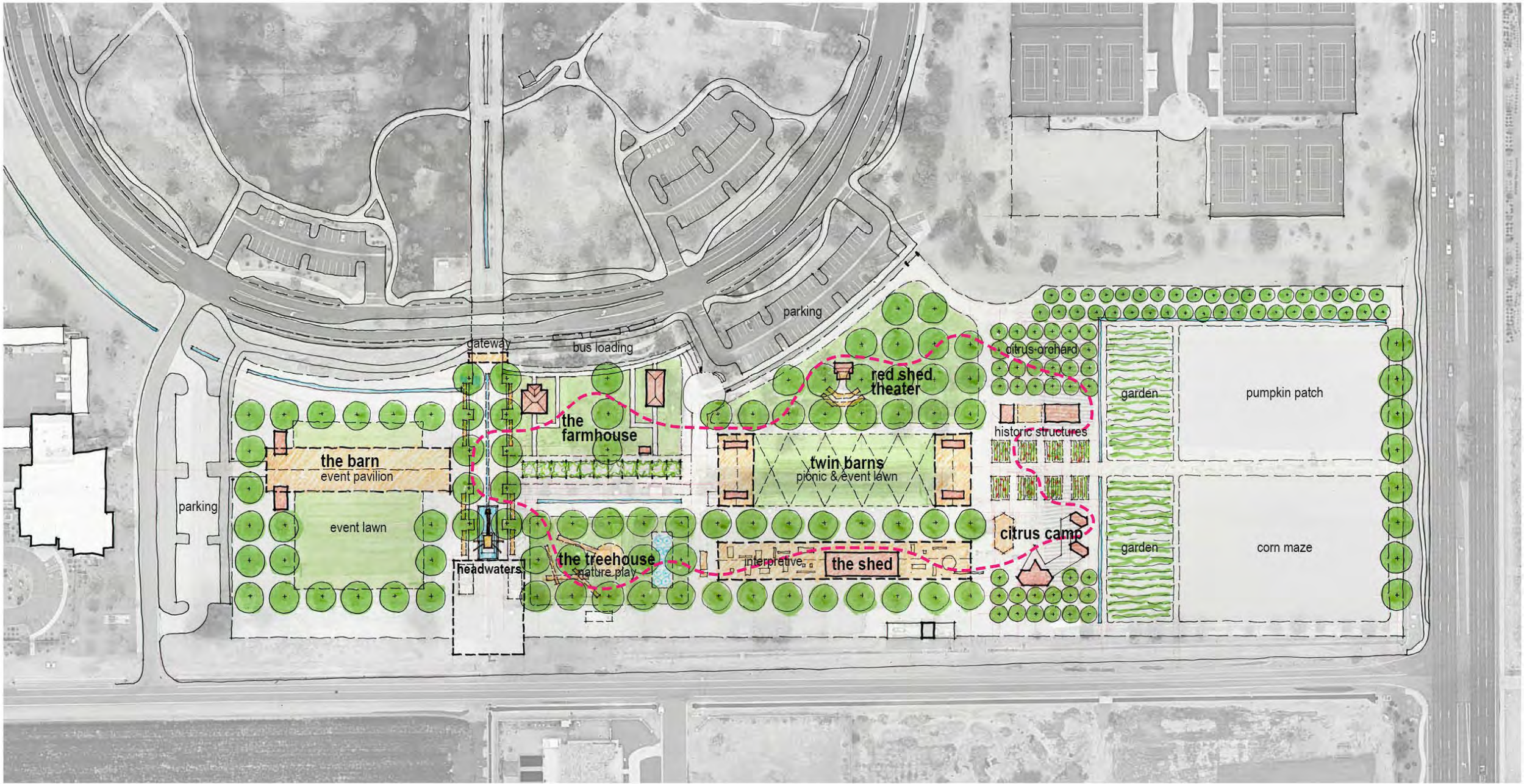
is the home of the new town of Chandler, a young city that will startle the entire southwest with its rapid growth, and money-making opportunities.

is the community with good neighbors.

is the home of a beautiful township school of latest design.

