



City Council Work Session

Thursday, May 9, 2024
4:00 p.m.

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



Work Session



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, May 9, 2024, at 4:00 p.m., in the Chandler City 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 of Dr. AJ Chandler Park Master Plan**

Adjourn



City Council Memorandum Cultural Development Memo No.

Date: May 09, 2024
To: Mayor and Council
From: Kim Moyers, Cultural Development Director
Subject: Presentation and Discussion of Dr. AJ Chandler Park Master Plan

Attachments

Dr. AJ Chandler Park Master Plan Presentation

Dr. A.J. Chandler Park Master Plan

City Council Work Study – May 9, 2024



Dr. A. J. Chandler Park through the years



1913 - Notice the small trees planted throughout the park.



1913 - The canal running through the featured a small island with a tree. This was known as the beauty spot.



1913 - Another view of the canal and the island.

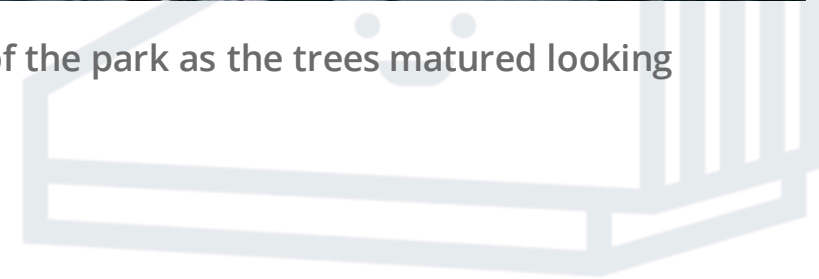
Dr. A. J. Chandler Park through the years



1920s – Aerial view of the park looking southwest.



c. 1929 – A view of the park as the trees matured looking north



Dr. A. J. Chandler Park through the years



1941 - State route 87 was slated to run directly through the park and all the trees were removed. Dr. Chandler felt this was a tragedy and ruined the park.



c. 1960 - The park has been redesigned several times in its history. Aerial view looking east.

Dr. A. J. Chandler Park through the years



1980s-A covered walkway crossed over Arizona Avenue. Note the former shade structure (now removed) over a former veterans tribute plaza.

Dr. A.J. Chandler Park

1912 – Dr. A.J. Chandler envisioned a “city beautiful”

-Central plaza/open space in downtown Chandler for residents to gather as well as create an economic driver for development.

-3.52 acres (Tree in the middle of the island – “The Beauty Spot”)

1947 – State Highway 87 bifurcated the park – removal of mature trees (Dr. A.J. Chandler not in Favor of project)

1970s - Addition of parking on the south side of the park

1985 – Park development included restrooms, fountains, towers, landscaping, and plaza area. A grant competition was held for the design. Up until then, trees and sidewalks dominated the park.

2001 – Landscape Renovation Study

2006 – Shade structures added

2010 – Arizona Avenue improvements widened the sidewalks and added trees, landscaping and placemaking elements.

Dr. A.J. Chandler Park

- 2016 – Downtown Stage completed for large special events of over 10,000 attendees
- 2016-24 CIP \$825,000 was added for Pre-phase 1: Turf area between Crust and San Tan Brewery (completed)
- 2017 – Present:
 - Increased use of park through special events/entertainment – approximately 100 events per year
 - Addition of multifamily, office, new restaurants and shops, and expansion of downtown to the south

2016 Project Need

- Outdated aesthetics and features prompted concerns from businesses and residents
- Desire to enhance special event area
- East/West connectivity and functionality
- Failing Infrastructure
 - Fountains
 - Restrooms
 - Landscaping/irrigation
 - Electrical/power needs
 - ADA features
- Concerns with crosswalk across Arizona Avenue
- Need for family activities/attractions
- Downtown multifamily development prompted need for passive use

2016 Project Background

➤ Fall 2016 – Kickoff of Dr. A.J. Chandler Park Master Plan – J2 Design

❑ Task Force Committee

- City of Chandler staff
- Downtown Business Owners
- Downtown Chandler Community Partnership (DCCP)
- Residential

❑ Stakeholder charette meetings were held with above groups, as well as City Council and general public.

