



CITY COUNCIL QUALITY OF LIFE SUBCOMMITTEE MEETING

Friday, February 10, 2023
2:30 p.m.

Chandler City Hall, 5th floor
175 S. Arizona Ave., Chandler, AZ

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 Quality of Life Subcommittee and to the general public that the Chandler City Council Quality of Life Subcommittee will hold a meeting open to the public on Friday, February 10, 2023, at 2:30 p.m. at Chandler City Hall, Fifth Floor Large Conference Room, 175 S. Arizona Avenue, Chandler, Arizona.

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at 480-782-2181. 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

1. Tumbleweed Park and Tumbleweed Ranch Future Development
2. Future Fire Station Planning



City Council Subcommittee Memorandum

Date: 02/10/2023
To: Council Subcommittee
From: Tera Scherer, Executive Management Assistant
Subject: Tumbleweed Park and Tumbleweed Ranch Future Development

Attachments

Presentation - Tumbleweed Park and Tumbleweed Ranch Future Development

TUMBLEWEED PARK

EXISTING - FUTURE DEVELOPMENT

February 10, 2023



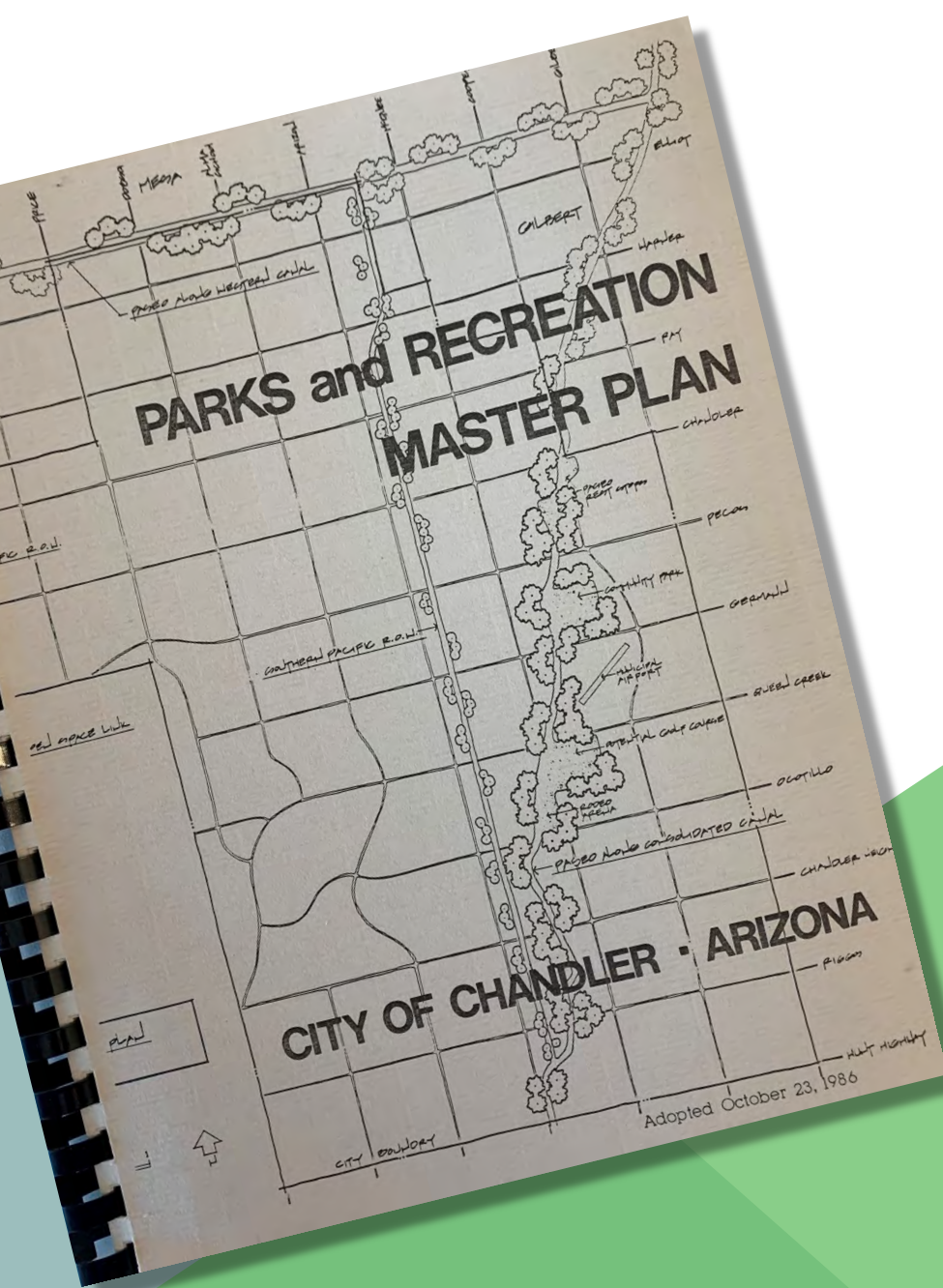
Tumbleweed Park Council Sub-Committee Meeting February 10, 2023

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



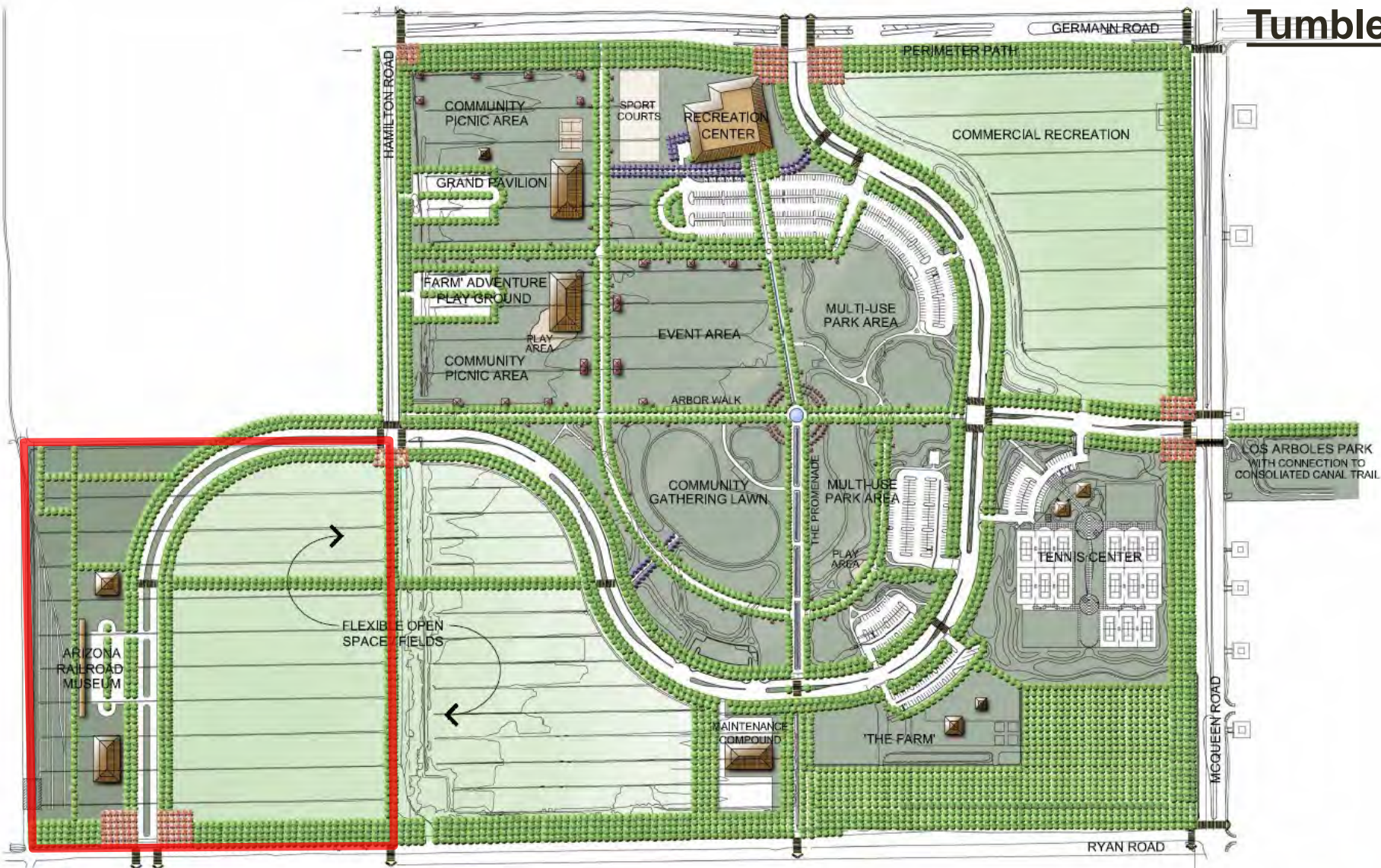
**TUMBLEWEED PARK
MASTER PLAN**



Chandler • Arizona
Where Values Make The Difference

Tumbleweed Park Development

Master Plan
2003-04
(188-acres)



