

CHAPTER II

DESIGN STANDARDS FOR SPECIFIC PARCELS

The sites below have been identified as important in the overall success of redefining Downtown Chandler. Conceptual site plans have been created for the residential and commercial sites identified in this booklet to address possible land use, site orientation, parking access, active retail frontages, building height, bulk, massing, and other site planning issues.

- Site 7
- Site 6 and Block to the South
- Civic Campus
- Steel Yard and Blocks to the South
- South of Frye Road and East Side of Arizona Avenue
- Residential Mixed Use Blocks on South Arizona Avenue
- Trailer Park and Fairview Street
- Northeast Corner of Pecos and Arizona Avenue

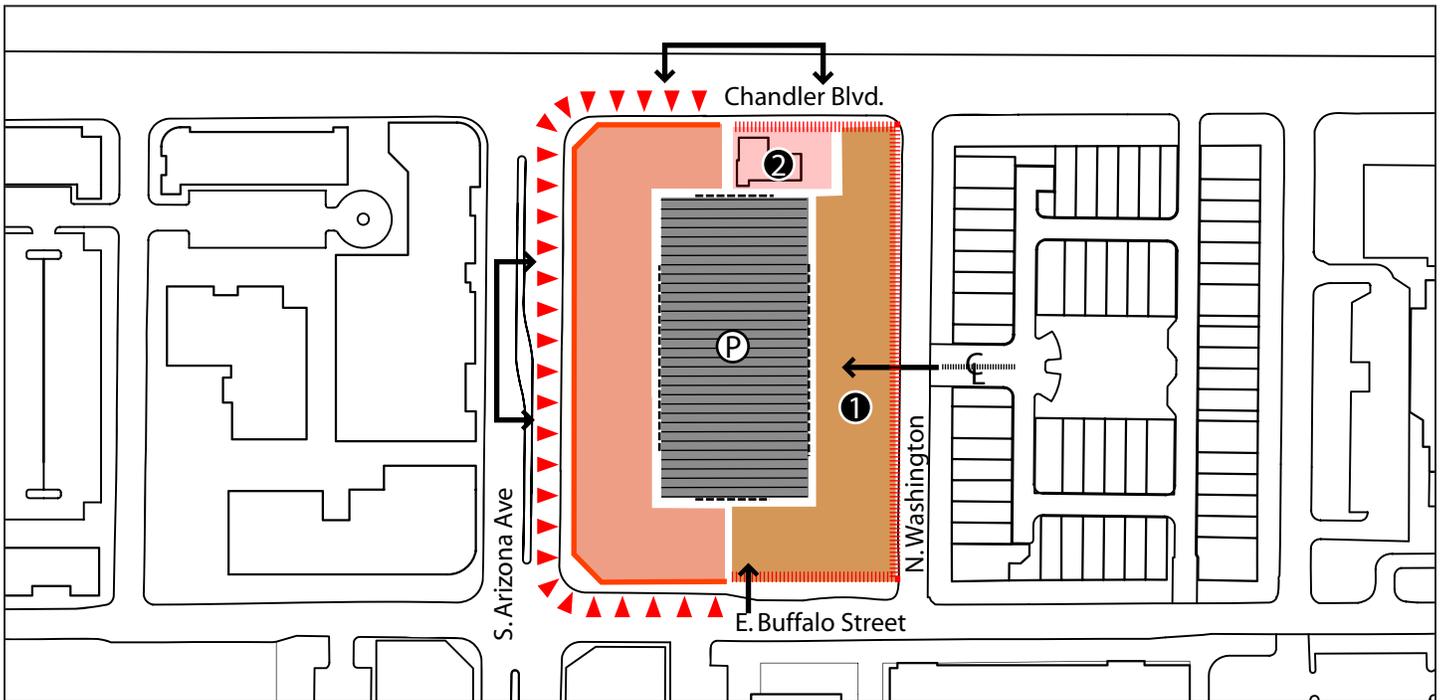


SITE 7

Intent: This block is highly visible and located on the corner of South Arizona Avenue and Chandler Boulevard. It is a mixed-use block, with intensive office and residential uses. The northwest corner and western side of the block complement what is developed across the street and architecturally represent a gateway to the Chandler downtown. Buildings on the west side of the block are oriented to South Arizona Avenue with active uses at the street level. The tallest buildings in the corridor should be located on this block along South Arizona Avenue. Residential uses (1) occupy the east side of the site and wrap around the southeast corner although, the southeast corner of the block could be occupied by other commercial uses. Residential uses should be similar scale or slightly more dense than the development located on the other side of North Washington Street. A multi-story parking structure is shown in the middle of the block. The existing Guedo's (2) restaurant is shown on Chandler Boulevard and could be integrated into a mixed-use building.

Vehicular Access

One right in, right out mid-block access along South Arizona Avenue and Chandler Boulevard should be allowed. Access along North Washington and East Buffalo should align with the access to the adjacent developments.