2016 Stakeholder Feedback

- ✓ Respect the history of the downtown
- ✓ Celebrate
- ✓ Unite
- ✓ Excite
- ✓ Play
- ✓ Gather
- ✓ Relax
- ✓ Connect
- ✓ Represent the “City of Innovation”

2017 Master Plan

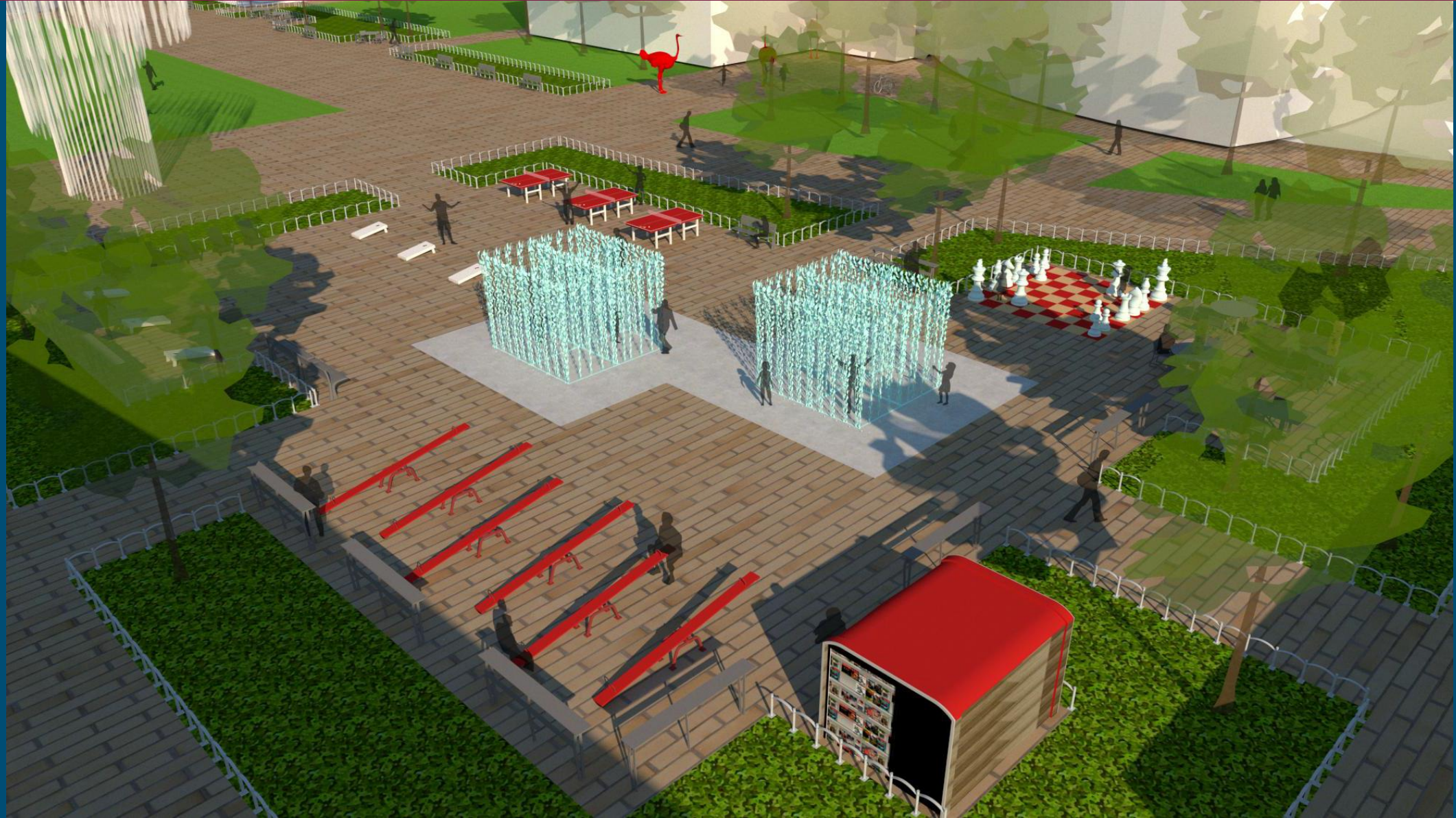


2017 Master Plan

AJ Chandler Park









2017 Cost Estimates

High-tech

Destination driver

Large Shade Structures

Year-round use

Not a typical park

AJ Chandler Park Master Plan

Opinion of Cost/Named Area

Phasing

Phase	Site			Solar Shade Structure		
	SF	Cost/SF	Total	SF	Cost/SF	Total
Pre-Phase		\$	643,500			
Courtyard		\$	643,500	9900	\$ 65	\$ 643,500
Phase 1		\$	9,846,000			
Phase 1A Market West		\$	4,785,000			
Market West Base		\$	3,630,000	33000	\$ 65	\$ 2,145,000
Market West Enhancements		\$	1,155,000		\$ 35	\$ 1,155,000
Phase 1B Market East and Crossing		\$	5,061,000			
Crossing		\$	264,000	8800	\$ 30	\$ 264,000
Market East		\$	3,727,500	34500	\$ 65	\$ 2,242,500
Market East Enhancements		\$	1,069,500		\$ 31	\$ 1,069,500
Phase 2		\$	982,000			
Phase 2A		\$	580,000			
Green		\$	580,000	23200	\$ 25	\$ 580,000
Phase 2B		\$	402,000			
Garden		\$	402,000	26800	\$ 15	\$ 402,000
Phase 3		\$	963,200			
Lot Base		\$	627,200	22400	\$ 28	\$ 627,200
Lot Enhancements		\$	336,000		\$ 15	\$ 336,000
Phase 4		\$	1,255,000			
Experience Base		\$	627,500	25100	\$ 25	\$ 627,500
Experience Enhancements		\$	627,500		\$ 25	\$ 627,500
Phase 5		\$	13,165,200			
Phase 5A		\$	2,240,000			
Restroom/Storage Building		\$	2,240,000	8000	\$ 280	\$ 2,240,000
Phase 5B		\$	8,890,000			
Link Base		\$	6,990,000	95000	\$ 48	\$ 4,560,000