TUMBLEWEED PARK CONCEPTUAL PLAN

EDAW

Tumbleweed Park Development

Ostrich Festival 2003

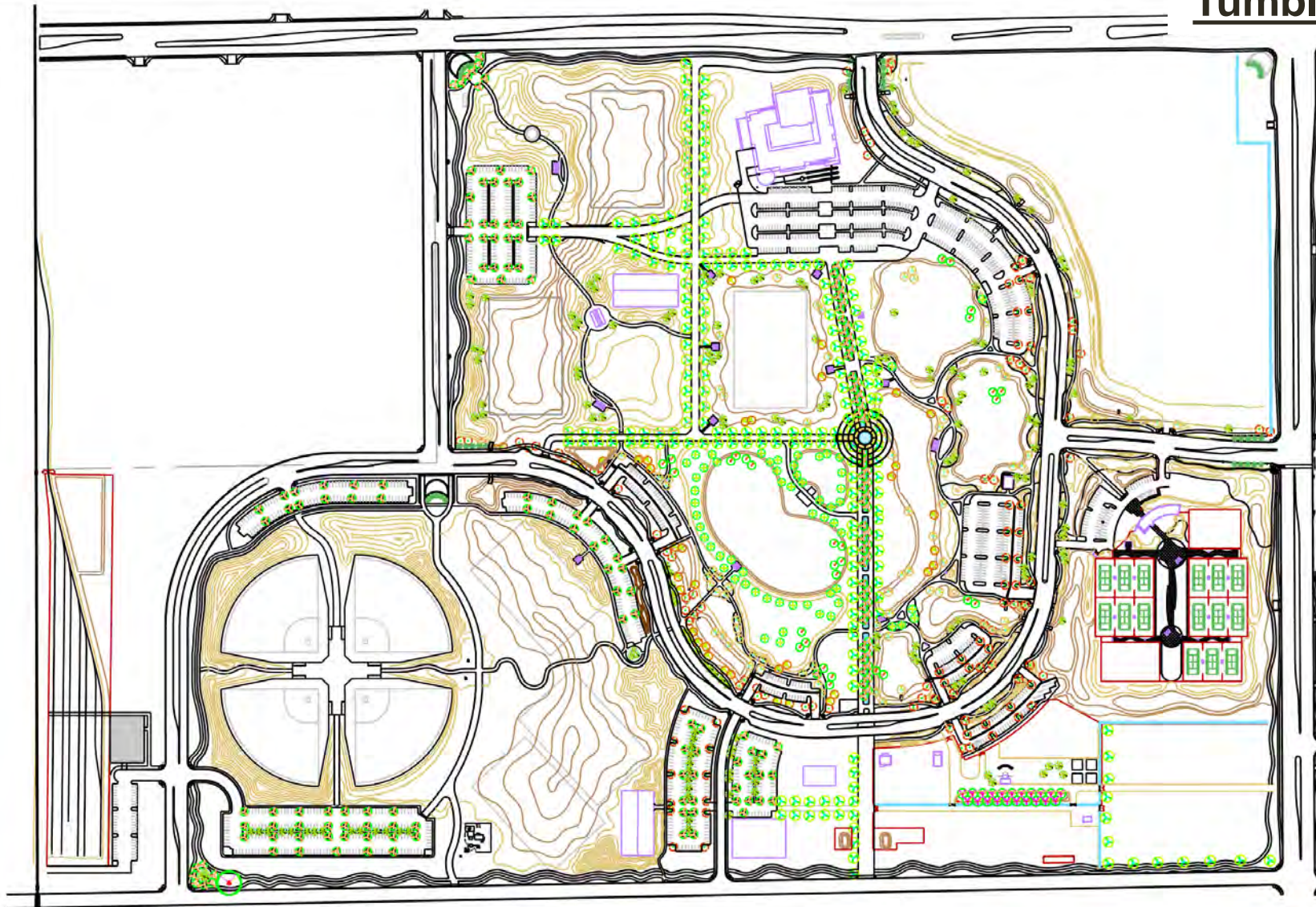
(46 developed acres)



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



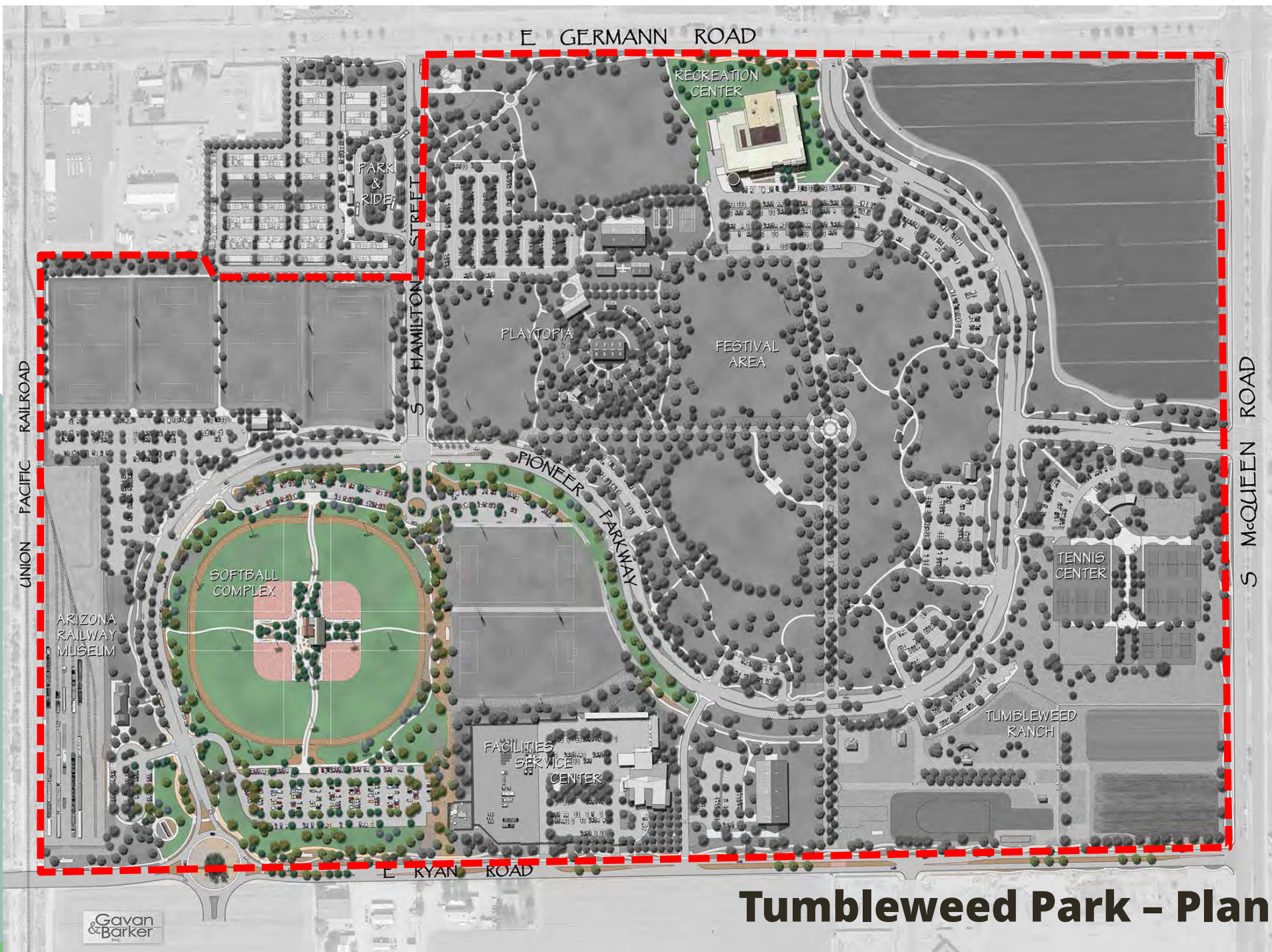
2010-14
Wakeboarding
Concept



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)

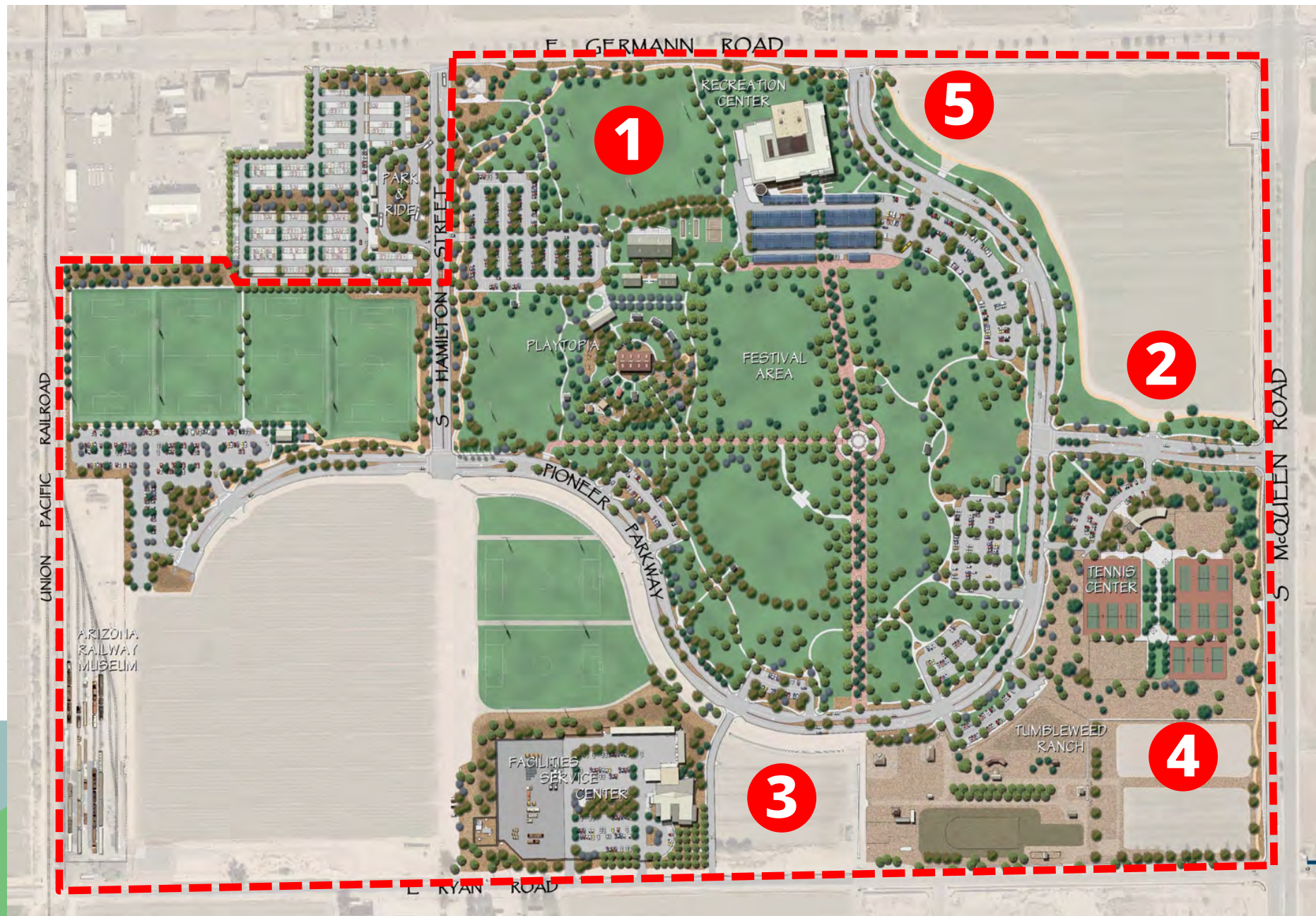
Parks Strategic Master Plan (Approved by City Council/2020)

