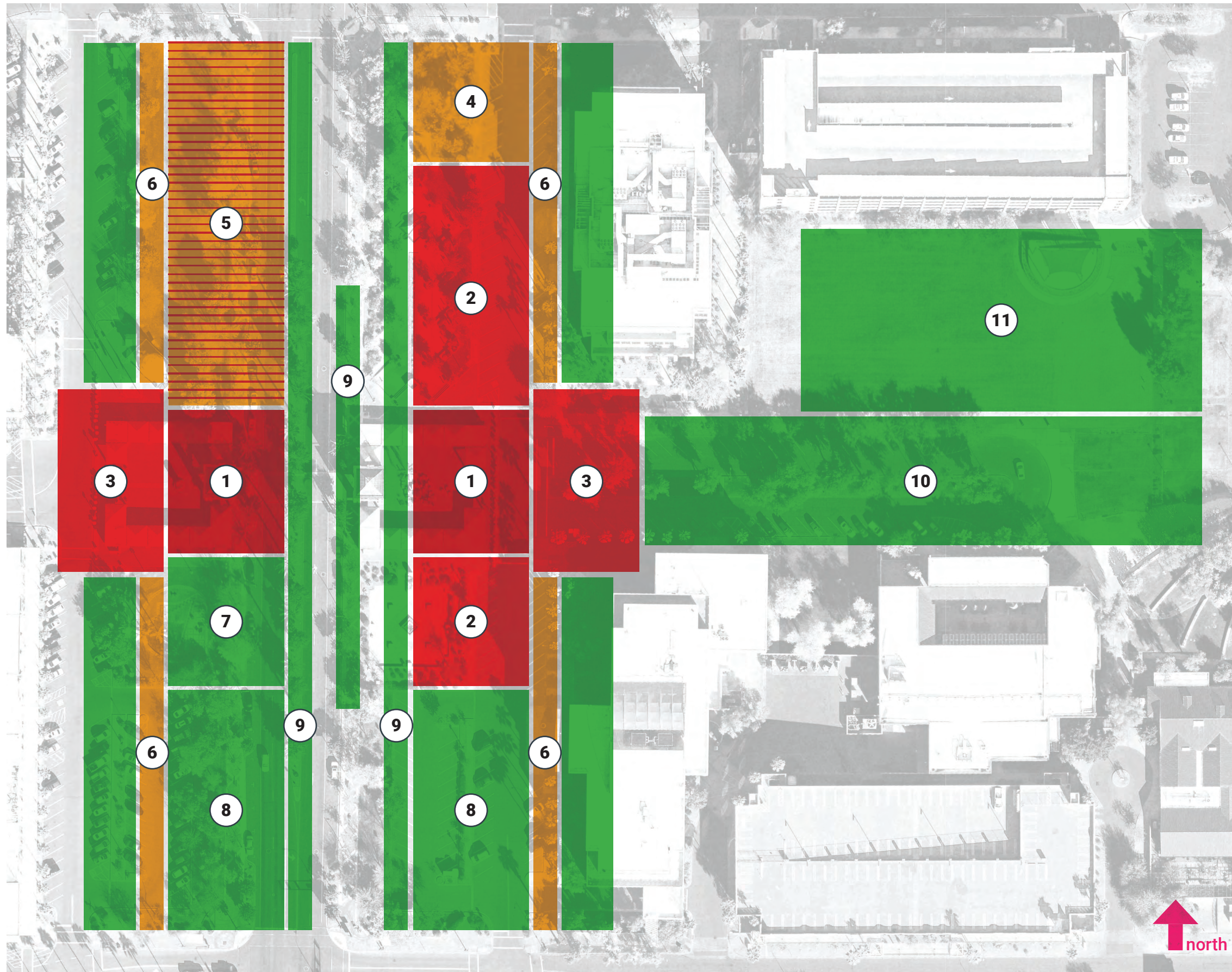




Dr. AJ Chandler Park

Master Plan Design Book



- ① **Transform** central Plaza. Remove all existing structures to visually connect park. Relocate public art and restrooms. Remove existing water features. Provide ample shade and flexibility.
- ② **Transform** sunken water feature and gardens. Remove walls. Provide flexible park space. Utilize opportunity for urban tree growth.
- ③ **Transform** intersection grading to create seamless connections east/west.
- ④ **Enhance** existing green space. Preserve legacy trees where appropriate. Relocate public art. Provide shade and seating.
- ⑤ **Enhance** existing green space. Preserve legacy trees where appropriate. **Transform** topography and integrate new family amenities; including a public restroom.
- ⑥ **Enhance** park side parking areas by integrating additional parking lot tree coverage and/or **transform** by removing a directional lane of traffic.
- ⑦ **Preserve** flex lawn south of west plaza. **This will be enhanced phase 2.**
- ⑧ **Preserve** south parking areas. **This will be transformed phase 2.**
- ⑨ **Preserve** Arizona Ave pavements and tree canopy. **This will be enhanced phase 2.**
- ⑩ **Preserve** loop access road and food truck area. **This will be enhanced Phase 2**
- ⑪ **Preserve** large civic lawn. **This will be transformed Phase 2**

MASTER PLAN PHASE 1 | -TRANSFORM - ENHANCE - PRESERVE

Dr. AJ Chandler Park - Chandler, AZ





MASTER PLAN PROGRAM | FULL BUILD-OUT

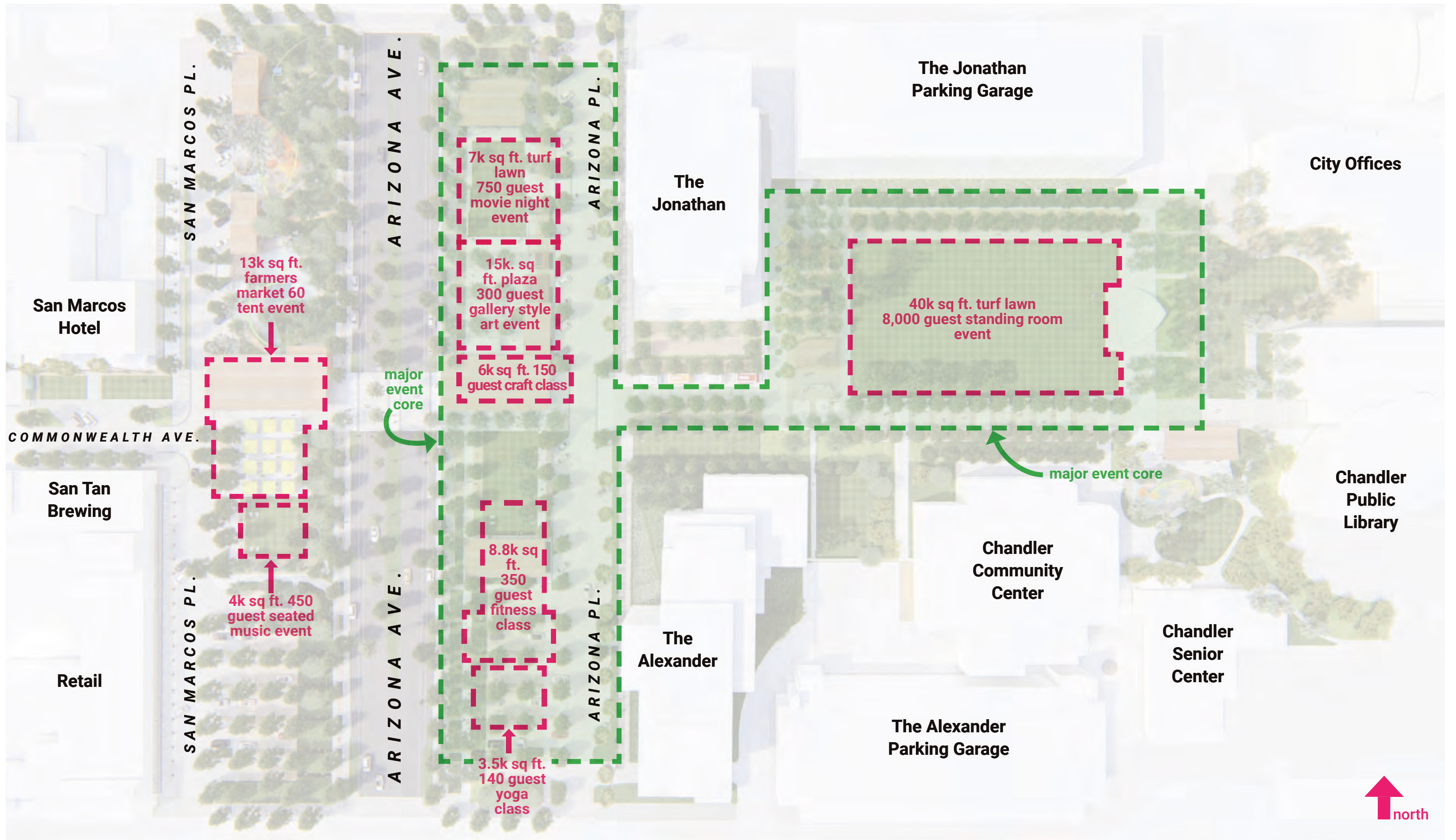
Dr. AJ Chandler Park - Chandler, AZ





PLANNING CONCEPT | PROGRAM ORIENTATION

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MASTER PLAN PROGRAM | EVENT SIZING