Link Enhancements		\$	1,900,000		\$ 20	\$ 1,900,000
Phase 5C		\$	2,035,200			
Lawn Base		\$	932,800	84800	\$ 11	\$ 932,800
Lawn Enhancements		\$	1,102,400		\$ 13	\$ 1,102,400
Phase 6		\$	1,692,000			
Discovery Base		\$	1,152,000	18000	\$ 40	\$ 720,000
Discovery Enhancements		\$	540,000		\$ 30	\$ 540,000
Total		\$	28,546,900	389500	\$ 58	\$ 22,714,900
				129600	\$ 45	\$ 5,832,000

Total Combined Site and Shade \$ 28,546,900

City Council Subcommittee

September 12, 2017 – Staff presented Master Plan to City Council Subcommittee

City Council Subcommittee comments:

- “concepts presented were exciting and would set Downtown Chandler apart from other cities’ Downtown areas”
- “liked the idea of connecting the Chandler Library to the Downtown”
- “concerned with the cost of the park renovations”
- “opportunity for phasing the project”

Staff’s next steps included:

- ASU tour of power parasol shade structures
- Identify CIP funding to present in City Council FY18/19 budget

Timeline

- Spring 2018 - During City Council Budget Workshop and discussions regarding competing park projects, Dr. A.J. Chandler Park project delayed to complete other park priorities
- Fall 2021 - The Parks Bond Subcommittee developed consensus on putting a higher priority on the Dr. A.J. Chandler Park renovation.
- Current CIP for design and construction of Phase 1
 - ✓ FY23/24 - \$750,000
 - ✓ FY25/26 - \$10,000,000
- Fall 2024 - Staff initiated RFP to review and update Dr. A.J. Chandler Park Master Plan
 - Dig Studios was selected
- Design Charrettes
 - DCCP
 - City staff