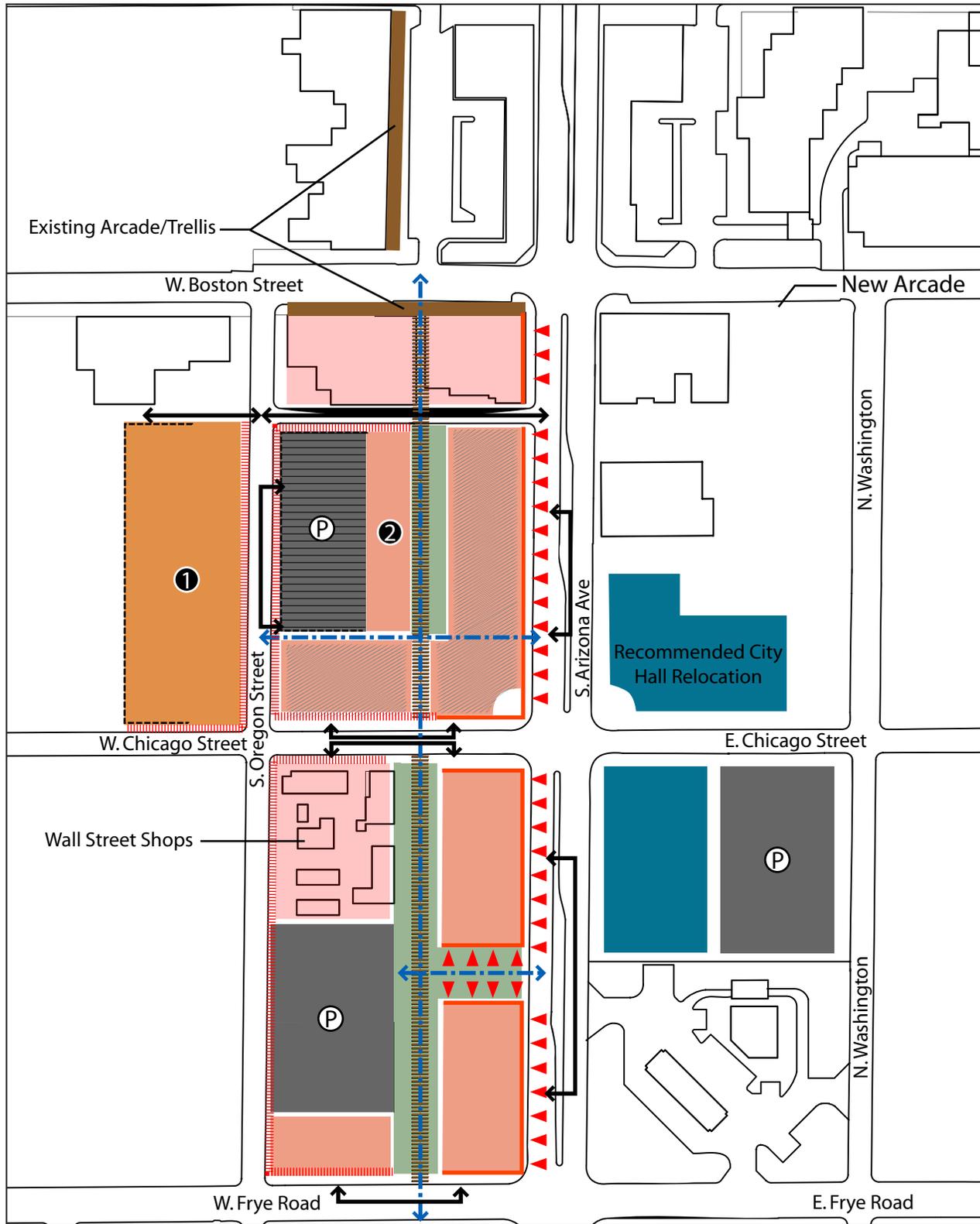


Legend

- Optional 10 ft. Setback
- Recommended 10 ft. Setback
- Recommended 20 ft. Setback
- Build to Line
- Building Orientation
- Parking Access
- Vehicular Access to Block
- Active Street Front Uses
- Optional Active Street Front Uses

- Pedestrian Connection
- Shaded Pedestrian Connection
- Land Uses**
- Mixed Use
- Mixed Use / Museum
- Retail
- High Density Residential (18-40 du/acre)
- Med Density Residential (6-17 du/acre)
- Single Family Residential

- Civic Uses
- Structured Parking
- Surface Parking
- Existing Retail
- Existing Civic Buildings
- Existing Parking