Dr. AJ Chandler Park - Chandler, AZ

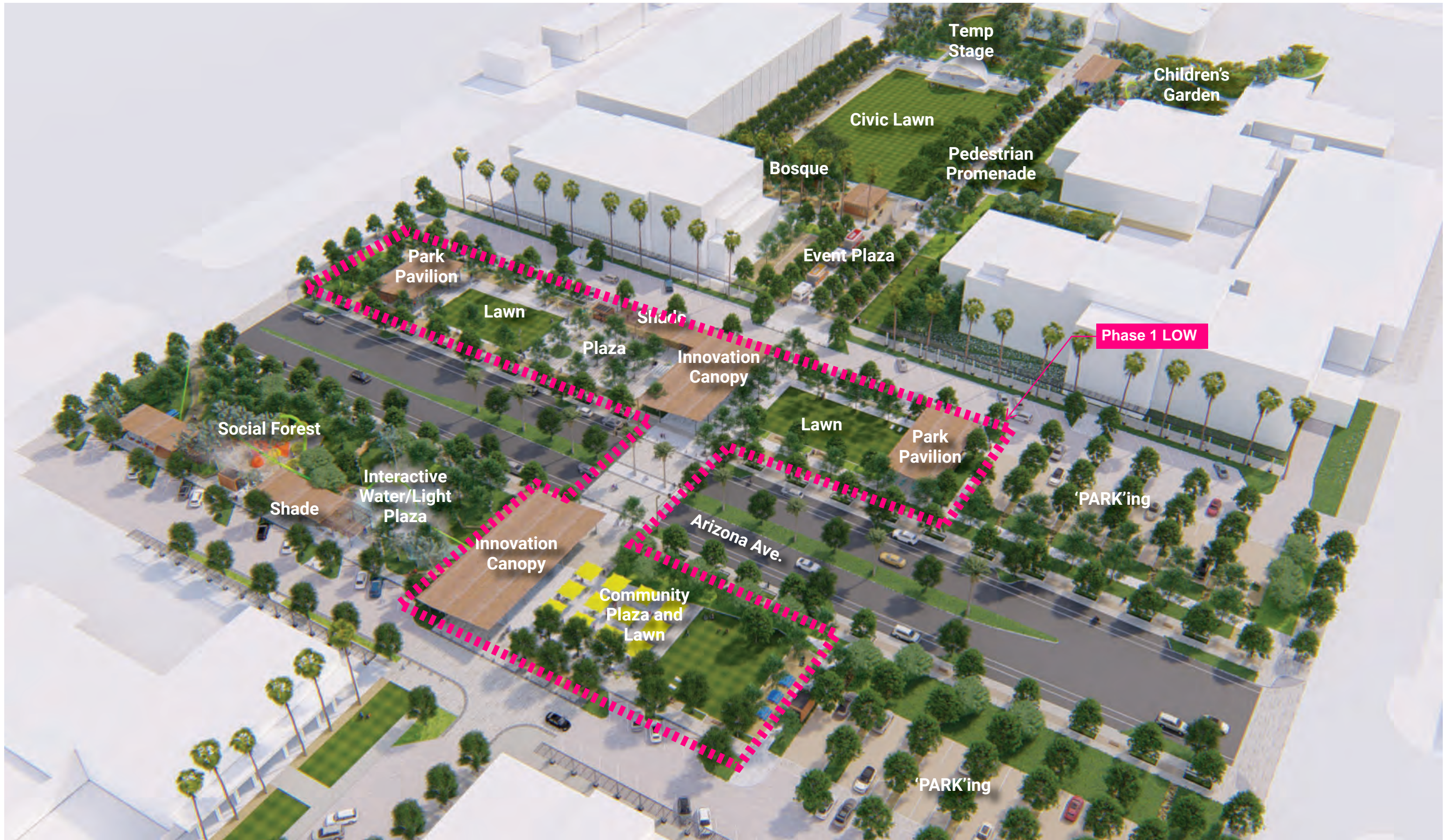




MASTER PLAN PROGRAM | FULL BUILD-OUT

Dr. AJ Chandler Park - Chandler, AZ





MASTER PLAN PROGRAM | FULL BUILD-OUT

Dr. AJ Chandler Park - Chandler, AZ

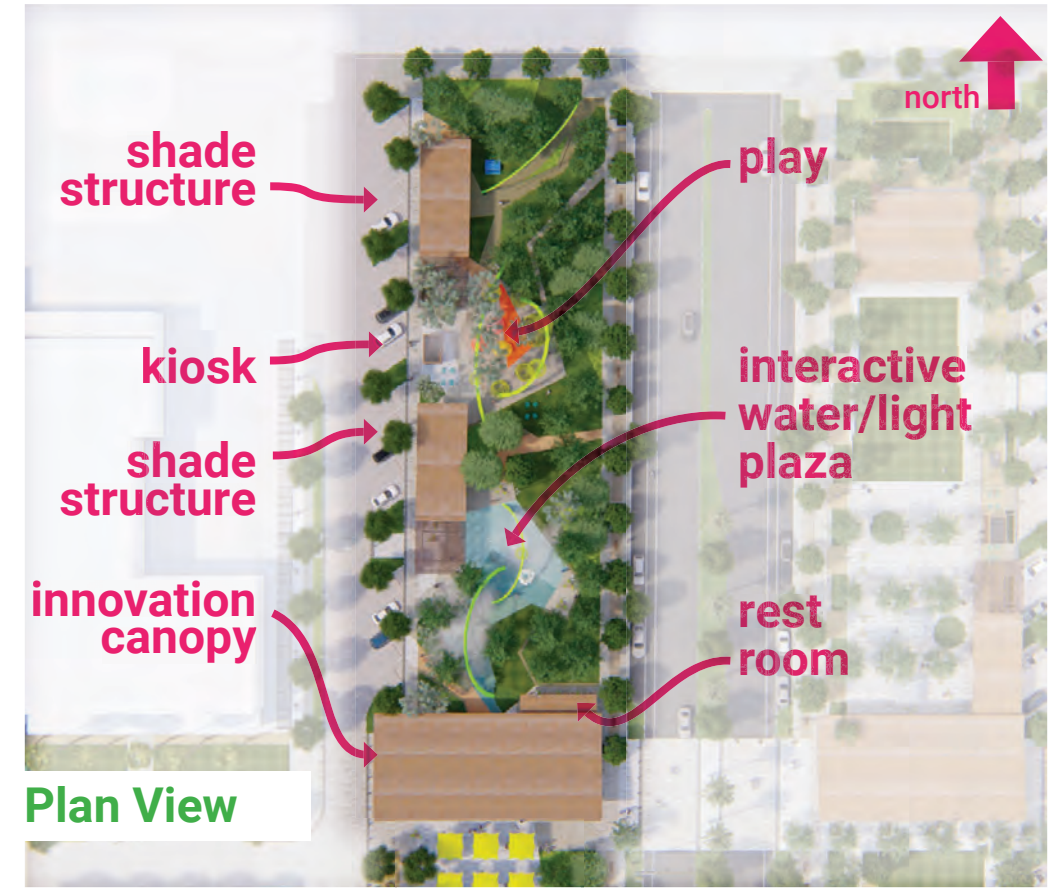


MASTER PLAN PROGRAM | FULL BUILD-OUT

Dr. AJ Chandler Park - Chandler, AZ



View to the west



Plan View

Design Goals

- “Neighborhood park” scale and activity.
- Play and interactive water/light plaza area.
- Clean, safe and attractive rest room.
- Design should be welcoming and encourage exploration.
- Introduce topography to create a park feel and play opportunities.
- Interactive water feature should be seasonal and have an environmental cooling aspect to it.