2024 Master Plan Criteria/Needs

- ✓ Minimize costs
- ✓ Explore eliminating water fountains and towers due to costly ongoing maintenance
- ✓ Shade
- ✓ Update landscaping
- ✓ Activate east side of park
- ✓ Comfortable area for seating and gathering
- ✓ New restrooms
- ✓ Enhancement of events and programming space
- ✓ Improve crossing at Arizona Avenue
- ✓ Maintain existing parking

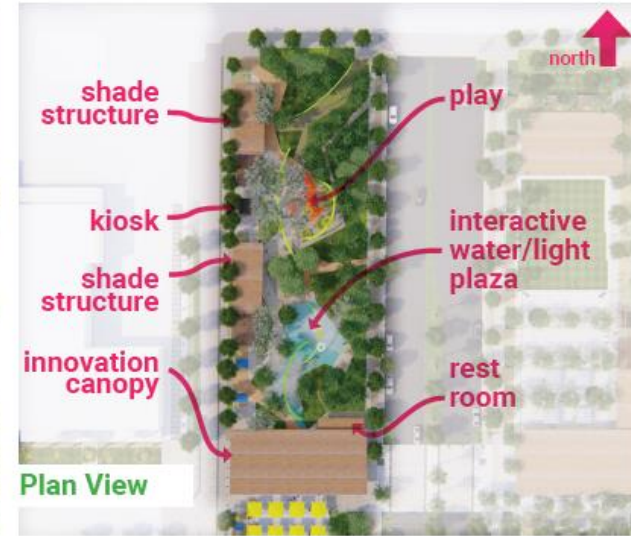
Aerial View of Master Plan



Northwest Corner



View to the west



Plan View

Design Goals

- "Neighborhood park" scale and activity.
- Play and interactive water/light plaza area.
- Clean, safe and attractive rest room.
- Design should be welcoming and encourage exploration.
- Introduce topography to create a park feel and play opportunities.
- Interactive water feature should be seasonal and have an environmental cooling aspect to it.