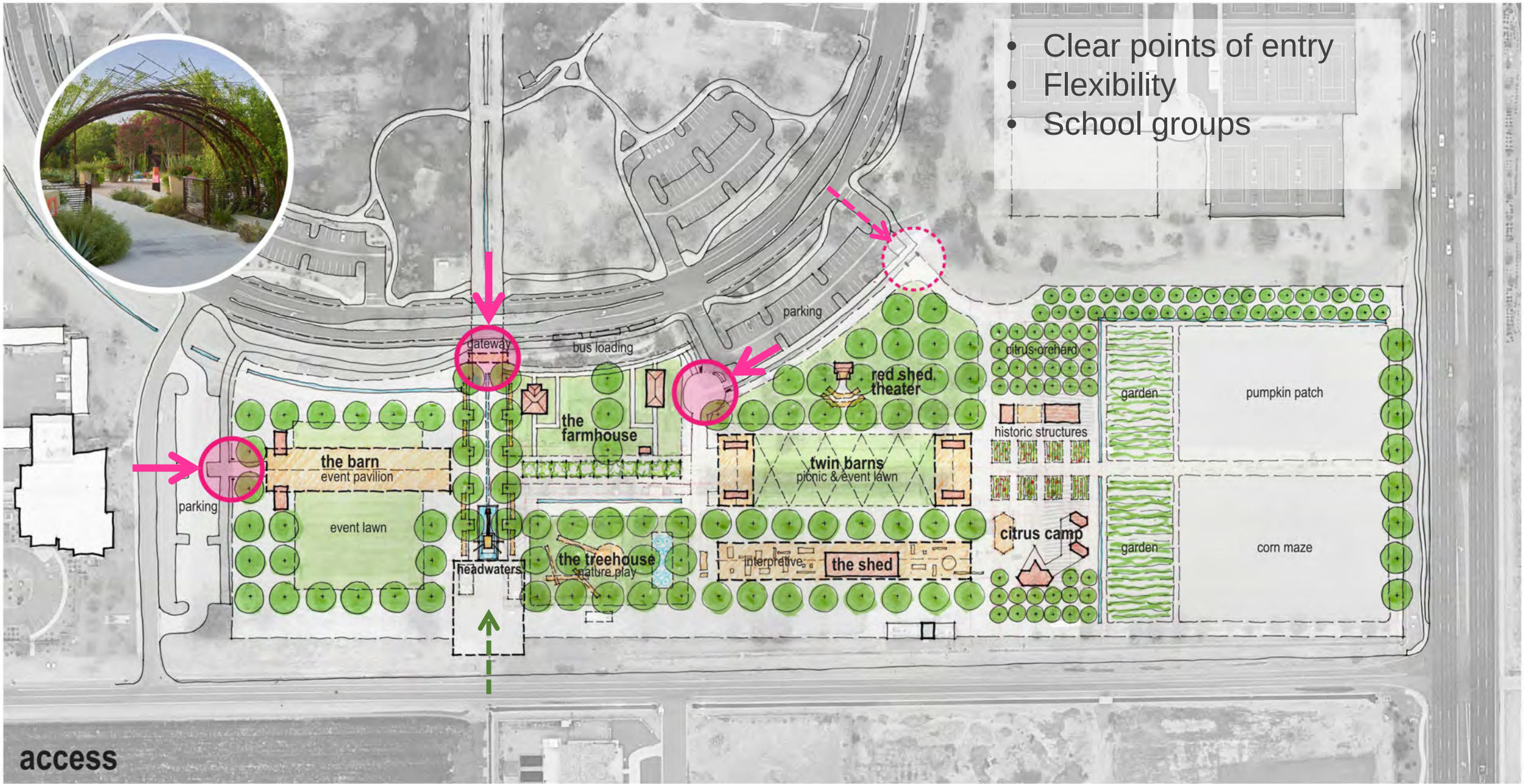
is the home of a \$100,000 hotel now building.

is the place for you and your children.