Character



Movable seating



Playable art



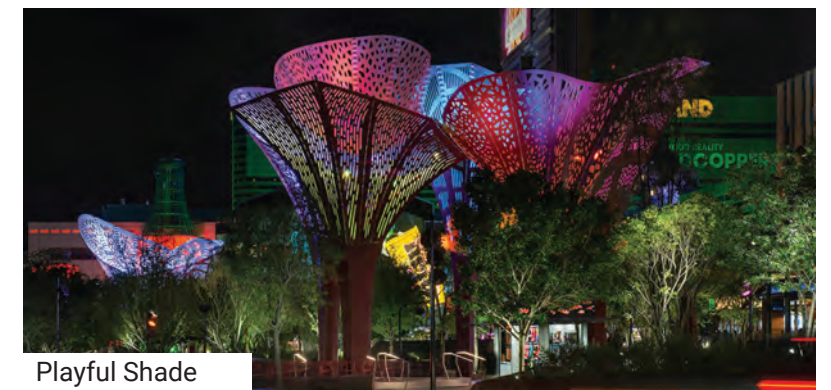
Backyard games



Social seating



Interactive Water



Playful Shade

SOCIAL FOREST | A FAMILY DESTINATION

Dr. AJ Chandler Park - Chandler, AZ





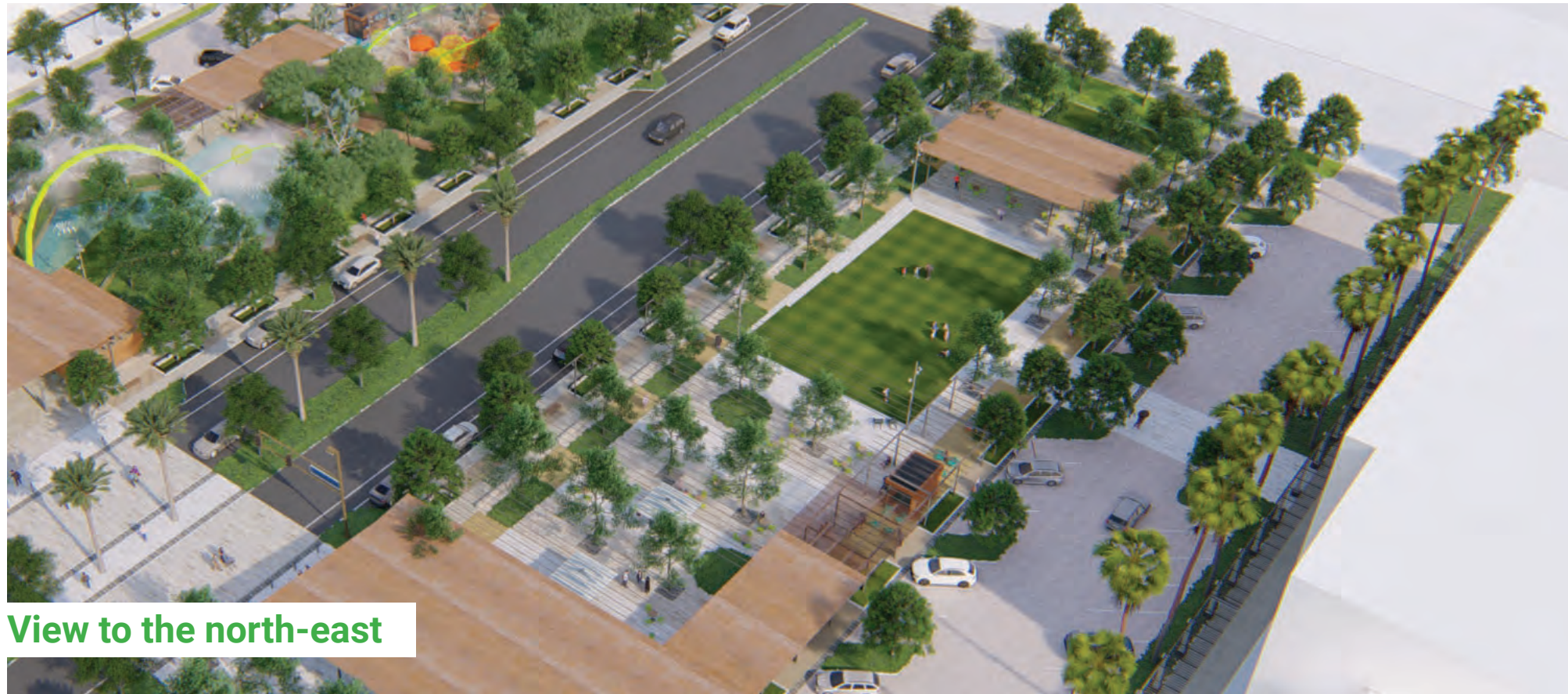
View north from the innovation canopy



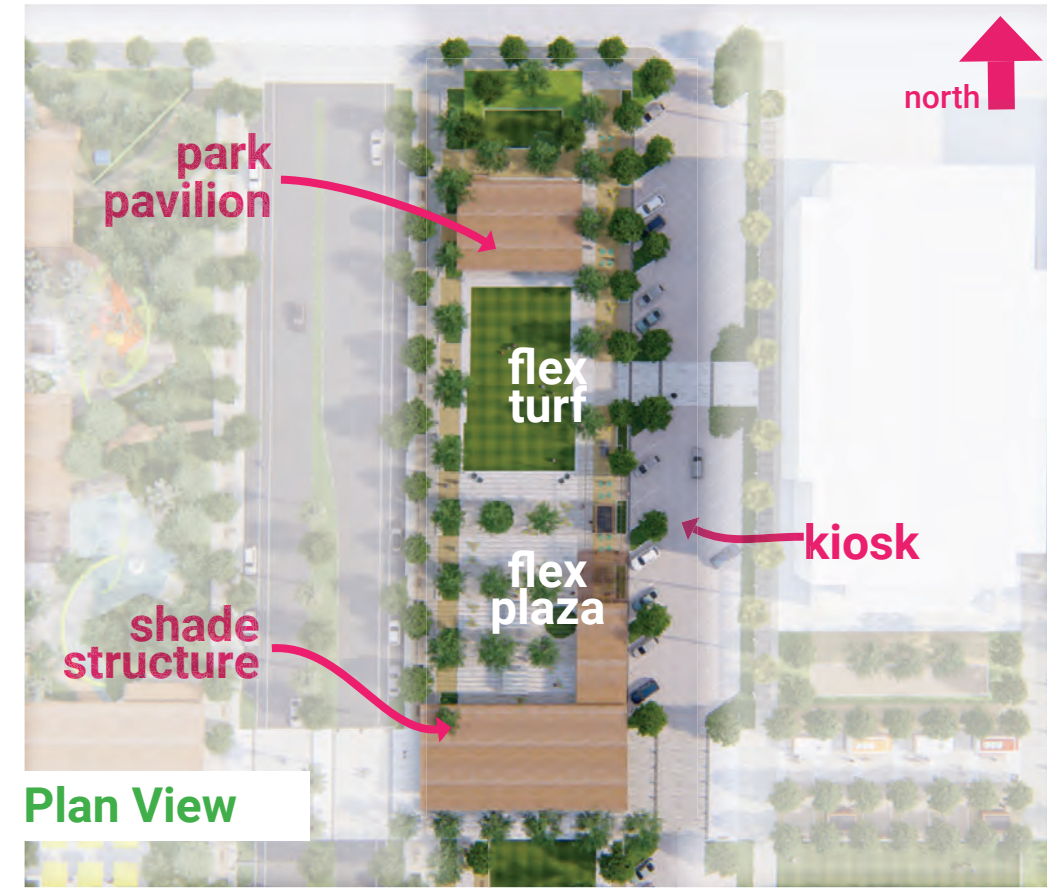
View east from the San Marcos Hotel

SOCIAL FOREST | A FAMILY DESTINATION

Dr. AJ Chandler Park - Chandler, AZ



View to the north-east

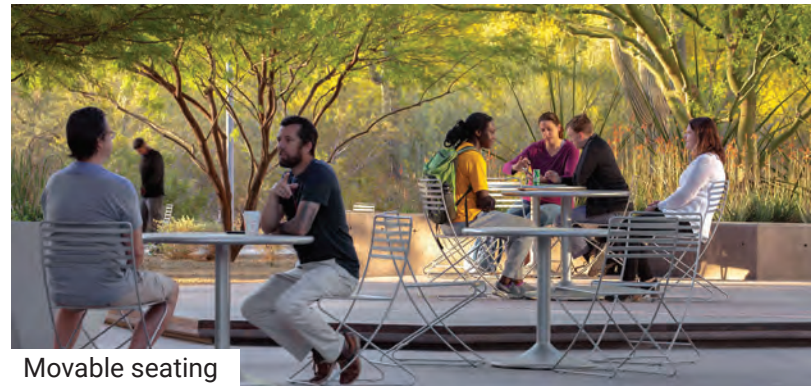


Plan View

Design Goals

- Provide adaptable shade solutions that can transform during the seasons.
- Opportunity for below grade stormwater capture.
- Provide environmental cooling through shade, mist, air circulation, and cool pavements to extend event seasons.
- Accommodate smaller events and support larger events on the Civic lawn.