Character



Movable seating



Playable art



Backyard games



Social seating



Interactive Water



Playful Shade

PLAY FOREST | A FAMILY DESTINATION

Dr. AJ Chandler Park - Chandler, AZ

Westside Central Area



View north from the innovation canopy



View east from the San Marcos Hotel

Westside Central Area During Events



Holiday programming layout



Warm season layout



View east along San Marco Place

INNOVATION CANOPY | EVOLVING SHOWCASE OF TECHNOLOGY

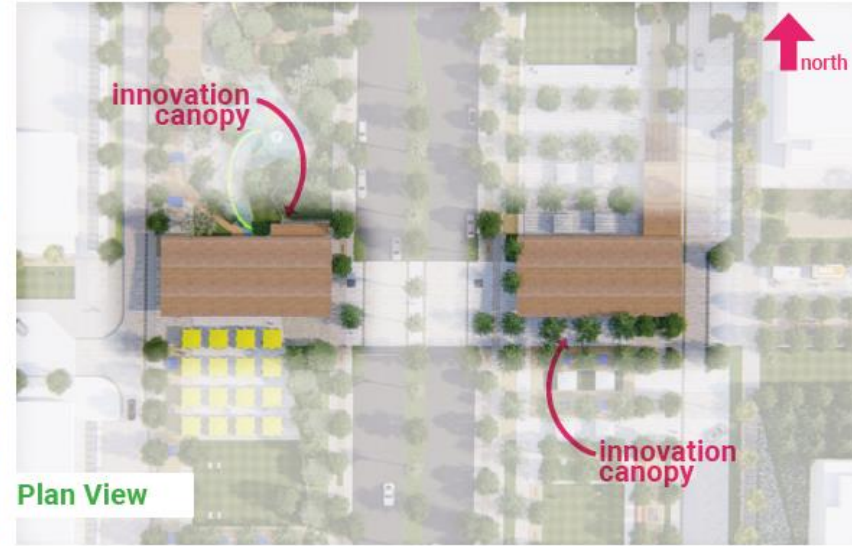
Dr. AJ Chandler Park - Chandler, AZ

Dig
Studio

Prominent Shade Structures



Precedent Example: Xiafu Village Farmers' Market

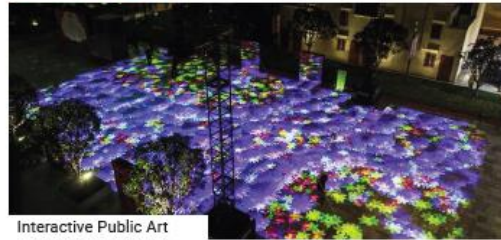


Plan View

Design Goals

- Iconic and bold styling.
- Flexible and adaptable.
- Scalable for multiple events.
- Provide environmental comfort to maximize seasonality.
- Open layout to accommodate weekend events.
- Movable seating to activate the area during the week.

Character



Interactive Public Art



Augmented Reality



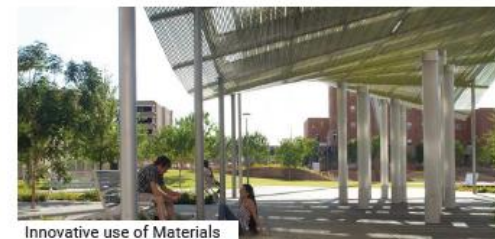
Digital Display



Ease of Circulation



Dynamic Light



Innovative use of Materials

INNOVATION CANOPY | EVOLVING SHOWCASE OF TECHNOLOGY

Northeast Side



View to the north-east



Plan View

Design Goals

- Provide adaptable shade solutions that can transform during the seasons.
- Opportunity for below grade stormwater capture.
- Provide environmental cooling through shade, mist, air circulation, and cool pavements to extend event seasons.
- Accommodate smaller events and support larger events on the Civic lawn.

Character



Movable seating



High performance turf



Neighborhood to community scale



Urban Tree Canopy



Games + Markets



Daily Programming

FLEX PLAZA | FUNCTIONAL EVENT SPACE

Eastside Central Area



View south from along Arizona Avenue



View north-east from along Arizona Place

FLEX PLAZA | FUNCTIONAL EVENT SPACE

Dr. AJ Chandler Park - Chandler, AZ

Dig
Studio

Eastside Stage Area



View east along Commonwealth Avenue



View east along Commonwealth Avenue

PEDESTRIAN PROMENADE | INTERACTIVE CORRIDORS

Dr. AJ Chandler Park - Chandler, AZ

Dig
Studio

Eastside – Stage Area



View to the north-west



Plan View

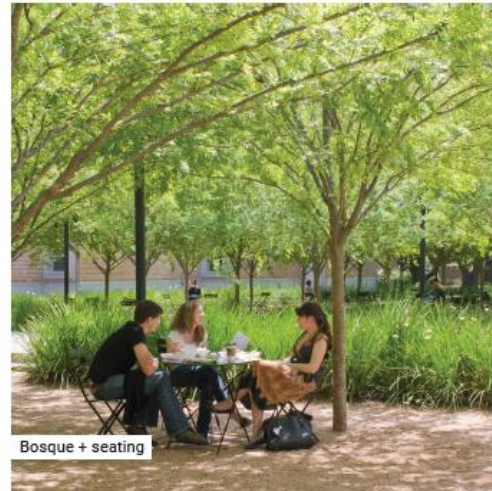
Design Goals

- Event destination.
- Optimize layout for event planning.
- Provide shade to extend programming into warmer months and/or earlier into the day.
- Scale space to feel comfortable on a day to day basis.
- Opportunity for additional program space (indoor market / cafe / civic).
- Create occupiable edges that can be programmed for events.