conceptual site plan



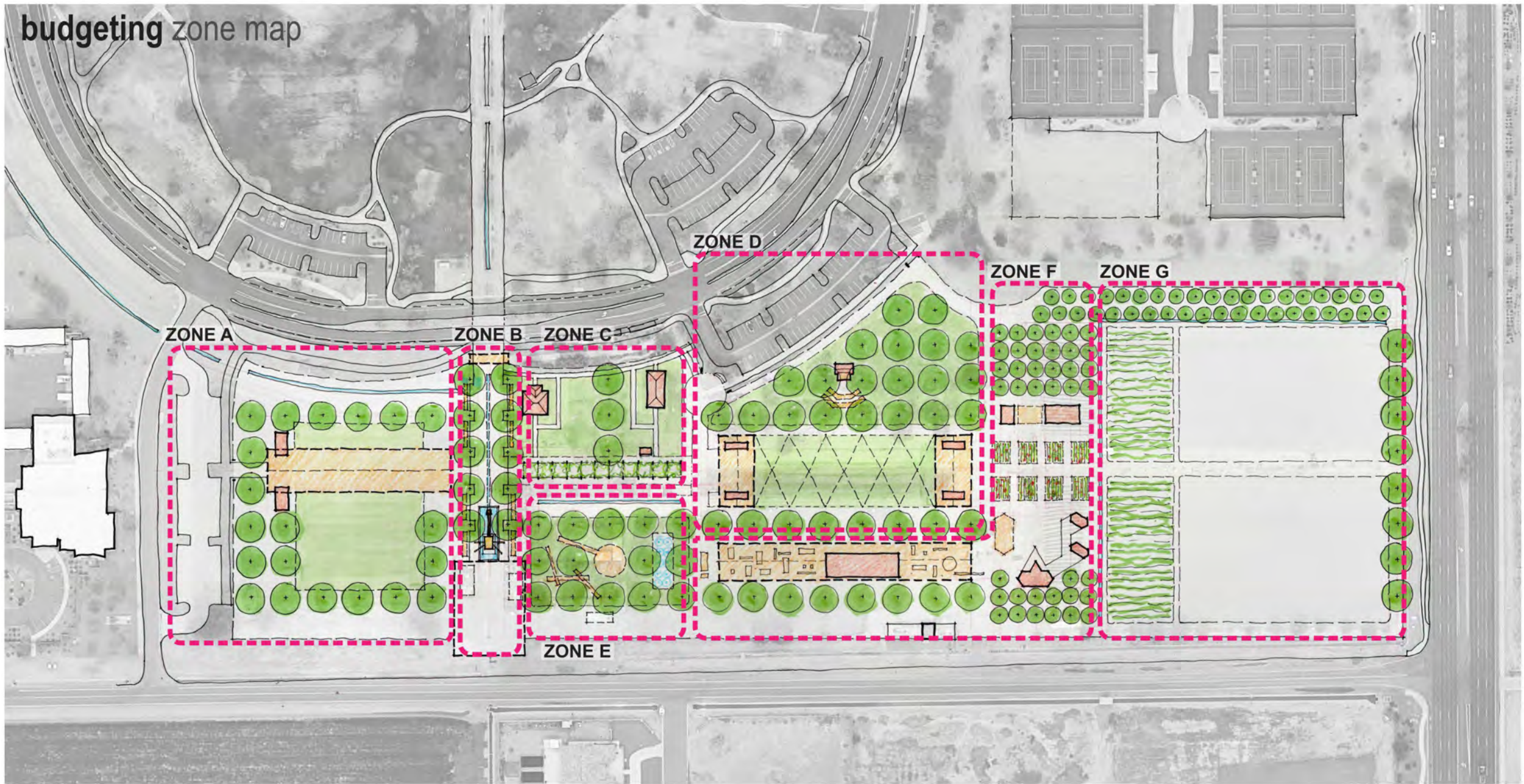


- Clear points of entry
- Flexibility
- School groups

conceptual site plan



budgeting zone map



conceptual site plan





Entry promenade

- Water
- Canals



daily use interpretive