Recommended Level of Service = 1 court/12,000

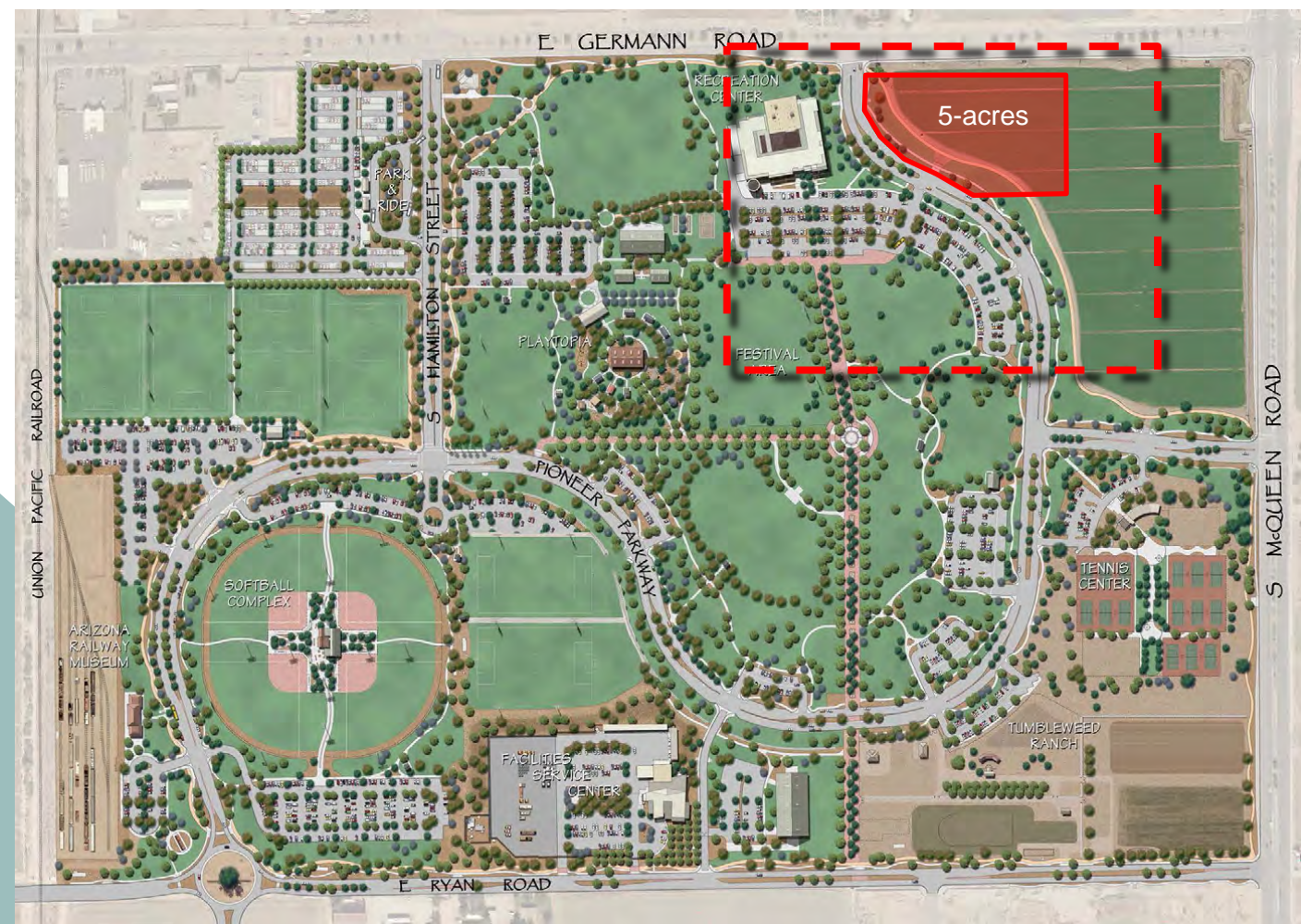
Existing Level of Service = 1 court/20,205

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 Pickleball Location

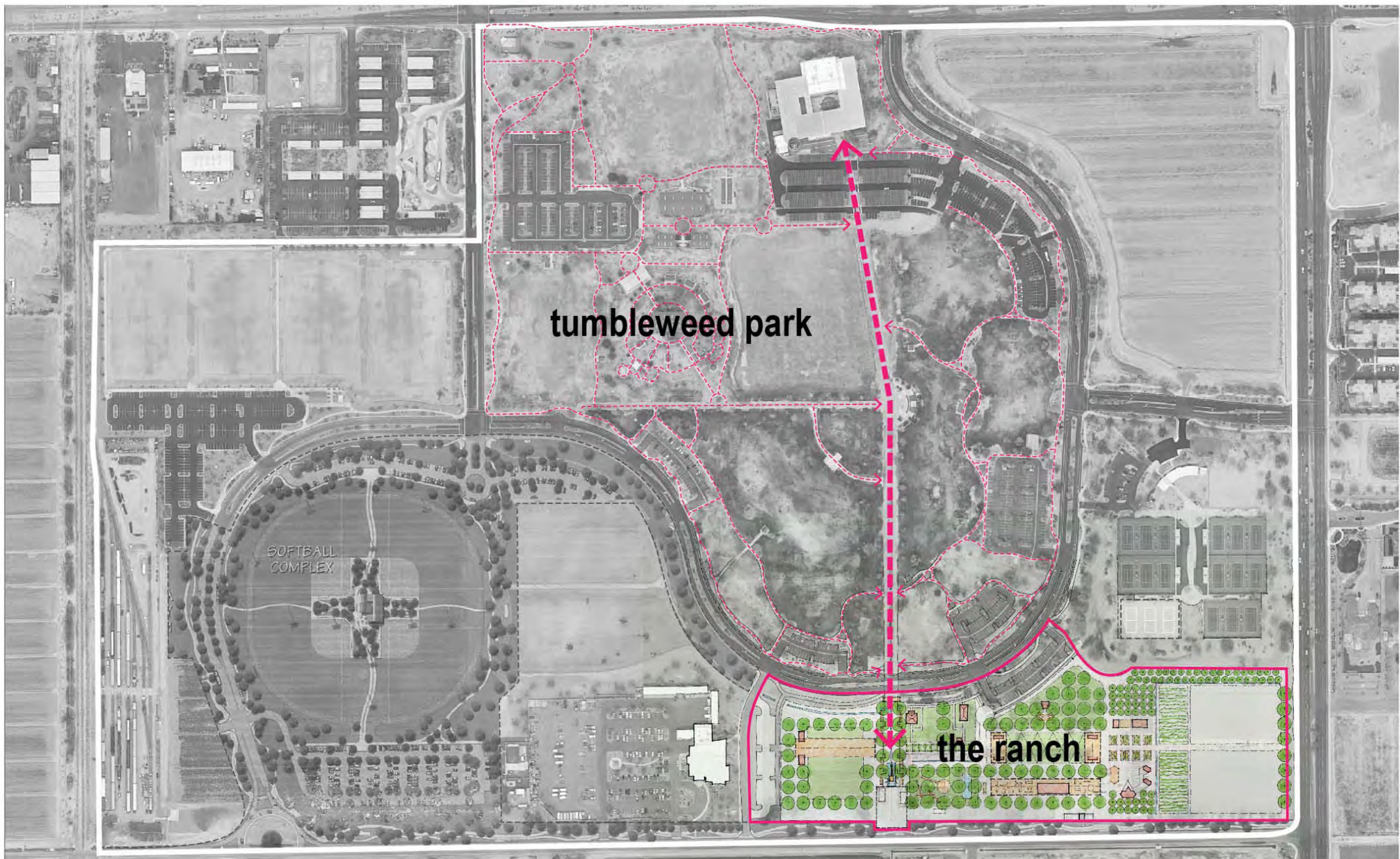
Proposed Capital Improvement Program:

FY 2023-24 – \$6,572,221

Design/Construction



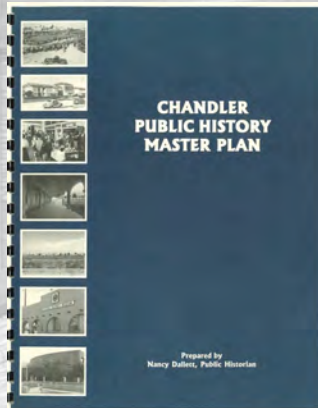
THE RANCH
at tumbleweed park



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.

