

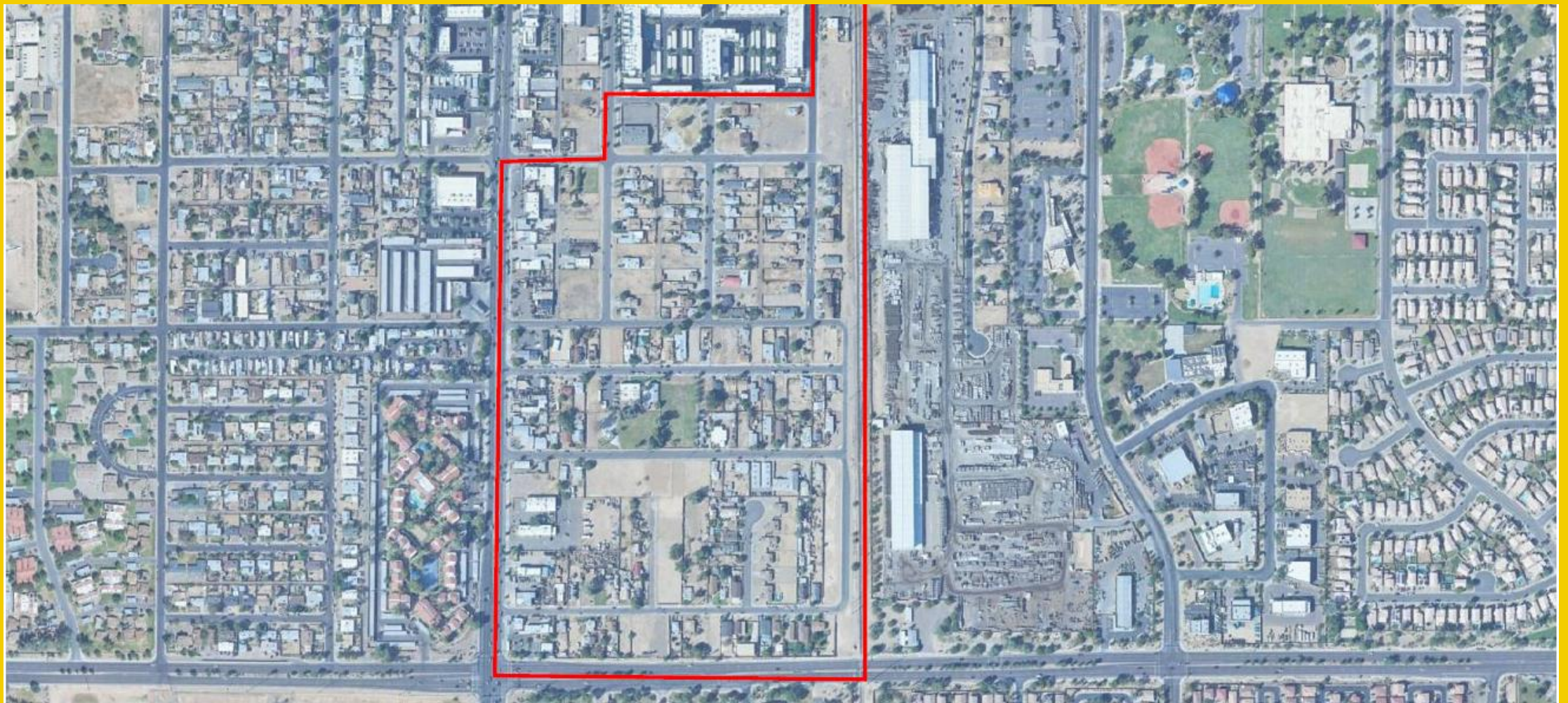
A nighttime photograph of a street scene. In the center, a tall, dark palm tree stands prominently. To its left, a vertical sign reads 'DOWNTOWN SOUTH' in white letters on a dark background. The sign is illuminated. In the background, there are several palm trees and some buildings. The sky is dark blue. In the foreground, there are light trails from cars, suggesting a long exposure. The overall scene is a mix of urban and natural elements.