conceptual site plan





Historic homes

- Edwards house
- Mccroskey house



daily use interpretive

conceptual site plan





The Grove

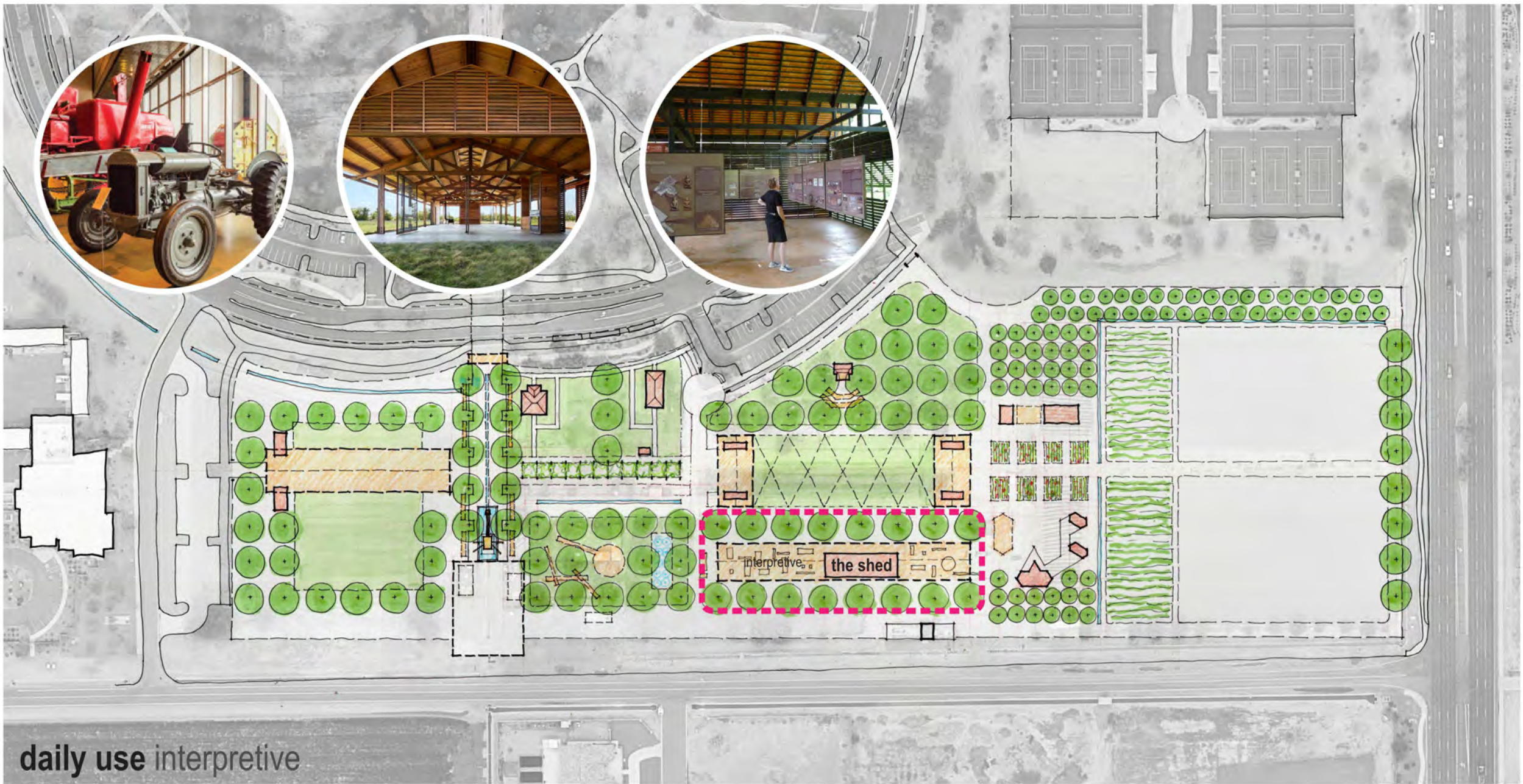
- Interpretive nature play
- Tree house
- Splash pad water play
- Climbing structures