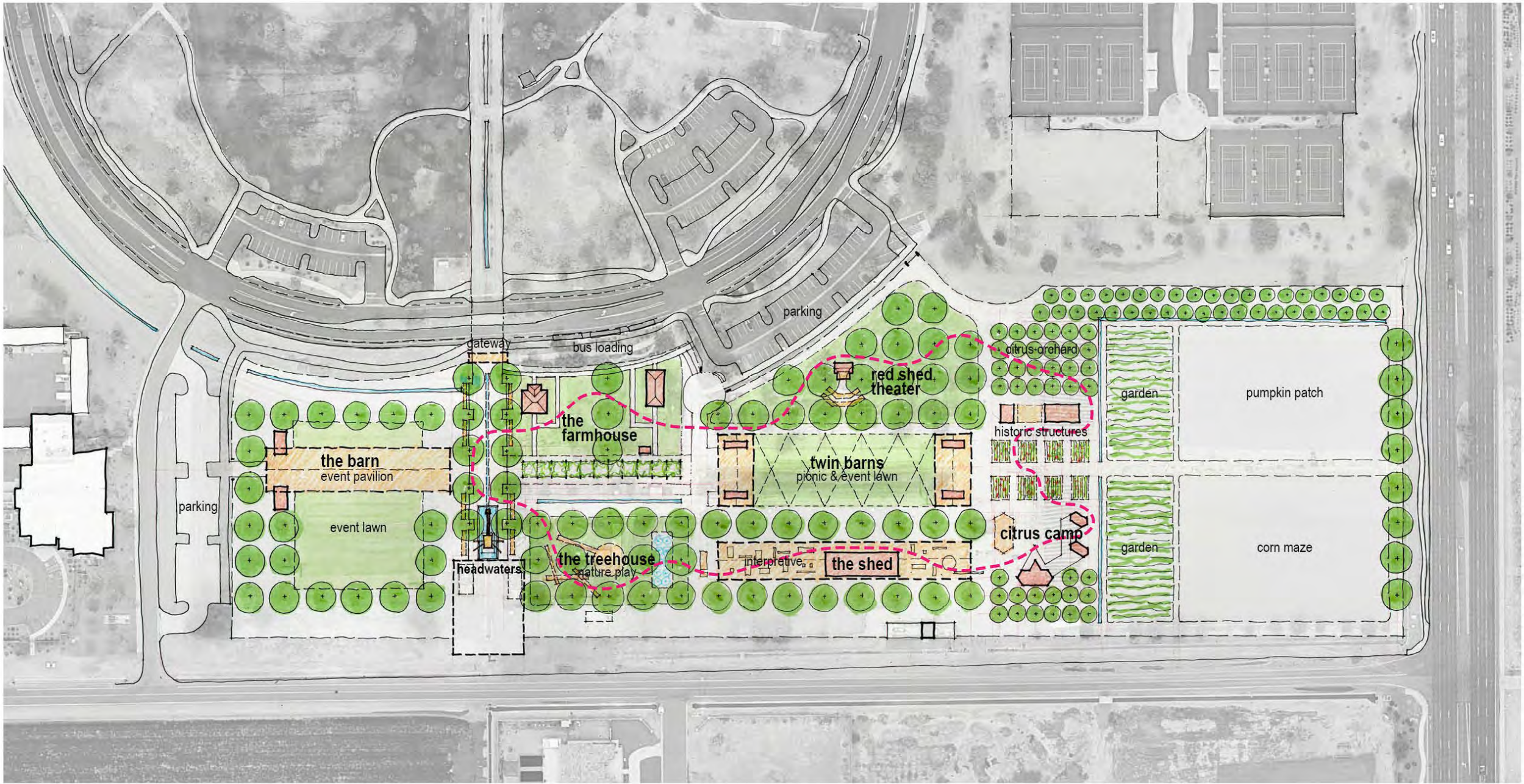
is the home of the new town of Chandler, a young city that will startle the entire southwest with its rapid growth, and money-making opportunities.

is the community with good neighbors.

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

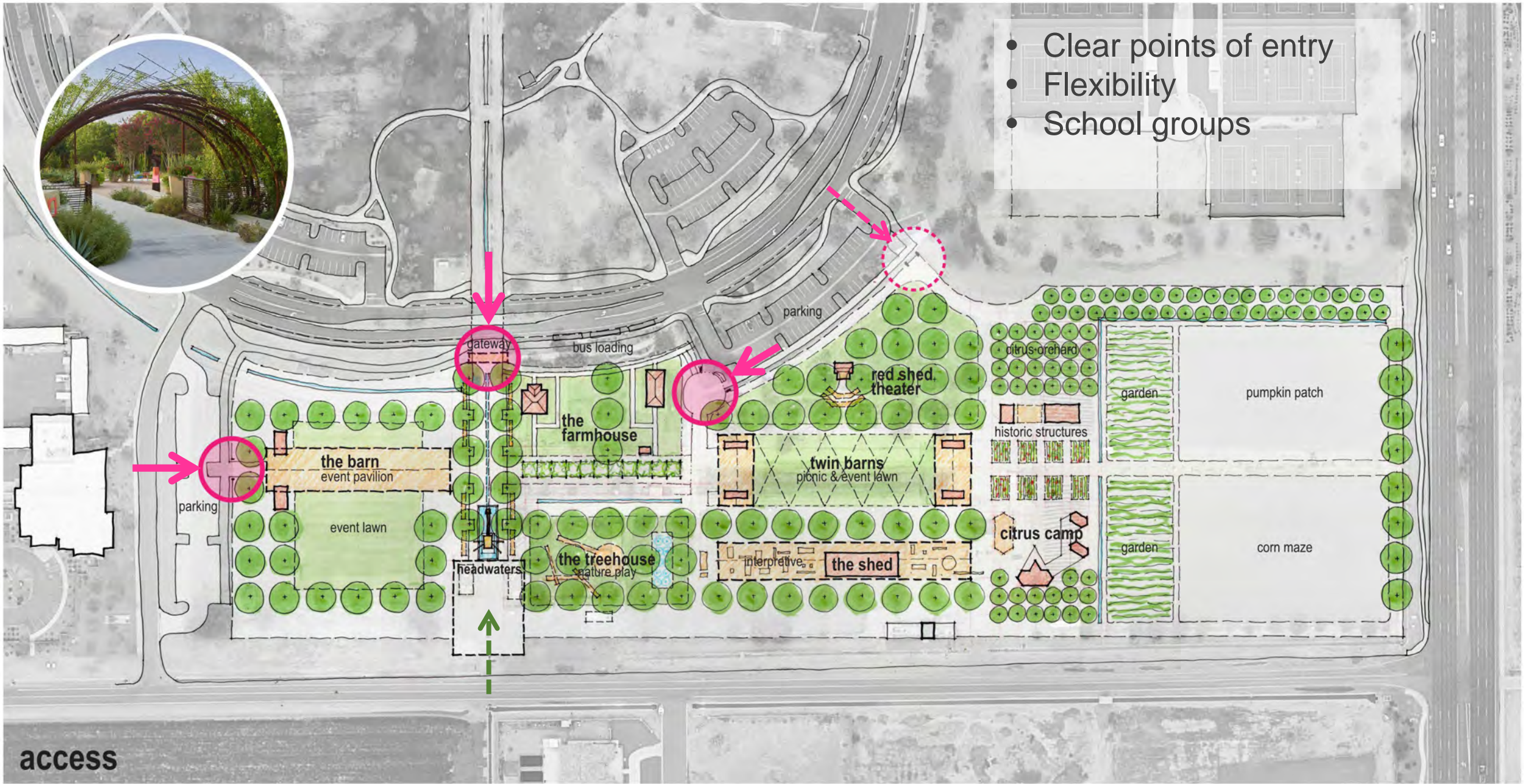
is the home of a \$100,000 hotel now building.

is the place for you and your children.