City Council Work Session

**Washington Street Alignment &
Southside Village Neighborhood**

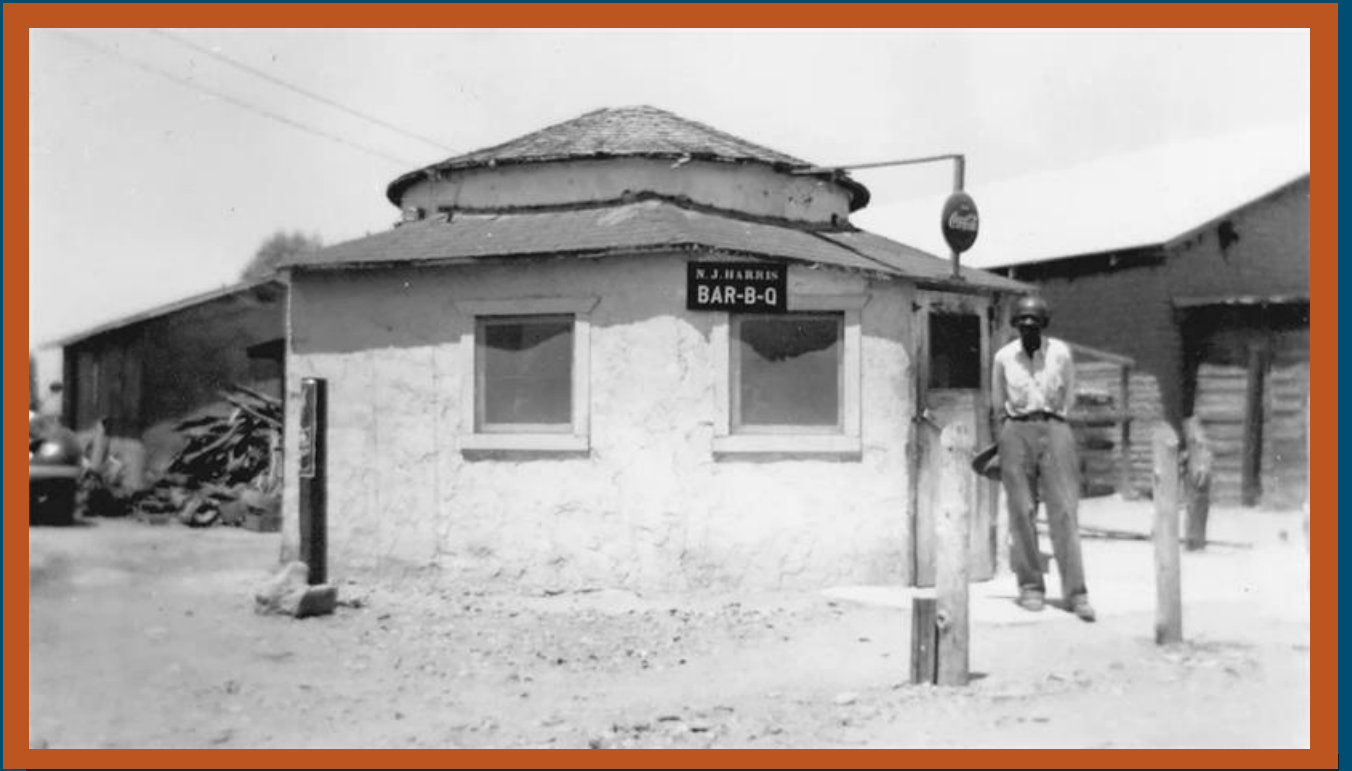
April 24, 2025

Washington Street Area Vision



Southside Village Neighborhood

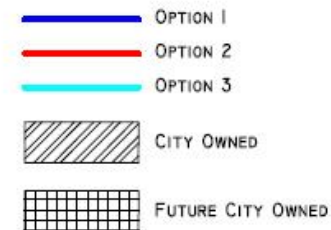
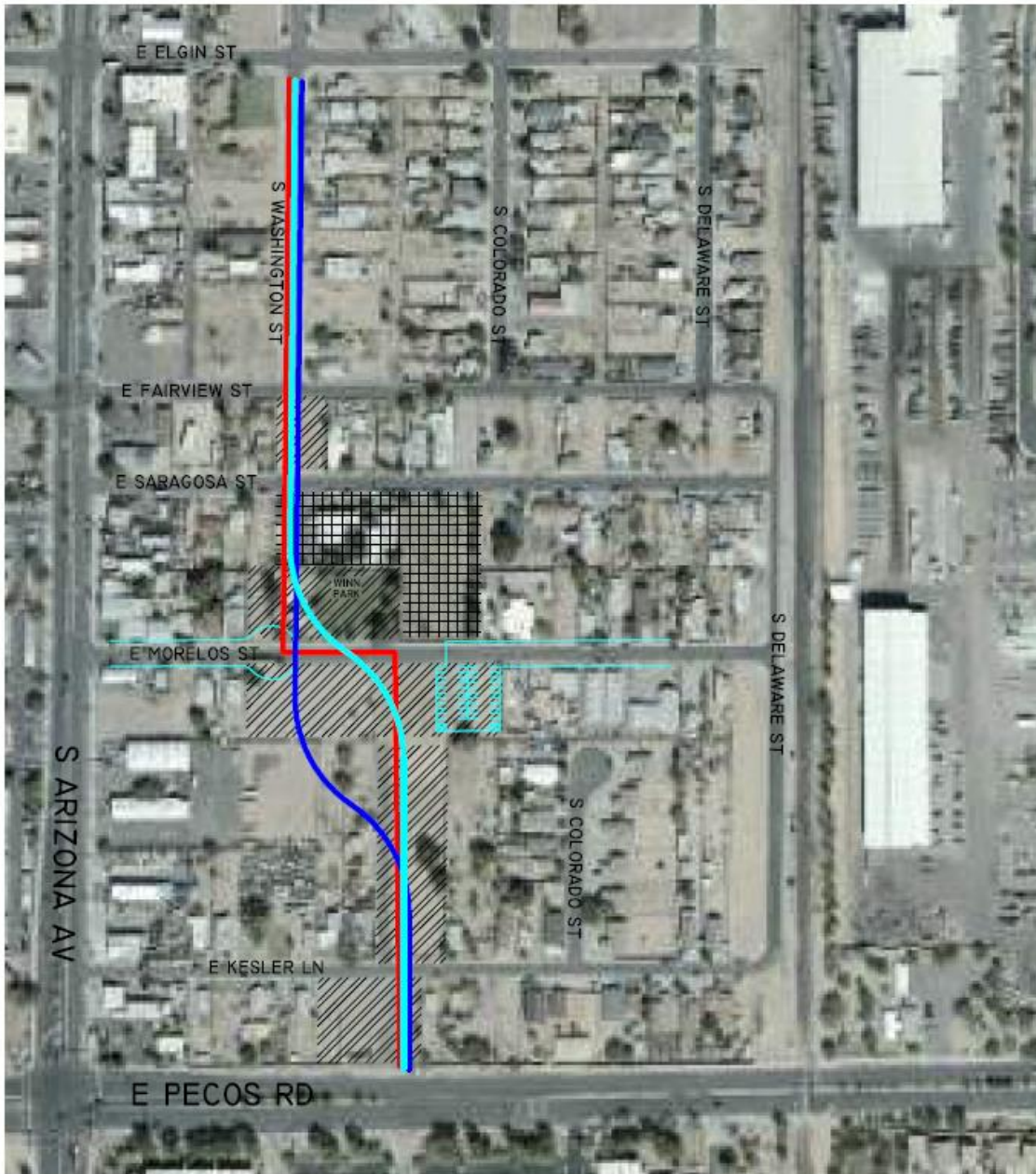
- Among the oldest and most diverse areas in the City
- Home of Winn School, built in 1929
- First traditional Black and Latino neighborhood. Home to many prominent families and leaders (Coy Payne, Zora Folley, et al).