daily use play

conceptual site plan





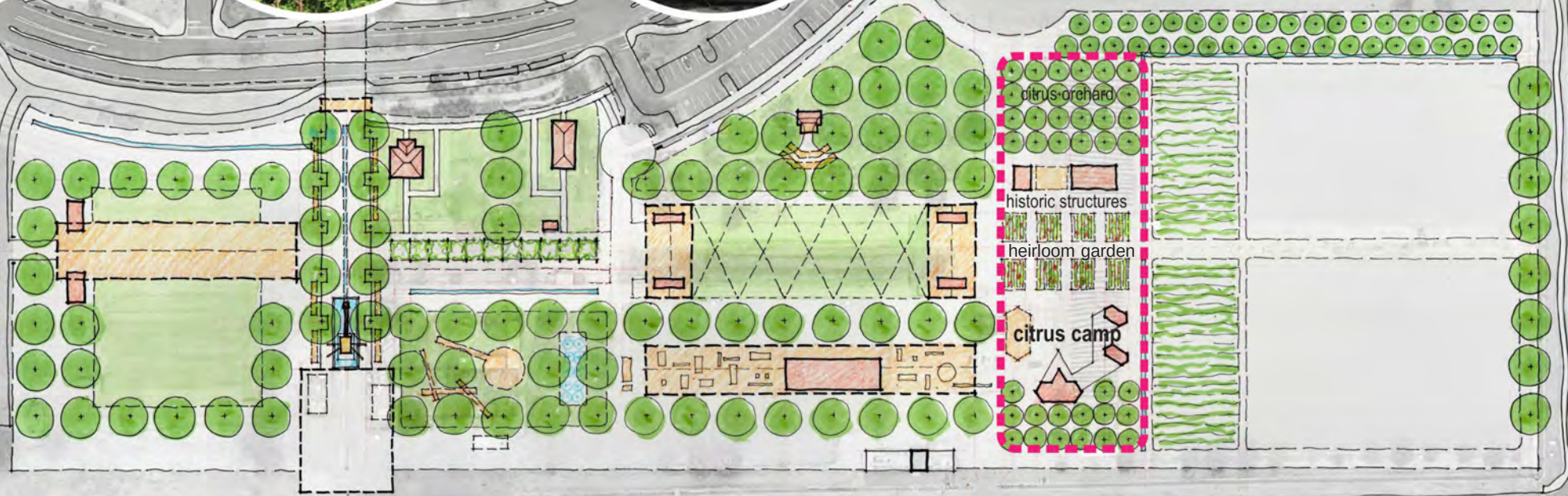
daily use interpretive

conceptual site plan