Character



Movable seating



High performance turf



Neighborhood to community scale



Urban Tree Canopy



Games + Markets



Daily Programming

FLEX PLAZA | FUNCTIONAL EVENT SPACE

Dr. AJ Chandler Park - Chandler, AZ





View south from along Arizona Avenue



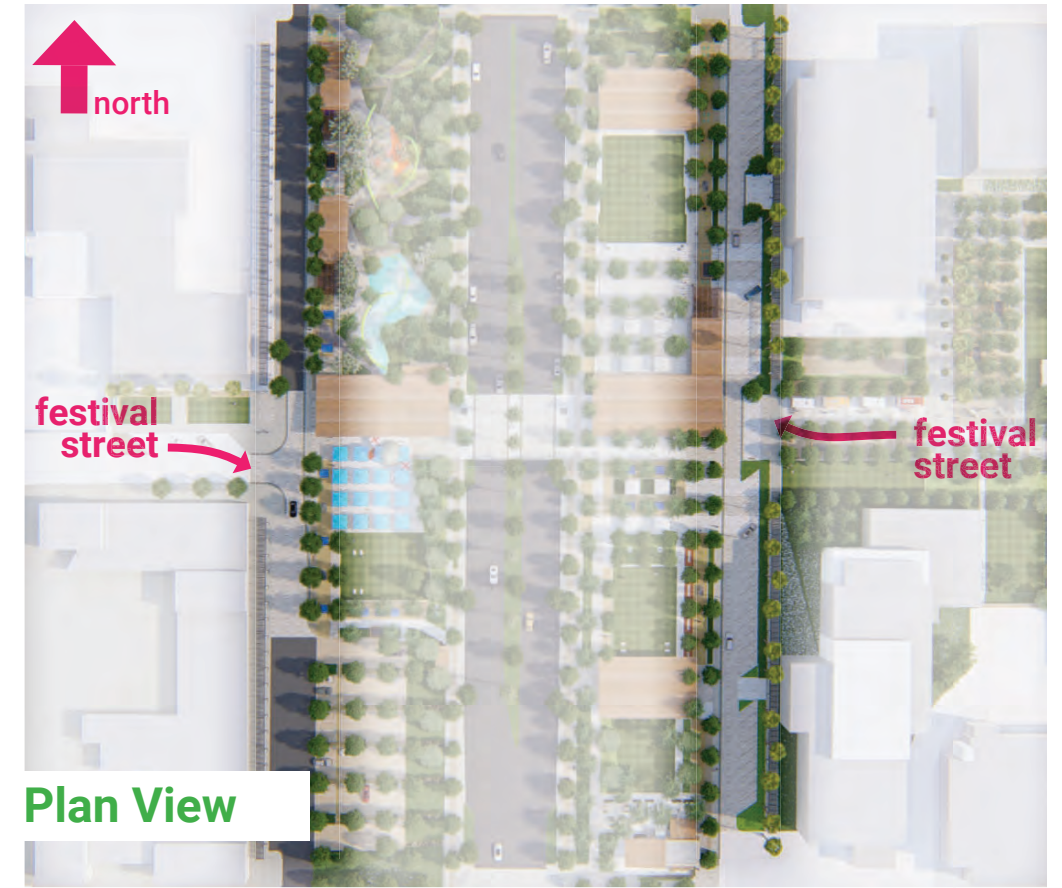
View north-east from along Arizona Place

FLEX PLAZA | FUNCTIONAL EVENT SPACE

Dr. AJ Chandler Park - Chandler, AZ



View to the east

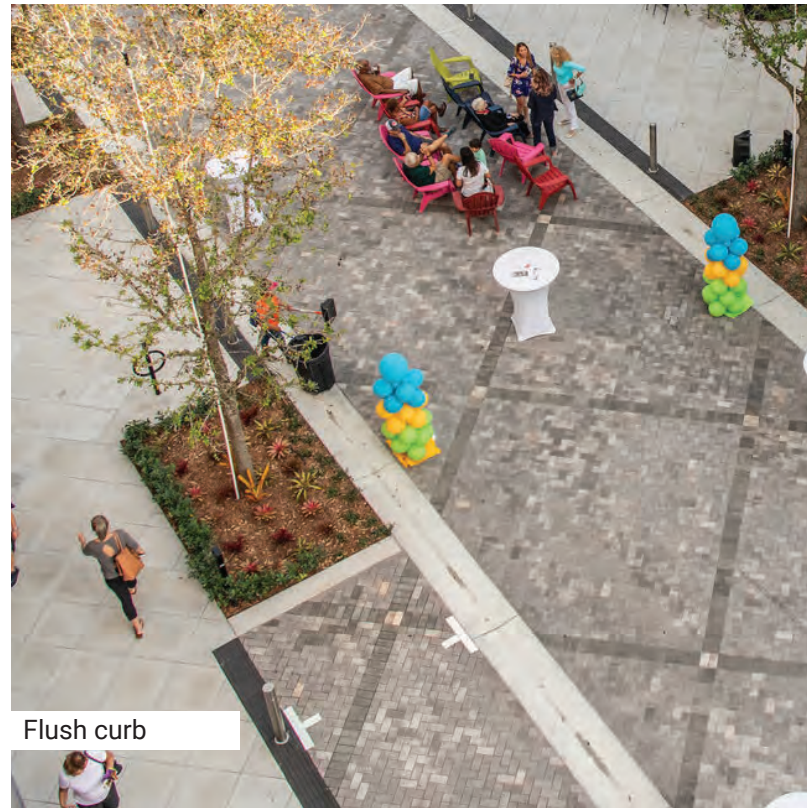


Plan View

Design Goals

- Flush curbs between streets and park. Events seamlessly flood out into the street and vice versa.
- Provide parking outside of events for the adjacent businesses.
- Stormwater capture area.
- Parking area adds approximately 20k sq ft on either side for events.

Character



Flush curb



Permeable pavers



Flexible use

FESTIVAL STREETS | PROGRAM+PARKING

Dr. AJ Chandler Park - Chandler, AZ



Precedent Example: Ithaca Commons



Proposal:

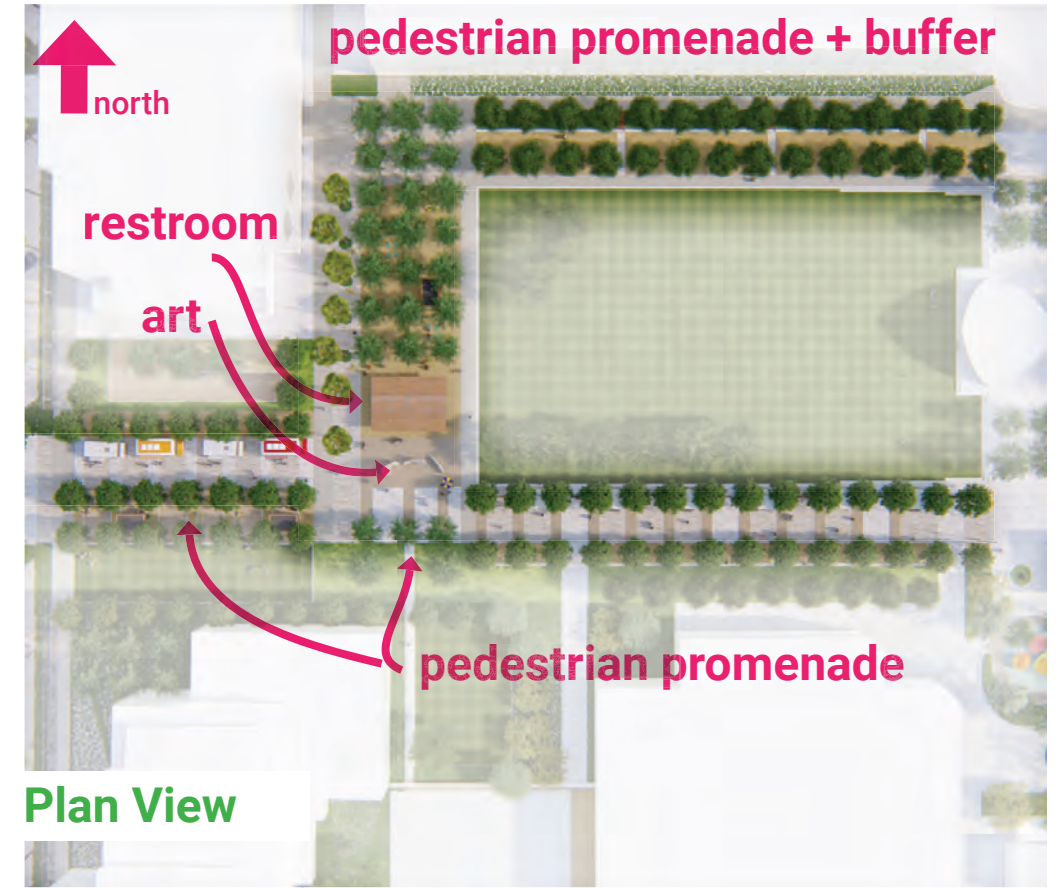
- Flush curbs encourage foot traffic to and from adjacent businesses.
- Activates park and street edge with adjacent activities.
- Enhances opportunities for street fairs, art walks, and other events by adding shade.
- Flush curb eases logistics for set up and breakdown of events.