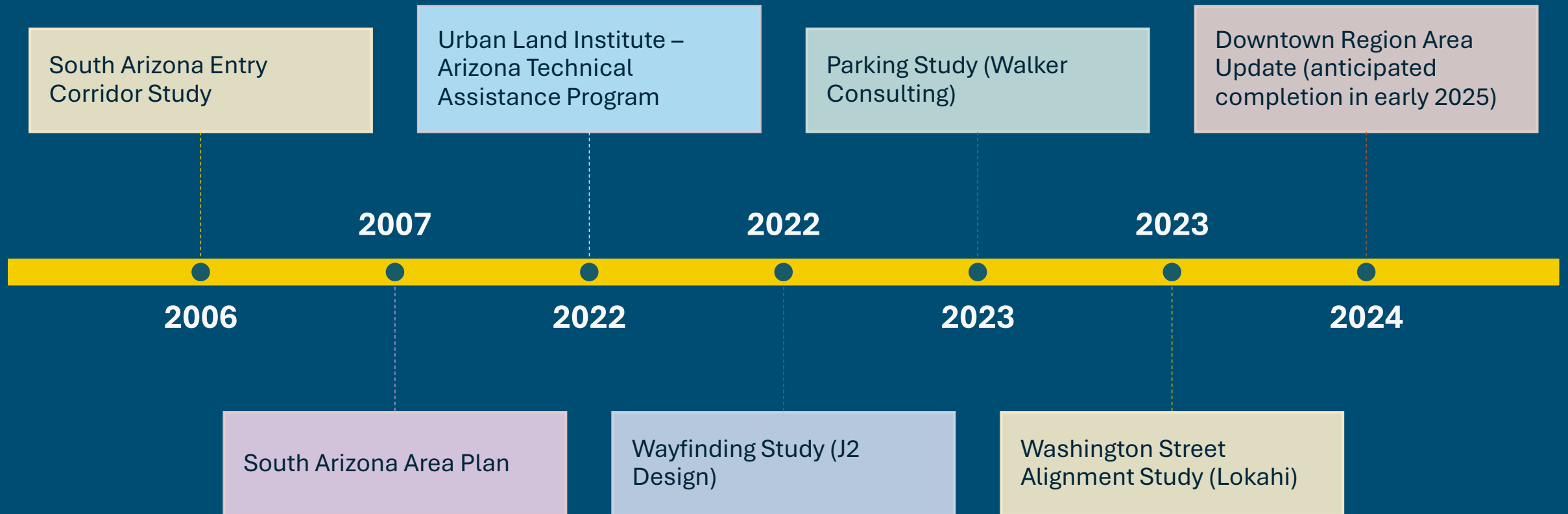
2006 Washington Alignment

Original intent of the alignment

- South Arizona Avenue Corridor Area Plan
- Use to support larger development along Arizona Avenue
- Traffic Reliever
- Utility Corridor
- S Curve was the preferred option



Studies



Future of neighborhood and development within the southeast quadrant of downtown

Development to the South

- Smaller lot development
- Adaptive Reuse
- Neighborhood uses
- Use of alleys

South AZ Corridor Study –

- High & medium density residential development
- Assemblage of small parcels
- Revision of neighborhood streets to facilitate traffic for new growth



Neighborhood Enhancement Since 2021

- Neighborhood engagement
 - Zora Folley Mural/Museum Exhibit
 - Harris Park Improvements
 - Neighborhood Parties/Envision Events
 - New Historic Markers
 - Continued engagement and support for the non-profit serving the neighborhood
 - Funding Habitat for Humanity homes & CDBG housing rehab projects

Commitment:

Cultural Development and Neighborhood Resources met with stakeholders to ensure continued involvement and transparency through future studies



Urban Land Institute AzTAP (2022)

- Allow the continuation of economic development while protecting multi-generational housing and the neighborhood that holds so much rich history
- Analyze and suggest development growth opportunities
- South Arizona Avenue Corridor Area Plan not aligning with the type of development occurring and proposed

2022: City Council approved Southside Village Neighborhood as the first Historic Conservation District



Downtown South

AzTAP Process

- Community-chosen stakeholder interviews
- Committee of experts
- Study area plans
- Tour & all-day workshop

Community Input

- Keep the historic neighborhood intact
- Consider traffic circulation during development
- Placemaking, walkability, park development
- Winn School as a historic neighborhood asset

Recommendations

- Create an overlay to allow for flexibility of adaptive reuse policies
- Micro-niche economy of arts and culture through live-work units
- Gentle density options (infill of existing single-family neighborhoods to allow additional units on lots)
- Creating an urban form to protect the fabric of the neighborhood

Placemaking Elements

Tree canopies, lighting, sidewalks and signage to transition the area, making it feel intentional, walkable and clearly identifying boundaries for redevelopment.

Salvation Army Property

.79 acres - Winn School & trailers

.95 acres - Vacant Salvation Army property

1.74 acres - Total Salvation Army property

Winn Park = .80 acres



Winn School

Winn School was built on Saragosa Street in response to a petition from the Hispanic community in the Southside Chandler neighborhood.

Residents living in Southside and Winn's Addition submitted a petition (in both English and Spanish) to the Chandler school board in June 1929 requesting a school be built for their children in their neighborhood.

In 1967, CUSD dedicated Winn School to the City of Chandler for a community center.

The City leased and then sold Winn School to the Salvation Army in 1981 for \$13,500.



Salvation Army at Winn School Campus



Salvation Army has served the community through school-aged services, homelessness outreach



Salvation Army commissioned a needs assessment to determine if they should stay in their current location or consider relocation in the Southeast Valley.



City is currently in communication with the Salvation Army for possible acquisition of Winn School if they relocate.



Community Input

- Concerns with location of homelessness services
- Cultural Center
- Preservation of historic building
- Neighborhood uses

Schematic of Salvation Army at Washington Street



- 80' right of way width
- Anchors Salvation Army on the southeast corner of Washington Street and Saragosa Street
- 12 angled parking spaces on the east side of Washington Street (18 currently)
- Potential additional parking on west side of Washington Street to accommodate Salvation Army parking needs
- Shift of Winn Park to the east

Parking Study (2023)

- Studied City property within the Southside Village Neighborhood
- Recommend City-owned lots for future surface parking
- Allow lots to be used toward parking calculations in smaller developments



AzTAP recommended allowing City-owned parking lots to be used for food trucks, farmers markets, etc., to encourage local economic development.