conceptual site plan



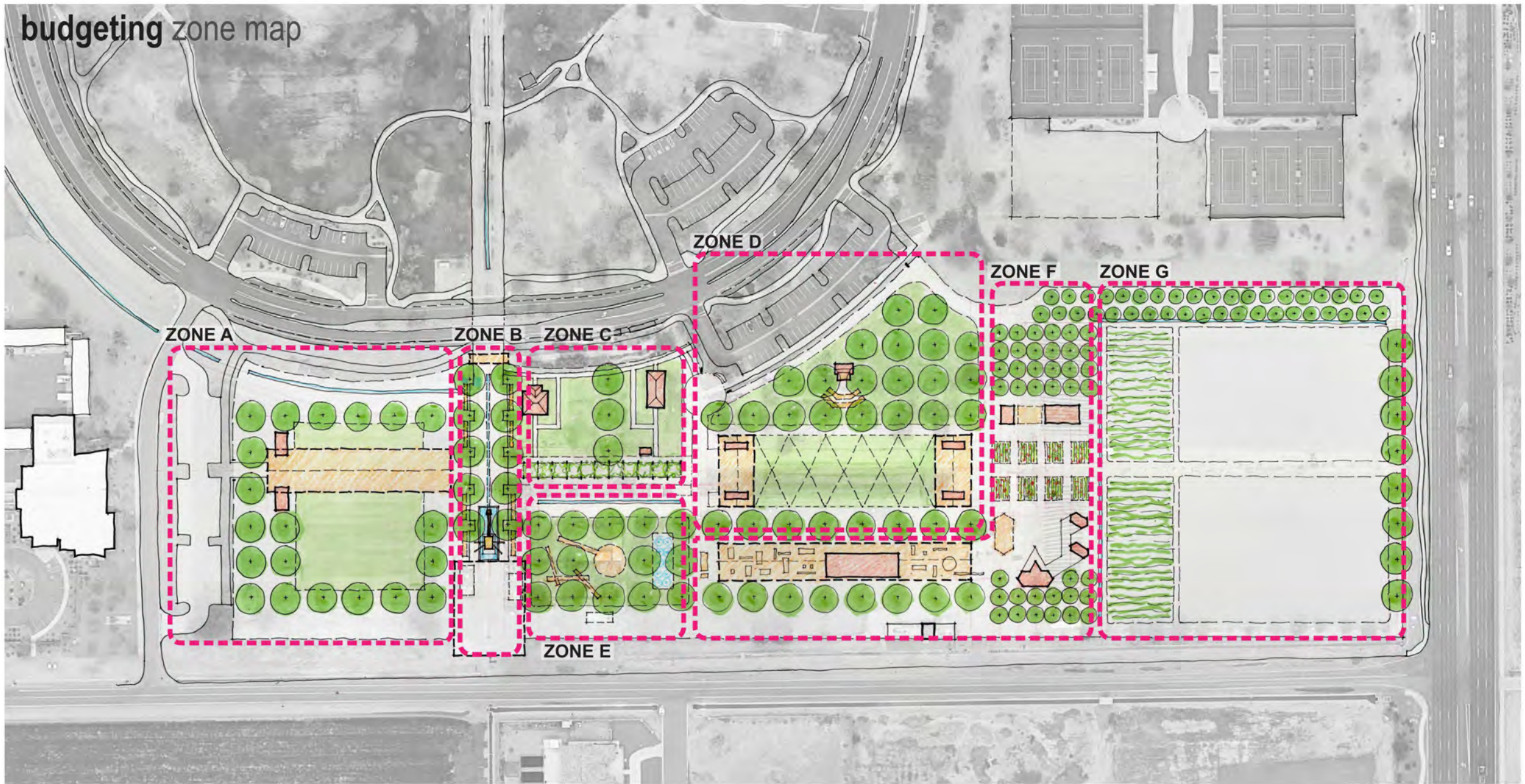


- Clear points of entry
- Flexibility
- School groups

conceptual site plan



budgeting zone map



conceptual site plan





Entry promenade

- Water
- Canals



conceptual site plan





- Historic homes
- Edwards house
 - Mccroskey house



daily use interpretive

conceptual site plan





The Grove

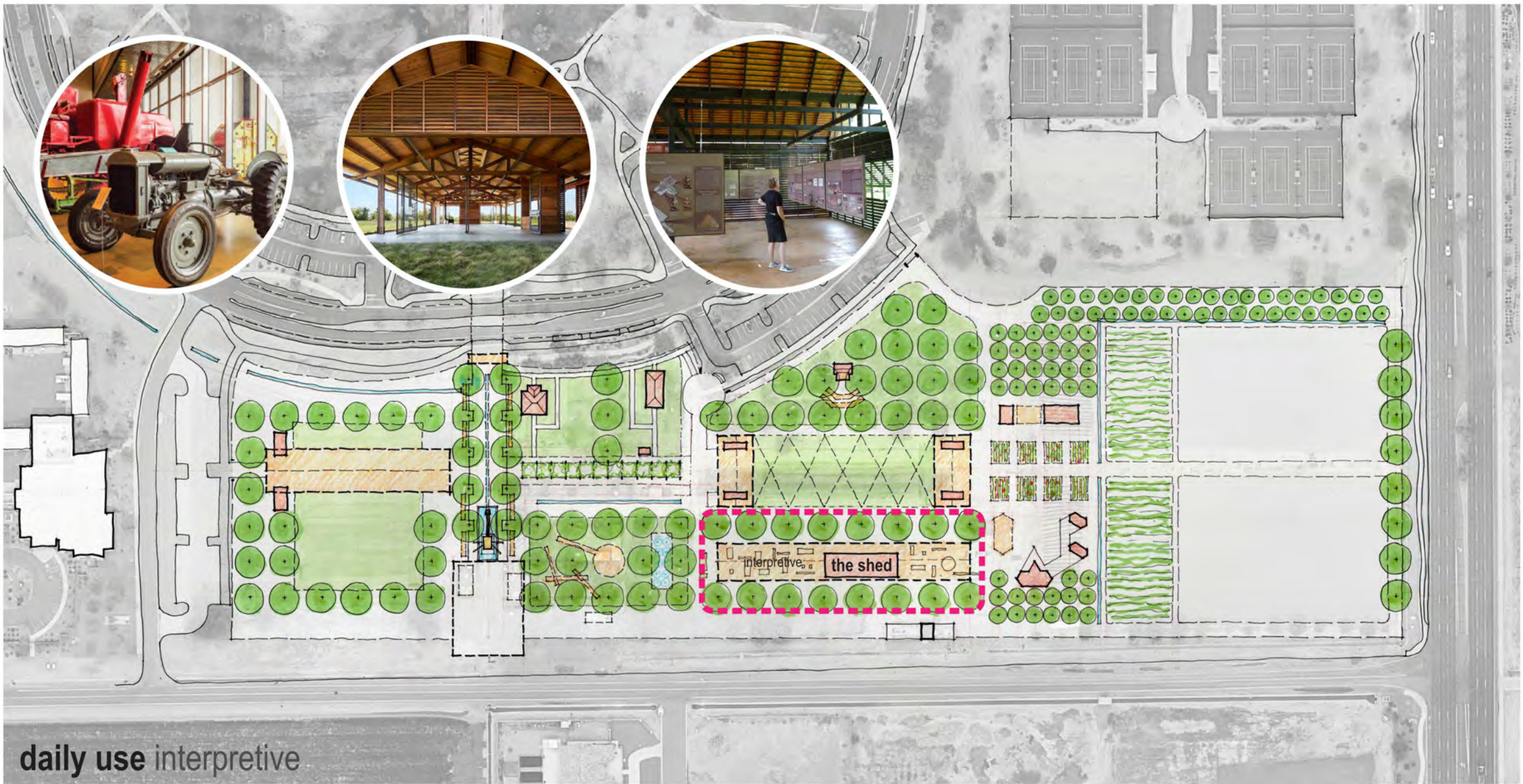
- Interpretive nature play
- Tree house
- Splash pad water play
- Climbing structures



daily use play

conceptual site plan





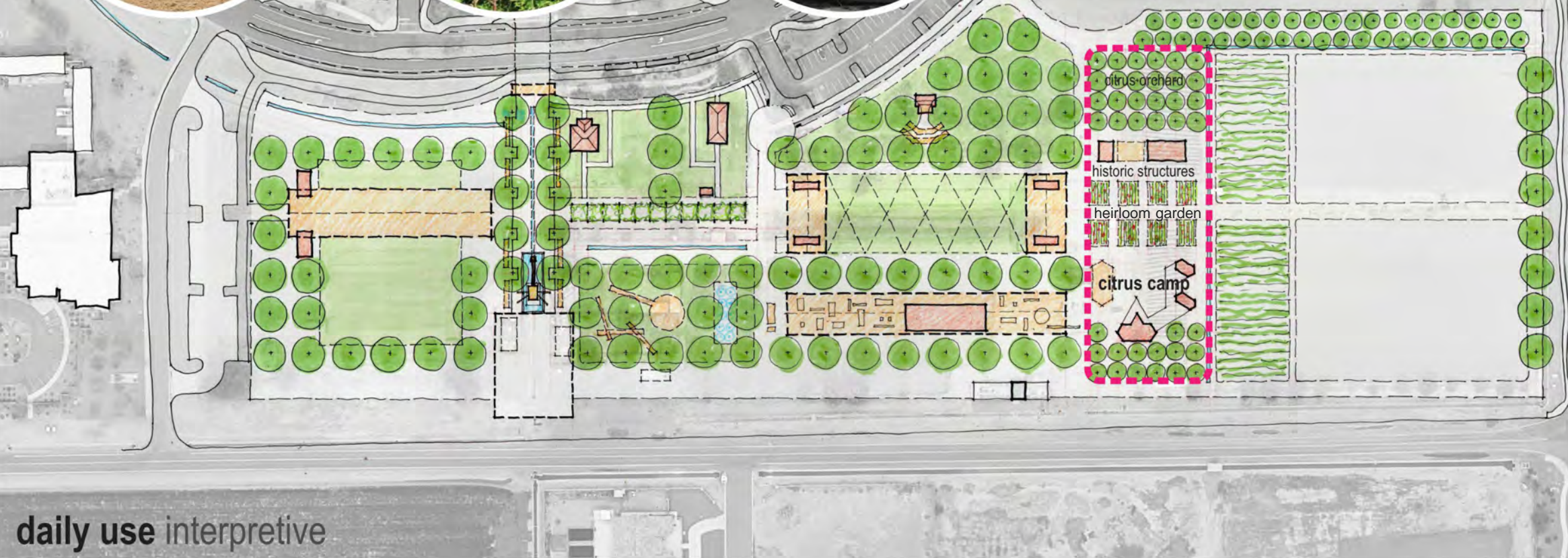
daily use interpretive

conceptual site plan





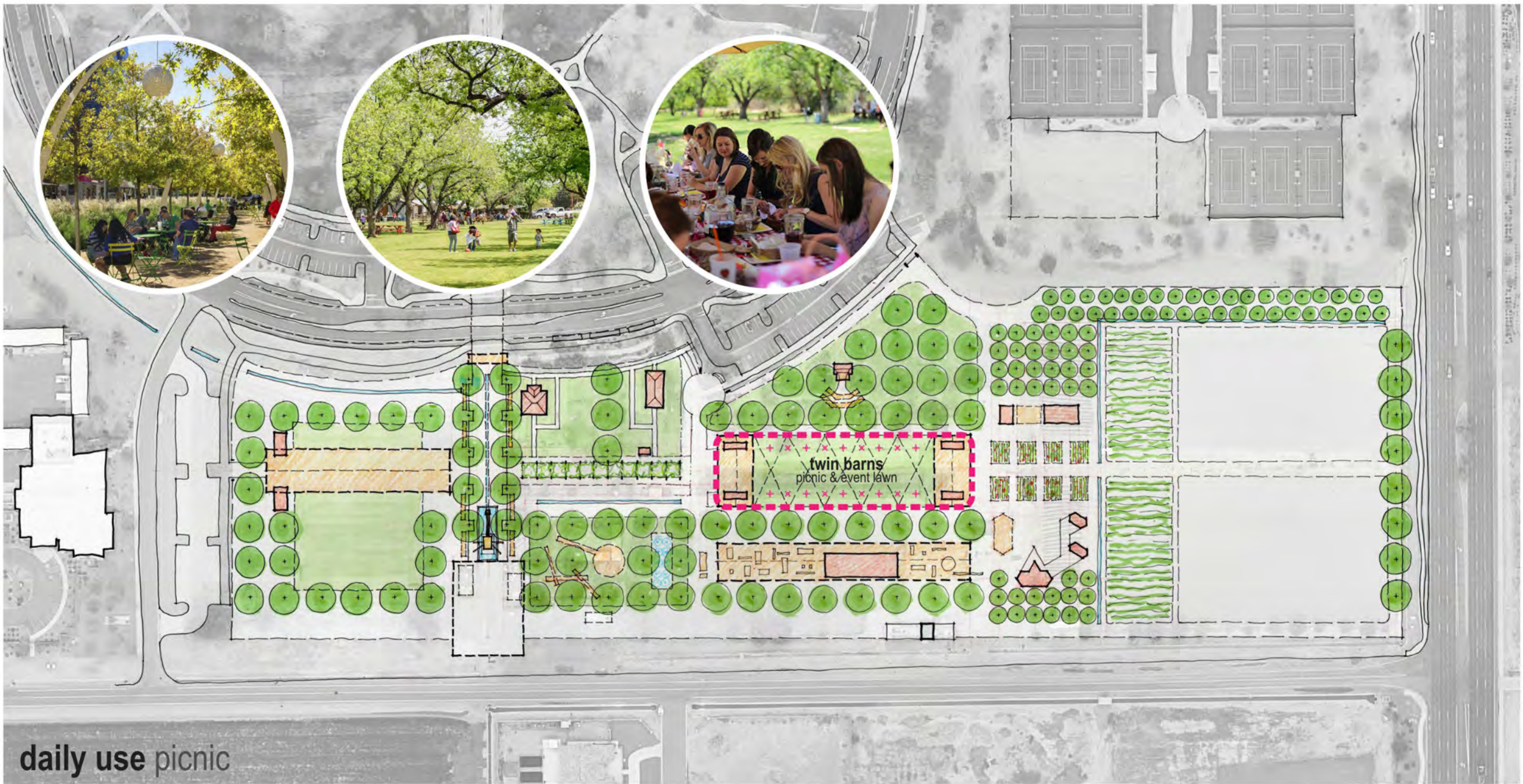
Bashas' market
Heirloom garden
FLW citrus camp
San Marcos water gardens
FLW ocotillo camp