FESTIVAL STREETS

Dr. AJ Chandler Park - Chandler, AZ



View to the west



Plan View

Design Goals

- Encourage strolling through the site.
- Create a rhythm of shade that allows for flexibility and event setup.
- Opportunity to highlight water collection and support legacy tree growth.
- Program with public art + 'moments of joy.'

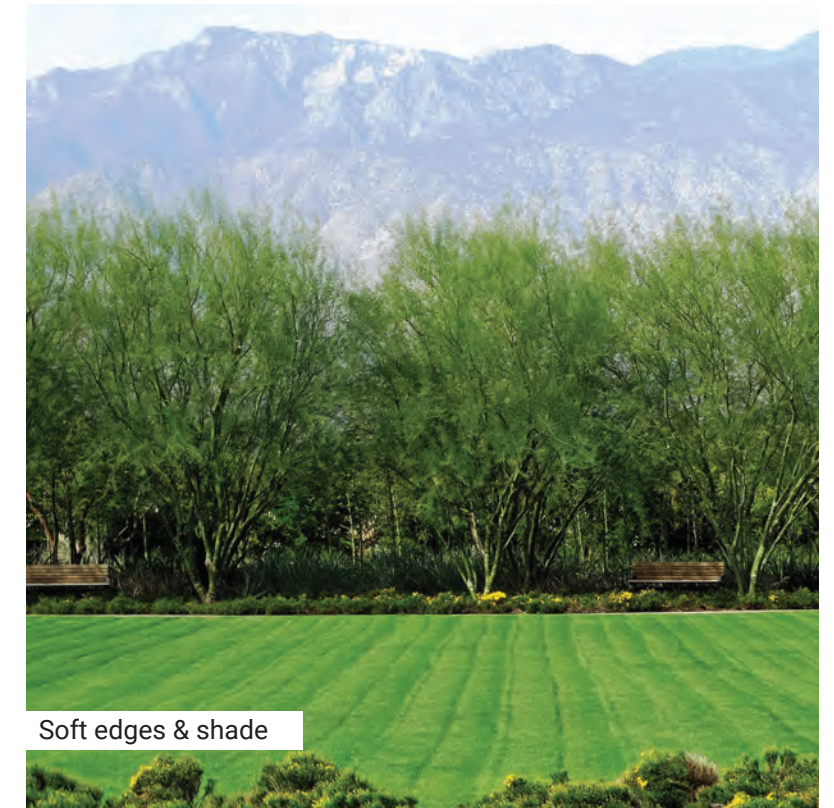
Character



Hardscape + softscape



Heritage trees



Soft edges & shade

PEDESTRIAN PROMENADE | INTERACTIVE CORRIDORS

Dr. AJ Chandler Park - Chandler, AZ



View east along Commonwealth Avenue



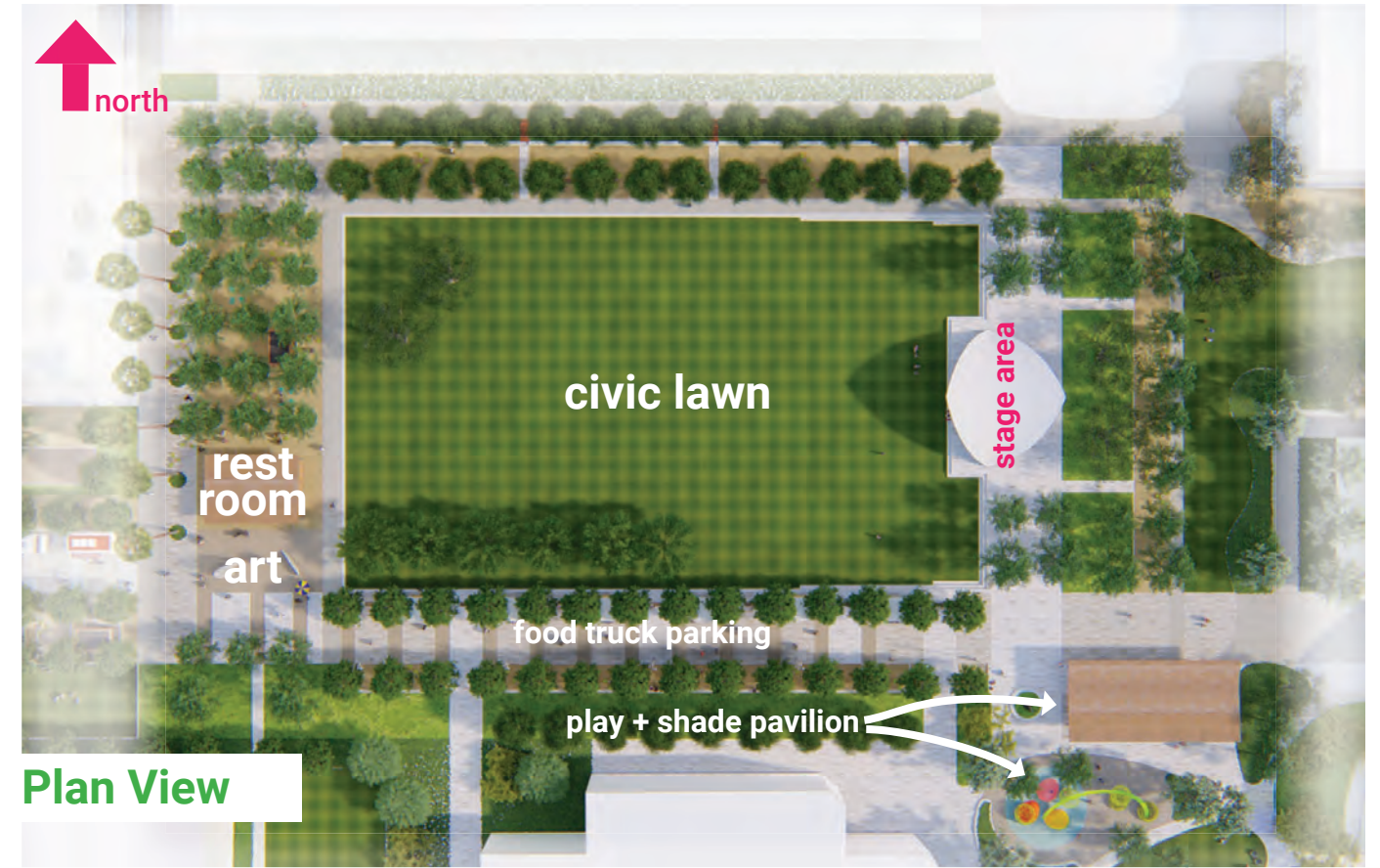
View east along Commonwealth Avenue

PEDESTRIAN PROMENADE | INTERACTIVE CORRIDORS

Dr. AJ Chandler Park - Chandler, AZ



View to the north-west



Plan View

Design Goals

- Event destination.
- Optimize layout for event planning.
- Provide shade to extend programming into warmer months and/or earlier into the day.
- Scale space to feel comfortable on a day to day basis.
- Opportunity for additional program space (indoor market / cafe / civic).
- Create occupiable edges that can be programmed for events.