Downtown Region Area Plan (DRAP, 2025)

The Downtown Region Area Plan will:

- Guide all future development decisions within the region
- Provide a high-level view of how the future built environment within the region should look
- Set policies that define types of developments that can be considered

New Recommendations

- Adaptive Reuse
- Commerce Routes
- Mixed Uses
- Alley Activation
- Downtown Gateways
- Character Area Guidelines

DRAP is consistent with recommendations from AzTAP and the Washington Street Alignment Study

Examples from DRAP



Washington Street Alignment (2023)

Research 4 options for
the alignment of
Washington Street

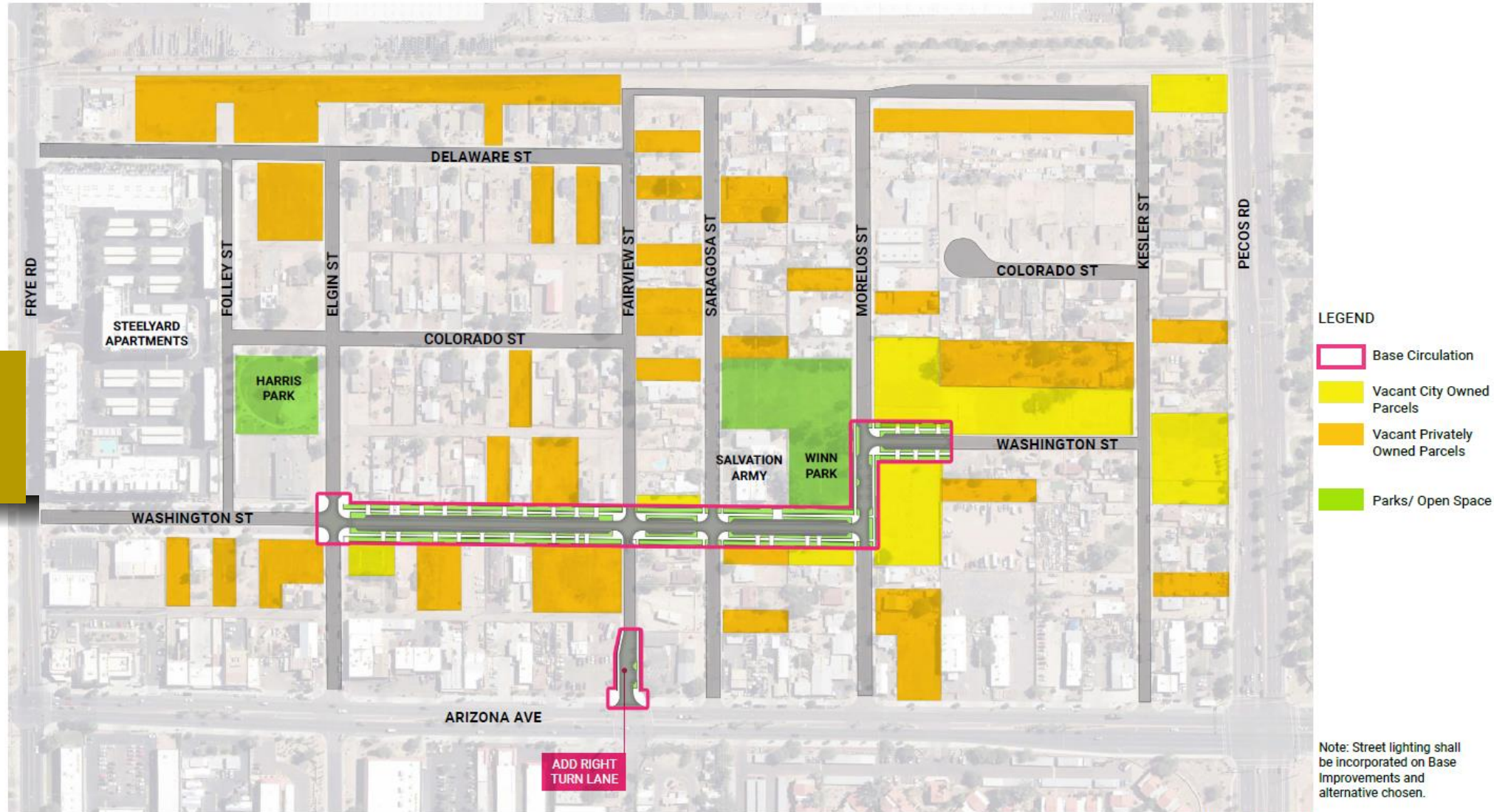


Community Input

- 100% consensus opening to Pecos Rd
- Allow for neighborhood traffic circulation
- Right-only lane on Fairview Avenue
- Traffic calming
- Minimize on-street parking from businesses on Arizona Ave