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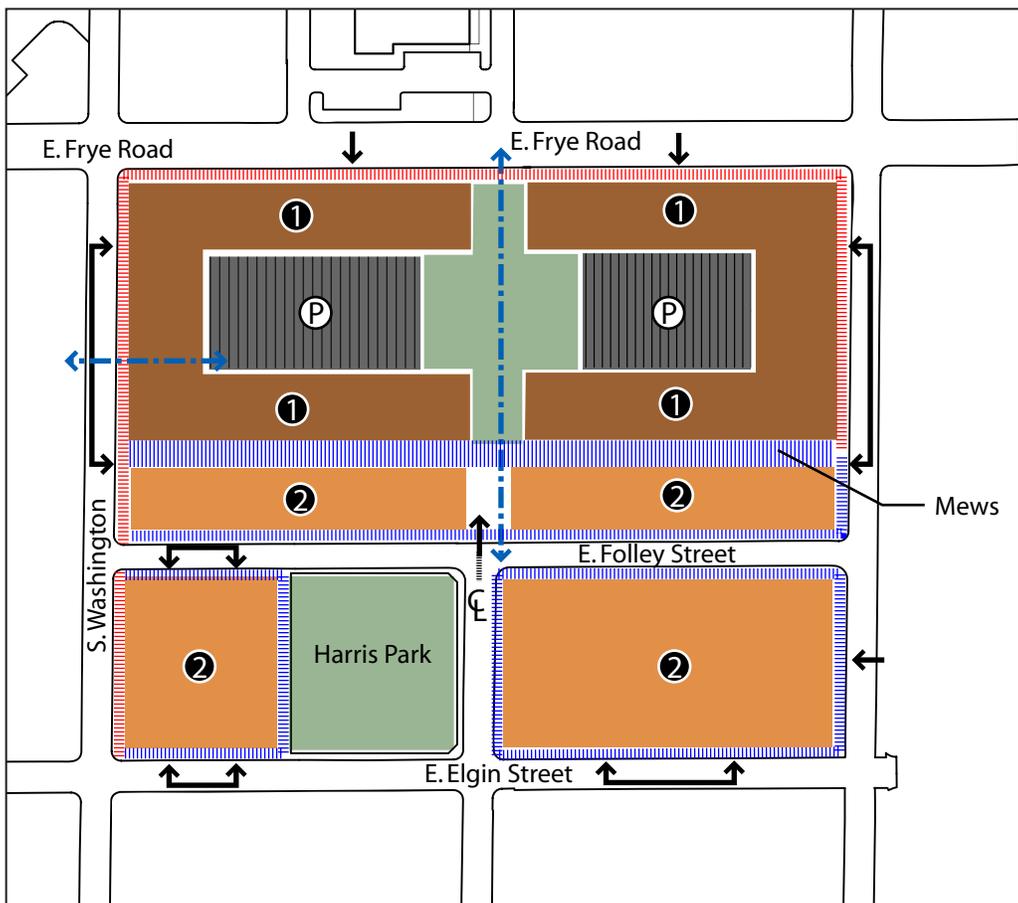