daily use interpretive

conceptual site plan



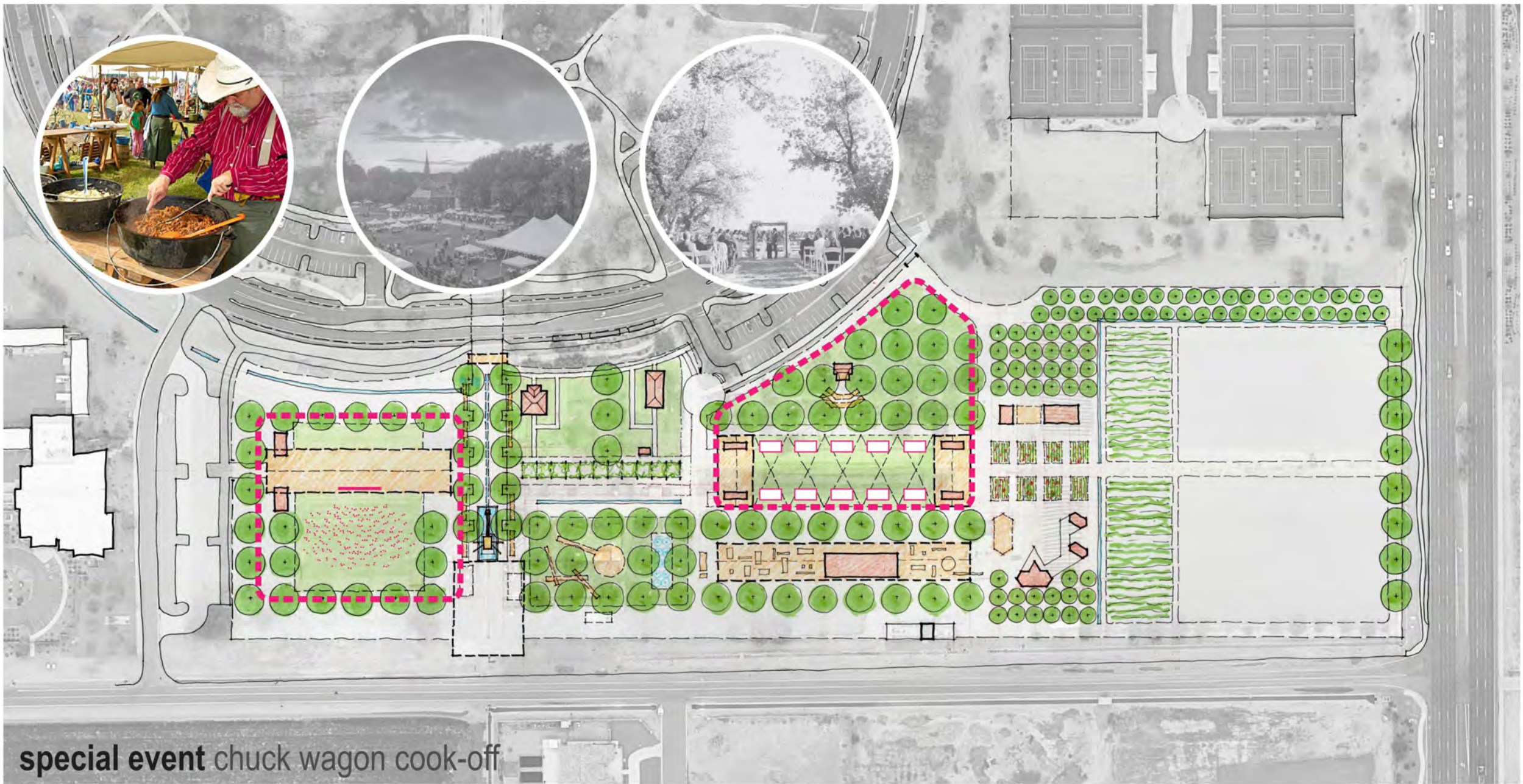


daily use picnic

conceptual site plan



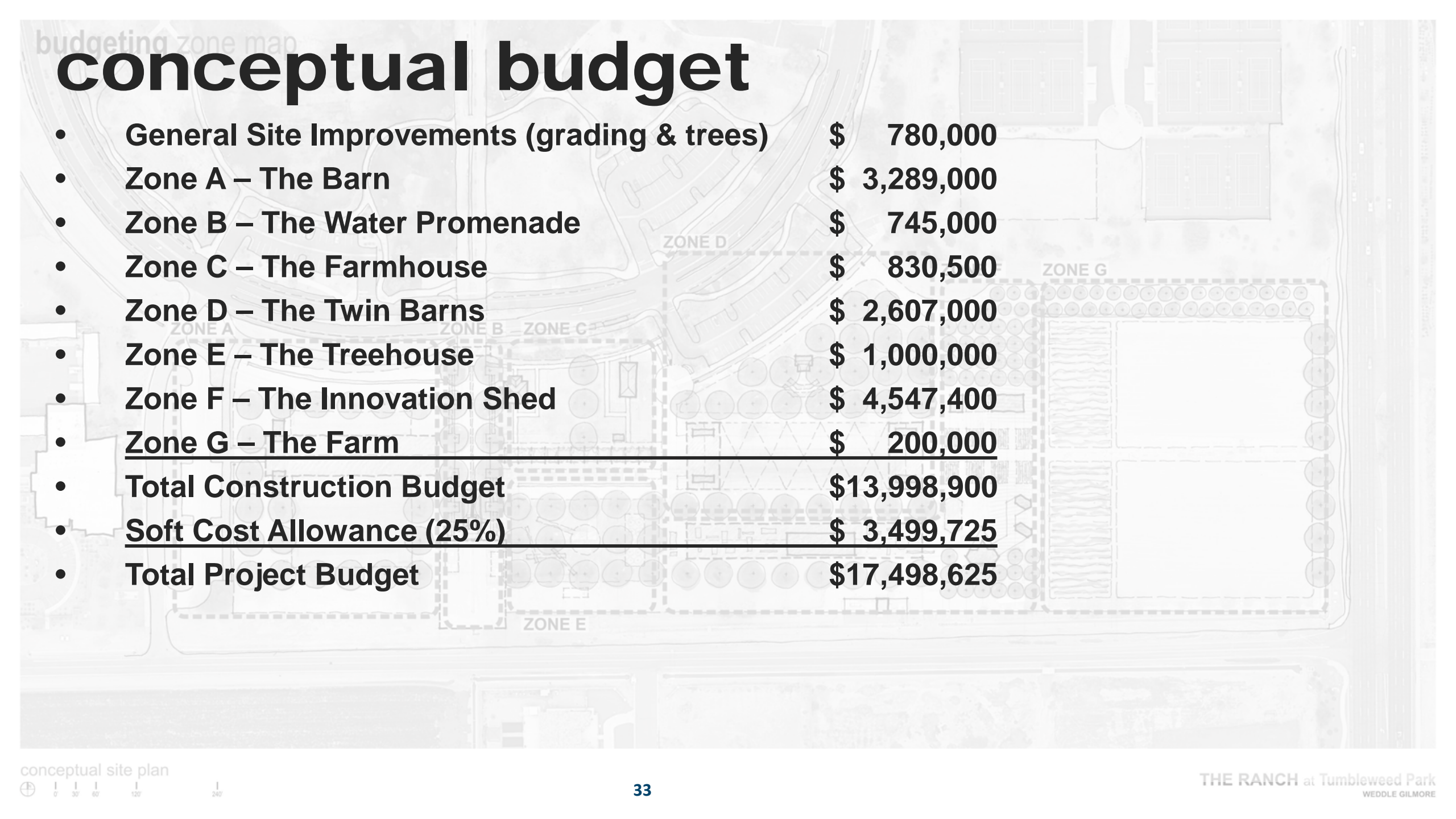




conceptual site plan



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 with various facilities labeled. The map shows a large green field, a softball complex, a tennis center, a tumbleweed ranch, a pickleball complex, a multi-gen center, a playtopia, a park & ride, a facilities service center, and an Arizona railway museum. The map is overlaid with a semi-transparent white box containing text.

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

EXISTING - FUTURE DEVELOPMENT

February 10, 2023





City Council Subcommittee Memorandum

Date: 02/10/2023
To: Council Subcommittee
From: Tera Scherer, Executive Management Assistant
Subject: Future Fire Station Planning

Attachments

Presentation - Future Fire Station Planning

Chandler Fire Station Development Plan

Quality of Life Subcommittee Meeting
February 10, 2023



Fire Station 282

- Approved by voters in the 2021 Bond Election.
- Total project cost is \$12,000,000
- Project includes bringing adjacent basin to current standards.
- Project is on schedule with a certificate of occupancy projected in October of 2023.
- Once completed, a redeployment of resources and staff will occur.



Fire Station 284

A 2018 facility condition assessment conducted by Faithful & Gould identified a need for \$1.1 million in repairs. Regular maintenance and condition evaluation are ongoing.

The Fire Station 4 project was recommended for reconstruction by the Public Safety Bond Subcommittee and approved by voters in the 2021 bond election.

Fire Station 4 was built in 1986 and is the only station remaining that does not have separate sleeping quarters for men and women.

The new station will include current design practices to reduce carcinogen exposure to firefighters.

Station design is funded for \$680,000 in FY 2028-29, and construction is funded for \$8,787,000 in FY 2029-30.

