

# General Plan Resident Advisory Committee Regular Meeting

September 16, 2025 | 3:00 p.m.

Chandler City Hall - 2nd Floor Training Room  
175 S. Arizona Ave., Chandler, AZ



## Committee Members

Chair Boyd Dunn  
Vice Chair Jack Sellers  
Garry Hays  
Chris Dobson  
Shannon Portillo  
Peppur Chambers  
Spike Lawrence  
Jyoti Pathak  
Chrissy Rodriguez  
Jess Lopez  
Michael Montelth  
Rene Barrios  
Michael Pollack  
Rick Heumann  
Brennan Ray  
Crystal Blackwell  
Lisa Grayer  
Michael Underwood  
Allison Garrard  
Terri Kimble  
Lori Collins

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 General Plan Resident Advisory Committee and to the general public that the General Plan Resident Advisory Committee will hold a REGULAR MEETING open to the public on September 16, 2025, at 5:30 p.m., at Chandler City Hall, 175 S. Arizona Ave., Chandler, AZ.

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.

## **General Plan Resident Advisory Committee Regular Meeting Agenda - September 16, 2025**

### **Call to Order / Roll Call**

### **Consent Agenda**

1. **August 26, 2025 General Plan Residential Advisory Committee Meeting Minutes**  
Move Resident Advisory Committee approve General Plan Advisory Committee Meeting minutes of the August 26, 2025 meeting.

### **Discussion**

2. **Chandler General Plan 2026- Review**
3. **Plan Audit: Questions and Answers**

### **Calendar**

4. The next Regular Meeting will be held on December 9, 2025, at 3 P.M., location TBD.

### **Public Comment**

Public comments will be heard only for the item(s) on that published meeting agenda. Up to 15 minutes will be allotted for public comments on the agenda item(s) at the end of the agenda and each speaker will be allocated up to three minutes at the discretion of the Presiding Officer or designated parliamentarian.

### **Adjourn**



## **General Plan Resident Advisory Committee**

**Date:** 09/16/2025  
**To:** General Plan Resident Advisory Committee  
**From:** Danielle Smee, Management Assistant  
**Subject:** August 26, 2025 General Plan Residential Advisory Committee Meeting Minutes

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### **Proposed Motion:**

Move Resident Advisory Committee approve General Plan Advisory Committee Meeting minutes of the August 26, 2025 meeting.

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### **Attachments**

August 26, 2025 Meeting Minutes

# General Plan Resident Advisory Committee Regular Meeting

August 26th, 2025 | 4:00 p.m.

Chandler Airport

2380 S Stinson Way, Chandler, AZ 85286



## Roll Call

The meeting was called to Order by Chair Dunn 4:05 pm

### **Committee Members In- Person Attendance:**

Chair Dunn Boyd Dunn, Vice Chair Jack Sellers, Lisa Grayer, Alison Garrard, Peppur Chambers, Lori Collins, Terri Kimble, Shannon Portillo, Rene Barrios, Shannon Portillo, Rick Heumann, Chris Dobson, Jess Lopez

**Committee Members Virtual Attendance:** Jyoti Pathak, Garry Hayes, Michael Monteilh, Chrissy Rodriguez

**Excused Absent:** Spike Lawrence, Michael Pollock, Crystal Blackwell, Micheal Underwood

**Other In-Person Attendance:** Lauren Schumann, Kevin Mayo, Kevin Snyder, David de la Torre, Terri Hogan, Danielle Smee, Madison Macias

**Other Virtual Attendance:** Chris Joannes, Rick Merrit



## Consent Agenda

### 1. July 29th, 2025 General Plan Resident Advisory Committee Meeting Minutes

Move to approve minutes by Committee Member Ray.  
Seconded by Committee Member Portillo

#### **Motion passes 13\*-0**

\*Committee Members Huemann and Collins abstain from voting on minutes due to absence from the previous meeting.

## Discussion

### 2. Economic Development Presentation by Micah Miranda, Economic Development

- General Plan Amendments
  - No amendments have been made to the 2016 General Plan, indicating its enduring relevance.
- Target Industries & Diversification
  - Concerns about over-reliance on high-tech industries (e.g., Intel, AI).
  - Discussion on the need to support skilled labor industries (HVAC, mechanics, welding).
  - M. Miranda provides clarification that Chandler proactively targets industries but does not exclude others.
  - Debate on whether Chandler is turning away non-target industries.
  - M. Miranda and **Committee Member Pathak** emphasize that Chandler is not destabilized by growth in the AI sector employment wise because it provides infrastructure supporting AI (data centers, microchips).
  - Comments on educational institutions supporting economic growth.

- **Committee Member Ray** expressed concern about too much focus on target industries and not enough focus on acquiring more skilled laborers and professions in Chandler.
- **Committee Member Lopez** suggests that Chandler focuses on providing first and second office locations for AI and tech companies that are actually occupied by employees and not vacant due to remote work, as a way to support population diversity and employment goals.
- **Vice Chair Sellers** suggests the idea of using a General Plan designation to ensure interested developers can actually implement mixed use employment and residential development in areas where it is being unnecessarily impeded.

- **Housing & Mixed Use**

- Vertical housing and mixed-use development are discussed as strategies for relevance.
- Concerns about mixed-use being overly commercial and not industrial.
- Debate on whether mixed-use is being implemented effectively.
- General Plan amendments are seen as difficult and discouraging for developers.
- Proactive on homes for the aging as the population ages; concerns with the population pyramid of Chandler, younger population decreasing.

### **3. 2016 Plan Audit Comments Presented by Lauren Schumann**

- **Audit Feedback**

- Positive feedback on growth areas and redevelopment.
- Comments about development around the municipal airport, the Airport Commission in 2020 requested residential uses eliminated to ensure current and future operations of the airport.
- Downtown area plan updates underway with interest in increased density.

### **4. General Plan Update Process and Public Engagement Update by Terri Hogan**

- **Vision Statement (VS) Refinement**

- Final consensus: Keeping the W2 Vision Statement “Chandler is a welcoming and resilient city where families, businesses, and diverse communities grow together.”

- **Mixed-Use Place Type Models**

- Concerns about public expectation for vertical mixed-use designs due to the parcel specific place type models.
- Clarification that place types are conceptual, not prescriptive.
- Agreement to use general visual elements (e.g., pictures depicting the main elements of each place type such as bike racks or multi use paths) for conceptualization as opposed to 3D models of the building types.

- **Affordability & Demographics**

- High housing costs and mortgage rates affect affordability.
- Downsizing is costly; smaller homes are not available or affordable.
- S. Portillo suggests we prioritize how to make smaller homes more affordable for people to downsize when they want to.
- L. Collins raises that a developer or local group dedicated to championing affordable housing, specifically for aging in place, could offer success as it has in other cities.
- Only 1/3 of Intel employees live in Chandler due to housing options.
- Lack of housing for entry-level professionals and aging populations.
- T. Kimball asks if aiming for 14k more housing units is too aggressive of an approach.
- T. Kimball asserts that multi-family housing will need to be done strategically since the current options are mostly luxury complexes or generally not affordable.

- **Growth Areas & Redevelopment**

- R. Heumann expresses concern over Alma School being considered for a growth corridor because it is mostly residential.
- G. Hayes questioned the need for growth areas if area plans suffice.
- The planning team and consultants reiterated the importance of parcel-level analysis for general infrastructure planning.

- Concerns about over-urbanization and maintaining Chandler's character.
- P. Chambers asks whether or not it's actually appropriate to cater to NIMBYs while Chandler's goal is to attract a younger demographic and maintain economic vitality.
- **General Plan Implementation**
  - Need to balance innovation, resilience, and realistic development goals.
  - Agreement to schedule longer meetings to address unresolved issues.

## Calendar

5. The next Regular Meeting will be held on Tuesday September 16th, 2025 at 3:00 P.M.. at City Hall Training Room.

## Public Comment

No public comments.

## Adjourn

The meeting was adjourned by **Chair Dunn** at 6:35 p.m.

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Lauren Schumann, Secretary

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Boyd Dunn, Chair





# Economic Update:

## General Plan Resident Advisory Committee

August 26, 2025

**Prepared by:**  
Economic Development Division  
Micah Miranda, Director





# Targeted Industries

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Automotive  
Technology



Aviation &  
Aerospace



Advanced  
Business Svcs.