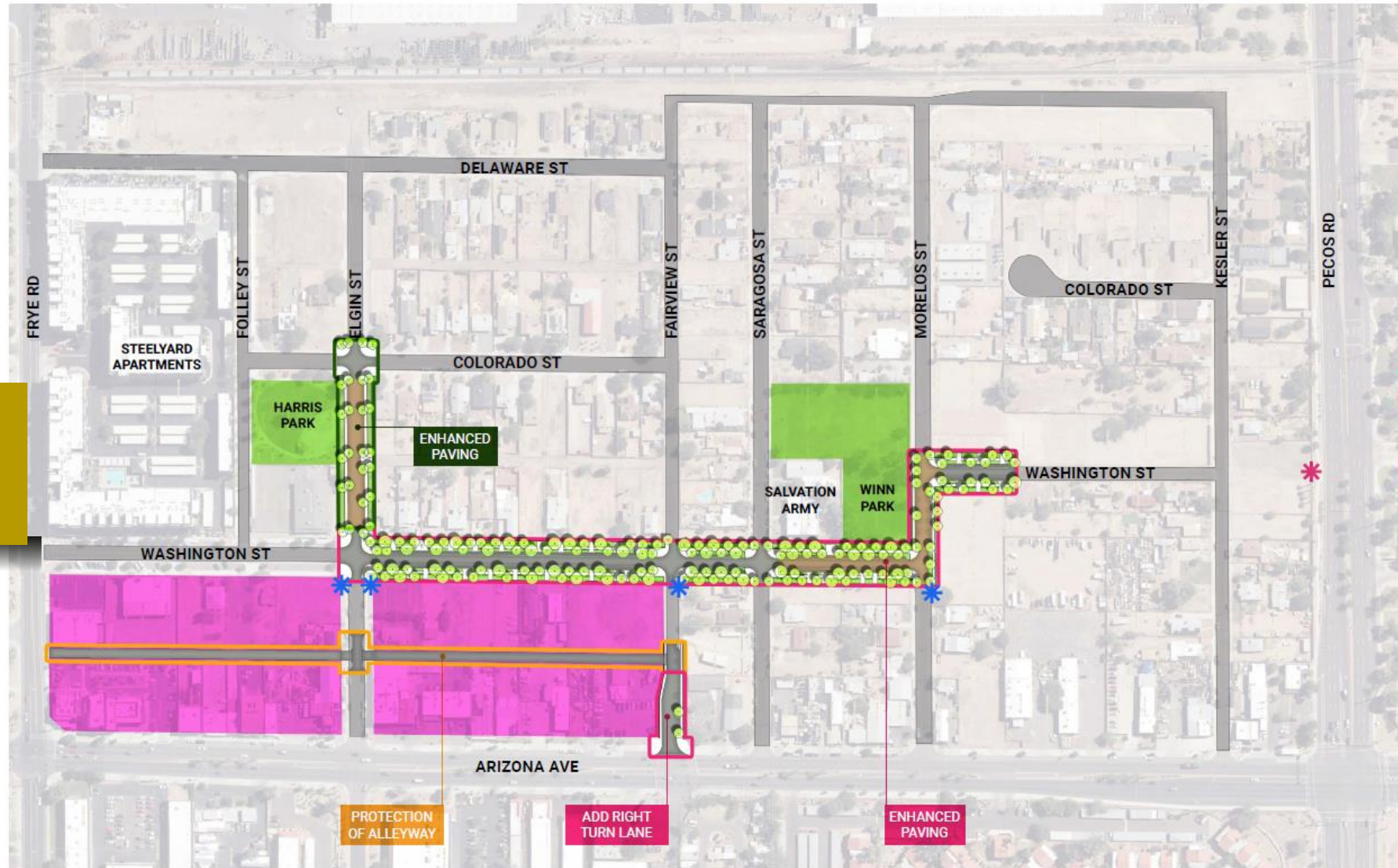
Washington St - Base Connection

Washington Street Improvements- Chandler, AZ



Washington St - Placemaking

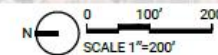
Washington Street Improvements- Chandler, AZ



LEGEND

- Base Improvements
- New Pedestrian Connection to Pecos Rd
- Protection of Alleyway
- Placemaking Opportunity
- Parks/ Open Space
- Future Development
- * Signage/ Wayfinding
- * Signage/ Wayfinding for Washington St Alternative

Note: Street lighting shall be incorporated on Base Improvements and alternative chosen.



Washington Street Alignment Options

1. Keep current alignment (no-build alternative)
2. Pedestrian Path at Pecos
3. Washington Street extension to Pecos with “S” curve
4. Street shift extension with intersection at Pecos

Community Input

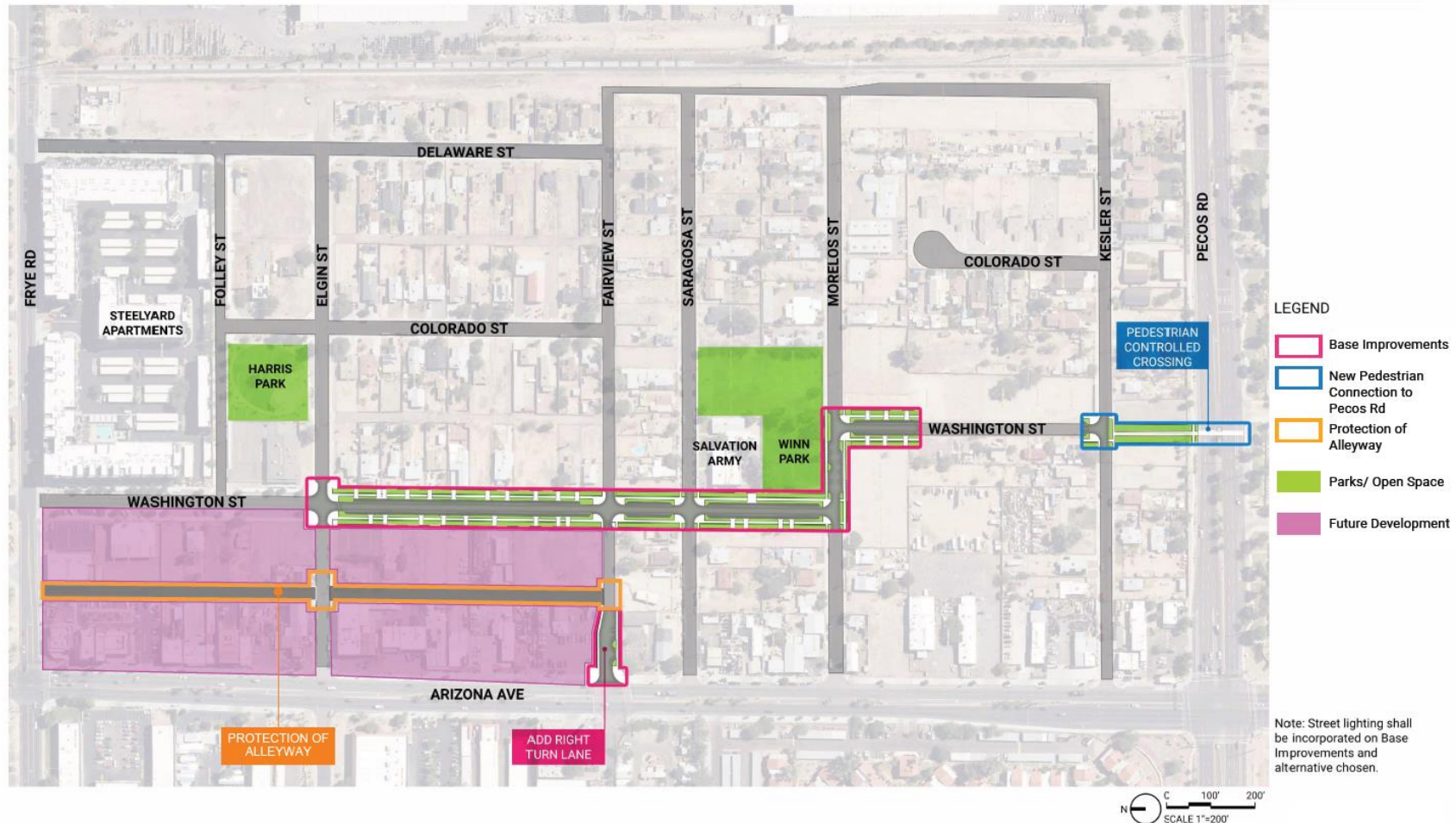


Unanimous request to provide access to Washington Street from Pecos Road, without strong opinions regarding exact alignment