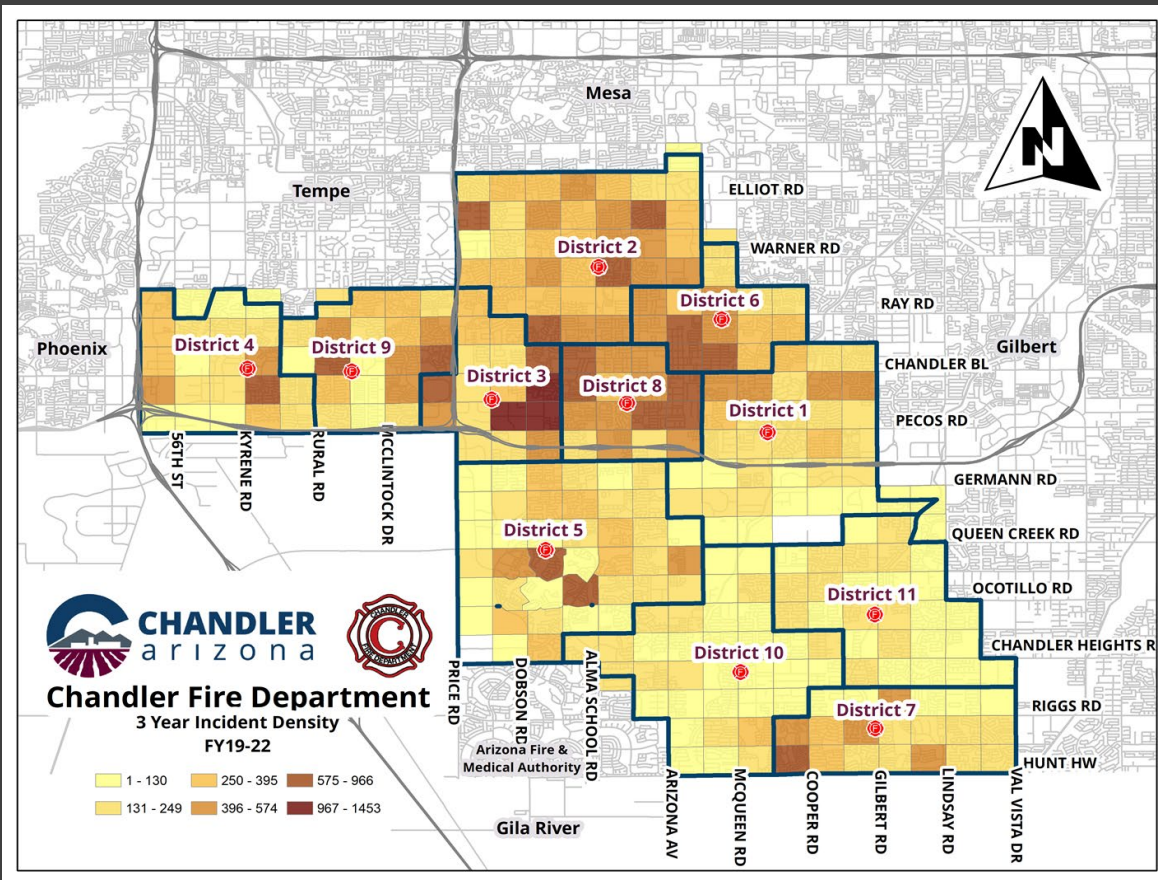
Fire Station 2812

Fire Station 2812 is in the earliest phase of planning.

Chandler Fire Department (CFD) has been assessing building development, call volume growth, response times, and other factors that impact emergency response.

CFD staff identified a desired area of the City to build Fire Station 2812, with a general location of Arizona Avenue and Queen Creek Road.

CFD and the Public Works and Utilities staff identified a potential location for Fire Station 2812 on unused City property located on Queen Creek Road between McQueen Road and Arizona Avenue.



District	FY 2019-20	FY 2020-21	FY 2021-22	Grand Total	Growth
*Station 281	2,114	2,301	2,297	6,712	8.0%
*Station 2810	1,294	1,256	1,439	3,989	10.1%
*Station 2811	1,033	1,070	1,262	3,365	18.1%
Station 282	4,522	4,443	4,747	13,712	4.7%
Station 283	2,987	2,774	3,217	8,978	7.1%
Station 284	1,566	1,707	1,890	5,163	17.1%
*Station 285	2,611	2,764	2,937	8,312	11.1%
Station 286	2,063	2,127	2,195	6,385	6.0%
*Station 287	1,474	1,679	1,879	5,032	21.6%
Station 288	2,787	2,649	2,649	8,085	-5.2%
Station 289	2,072	2,046	2,224	6,342	6.8%

*Station directly impacted by Fire Station 2812

Call Volume Growth

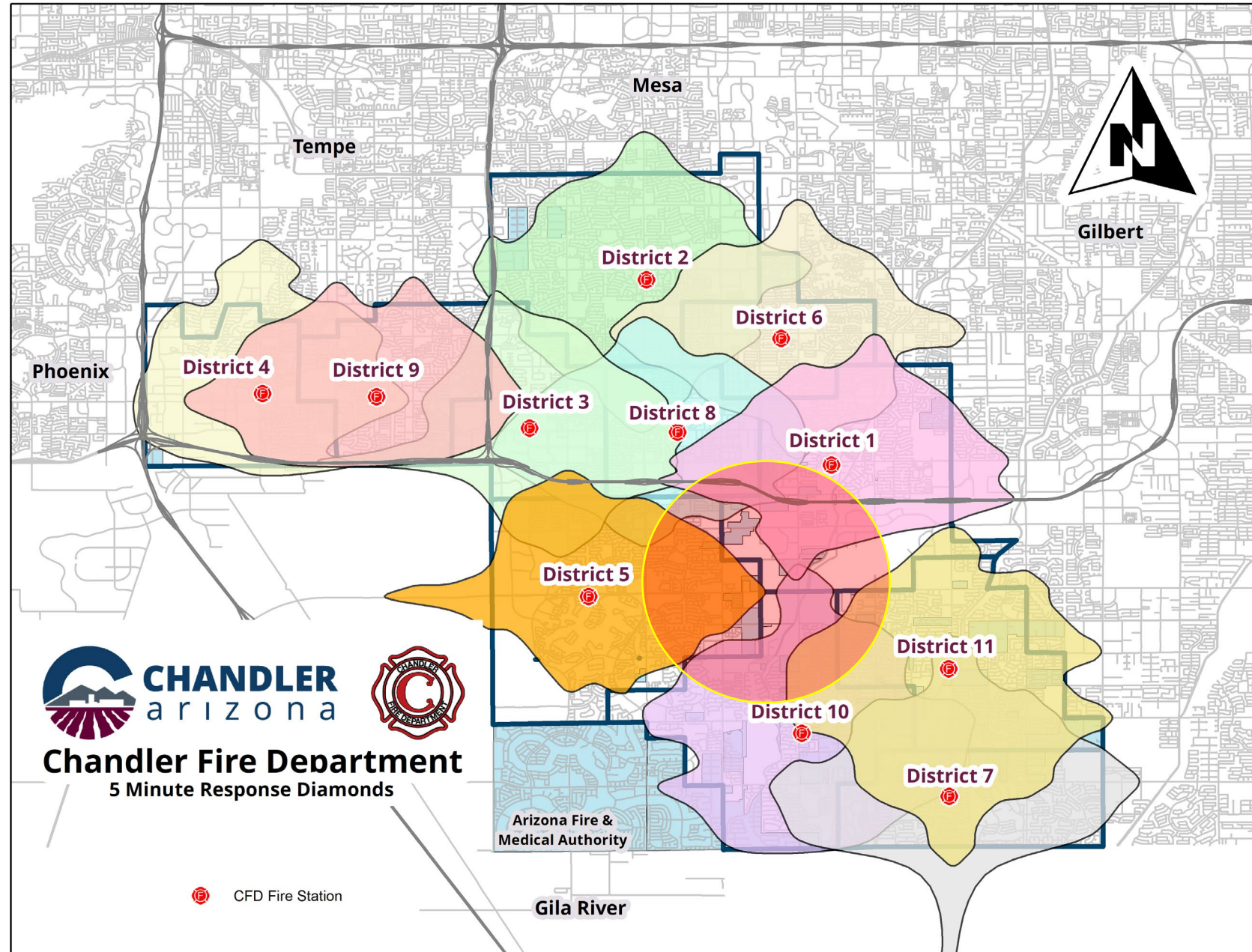
FY 2019-20 – FY 2021-22



Response Times 2022

District	90th Percentile Response Times
<i>*Station 2811</i>	<i>06:53</i>
<i>*Station 2810</i>	<i>06:33</i>
<i>*Station 281</i>	<i>06:13</i>
<i>*Station 285</i>	<i>06:09</i>
Station 289	06:09
<i>*Station 287</i>	<i>06:01</i>
Station 284	05:48
Station 283	05:34
Station 288	05:31
Station 282	05:28
Station 286	05:22

Target Area Experiencing Reduced Coverage & Redundancy



E Queen Creek Rd

E Queen Creek Rd

E Queen Creek Rd

E Queen Creek Rd

E Queen Creek Rd

Proposed site-
350' x 235' (1.9 acres)