Healthcare



High-Tech  
Manufacturing



IT & Software



# National Awards

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**#5**

Best City  
for Women  
in Tech

**#6**

Best City  
for Families

**#7**

Best City to  
Find a Job

**#8**

Best  
Untapped City  
for Startups

**#11**

Best City  
for First-Time  
Homebuyers

**#17**

Best City  
to Start a  
Business

**Best Cities for  
Foreign Investment**

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**#16 in U.S. / #1 in AZ**

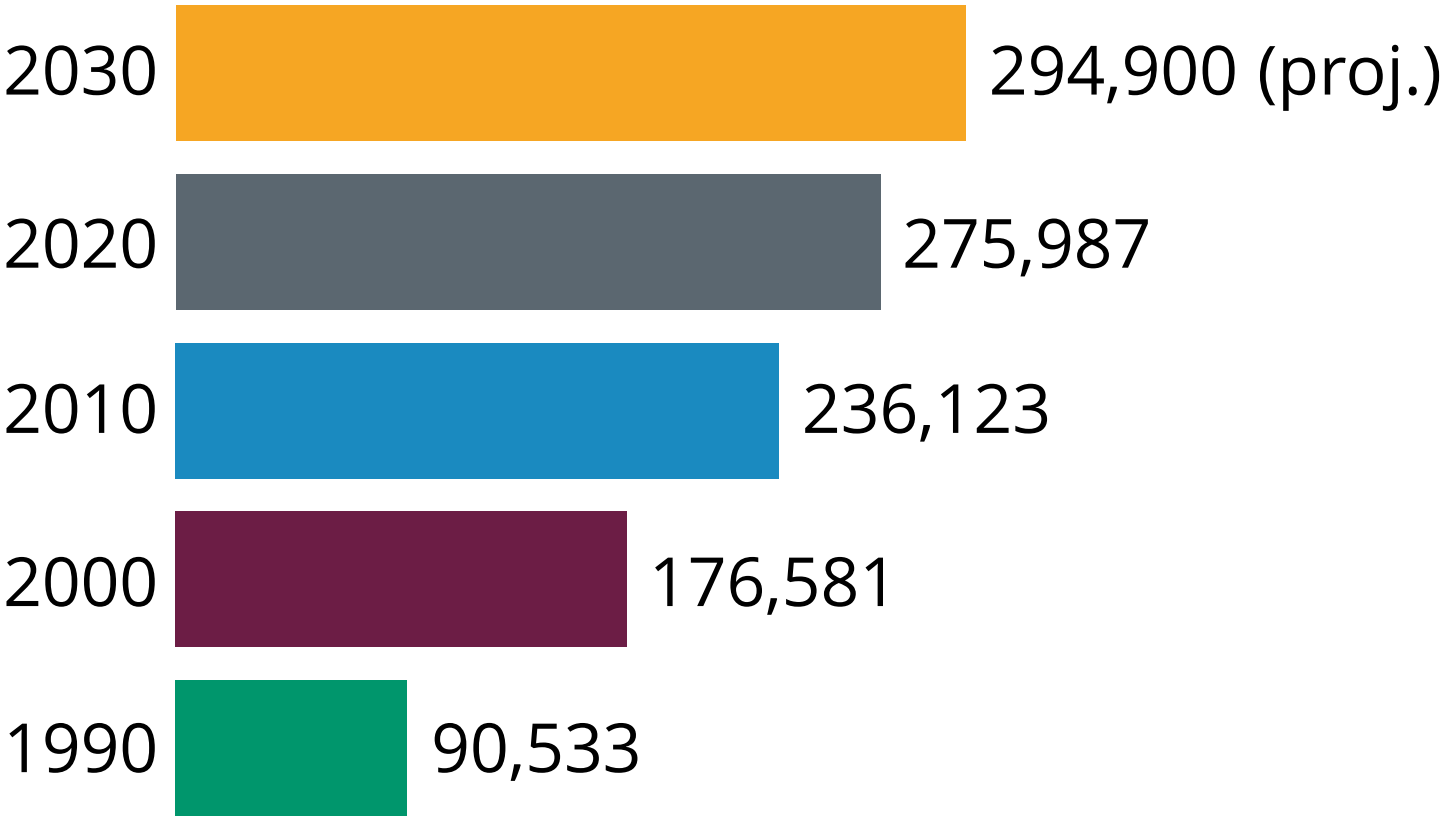


Sources: SmartAsset, Opendoor, WalletHub, Fundera, B2B Reviews, FT-Nikkei Investing in America

# Chandler Stats



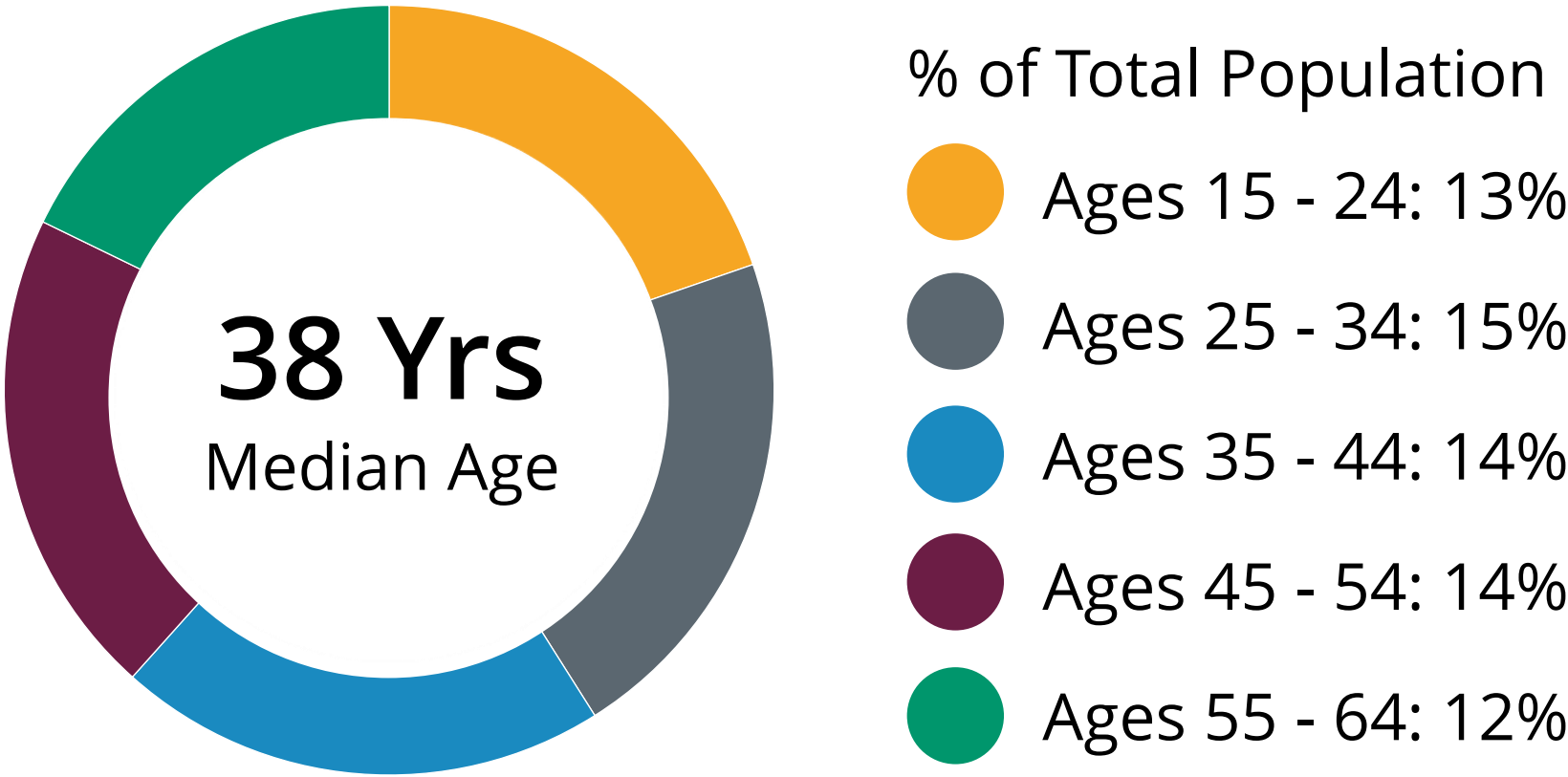
## Population Growth



**Current estimate: 291,572**



## Working Age Population



Sources: ESRI Business Analyst (2025), U.S. Census Bureau, Arizona Office of Economic Opportunity, Maricopa Association of Governments, City of Chandler

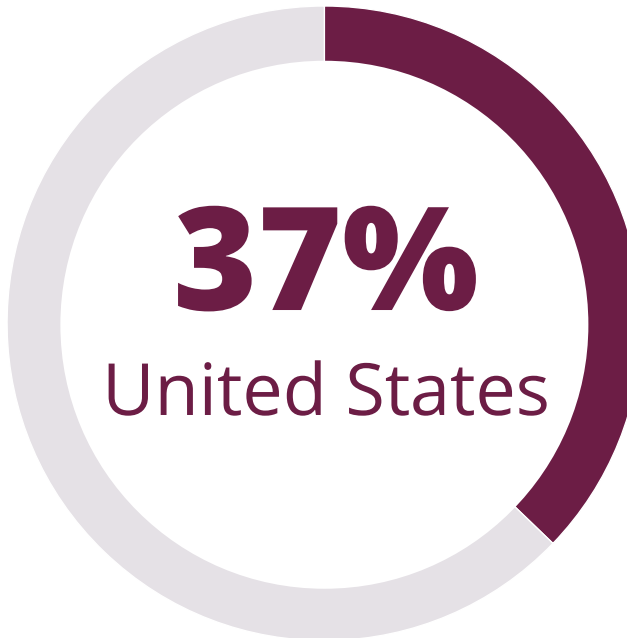
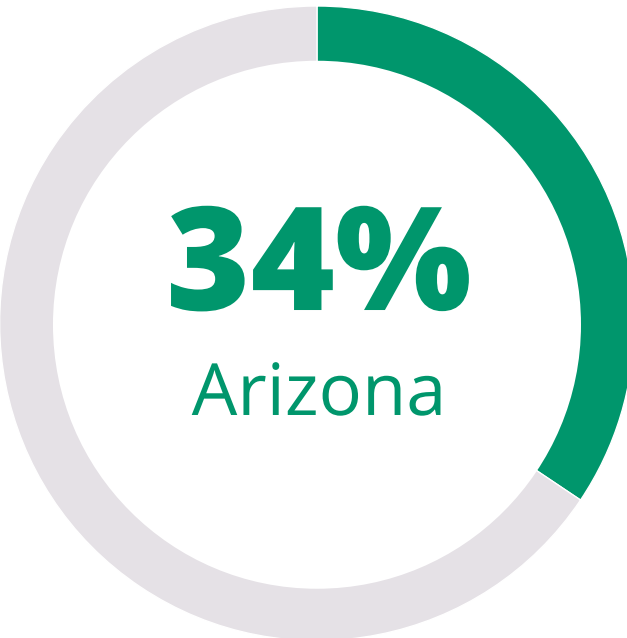
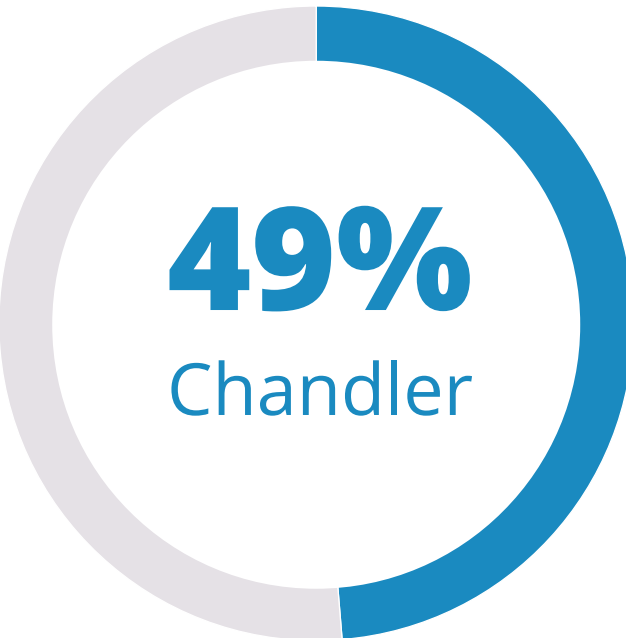