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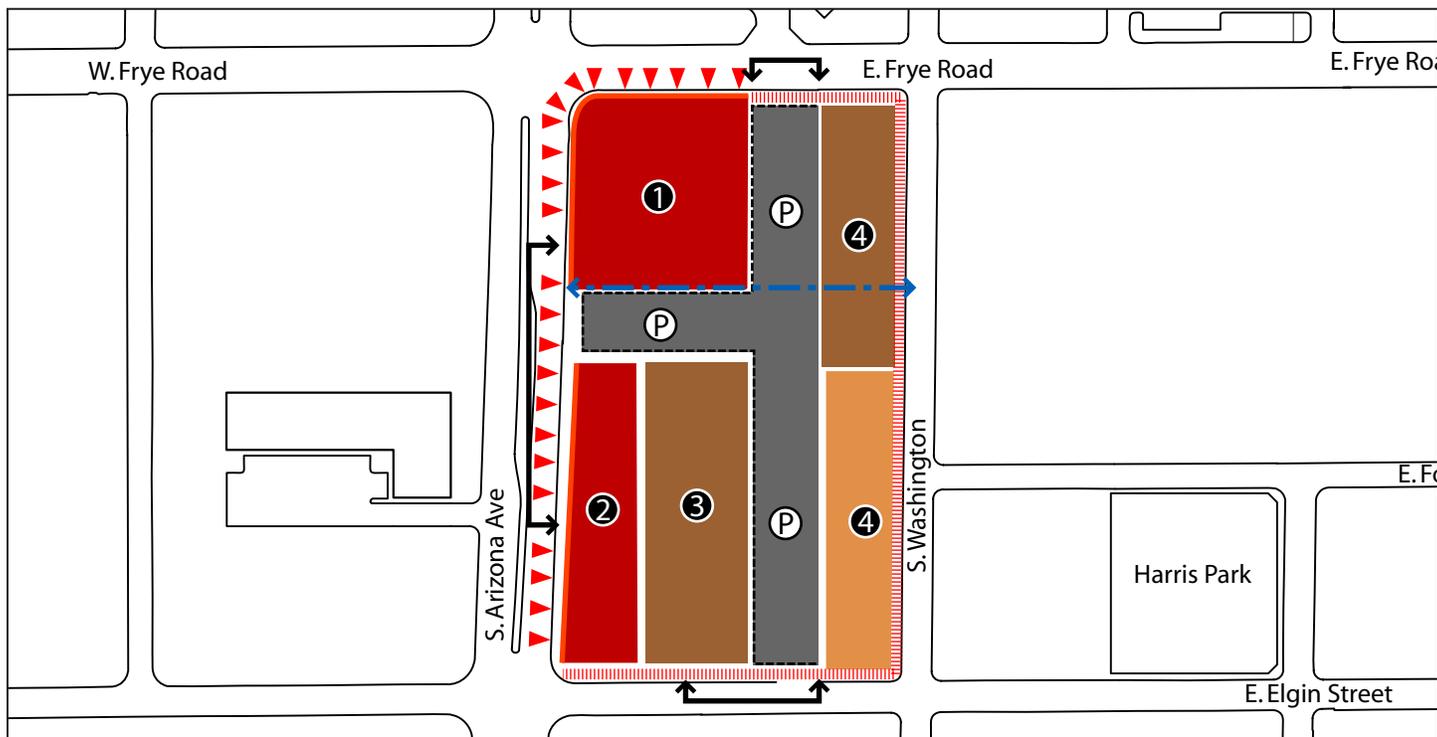