Option 2

Washington St - Alternative - Paseo

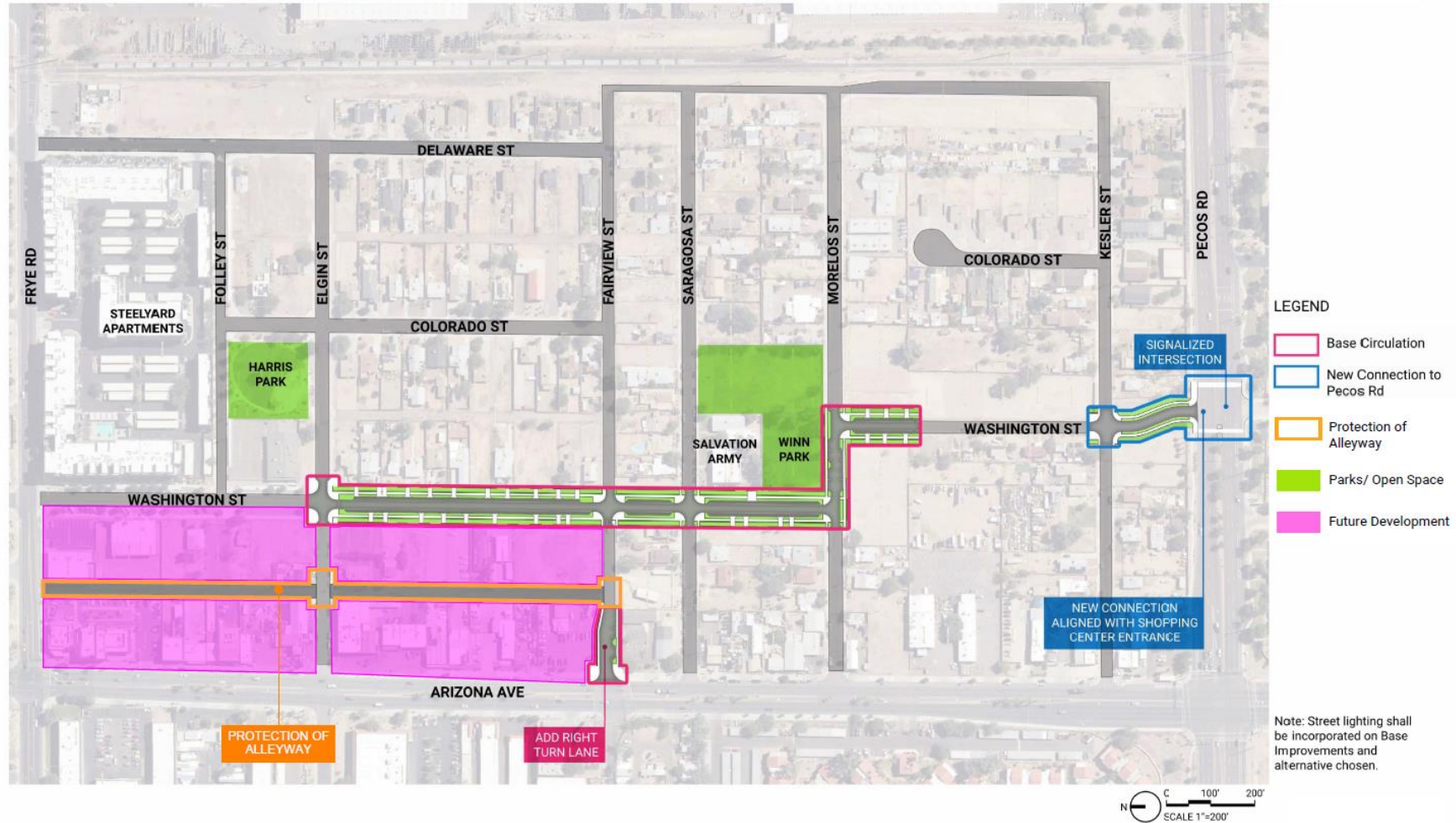
Washington Street Improvements- Chandler, AZ



