

Meeting Minutes

City Council Work Session

April 24, 2025 | 4:00 p.m.
Council Chambers Conference Room
88 E. Chicago St., Chandler, AZ



Call to Order

The meeting was called to order by Mayor Kevin Hartke at 4:01 p.m.

Roll Call

Council Attendance

Mayor Kevin Hartke
*Vice Mayor Christine Ellis
Councilmember Angel Encinas
Councilmember Jane Poston
Councilmember Matt Orlando
Councilmember OD Harris
Councilmember Jennifer Hawkins

Appointee Attendance

Joshua Wright, City Manager
Tawn Kao, Acting City Attorney
Dana DeLong, City Clerk

*Vice Mayor Christine Ellis attended virtually until 4:38 p.m., when she arrived in person.

Staff in Attendance

Tadd Wille, Assistant City Manager
Dawn Lang, Deputy City Manager / Chief Financial Officer
Andy Bass, Deputy City Manager
Alexis Apodaca, Mayor & Council Public Affairs Senior Manager
Matt Burdick, Communications & Public Affairs Director
John Knudson, Public Works & Utilities Director
Leah Powell, Neighborhood Resources Director
Kim Moyers, Cultural Development Director
Lauren Koll, Downtown Redevelopment Program Manager
Kevin Snyder, Development Services Director
John Sefton, Community Services Director

Discussion

1. Presentation and Discussion Regarding the Southside Village Neighborhood, Generally Located within the Area Bounded by Pecos Road, Arizona Avenue, Frye Road, and Delaware Street, Including Discussion of the Neighborhood's History, Studies and Stakeholder Meetings Related to the Future Development of the Neighborhood, the Proposed Downtown Region Area Plan Update, Proposed Washington Street Alignment, and Associated Infrastructure Improvements

MAYOR HARTKE called for a staff presentation.

JOSHUA WRIGHT, City Manager, introduced the discussion item.

KIM MOYERS, Cultural Development Director, presented the following presentation.

- Washington Street Alignment & Southside Village Neighborhood
- Washington Street Area Alignment
- 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
 - 2006 South Arizona Entry Corridor Study
 - 2007 South Arizona Area Plan
 - 2022 Urban Land Institute Arizona Technical Assistance Program
 - 2022 Wayfinding Study (J2 Design)
 - 2023 Parking Study (Walker Consulting)
 - 2023 Washington Street Alignment Study (Lokahi)
 - 2024 Downtown Region Area Update (anticipated completion in early 2025)
 - 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
- AzTAP Process
 - Community-chose 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 of 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
 - Preservation of historic building
 - Cultural Center
 - 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

COUNCILMEMBER HARRIS asked if there is a traffic flow study.

MS. MOYERS said that will be in a later slide.

COUNCILMEMBER POSTON asked about the condition of the Winn School.

MS. MOYERS commented the building is old and needs repairs.

LEAH POWELL, Neighborhood Resources Director, said a needs assessment was conducted about 18 months ago. Some health and safety updates were completed but it still needs work.

MS. MOYERS continued the presentation.

- Parking Study (2023)
 - Studied City property within the Southside Village Neighborhood
 - Recommended City-owned lots for future surface parking
 - Allows lots to be used toward parking calculations in smaller developments
 - Az Tap 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 development 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

MAYOR HARTKE asked about the public participation from the neighborhood.

MS. MOYERS said that information will be shared later in the presentation. Community leaders were present at every meeting, leaders shared information with neighbors.

COUNCILMEMBER ORLANDO asked what is expected for the sewer and water line conditions under these streets.

JOHN KNUDSON, Public Works & Utilities Director, said the condition is unknown. There are utilities in the area due for replacement that could be eligible to be worked on concurrently.

MAYOR HARTKE asked if the condition is expected to be similar to other older Chandler neighborhoods' utilities.

MR. KNUDSON explained that they have found concrete streets and septic systems in excavation of older neighborhoods' utilities. These discoveries are dealt with during the course of the project.

COUNCILMEMBER ORLANDO asked about expected legal challenges from claiming ownership of underground utilities on property.

MR. KNUDSON said he is not aware of any. An in-depth look into property rights would be conducted during the design process.

COUNCILMEMBER HARRIS commented that during the assessment process the city should engage with local utility companies and fiber.

MAYOR HARTKE asked about the meetings at the Salvation Army campus.

MS. POWELL said the first meeting at Salvation Army campus had high attendance from neighbors, stakeholders, and community leaders providing valuable input.

MS. MOYERS continued the presentation.

- Community Input
 - 100% consensus opening to Pecos Rd
 - Allow for neighborhood traffic circulation
 - Right-only lane on Fairview Avenue
 - Traffic calming
 - Minimizing on-street parking from businesses on Arizona Ave
- Washington St – Base Connection
- Washington St – Placemaking
- 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 options regarding exact alignment
- Option 2

COUNCILMEMBER ORLANDO asked if one of the proposed segments in Option 2 from Washington Street would allow vehicle traffic to Pecos Road.

MS. MOYERS said this segment does not allow vehicle traffic exiting from Washington Street onto Pecos, it would be a pedestrian walkway.

MAYOR HARTKE asked if this segment would include a pedestrian light on Pecos.

MS. MOYERS said it would align at the driveway and a pedestrian light would be included.

MS. MOYERS continued the presentation.

- Option 3
- Option 4

COUNCILMEMBER ORLANDO asked if this option would grant vehicular access from Washington Street to Pecos Road.