Character



Activated edges



Bosque + seating



Music + events

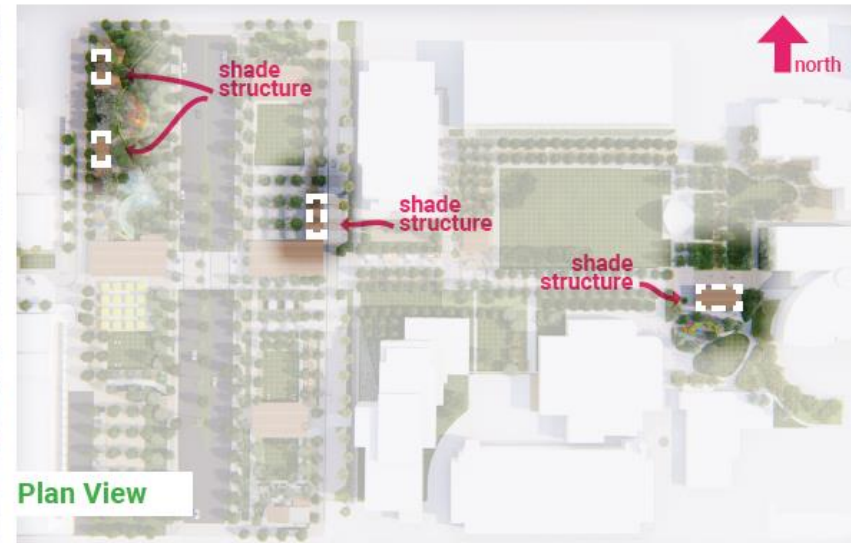
CIVIC LAWN | AN EVENT DESTINATION

Dr. AJ Chandler Park - Chandler, AZ



Eastern View

Future Shade Opportunities



Design Goals

- Create a cooler, more inviting, environment.
- Visually connect the different areas of the park with a unified design language.
- Seating and social activities.

Character



ARCHITECTURE | FUNCTIONAL SHADE

Dr. AJ Chandler Park - Chandler, AZ



Park Pavilions for Smaller Events or Ancillary Large Events



Design Goals

- Activated smaller scale spaces.
- Smaller music events and weekday activities.
- Cafe or beer garden atmosphere.
- Invite people to stop and stay.
- Power for casual, neighborhood scaled, events as well as day-to-day park activities like outdoor work.