# Chandler Stats

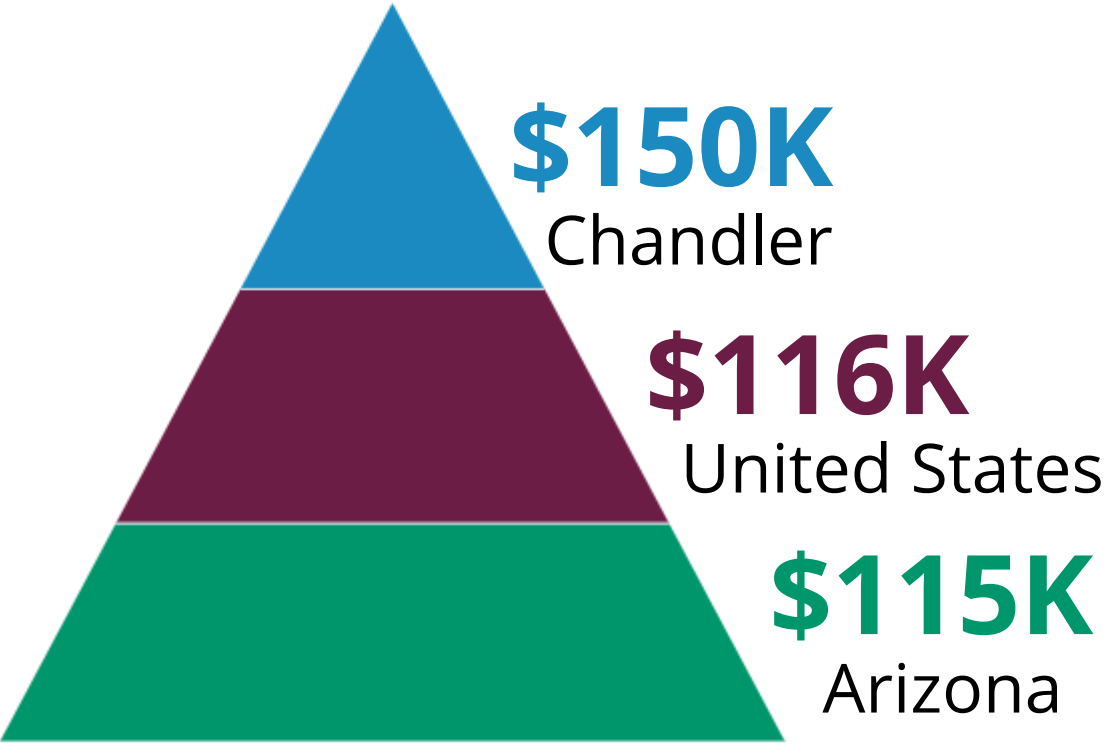
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**%Bachelor's Degree or Higher**



**Avg. Household Income**

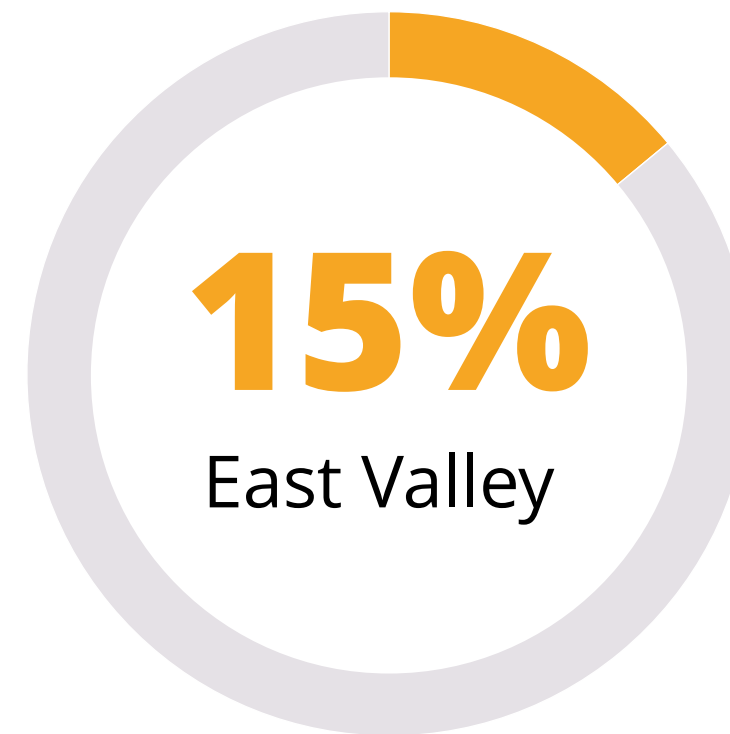
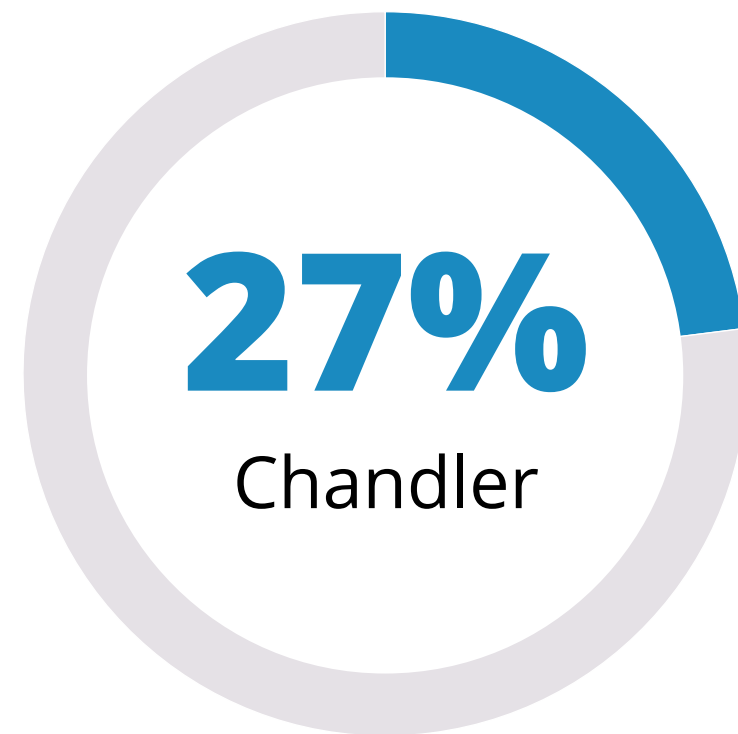


Data Source: ESRI Business Analyst (2025)  
Note: %Bachelor's Degree or Higher is for the population ages 25+

# Chandler Stats

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## Innovation Economy: % of Workers in High-Tech Industries

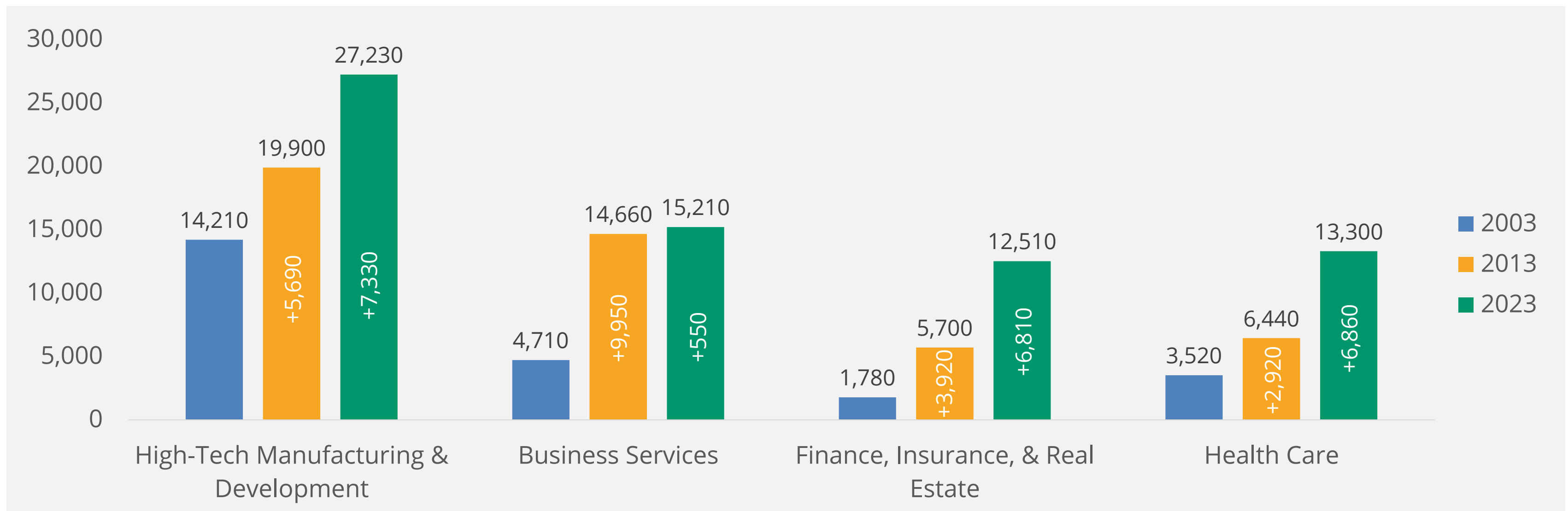


- Chandler has an innovation mindset and this is reflected in the companies located in our community. Ability to adapt to a changing global economy helps ensure long-term economic sustainability.

Data Sources: MAG Employer Database and Bureau of Labor Statistics. Analysis based on "high-tech industries" per the Bureau of Labor Statistics.  
"East Valley" includes Chandler, Gilbert, Mesa and Tempe.