Option 3

Washington St - Alternative - S Curve

Washington Street Improvements- Chandler, AZ

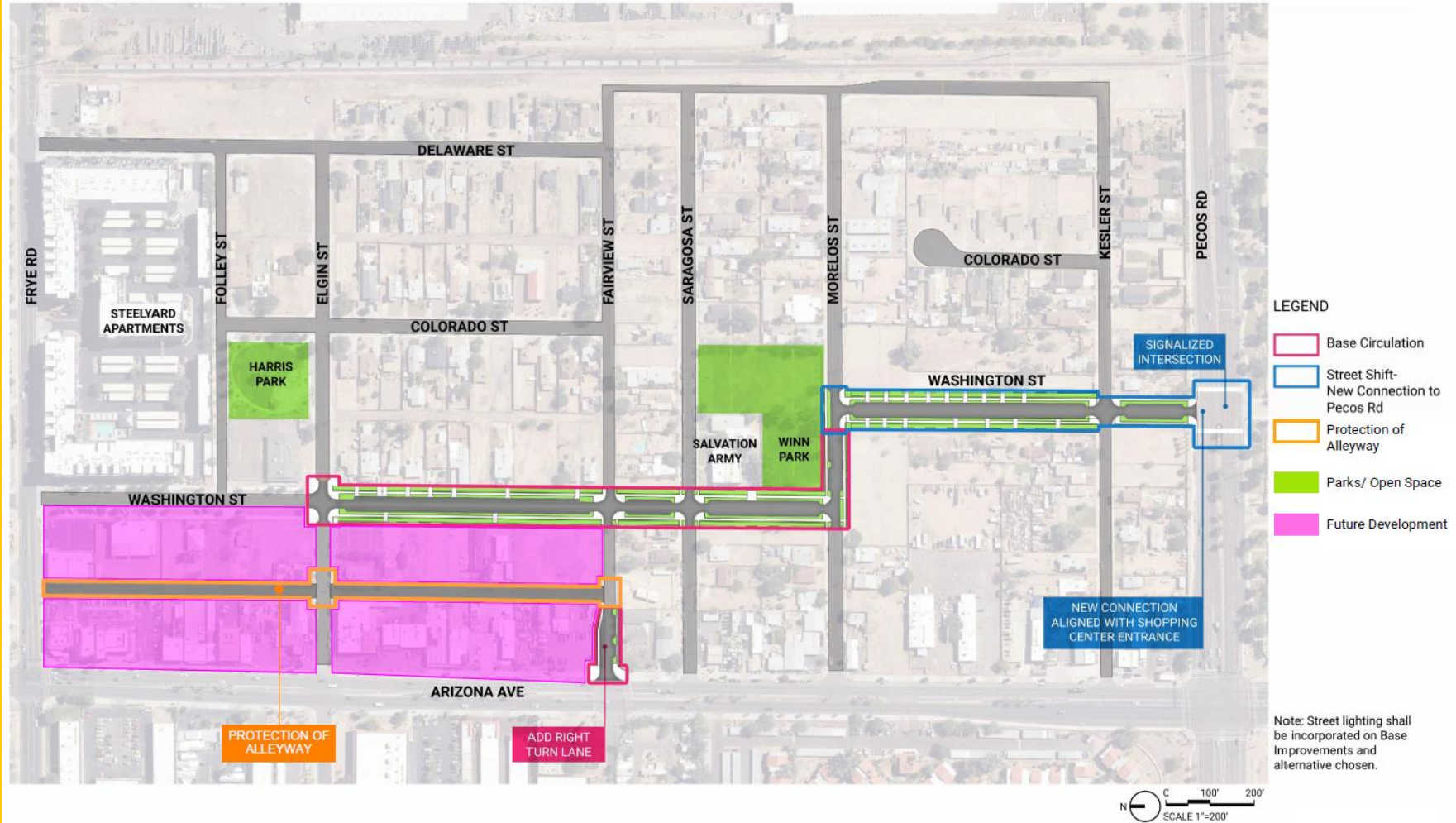


Option 4

Washington Street Improvements - Chandler, AZ



Washington St - Alternative - Street Shift (Preferred Alternative Per Public Input)

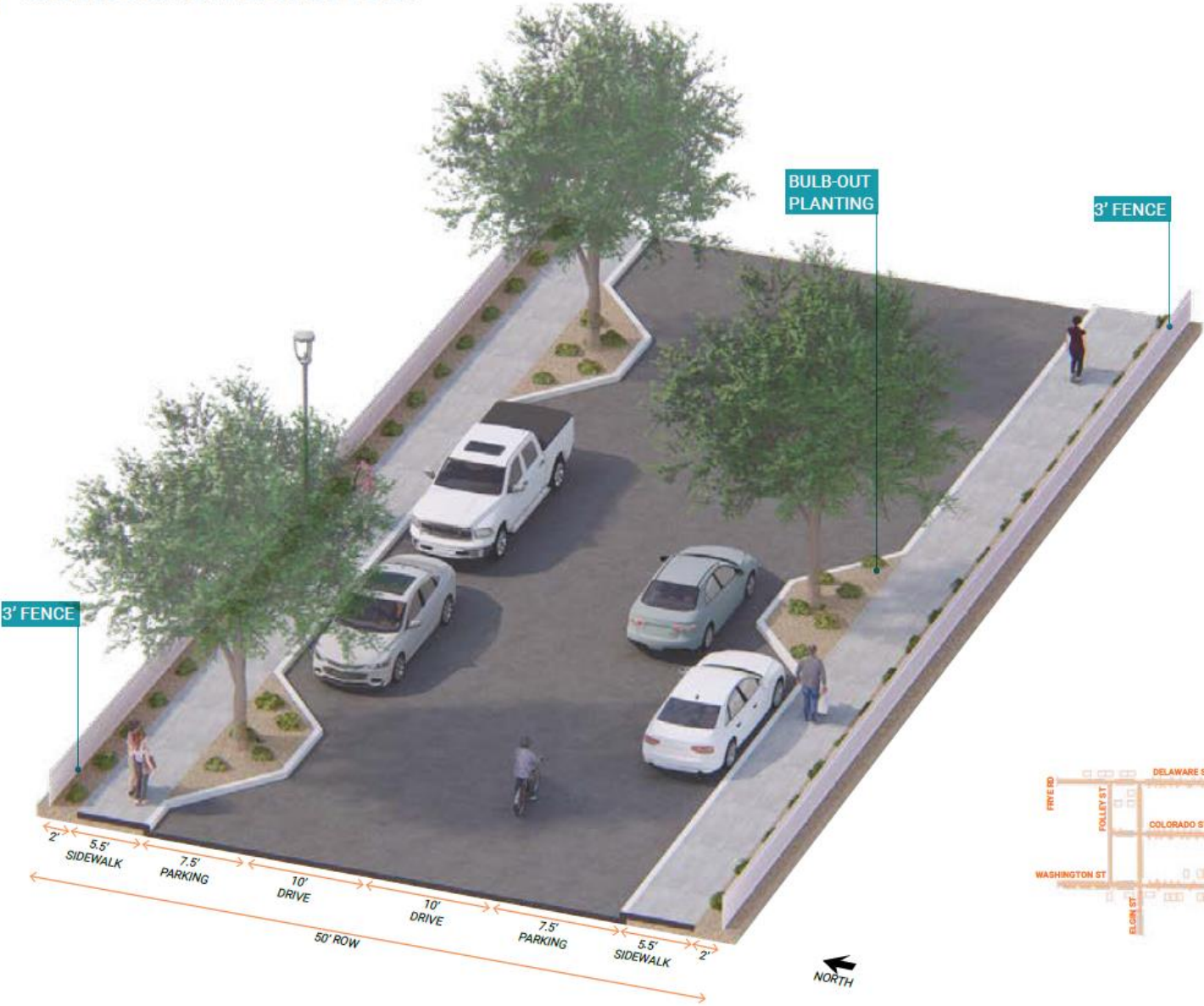


Washington St - Section Typ.