Character



Activated edges



Bosque + seating



Music + events

CIVIC LAWN | AN EVENT DESTINATION

Dr. AJ Chandler Park - Chandler, AZ



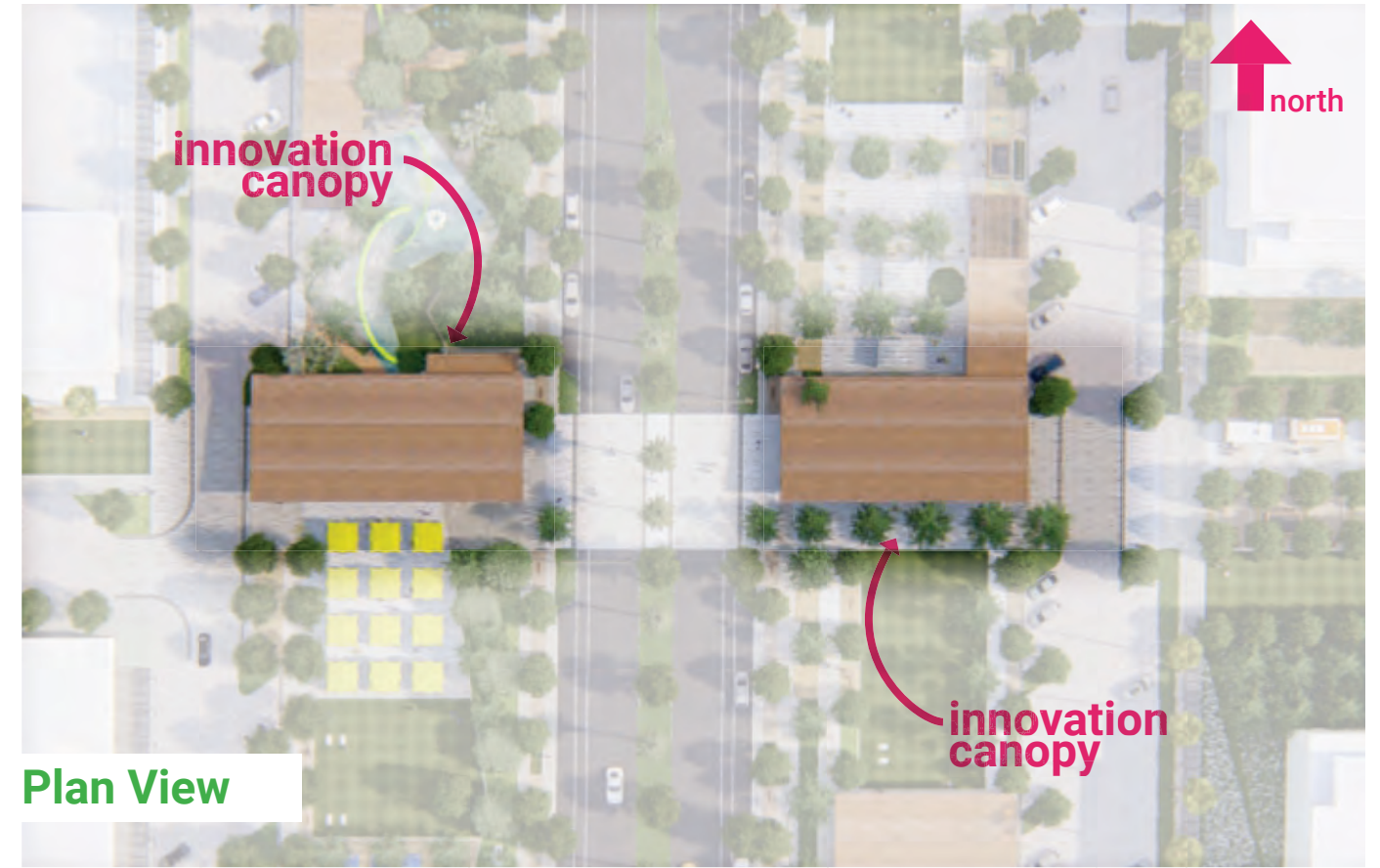
View to south east of civic lawn

CIVIC LAWN | AN EVENT DESTINATION

Dr. AJ Chandler Park - Chandler, AZ



Precedent Example: Xiafu Village Farmers' Market



Plan View

Design Goals

- Iconic and bold styling.
- Flexible and adaptable.
- Scalable for multiple events.
- Provide environmental comfort to maximize seasonality.
- Open layout to accommodate weekend events.
- Movable seating to activate the area during the week.