# Target Industry Employment

- Chandler has experienced strong job growth while achieving a beneficial increase in diversification across key industries over the past 20 years.



Data Source: MAG Employer Database

# Employment Base

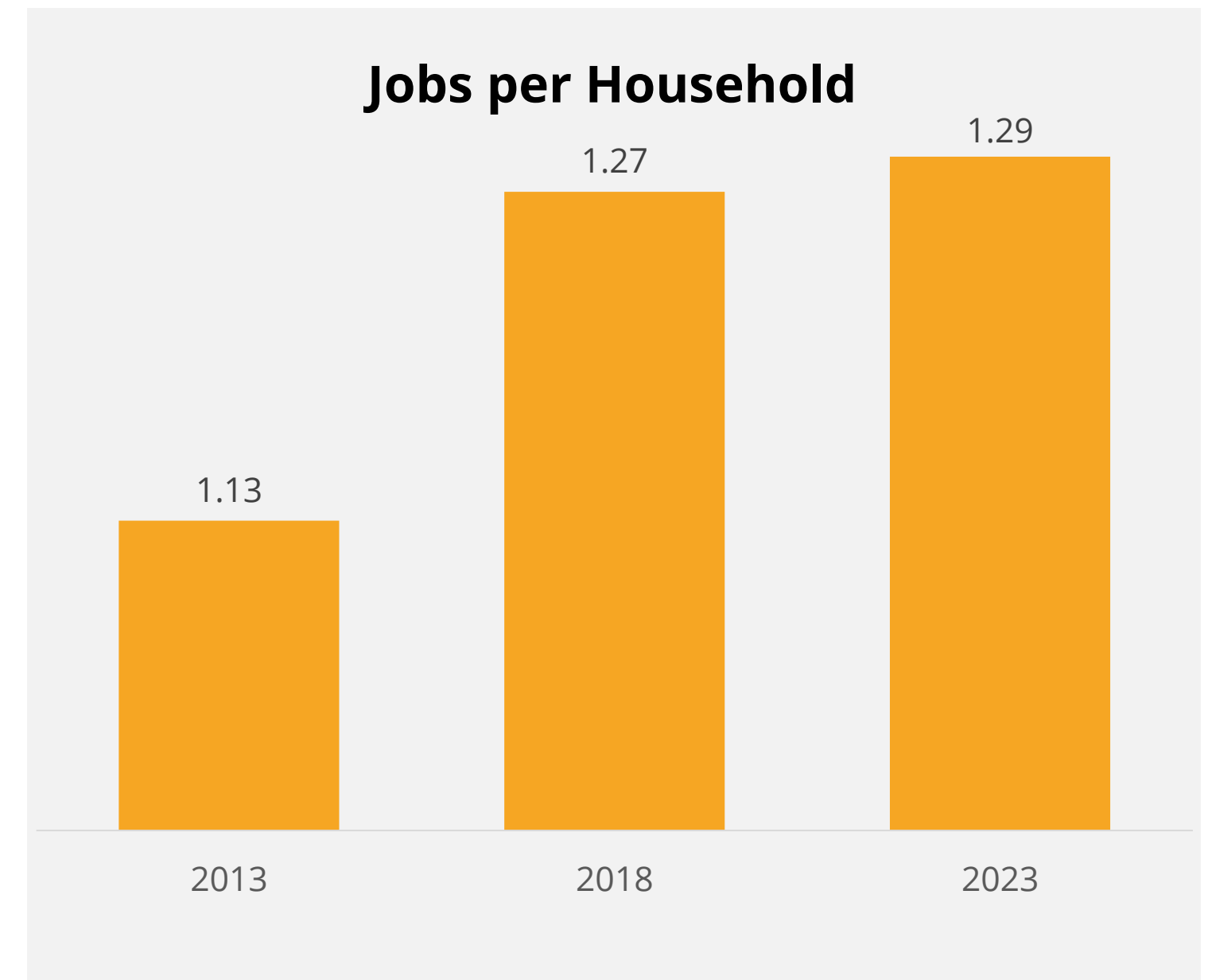
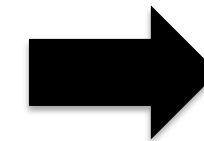
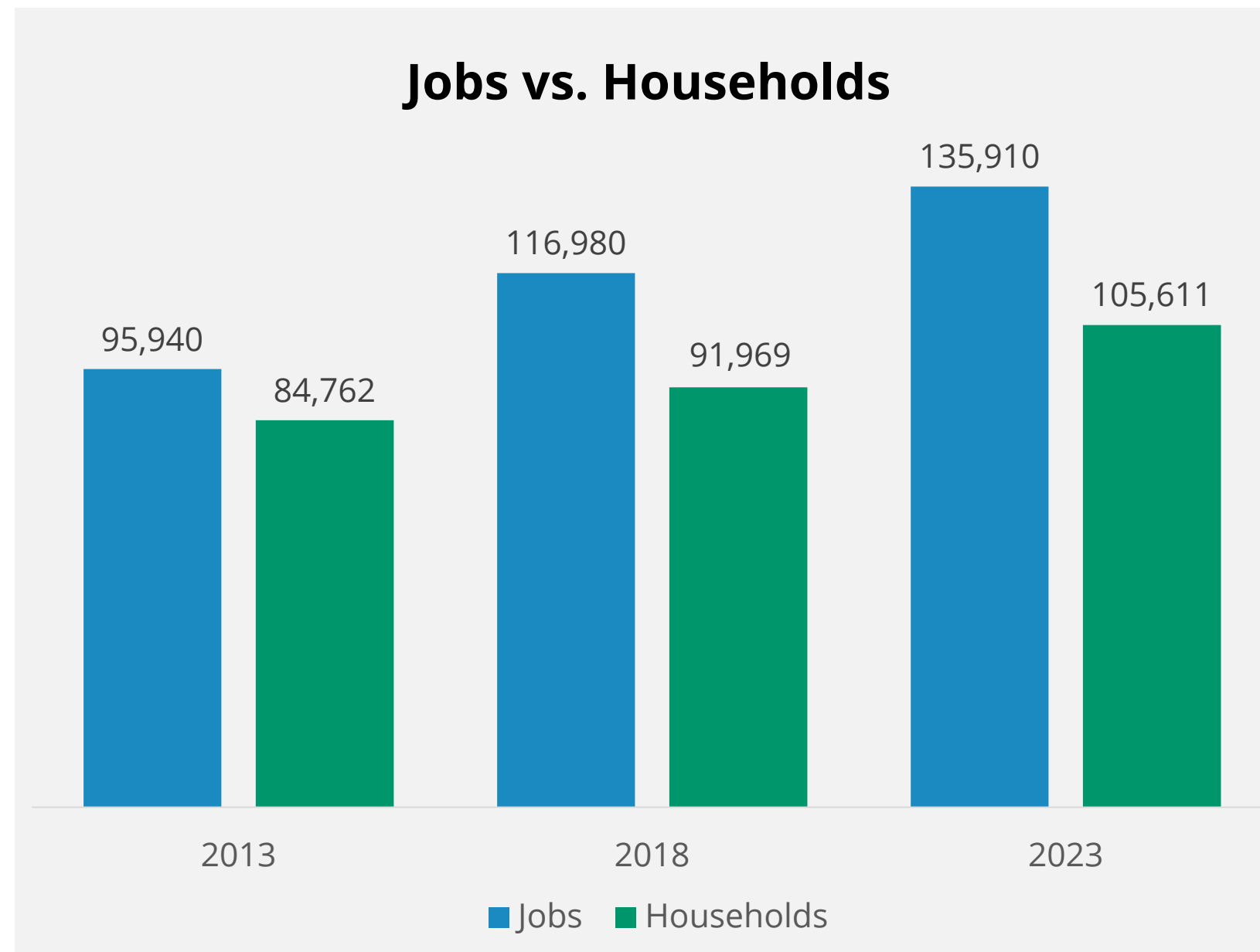
## Top Industry Clusters by Employment: Chandler vs. MAG Region

Industry	2003		2013		2023		Positive Trend?
	%Jobs in Chandler	Location Quotient	%Jobs in Chandler	Location Quotient	%Jobs in Chandler	Location Quotient	
High Tech Manufacturing	22.2%	4.48	20.7%	4.38	20.0%	4.56	✓
Business Services	7.3%	0.63	15.3%	1.29	11.2%	0.92	✓
Consumer Services	8.2%	0.99	9.1%	0.97	10.6%	0.95	
Retail	10.0%	0.89	13.0%	1.13	10.7%	0.94	
Finance, Insurance, & Real Estate	2.8%	0.33	5.9%	0.66	9.2%	1.10	✓
Healthcare	5.5%	0.73	6.7%	0.65	9.8%	0.79	✓
Education	6.8%	0.99	6.5%	0.73	7.0%	0.95	
Construction	10.0%	0.96	5.9%	0.74	4.5%	0.62	✓
Transportation & Dist.	6.0%	0.81	5.2%	0.76	4.5%	0.65	✓

Data Source: MAG Employer Database

# Jobs to Households

- Balance: Chandler continues to add jobs as its population grows.