Character

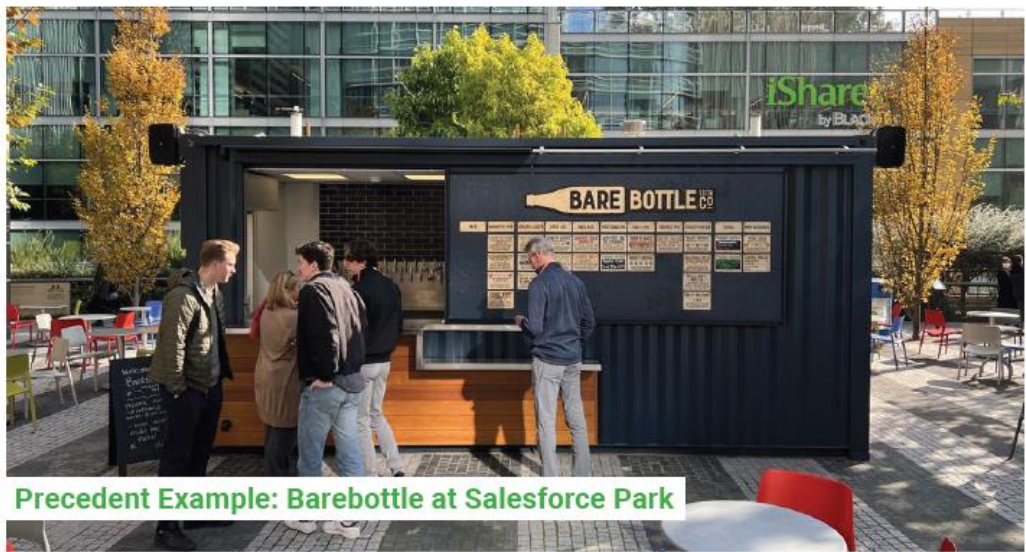


ARCHITECTURE | PARK PAVILION

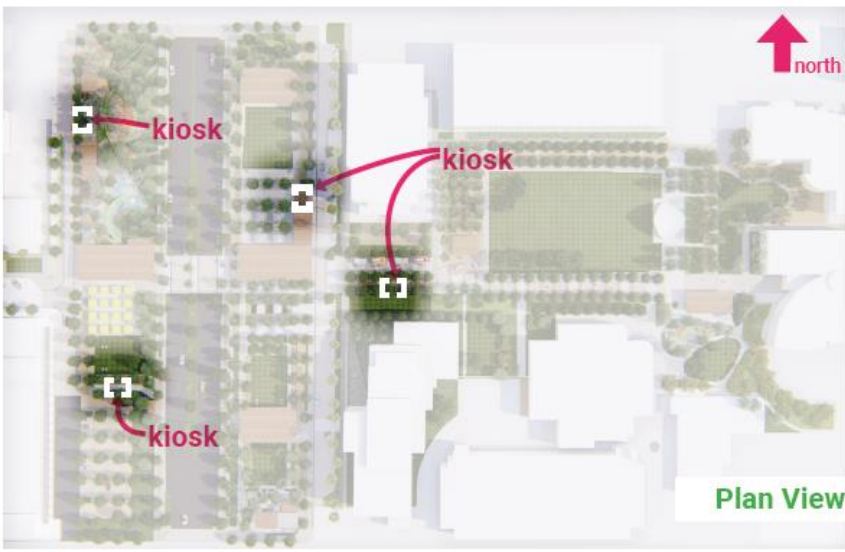
Dr. AJ Chandler Park - Chandler, AZ



Kiosk Opportunities



Precedent Example: Barebottle at Salesforce Park



Plan View

Design Goals

- Site activation with food and beverage popups.
- Generate leasing revenue with in demand property.
- Increase foot traffic.
- Increase dwell time.
- Test out retail, food and beverage concepts with smaller upfront investments.
- Avoid a costly permanent build out.
- Give opportunities for existing establishments to have small in park outposts.