Washington Street Improvements- Chandler, AZ



SECTION TYP. B - SARAGOSA ST/ MORELOS ST



Washington Street Alignment Stakeholder Meetings Feedback

Stakeholder Meetings

- November 2021 – Overall Neighborhood Meeting – Kickoff
- January 2023 – Southside Village Reunion at Harris Park

ULI AZ TAP

- April 2022 – ULI AZ Tap Meeting Stakeholder Meeting (Harris Park)
- May 2022 – Panel Day
- Individual Stakeholder interviews chosen by neighborhood

Over 72 residents attended the various meetings, with neighborhood leaders assisting with communication on all meetings

Washington Street Meeting

- August 2023 - Meeting with Southside Village Stakeholder Meeting
- November 2023 –Washington Street Kick Off Meeting (Community Input Meeting Mt. Olive with Southside Village Stakeholder Meeting)
- December 2023 – Salvation Army Stakeholder Meeting
- March 2024 – Southside Village Stakeholder Meeting
- January 2024 – Light and Life Church Stakeholder Meeting
- June 2024 – Salvation Army Leadership Board Meeting
- August 2024 –Southside Village Stakeholder Meeting

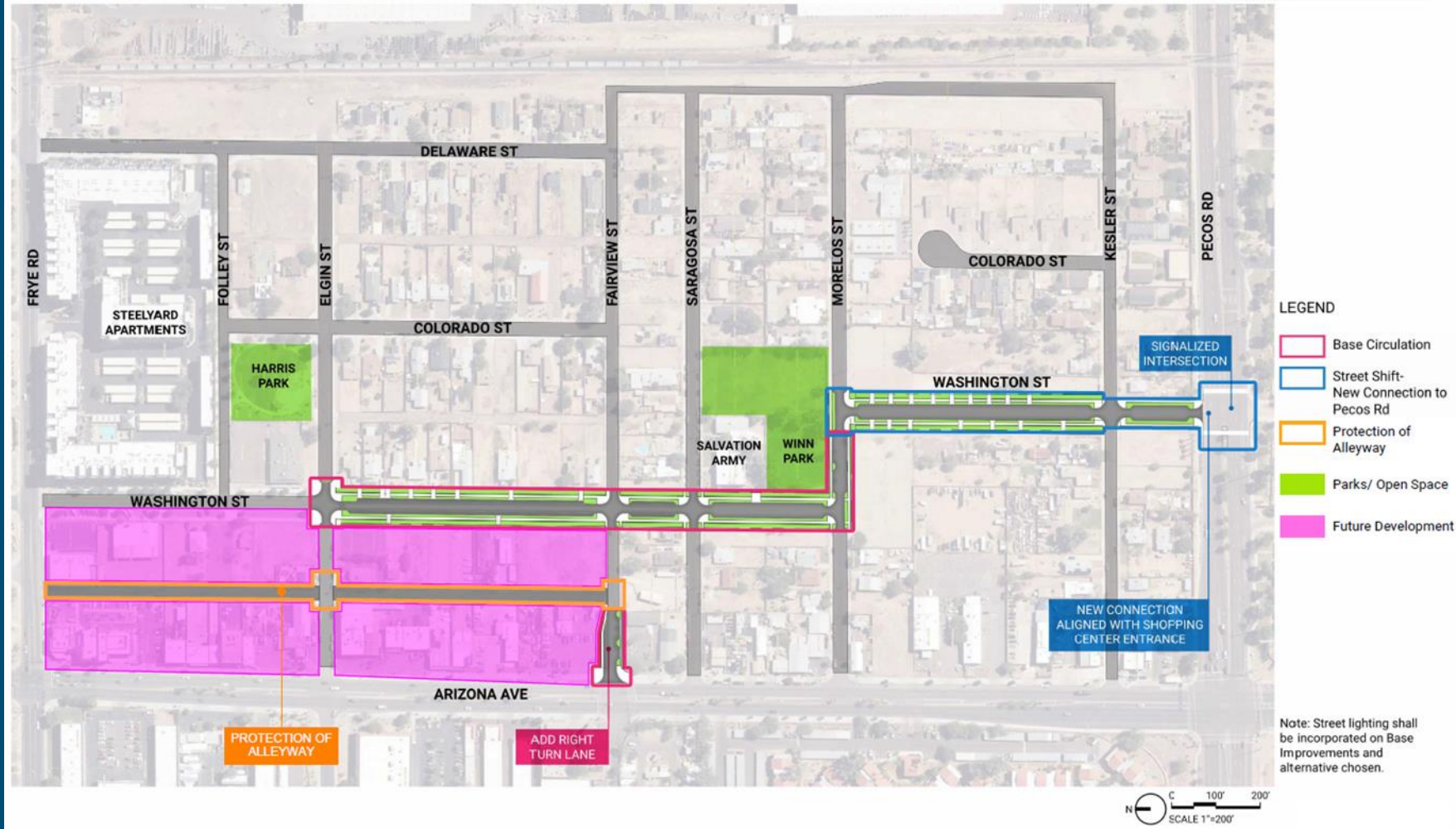
Downtown Region Area

- August 2024 – Multiple meetings throughout the month

Preferred Option

Washington St - Alternative - Street Shift (Preferred Alternative Per Public Input)

Washington Street Improvements- Chandler, AZ



The MMH Thesis



Future Housing Opportunities

- City has acquired all right-of-way anticipated to be necessary for the extension of Washington Street. An estimated 25 parcels were purchased, most zoned either MF-2 or SF-8.5.
- The designs for Washington Street extension and Winn Park must be finalized before redeveloping any of these parcels. However, the City can start now envisioning with the neighborhood the types of housing that would be appropriate.

Staff are working with a consultant to:

- Capacity test for city properties housing types, number of houses, and possible site plans for properties.
- Evaluate economic feasibility and development models, including preferred method of construction (RFP, self develop, etc.), possible community partners, and financing/ownership/partnership structures.
- Goal: To build new attainable/affordable housing product types in Chandler.



How the Washington Street Alignment Supports Neighborhood Feedback

- ☒ Neighborhood traffic calming
- ☒ Right only lane on Fairview Avenue
- ☒ Minimize on-street parking from businesses on Arizona Ave
- ☒ Allow for neighborhood traffic circulation
- ☒ Washington Street provides a buffer from traditional neighborhood and development

Recommended Next Steps



Continue discussions with Salvation Army regarding their long-range plans and possible reacquisition of Winn School property as a historic site, park, and neighborhood center – Fall 2025



Complete the Downtown Region Area Plan (DRAP) for future City Council adoption and report back to neighborhood stakeholders – May – P&Z / June - Study Session / June – Ordinance intro and adoption



Finalize Washington Street recommended option design and begin design of replacement Winn Park (both currently funded in FY 2025-2026) – Spring 2026



Complete utility assessment needs assessment – Summer 2026



Utilize excess property for housing with development partner(s) after final design of Washington Street and Winn Park determined – June 2025



Continue neighborhood communication and outreach