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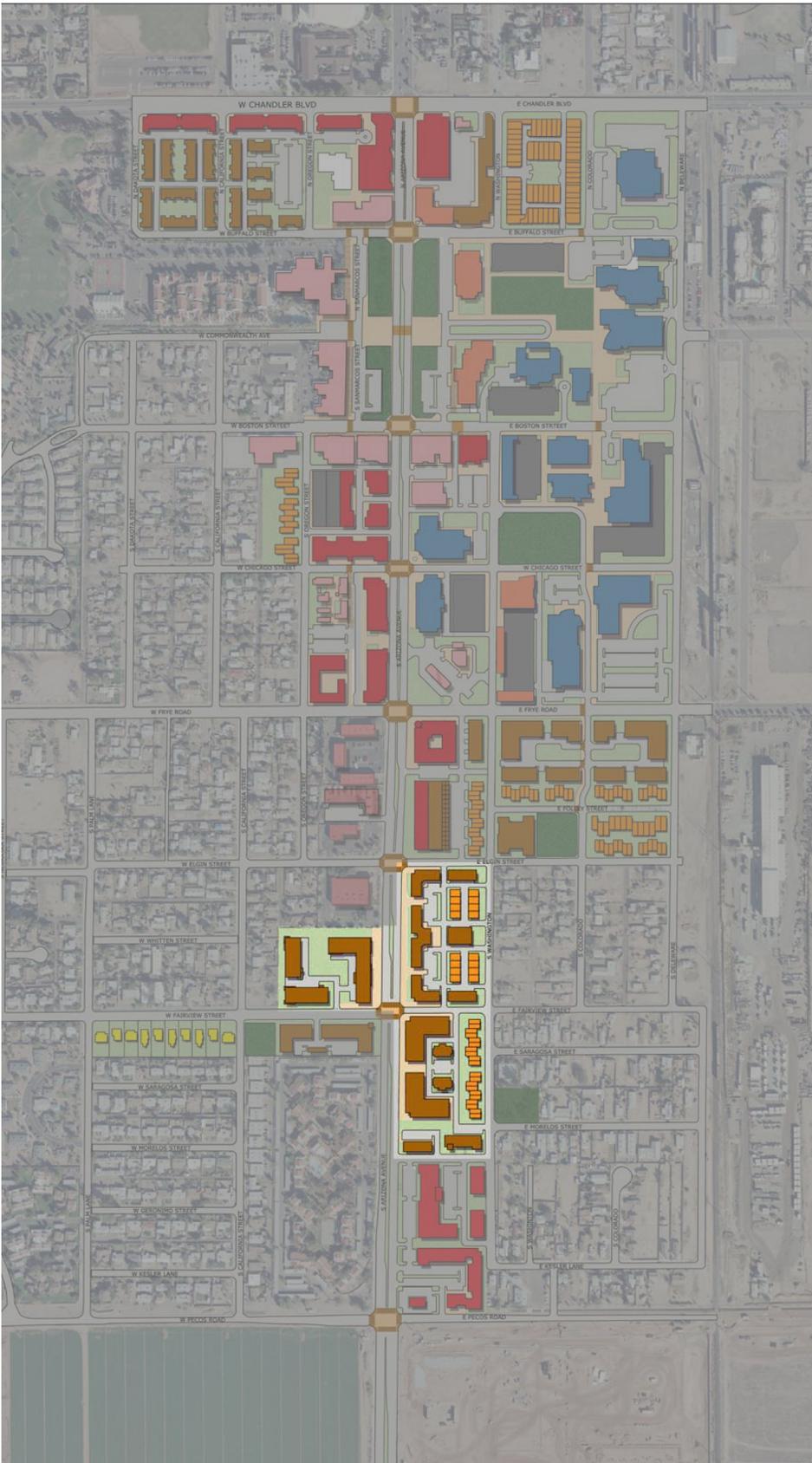


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RESIDENTIAL/MIXED USE BLOCKS ON SOUTH ARIZONA AVENUE

Intent: These blocks are mixed use with intensive residential uses oriented toward S. Arizona Avenue and S. Washington Street. Retail (1) and other active uses should form the street frontage along S. Arizona Avenue at ground level with high density residential (1) developed above and behind it. The street level retail and active uses help establish continuity between Downtown Chandler and the newly constructed retail south of Pecos Road. Low-density residential (2) on the east side of the block transitions into the adjacent neighborhoods to the east and parking is provided on the interior of the block. Courtyards and pedestrian open space should occur within the block and be accessible to all the users of the block. Pedestrian access is encouraged throughout and around the block along with an east-west pedestrian connection through the block.