Character



Modular



Shipping Container

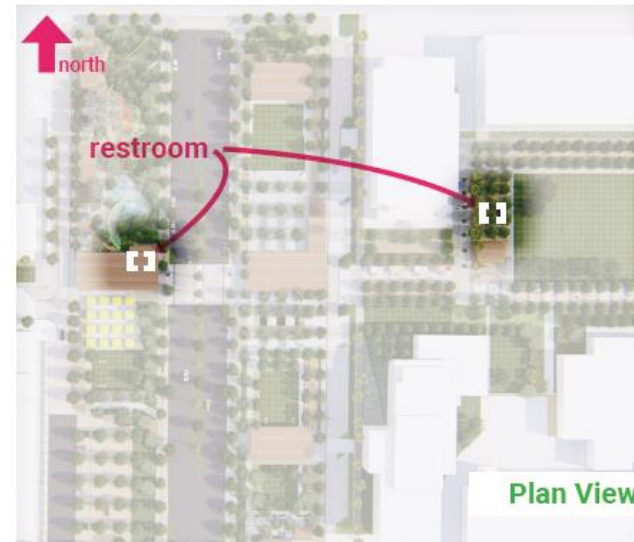


Temporary Structures

Restrooms



Precedent Example: Tokyo Olympics Restroom



Plan View



View east along Commonwealth Avenue



Artful



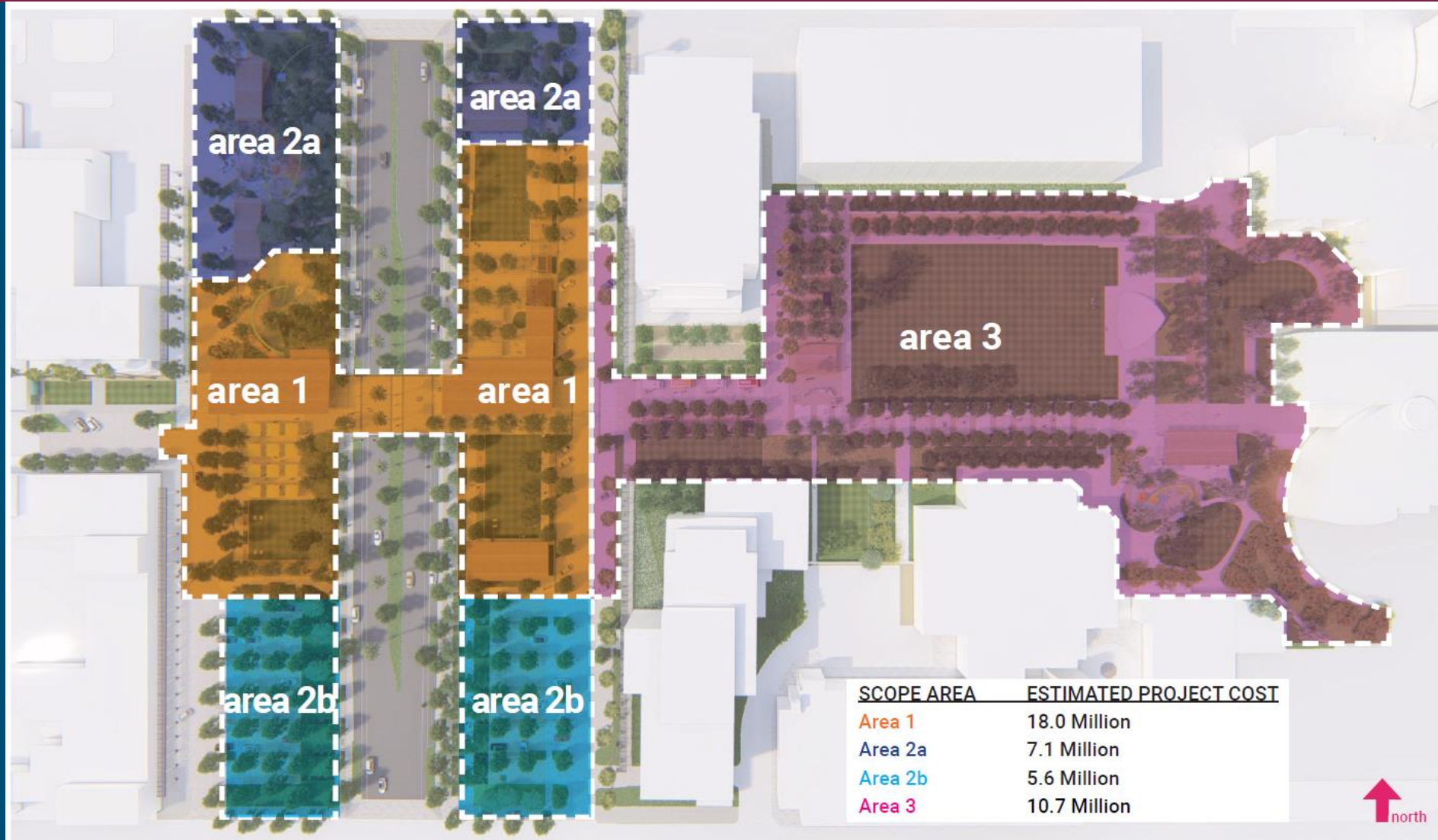
showcase innovation

PEDESTRIAN PROMENADE | INTERACTIVE CO

Dr. AJ Chandler Park - Chandler, AZ



Estimated Costs



MASTER PLAN PROGRAM | ROM COST AREA BREAKDOWN

Dr. AJ Chandler Park - Chandler, AZ



Phase 1



Request to DIG Studios:

What can be accomplished with existing CIP budget?

Phase 1



Next Steps Options

Option 1. Complete modified design of Phase 1 - CIP FY25-26 budget of \$10,000,000

Option 2. Complete entire design of Phase 1 – estimated cost of \$18,000,000

Option 3. Limit improvements to address critical issues - estimated cost of \$3,000,000 to \$6,000,000

- a. Restrooms reconstruction
- b. Fountains removal
- c. Updated landscaping/irrigation
- d. ADA Improvements