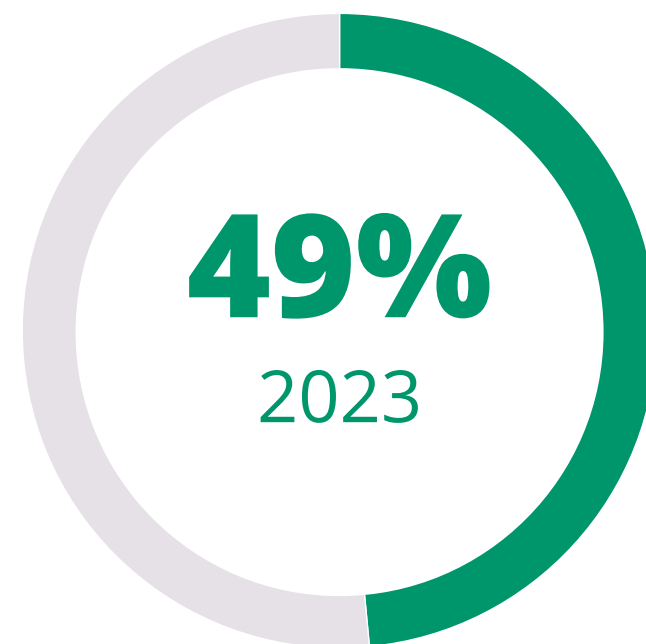
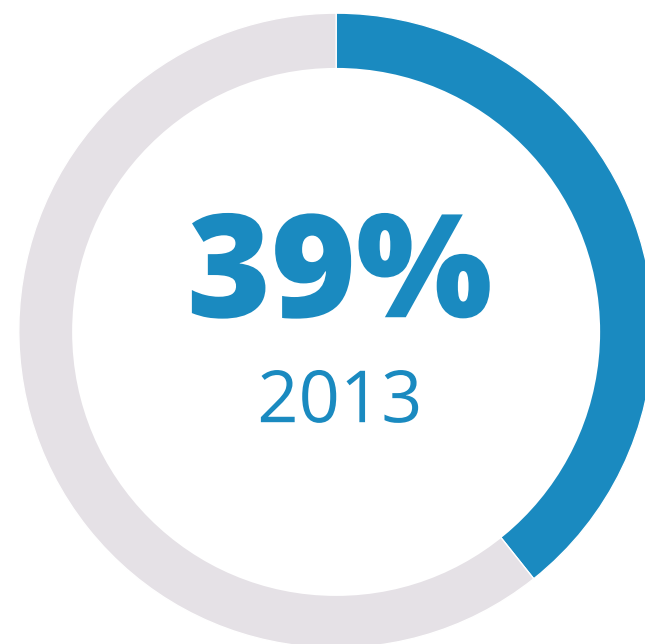
Data Sources: MAG Employer Database, American Community Survey 1-Year Estimates

# Prosperous Community

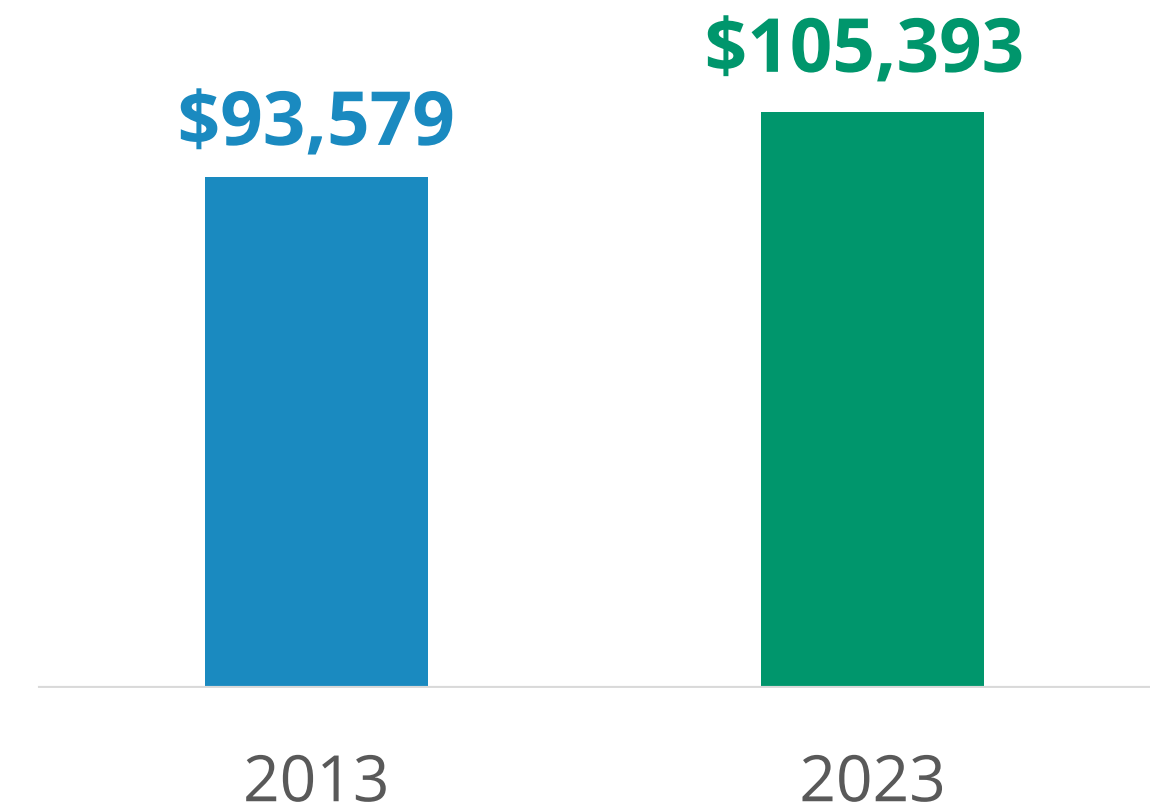
- Quality jobs bring educated residents and wealth to our community.



**%Bachelor's Degree or Higher**  
(Population 25 years and over)



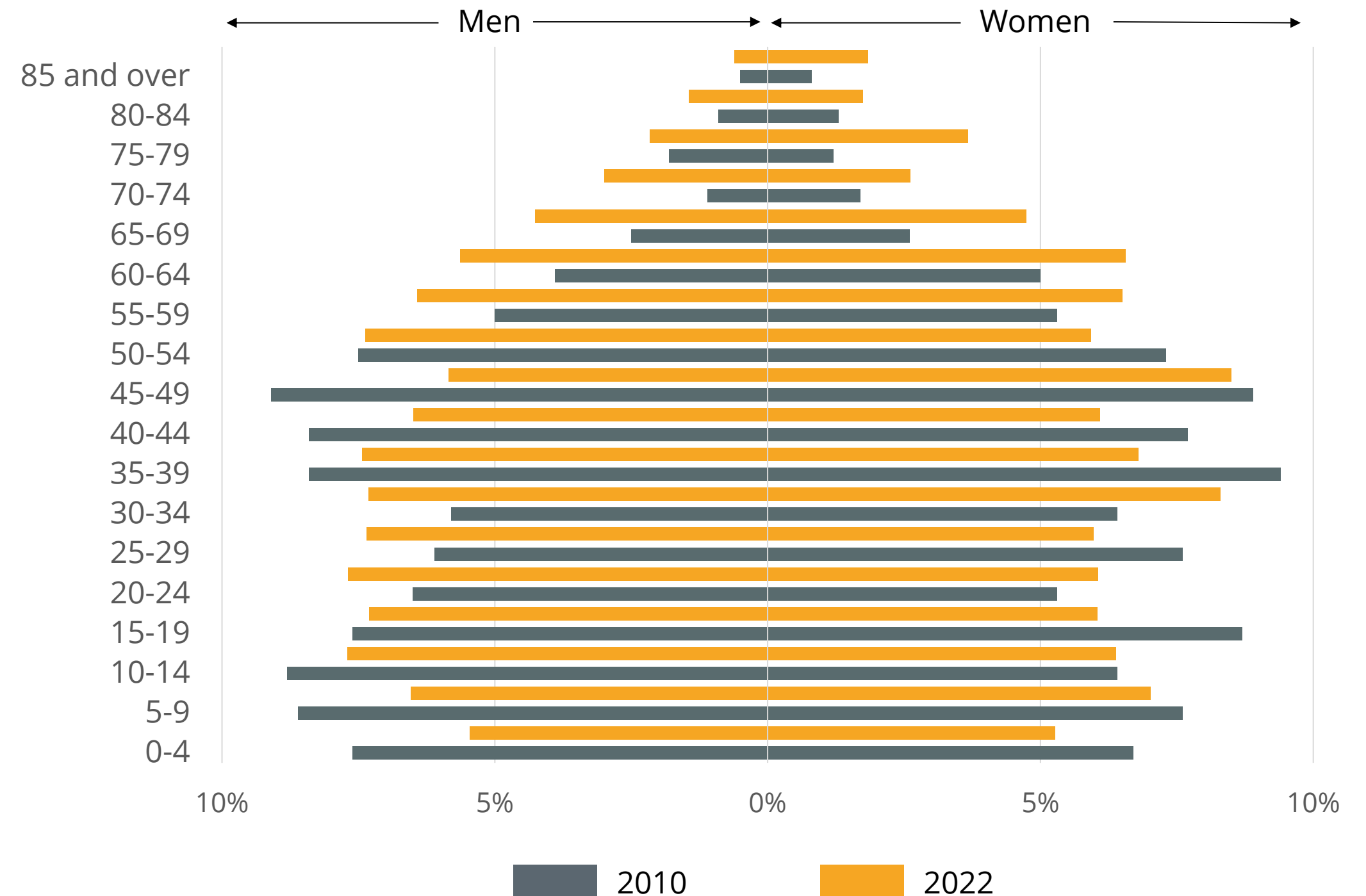
**Median Household Income**  
(In 2023 Inflation-Adjusted Dollars)



Data Source: American Community Survey 1-Year Estimates

# Chandler Population Pyramids

- Chandler has been following national and state trends in that while the population is still growing (by attracting new residents), it has also continued to age.
- These demographic shifts could have significant impacts on the city and our local economy.