MS. MOYERS said yes, Option 3 and Option 4 both contained vehicular access from Washington Street to Pecos Road.

MAYOR HARTKE asked for a comparison of the options.

MS. MOYERS detailed that Option 2 and Option 4 have the same alignment for Washington Street but Option 2 is for pedestrian access, and Option 4 has vehicular access. Option 3 has vehicular access with a more westward alignment for Washington Street.

COUNCILMEMBER ENCINAS asked if an intersection with streetlight would be installed on Pecos Road for Option 4.

MS. MOYERS said the intersection on Pecos Road would be signalized.

COUNCILMEMBER ENCINAS asked if stop signs would be installed at the intersection of Washington Street and Kesler Street.

MS. MOYERS agreed.

COUNCILMEMBER POSTON asked about the benefits and drawbacks between Options 3 and 4.

MS. MOYERS said Option 3 would likely cost less due to a less drastic realignment of Washington Street.

COUNCILMEMBER POSTON asked if the improvements would be done in the existing alignment on Washington Street in Option 3.

MS. MOYERS said some improvements would likely be made on Washington Street in Option 3 but not as many would be needed. Option 4 would likely not need a stop sign at the intersection of Kesler Street and Washington Street.

COUNCILMEMBER ORLANDO commented that Option 3 could have some traffic calming effects from the s-curve implemented at Washington Street.

MS. MOYERS said it is not a traditional method to handle traffic calming.

MS. MOYERS continued the presentation.

- Washington St – Section Type
- Section TYP B – Saragosa St/Morelos ST

COUNCILMEMBER HARRIS asked if the city owns the east side of Washington Street and asked what is on the west side.

MS. MOYERS said the city owns some of the property on the east side of Washington Street, the west side is also city-owned vacant property.

MR. WRIGHT added that there is a section with privately owned property.

COUNCILMEMBER HARRIS asked if property owners had the opportunity to provide feedback on potential impact from commercial buildings and traffic development.

MS. MOYERS agreed and emphasized public involvement and input. She shared there are some opportunities for the city owned property in the area.

MS. MOYERS continued the presentation.

- Washington Street Alignment Stakeholder Meetings Feedback
- Stakeholder Meeting
 - 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
- 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
 Over 72 residents attended the various meetings, with neighborhood leaders assisting with communication on all meetings
- Preferred Option

COUNCILMEMBER ENCINAS asked if there is a plan to include pedestrian connections from Harris Park.

MS. MOYERS said some enhancements were included in plans. Placemaking on the pedestrian place would include historic markers and educational pieces but they were a piece of the studies conducted.

COUNCILMEMBER ORLANDO said shifting the alignment of Washington Street would use more of the city-owned property and possibly decrease the possibility of future development.

MS. MOYERS agreed. If shifted, the additional landscaping would create a buffer for existing homes, but it does take up some city-owned property.

COUNCILMEMBER ORLANDO asked about who owns some parcels in the surrounding area and suggested a private partnership to increase the viability of land development.

VICE MAYOR ELLIS asked how much of the city-owned property is expected to be used.

MS. MOYERS said the amount is currently unknown as a study at that fine of a level has not been conducted. Once a direction is provided from Council, the next step would be to look into landscaping, buffers, and setbacks.

LEAH POWELL, Neighborhood Resources Director, continued the presentation.

- Housing Options with Excess City-owned property
 - The MMH Thesis

VICE MAYOR ELLIS asked if all the options included in the Missing Middle Housing Thesis need to be included, or if one or two options would be investigated for this development.

MS. POWELL said they will work with the consultant to see what option would fit for the land and complement the neighborhood.

VICE MAYOR ELLIS asked if residents have been surveyed to see their preferences.

MS. POWELL said not yet. Once staff and the developers know what is feasible for the area, then further discussions will be held with neighborhood residents.

VICE MAYOR ELLIS asked what would constitute a feasible option for housing.

MS. POWELL explained feasible meaning what the land would support, what the housing market would support, and what the infrastructure would support. The goal is to deliver an affordable home ownership product.

VICE MAYOR ELLIS asked if Council needs to provide a direction on housing product.

MS. POWELL said more investigation is being conducted on housing options; staff will return to present product to Council later.

MS. MOYERS continued the presentation.

- 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

COUNCILMEMBER HARRIS emphasized the importance of communicating with neighbors about the housing product proposed for potential development and any private property owners impacted by the Washington Street realignment. He noted that this neighborhood is one of Chandler's historic neighborhoods and requested the Neighborhood Preservation and Historic Preservation officers be involved in any changes made to the neighborhood.

MAYOR HARTKE asked what direction Council needs to provide. There are still more steps before making a full decision. He asked about alley activation in the area.

MS. MOYERS said in new commercial development, the city investigated making alleys look safe and inviting for users. Future proposed alley activation measures are unknown, but planning would work with property owners to get feedback.

MAYOR HARTKE noted that the alley activation would occur in the pink highlighted area on the slides.

MS. MOYERS clarified that they are looking for direction on their preferred option for the Washington Street alignment.

MAYOR HARTKE said the tradeoff of Option 4 is that it minimizes the impact to existing residential neighborhoods but takes away some potential future housing.

MS. MOYERS agreed.

COUNCILMEMBER ORLANDO asked what privately owned parcels are in an area of the neighborhood.

MS. MOYERS noted that if the privately owned parcels were to ever be sold, they would likely be sold for commercial use.

COUNCILMEMBER ORLANDO asked if the privately owned parcels would have to be transitioned to commercial use.