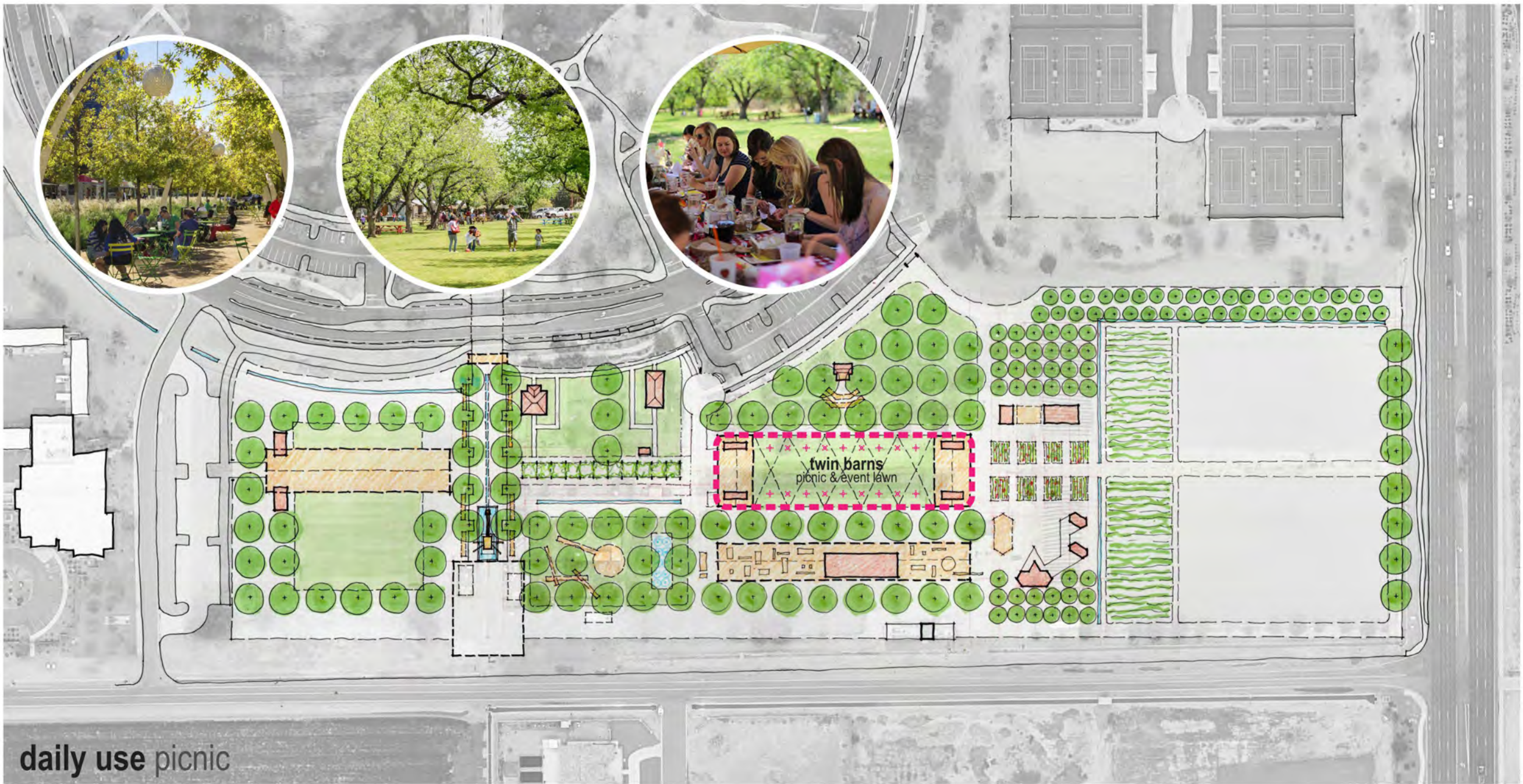
Bashas' market
Heirloom garden
FLW citrus camp
San Marcos water gardens
FLW ocotillo camp