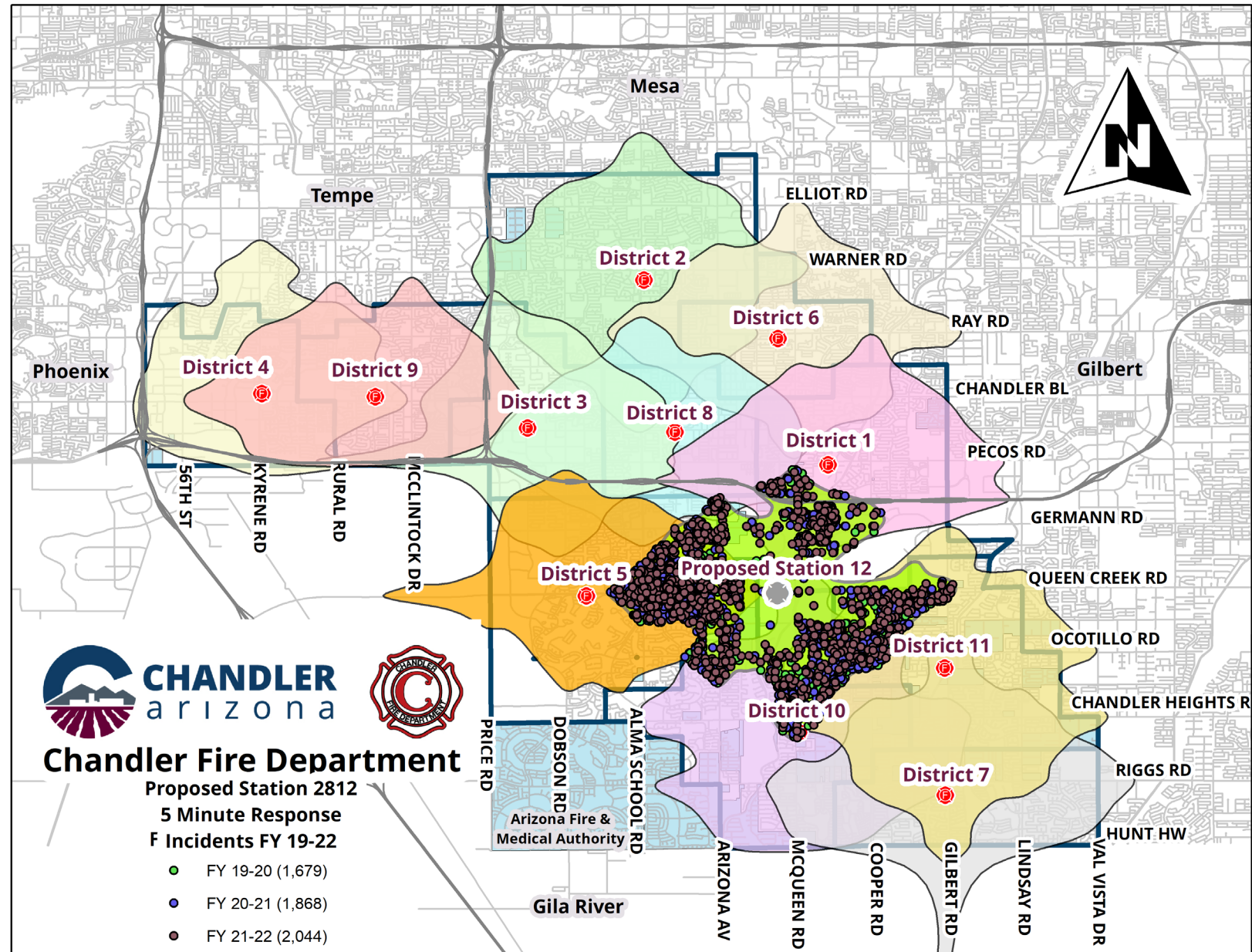
S McQueen Rd

S McQueen Rd

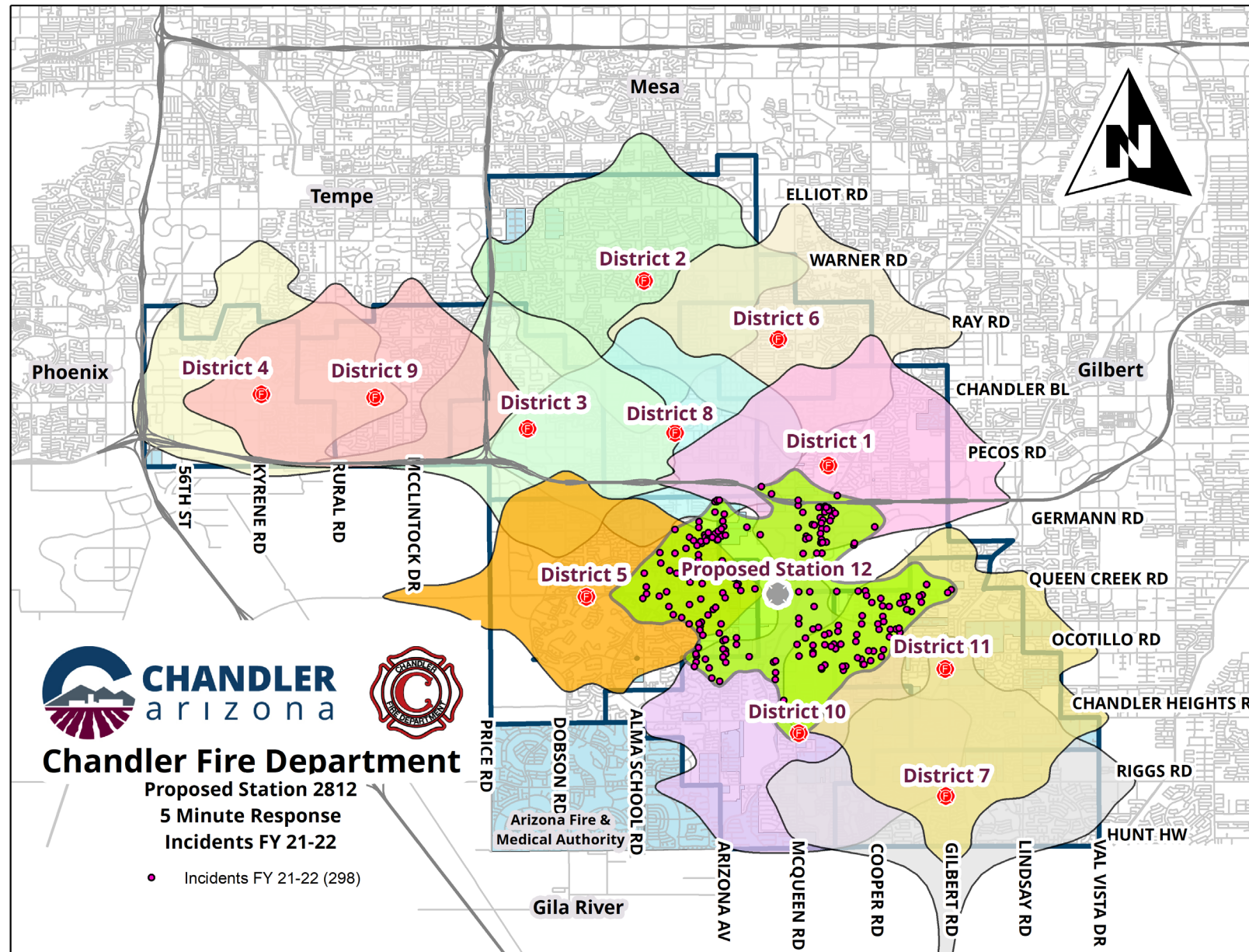
City of Chandler -
Recycling-Solid Waste...

Proposed Station Location

Location Analysis: Incident Volume Inside 5-Minute Response Diamond

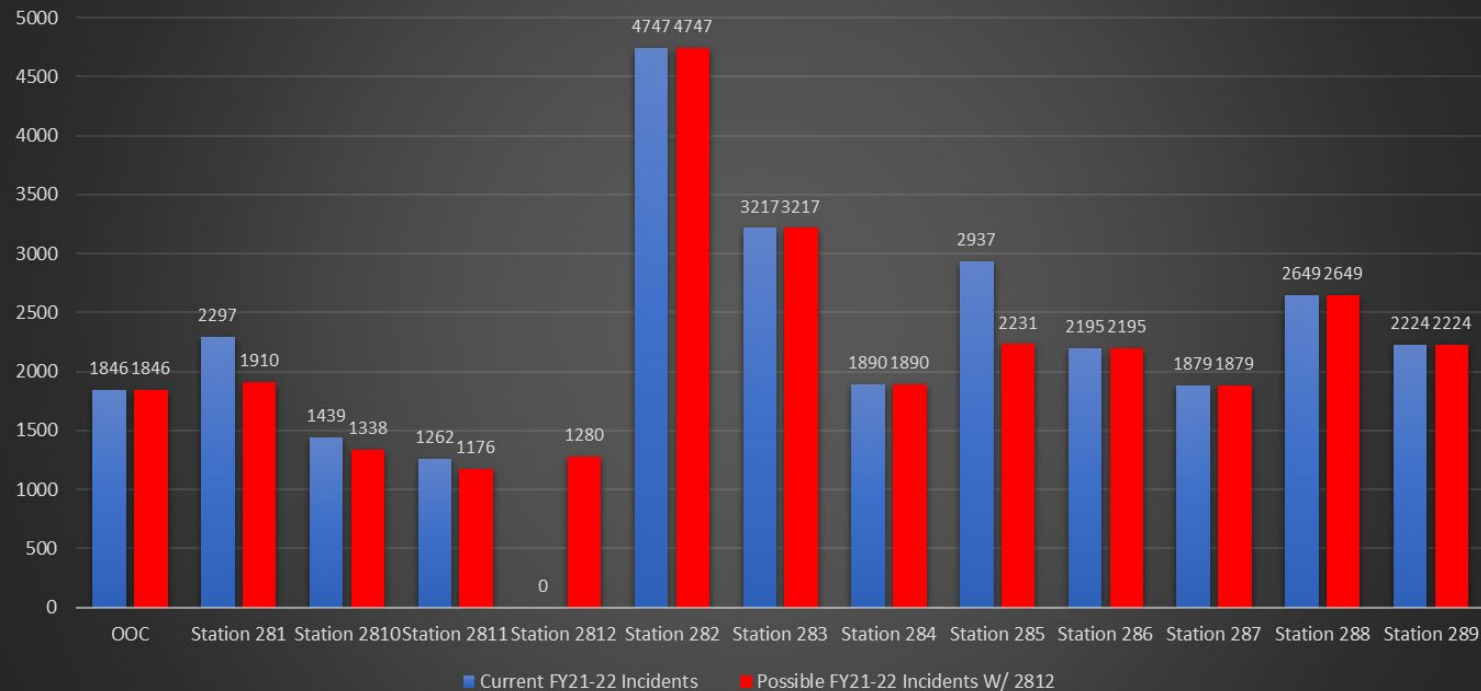


Location Analysis:
Current
Responses
Greater Than 5
Minutes



Deployment Impact of Additional Station

FY 21-22 Incidents with & without Station 2812



District	Current FY 21-22 Incidents	Possible FY 21-22 Incidents W/ 2812	Change
Out Of City	1846	1846	0
Station 281	2297	1910	-387
Station 2810	1439	1338	-101
Station 2811	1262	1176	-86
Station 2812	0	1280	1280
Station 282	4747	4747	0
Station 283	3217	3217	0
Station 284	1890	1890	0
Station 285	2937	2231	-706
Station 286	2195	2195	0
Station 287	1879	1879	0
Station 288	2649	2649	0
Station 289	2224	2224	0

Next Steps

- Complete the Fire Station 2 project and redeploy response resources.
- Evaluate the timing of the Fire Station 4 project based on response needs, ongoing building condition assessment, and fiscal considerations. Continue to maintain critical systems until station is fully reconstructed.
- Continue to monitor response needs in South Chandler and include the design and construction of Fire Station 12 in years 9 and 10 in the CIP as a placeholder, with regular evaluation of demand and timing.