Vehicular Access

Mid-block access is allowed on all four sides and access on the east side of the southern block should align with the centerlines of E. Morelos and E. Saragosa.

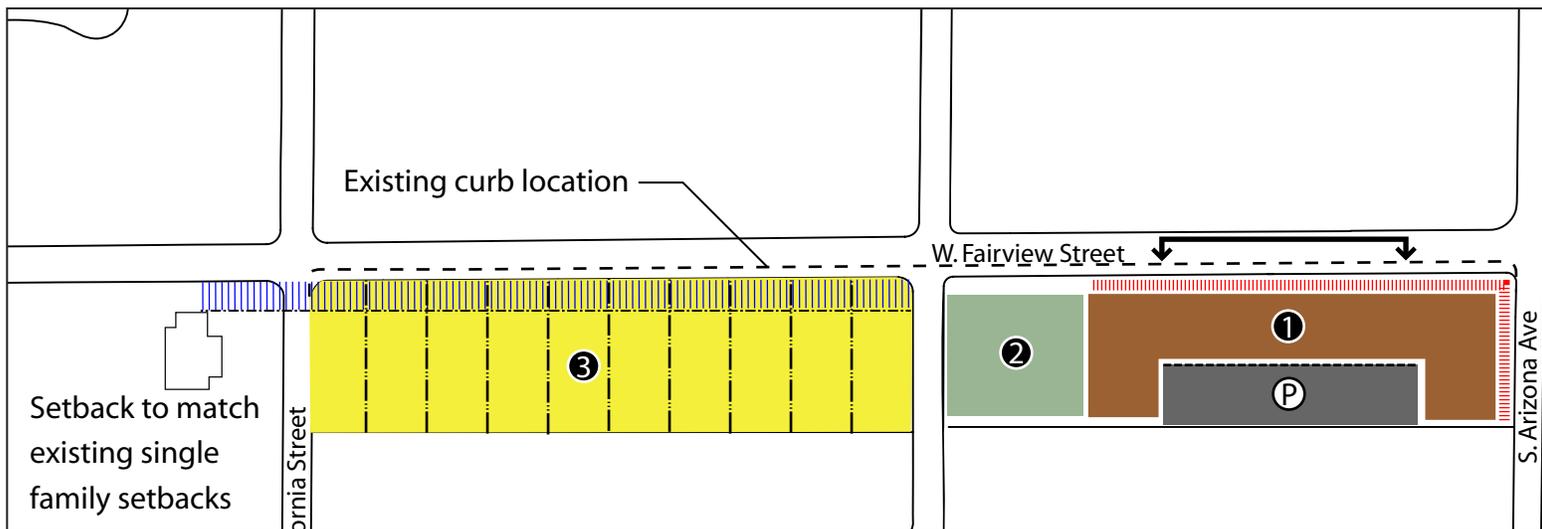


TRAILER PARK AND FAIRVIEW STREET

Intent: High density residential (1) is oriented to S. Arizona Avenue and Fairview Street from S. Arizona Avenue to California Street, which is connected through the existing trailer park. Parking is located behind the residential development. Neighborhood open space (2) is developed on the corner of S. California and W. Fairview. West of S. California the site is subdivided into single-family (3) lot sizes and setbacks for these homes are comparable with the existing lot sizes and setbacks in the existing neighborhood.

Vehicular Access

All access for these developments should occur on Fairview Street.