daily use interpretive

conceptual site plan





daily use picnic

conceptual site plan

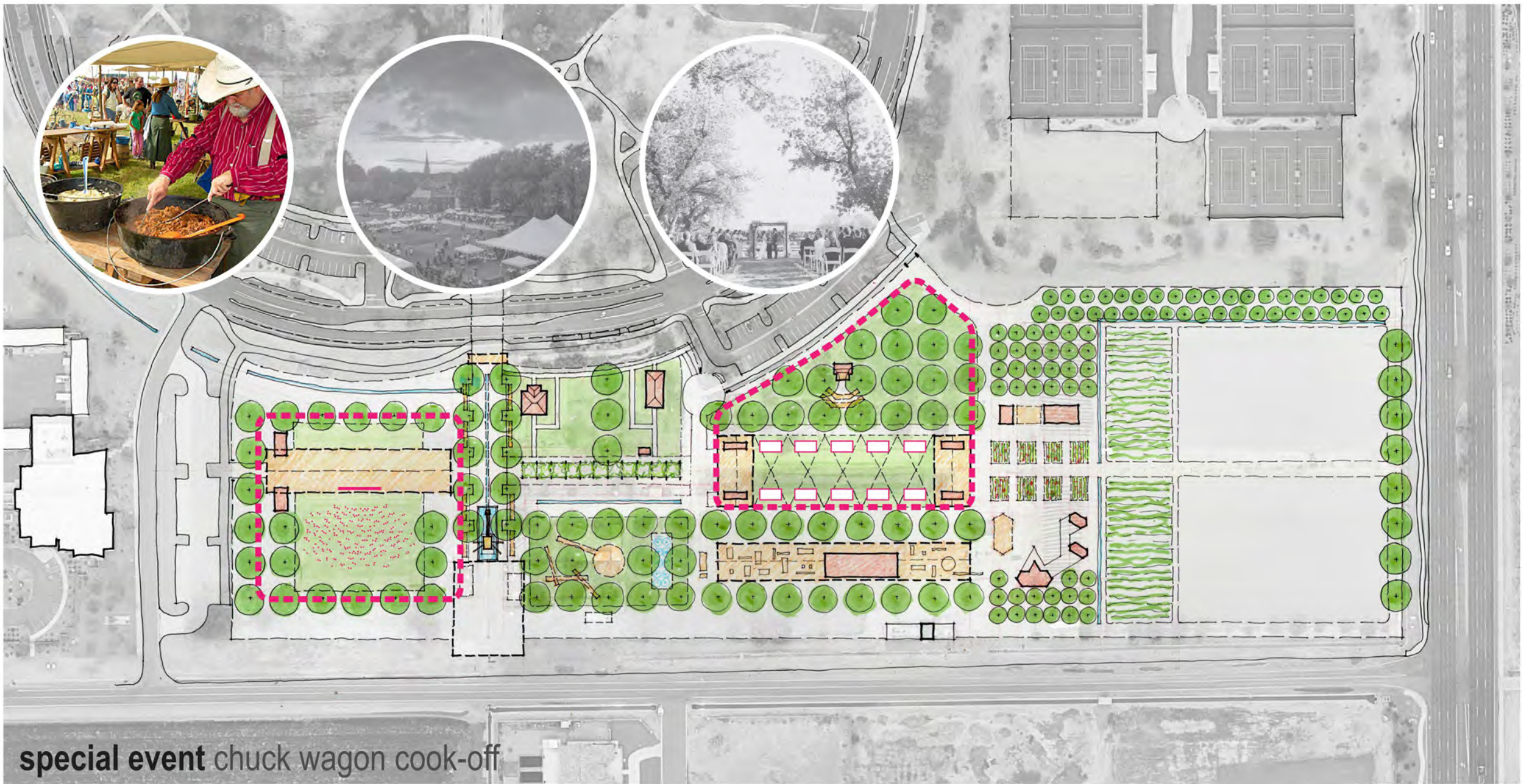




daily use education

conceptual site plan

0' 30' 60' 120' 240'

