

PROJECT NARRATIVE

VAL'S BAR

APN – 303-08-079A

108 W Boston St. Chandler, AZ 85225

Prepared by:
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Existing Conditions

The existing property, located at 108 W Boston St. in Chandler, Arizona, totals 8,390 SF. There are currently (3) buildings on the property; 2 buildings that are directly adjacent to Boston Street and 1 bungalow-style house in the backyard to the north. All three buildings are currently being used as event spaces for medium to large gatherings.

Proposed Modifications

The proposed bar and taproom, known as Val's, will replace the existing building along the Boston Street frontage. The square footage of the existing buildings currently facing Boston Street total ~1,600 SF. These buildings will be completely demolished, and Val's Bar will be a ground-up construction project. Val's Bar is approximately 3,050 SF. Therefore, the net gain in square footage is ~1,550 SF.

Architectural Design

Val's Bar will exist along the Boston Street corridor in the City Center District of Chandler, Arizona. The Bar's design exhibits a modern architectural style that harmonizes with the city's vibrant character while honoring its historical roots with its material palette choice. The new building's facade, characterized by terracotta-like breeze block, expansive, operable windows and verdant plants creates a welcoming connection to the active thoroughfare along Boston Street. A carefully curated landscape design weaves drought tolerant plants and greenery into the

building's street elevation, softening the structure's edges whilst inviting patrons into a nature-infused environment.

As one moves north past the new bar, an outdoor lawn joins the new bar and the 875 SF bungalow-style house at the rear of the property. Revitalization and reappropriation of the historic house serves as a focal point, breathing life and activity into the surrounding outdoor leisure spaces.

The interior of the bar offers a dynamic interplay of indoor and outdoor experiences - natural daylight from a feature skylight conveys daylight deep into the core of the building, enhancing the ambiance and reducing energy demands. Verdant interior spaces and strategically placed planters blur the boundaries between built and natural environments, fostering a sense of tranquility and leisure. The modern theme continues through simple, durable furnishings, creating a warm, inviting atmosphere. By blending innovative design, sustainable landscaping, and a nod to its historical context, this project aims to enrich the Boston Street corridor as a destination for community connection and invigorate Chandler's vibrant character.