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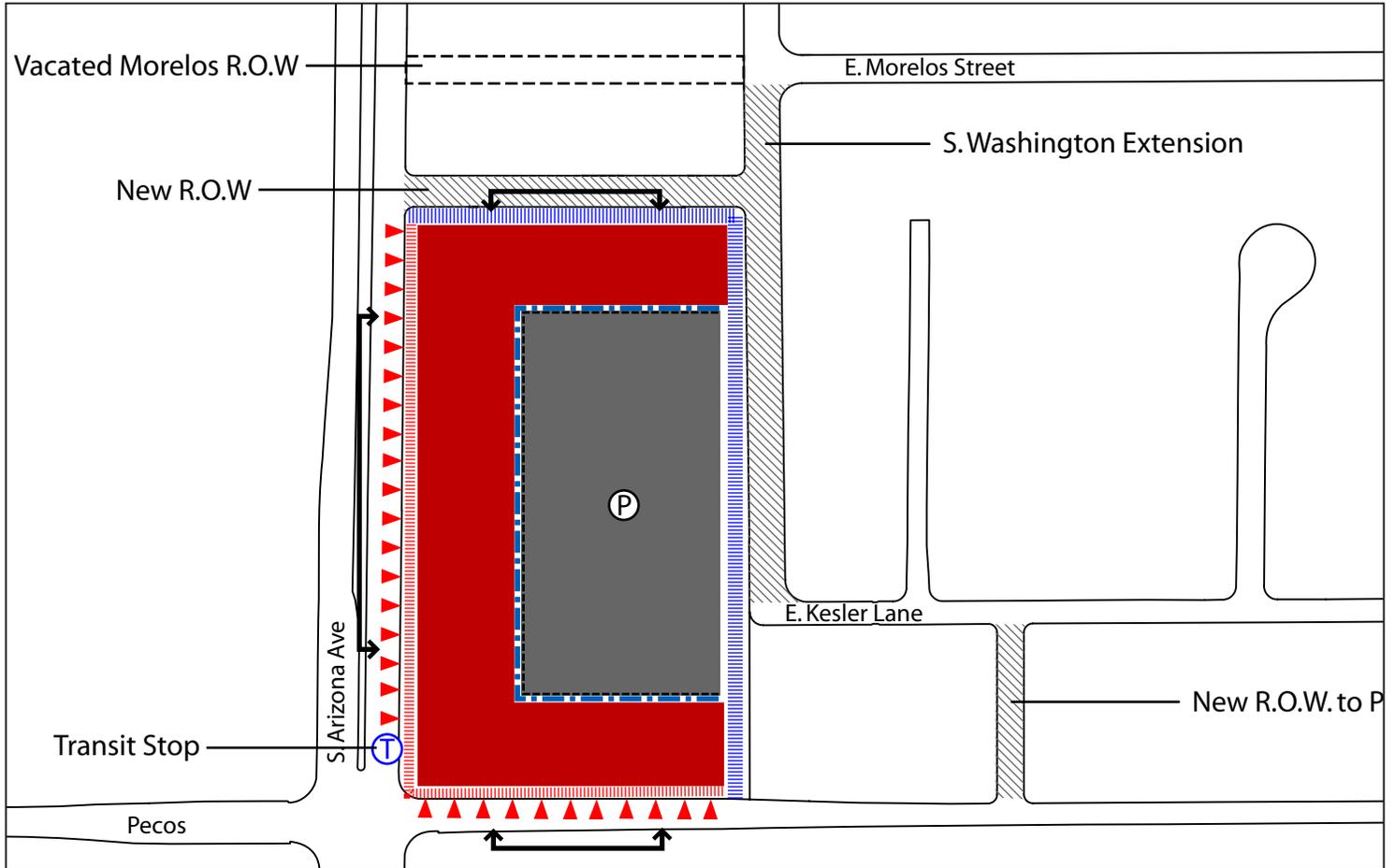


NE CORNER OF S. ARIZONA AVENUE AND PECOS

Intent: This block is the largest single retail site in the corridor with high visibility from traffic entering the newly constructed retail developments south of Pecos Road. This block is an important component of the corridor; it is the southern-most gateway to Downtown Chandler: Retail (I) and active uses are oriented toward S. Arizona Avenue but are accessible from the parking as well, which is located on the interior of the block.

Vehicular Access

Right in and out access on S. Arizona Ave is located on the northern half of the block to avoid conflict with a transit stop at the corner of S. Arizona Avenue and Pecos Road. Access is also allowed mid block on the new street on the north side of the block. Access along S. Washington is discouraged because of conflicts with the existing residential neighborhoods.



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