Source: U.S. Census Bureau (American Community Survey, 1-Year Estimates)

# Potential Challenges for Chandler

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- Labor force availability
- Consumer spending habits
- School enrollment
- Changing service expectations
- Sustainability of revenue streams

*“Low fertility – and the aging population that it generates – implies fewer workers per capita and creates significant headwinds to economic growth, the fiscal sustainability of public benefit programs, and the trend of continuous improvement in living standards, as reflected in per capita incomes.”*

*White House (May 23, 2024)*



# Things to Think About

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- Demographic shifts and community impacts
- Housing turnover, vertical development opportunities with an emphasis on 55+ housing
- Infrastructure Investment to facilitate private sector investment with ROI:
  - Water and sewer infrastructure
  - Electrical generation and transition
  - “Shovel ready sites”

# Summary

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- Local economic trends are positive
- Past infrastructure investments set stage for economic vitality
- Chandler is well-positioned for future economic vitality, however:
  - Realization of demographic shifts
  - Addressing gaps in commercial real estate needs
  - Commitment to high-quality growth
  - Focused on the future

# Residential Advisory Committee (RAC) Chandler General Plan Update

Tuesday, August 26, 2025 – Meeting #5



CITY OF CHANDLER  
**GENERAL  
PLAN**  
**2026**

*evolving the Chandler way*

# Meeting Agenda



**Plan Drafting Schedule**



**Workshop 2 Update**



**Workshop 2 Input & GPU  
Applications**



**Upcoming Events**



evolving the Chandler way

CITY OF CHANDLER  
**GENERAL  
PLAN  
2026**





Oct – Feb  
2024 2025

## Launch

- Project Website
- Kickoff Meetings
- Online Questionnaire 1
- Informational Brochures
- Community Conversations

## Vision

- RAC Meetings
- Online Questionnaire 2 & 3
- Speaker Panel Event
- Drop-In Events
- Visioning & Scenario Workshops
- Immersion Lab
- Boards/Commissions Sessions

Jan – Sep  
2025 2025



Feb – Oct  
2025 2025

## Draft

- TAC Meetings
- Boards/Commissions Sessions
- 60-Day Public Review

## Adopt

- P&Z Commission Hearings
- City Council Hearing
- Ratification

Jan – Aug  
2026 2026



# Plan Drafting Schedule

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8/29/25 - Working Drafts City Staff

8/29/25 – RAC Plan Audit Deadline

9/12/25 – 1<sup>st</sup> Draft (City Staff & RAC)

9/16/25 – RAC meeting #6

9/19/25 – 1<sup>st</sup> Draft Comments Deadline

10/1/25 – 60 Day Public Review Draft

12/16/25 – Final RAC Meeting

Acknowledgments

CHAPTER 1 – CHANDLER ENVISIONS

CHAPTER 2 – CHANDLER REIMAGINES

CHAPTER 3 – CHANDLER CONNECTS

CHAPTER 4 – CHANDLER SUSTAINS

CHAPTER 5 – CHANDLER IMPLEMENTS

Appendices

**1<sup>st</sup> Draft – will be an internal only word document in Konveio similar to the Plan Audit platform.**

# Workshop 2: SCENARIOS

Chandler Listens - Chandler Museum

75 participants in person!

*Virtual* workshop 2:  
available online until  
August 31<sup>st</sup>

Project website:  
[Chandleraz.gov](http://Chandleraz.gov)



# Interim W2 Results – Vision

## Our Draft Vision Statement

The following vision statement was voted on by Chandler's Resident Advisory Committee (RAC).

*"Chandler is a welcoming and resilient city where families, businesses, and diverse communities grow together. With a strong foundation in education, safety, and responsible development, we prioritize quality of life and opportunity for all generations."*

**Does this vision statement reflect what you want for the future of Chandler?**

[illegible]

Tell us more:

2nd sentence - passive, awkward wording.  
What happened to "innovation"? - must have it!  
Much improved by being "concise"  
"welcoming"? - does this mean a range of income levels?  
"responsible development"? - what does this mean?

2nd line - or 1st line I would like to hear that chandler is a city of innovation  
where innovation begins, ~~some~~ education + community grow stronger - bridging  
stranger community - sustainable growth etc.

Friendly & innovative  
live, work & play

Where  
is  
Sustainable?  
Especially  
needed with  
our increasing  
acidity.

Would appreciate  
if Seniors are  
provided discounts for  
discounts like transport  
fare on field travel

can we add a  
statement about vertical  
growth

Replace resilient with "vibrant"

- Likes that its concise
- Missing terms:  
Innovative, friendly,  
sustainable, fiscally  
responsible
- Replace resilient  
with vibrant
- Not sure what  
responsible  
development is



# Vision Statement Revision

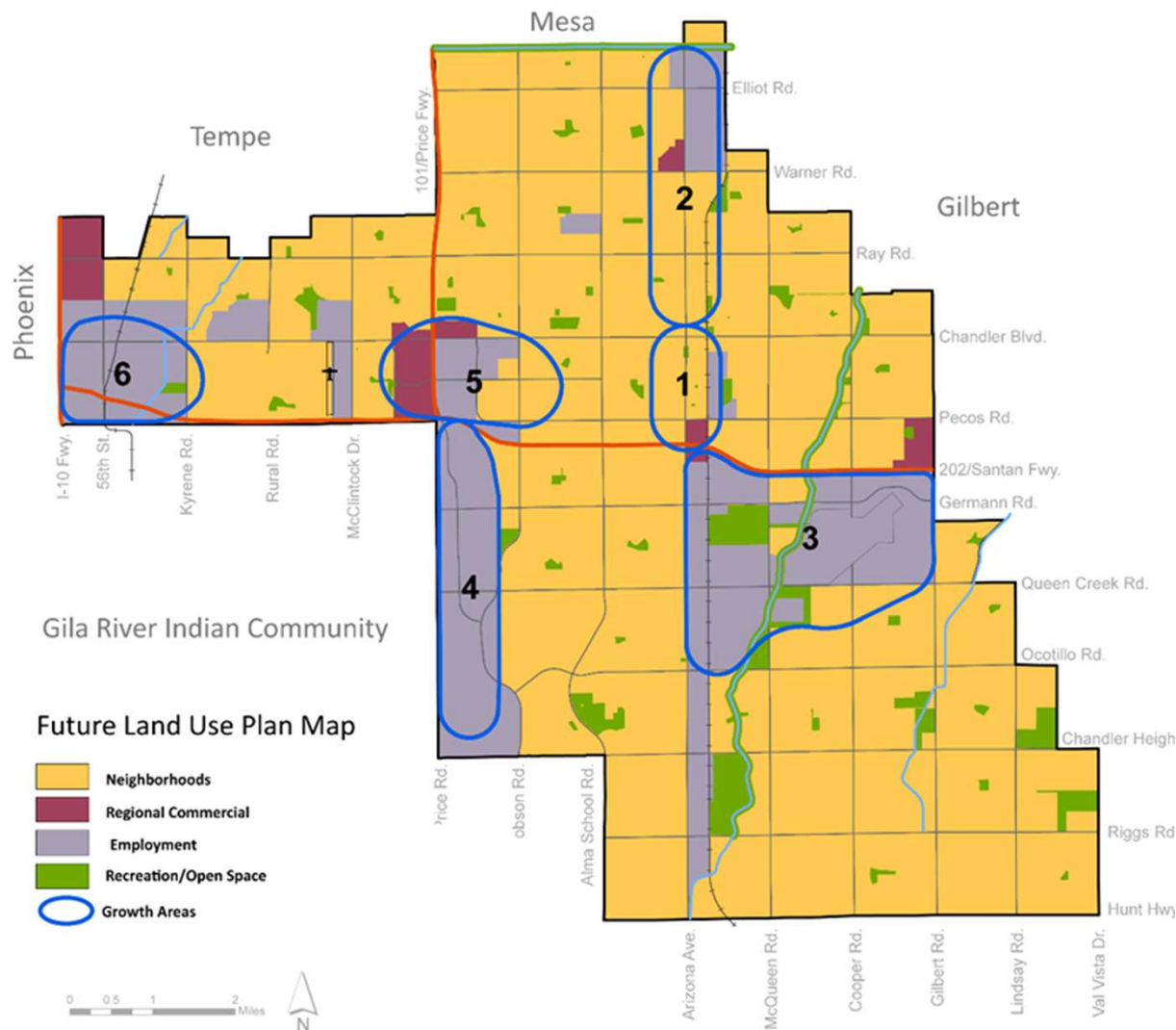
## W2 Version:

Chandler is a welcoming and resilient city where families, businesses, and diverse communities grow together. With a strong foundation in education, safety, and responsible development, prioritize quality of life and opportunity for all generations.

## Revised:

~~Chandler is a welcoming and resilient city where families, businesses, and diverse communities grow together. With a strong foundation in education, safety, and responsible development, we are committed to preserving quality of life will continue to prioritize our quality of life and opportunities for all generations.~~

## RAC Discussion & Action



### Neighborhoods

This category allows a range of residential densities and a variety of non-residential uses such as commercial, institutional, public facilities, and commercial offices based upon location and other criteria as described in the text of the general plan.

### Regional Commercial

Major regional commercial uses such as shopping malls, power centers, large single-use retail, and other commercial centers. As described in the general plan text, these locations are eligible for consideration of urban-style mixed-use developments. Other supportive land uses that may be allowed include large offices and mixed residential densities.

### Employment

Major employers, knowledge-based employers, industrial/business parks, and industrial support uses. A compatible mix of supporting commercial uses and residential densities as an integral component may be considered as described in the General Plan text, growth area policies, and area plans.

# Residential Mixed-Use Design Concept Models



Workshop 1 - Ideas



Workshop 2 – Visual Concepts

1. Neighborhood - Residential Mixed Use Place Type - 20 units per acre
2. Regional Commercial - Residential Mixed Use Place Type – 45 units per acre
3. Employment – Residential Mixed Use Place Type - 65 units per acre



# Neighborhood Residential Mixed Use





# Regional Commercial Residential Mixed Use





# Employment Residential Mixed Use



# General Plan Update - Application

**Revised 3D models will be used the Immersion Lab and in Land Use Categories to help *conceptionally* define the Future Land Use Categories**

## **Mixed Use Name Change:**

- Neighborhood Mixed Use Residential to **Neighborhood Residential with Integrated Uses**
- Regional Commercial Mixed Use Residential to **Regional Commercial Residential with Integrated Uses**
- Employment Mixed Use Residential to **Employment Residential with Integrated Uses**

**RAC Discussion & Input**

# Total Housing Gap -Through 2040-

**24,600 Units** – Needed to meet  
Missing Middle housing demand



**Barrier: Lack of direction in the General Plan where missing middle housing may be an acceptable use.**



# Areas of Change



## **Stable**

Areas where change is less likely to occur in the near future. These areas include well-established residential neighborhoods, historic districts, places with development constraints, newly built areas, or existing land uses that are already functioning at a high level—such as economic hubs, essential community services, or other high-performing uses that support community needs.