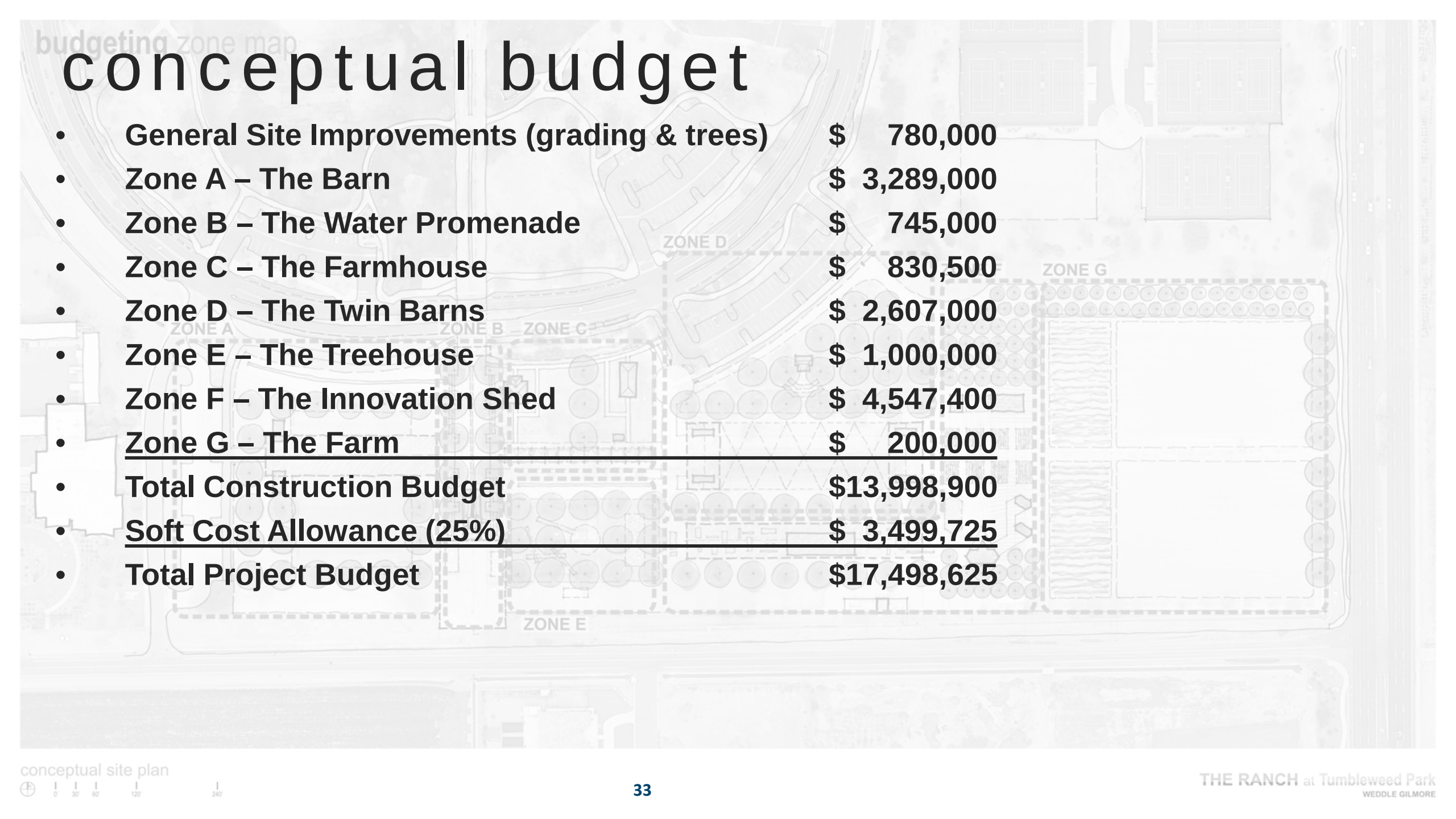


special event chuck wagon cook-off

conceptual site plan

0' 30' 60' 120' 240'

conceptual budget



• General Site Improvements (grading & trees)	\$ 780,000
• Zone A – The Barn	\$ 3,289,000
• Zone B – The Water Promenade	\$ 745,000
• Zone C – The Farmhouse	\$ 830,500
• Zone D – The Twin Barns	\$ 2,607,000
• Zone E – The Treehouse	\$ 1,000,000
• Zone F – The Innovation Shed	\$ 4,547,400
• <u>Zone G – The Farm</u>	<u>\$ 200,000</u>
• Total Construction Budget	\$13,998,900
• <u>Soft Cost Allowance (25%)</u>	<u>\$ 3,499,725</u>
• Total Project Budget	\$17,498,625

An aerial map of a park area, likely in Phoenix, Arizona, based on the labels. The map shows various recreational facilities including a softball complex, tennis center, pickleball complex, and a multi-generational center. It also shows surrounding roads like Union Pacific Railroad and S McQueen Road, and landmarks like the Arizona Railway Museum and Tumbleweed Ranch. A semi-transparent white box is overlaid on the map, containing text about future steps and discussions.

Next Steps

Diamond Field Construction (Spring 2023 – Spring 2024)

Ryan Road ½ Street Improvements (Summer 2024)

Multi-Gen Center Expansion (Summer 2024)

Pickleball Complex Design/Construction (FY 23-24)

Future Discussions

Tumbleweed Ranch

Special Events

Commercial Recreation Opportunities

TUMBLEWEED PARK

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