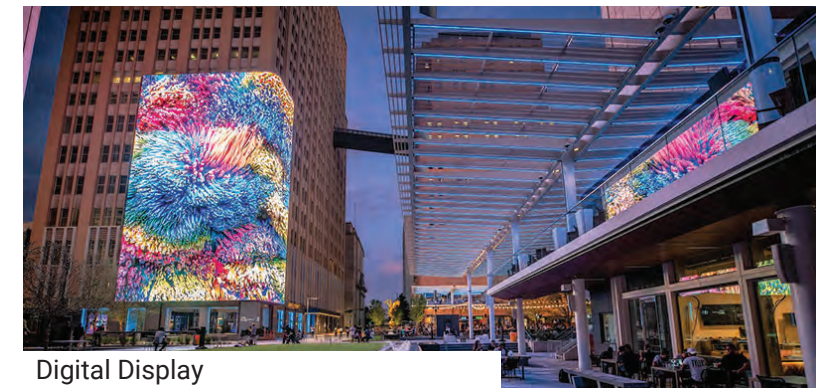
Character



Interactive Public Art



Augmented Reality



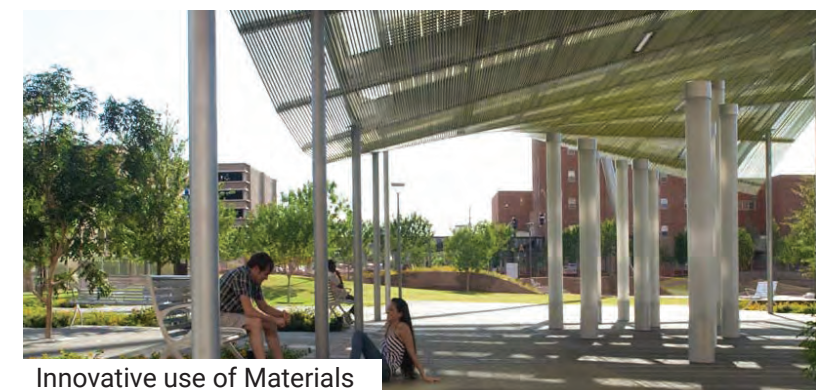
Digital Display



Ease of Circulation



Dynamic Light



Innovative use of Materials

INNOVATION CANOPY | EVOLVING SHOWCASE OF TECHNOLOGY

Dr. AJ Chandler Park - Chandler, AZ





Holiday programming layout



Warm season layout



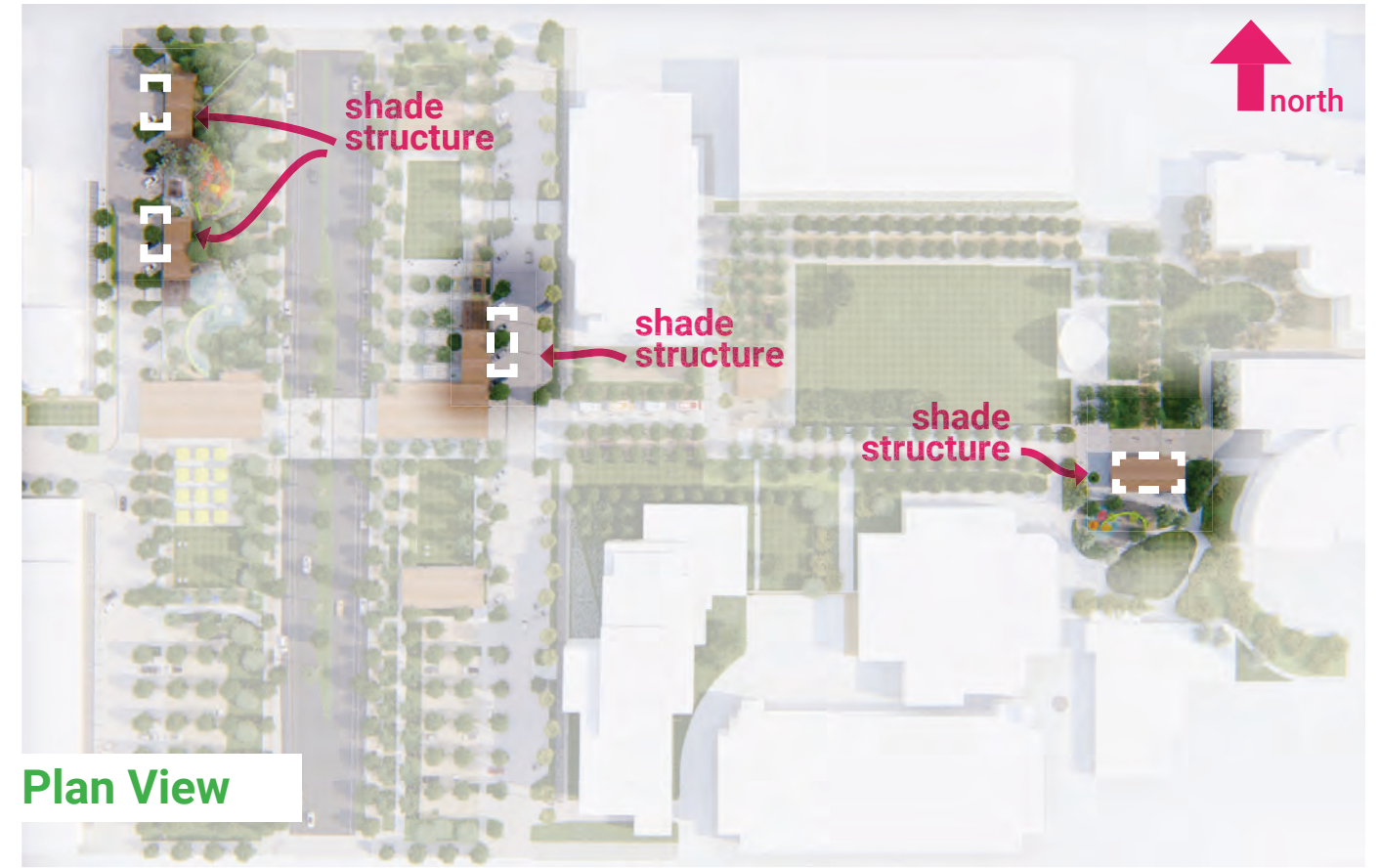
View east along San Marco Place

INNOVATION CANOPY | EVOLVING SHOWCASE OF TECHNOLOGY

Dr. AJ Chandler Park - Chandler, AZ



Precedent: Pearl Brewery Plaza



Plan View

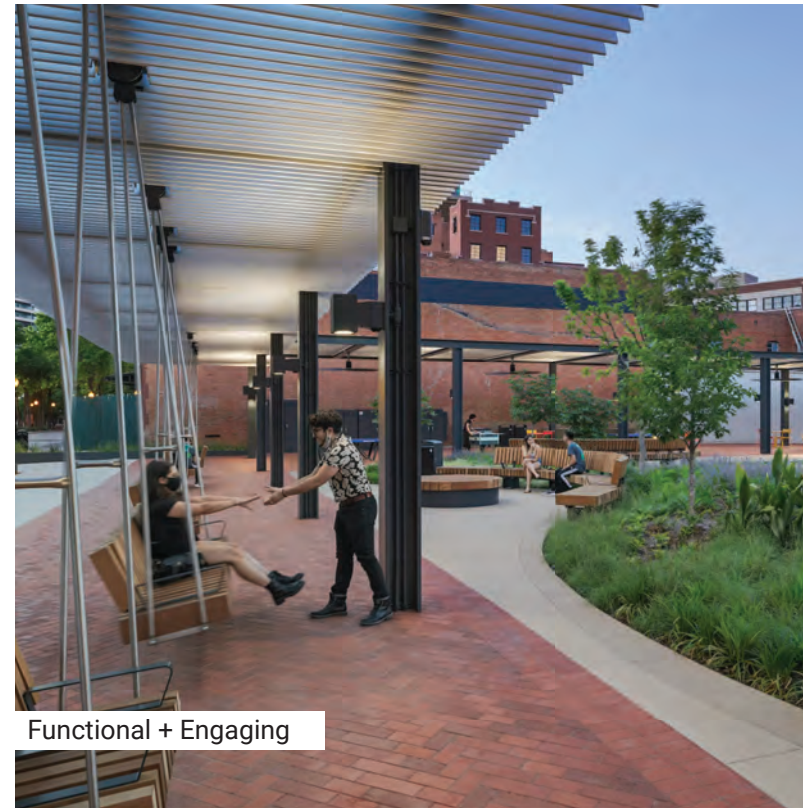
Design Goals

- Create a cooler, more inviting, environment.
- Visually connect the different areas of the park with a unified design language.
- Seating and social activities.

Character



Hospitable



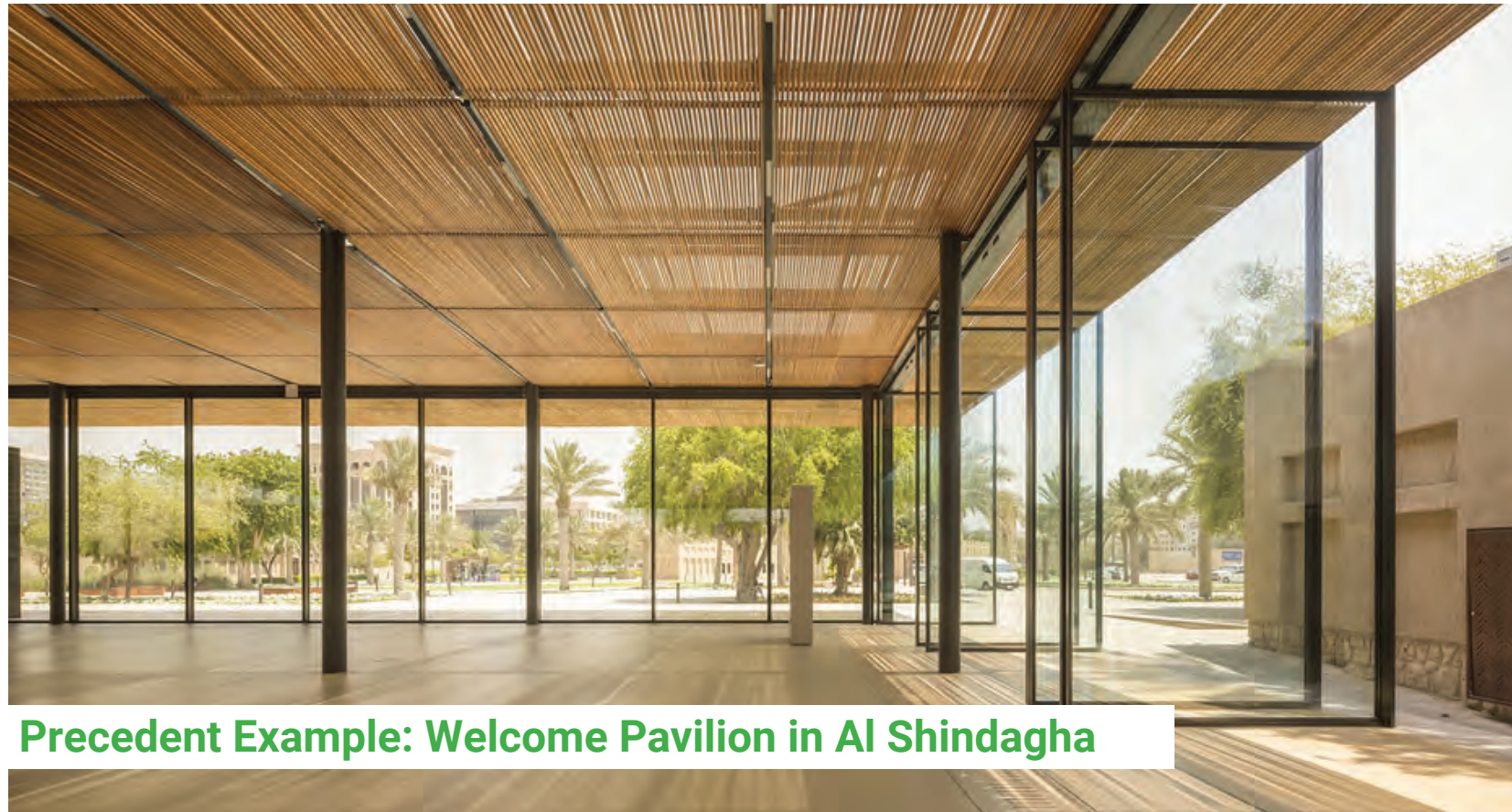
Functional + Engaging



Ease of Circulation

ARCHITECTURE | FUNCTIONAL SHADE

Dr. AJ Chandler Park - Chandler, AZ



Precedent Example: Welcome Pavilion in Al Shindagha



Plan View

Design Goals

- Activated smaller scale spaces.
- Smaller music events and weekday activities.
- Cafe or beer garden atmosphere.
- Invite people to stop and stay.
- Power for casual, neighborhood scaled, events as well as day-to-day park activities like outdoor work.