## **Vacant**

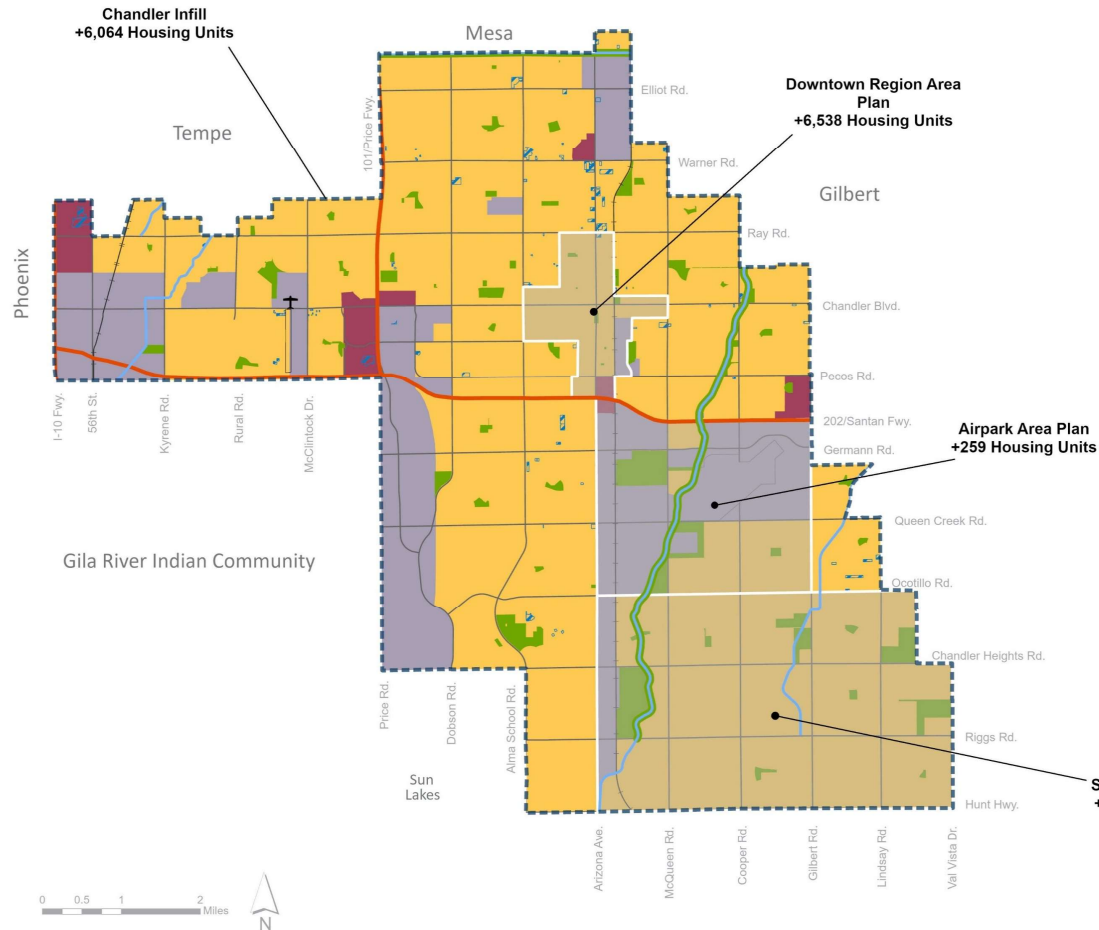
Areas that are not currently developed. These parcels may be significantly underutilized and represent opportunities for future development or transition. Examples include infill lots, car lots, land transitioning from agricultural uses, or other sites with little to no built improvements.

## **Evolve**

Areas that are underutilized, underdeveloped, or experiencing conditions that may support redevelopment over time. These include parcels with low improvement values relative to high land value, sites near key infrastructure or amenities, or areas showing high levels of activity that may drive market interest or transition.

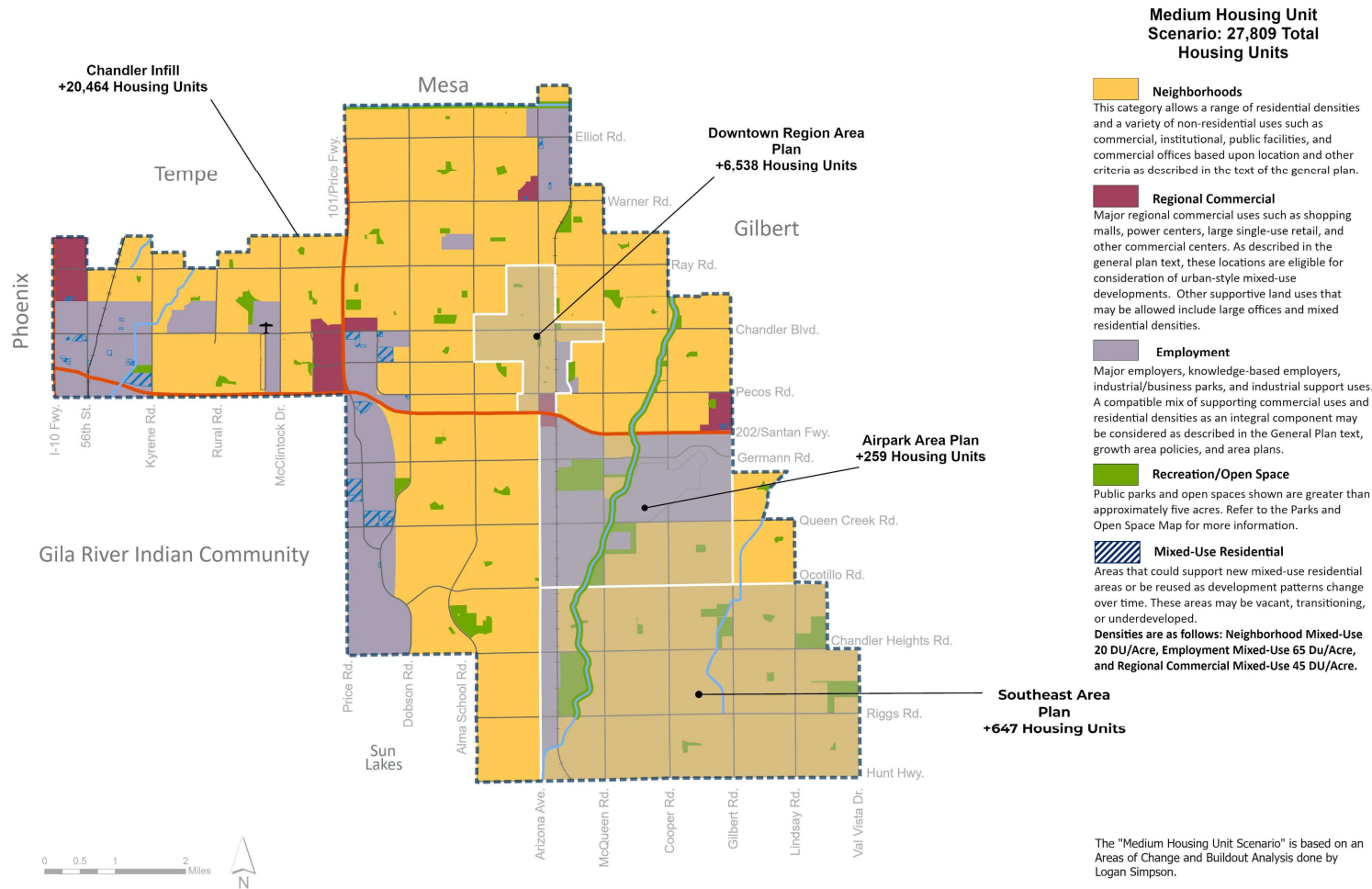
# No Change Scenario – 13,462 housing units

## No Change Housing Unit Scenario: 13,462 Total Housing Units



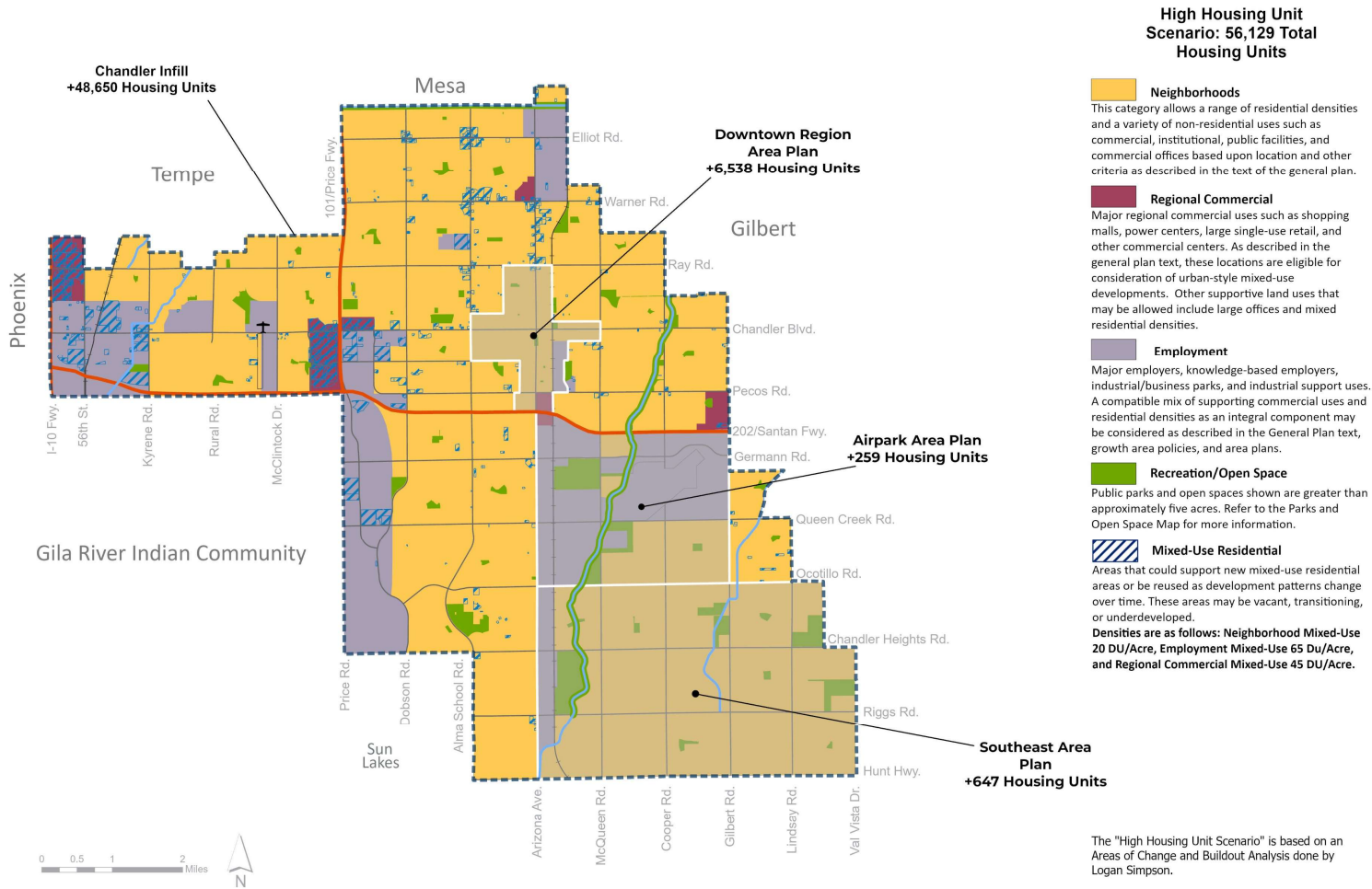
The "No Change Housing Unit Scenario" is based on an Areas of Change Analysis done by Logan Simpson and a Buildout Analysis by the City of Chandler.

# Medium Density – 27,809 housing units



The "Medium Housing Unit Scenario" is based on an Areas of Change and Buildout Analysis done by Logan Simpson.

# High Density – 56,129 housing units



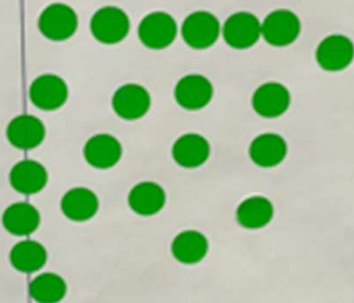



# Interim W2 Results – Housing Scenarios

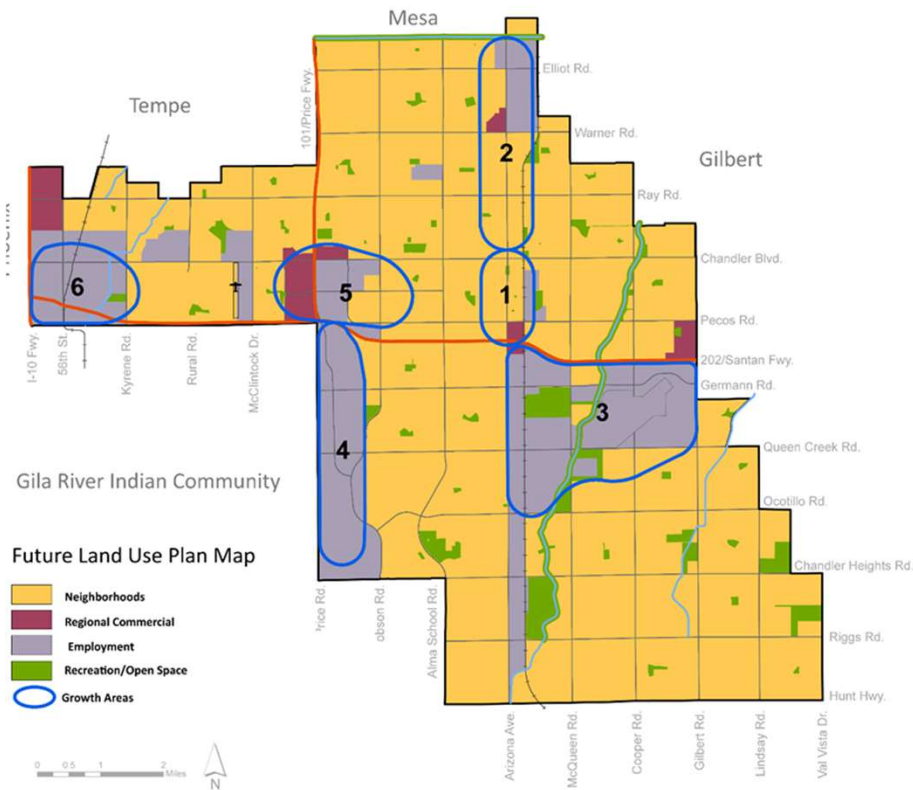
**HOUSING SCENARIO PREFERENCES**

**Vote on your preferred scenario!**

● Review the three scenario maps and add a green dot under your preferred housing scenario.

No Change (status quo) Scenario (13,462 new housing units) +	Medium Housing Unit Scenario (27,807 new housing units) ++	High Housing Unit Scenario (56,029 new housing units) +++
		

# General Plan Update Application



**1 - Downtown Region**

**2 - North AZ Ave**

**3 - Airpark**

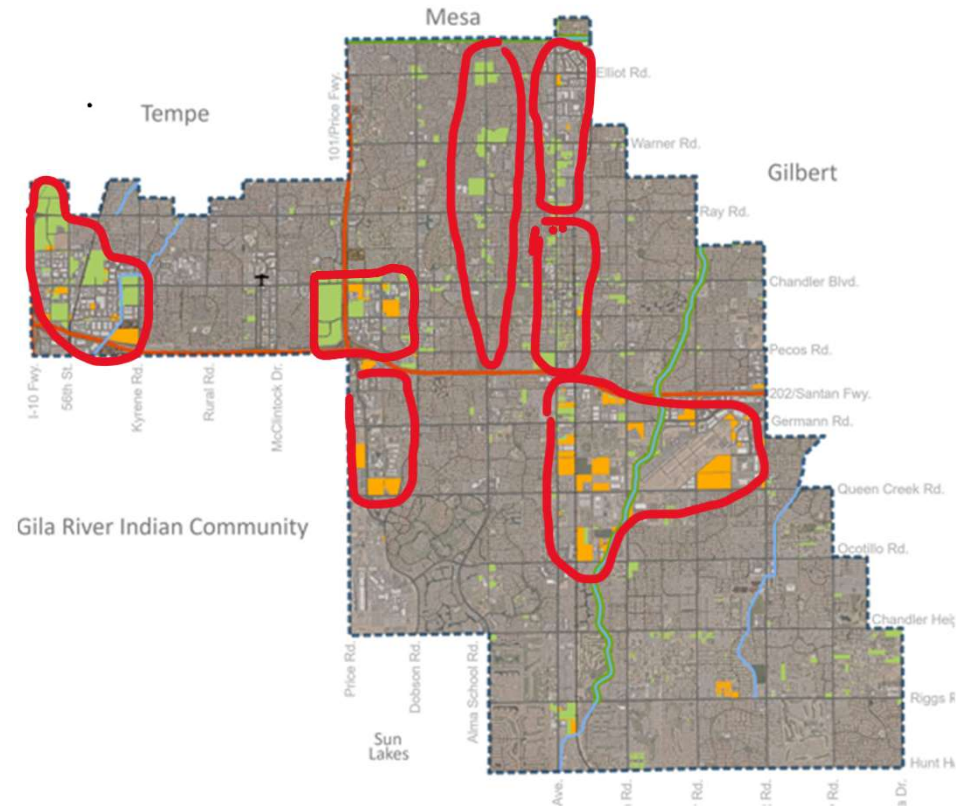
**4 - Price Road**

**Corridor**

**5 - Medical /  
Regional Retail**

**6 - I-10 / Loop 202**

**7 - Alma School  
Corridor**



**RAC Discussion & Input**

# ChandlerTalks 2.0



**Save the Date!**

Wednesday,  
October 15th

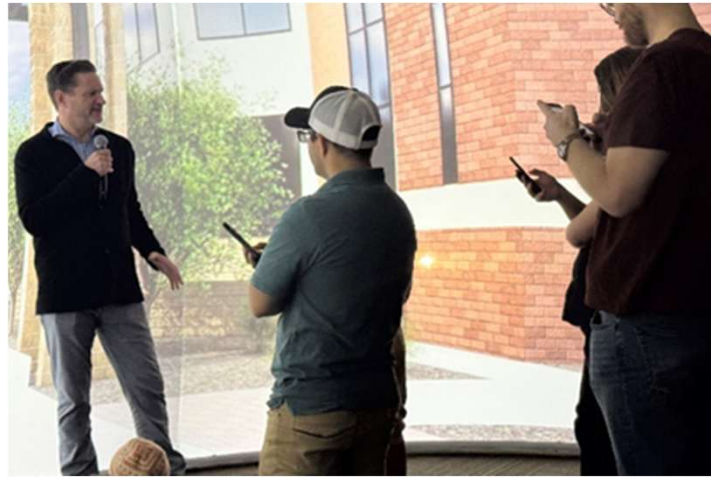
**5:30 pm @  
Chandler Center  
for the Arts**

**Small Infill Housing  
Developers**

Moderated by Elliot D.  
Pollack & Company



# Mobile Immersion Lab – Virtual Reality



**Save the Date!**  
Tuesday,  
October 28<sup>th</sup>  
**11 am – 7 pm**  
@  
**SoHo63**  
63 E. Boston St.







# THANK YOU

[chandleraz.gov/generalplan](http://chandleraz.gov/generalplan)

## LOOKING AHEAD:

- Plan Audit Comments  
**Due by 8/29**
- Chandler Listens Workshop #2  
**Virtual Live until August 30<sup>th</sup>**
- Next RAC Meeting:  
**September 16, 2025 – TBD**



CITY OF CHANDLER  
**GENERAL  
PLAN  
2026**

*evolving the Chandler way*