Character



Visual Continuity



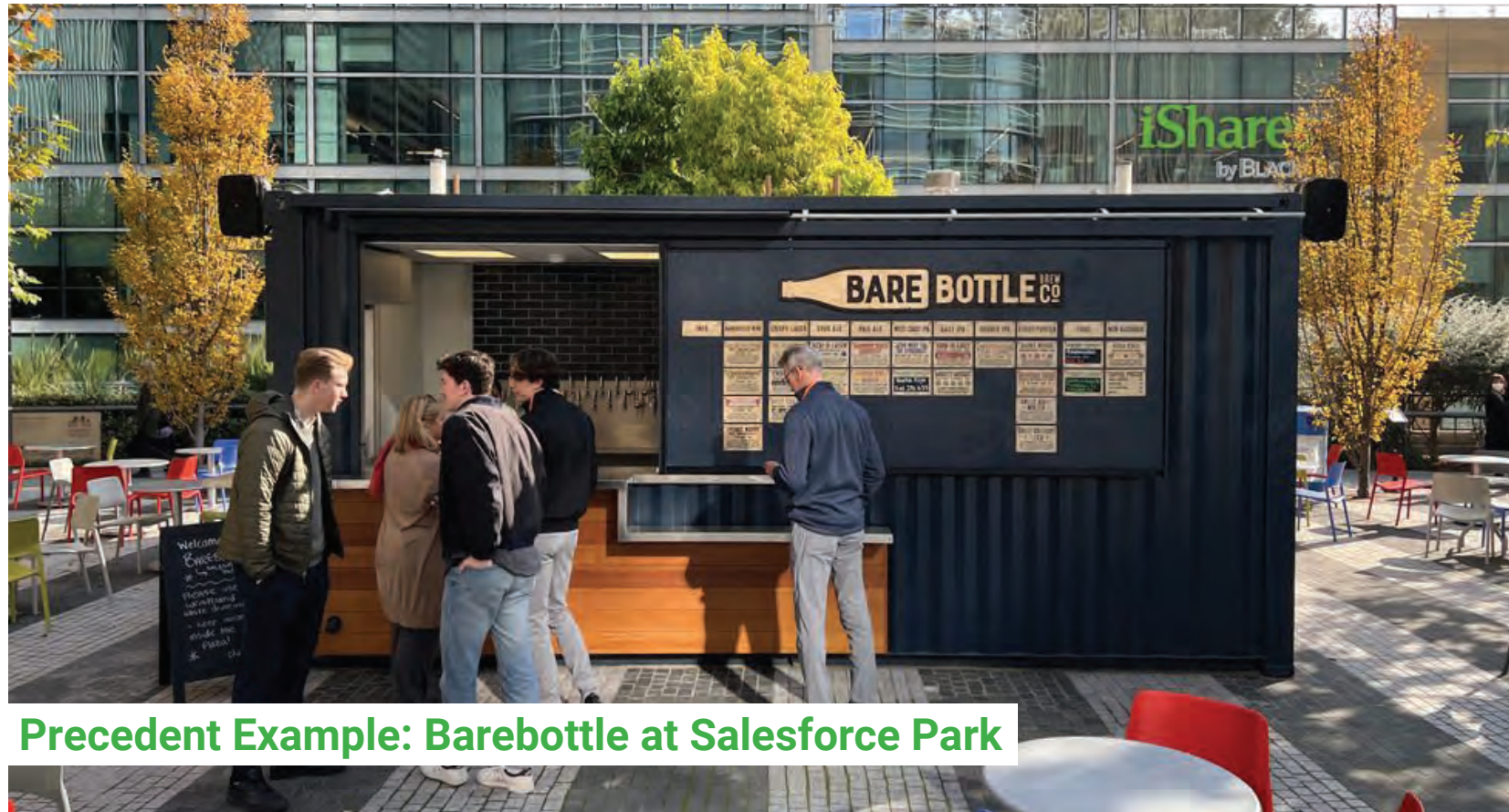
Thermal Comfort



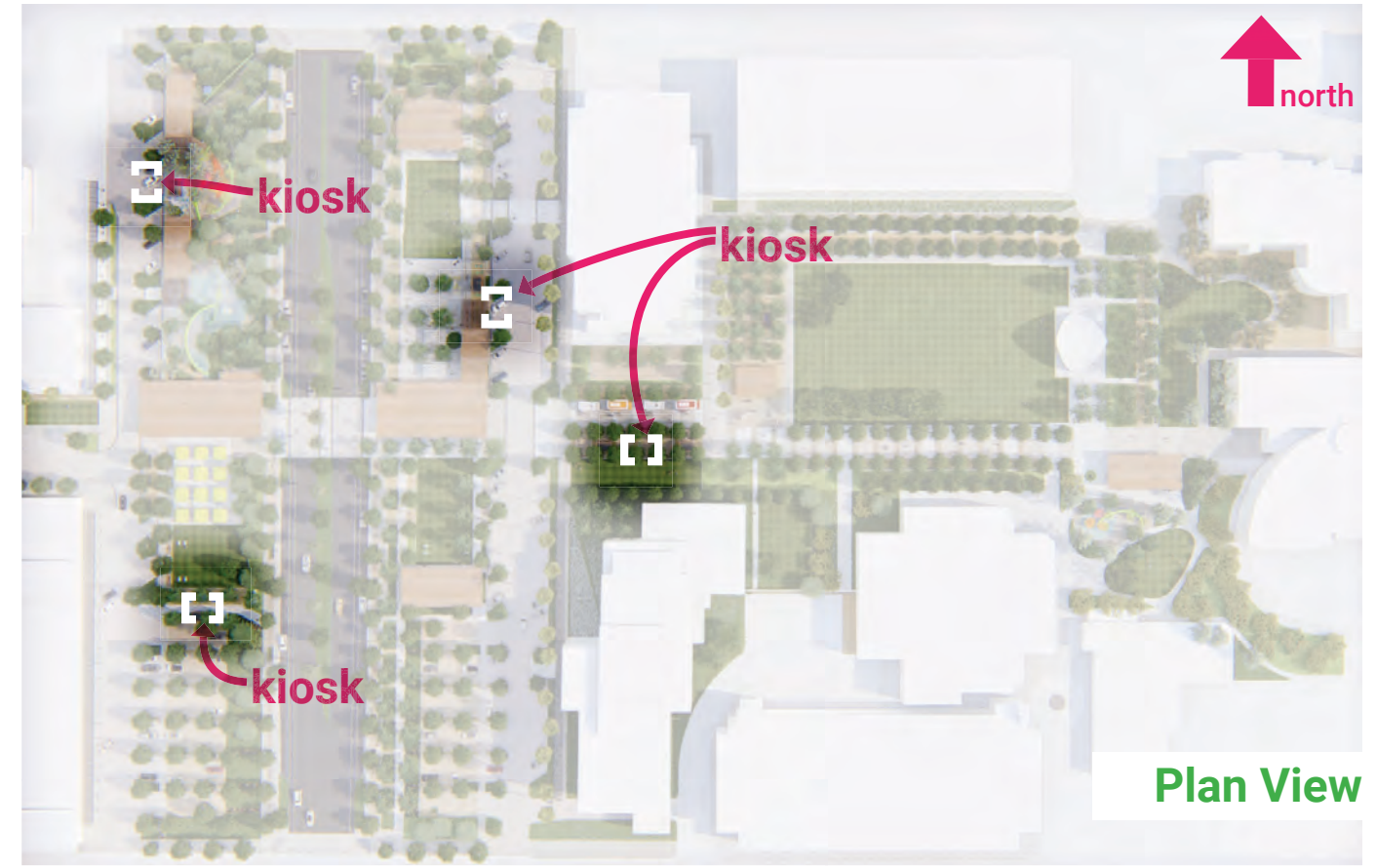
Dappled Light

ARCHITECTURE | PARK PAVILION

Dr. AJ Chandler Park - Chandler, AZ



Precedent Example: Barebottle at Salesforce Park



Plan View

Design Goals

Character

- Site activation with food and beverage popups.
- Generate leasing revenue with in demand property.
- Increase foot traffic.
- Increase dwell time.
- Test out retail, food and beverage concepts with smaller upfront investments.
- Avoid a costly permanent build out.
- Give opportunities for existing establishments to have small in park outposts.



Modular



Shipping Container



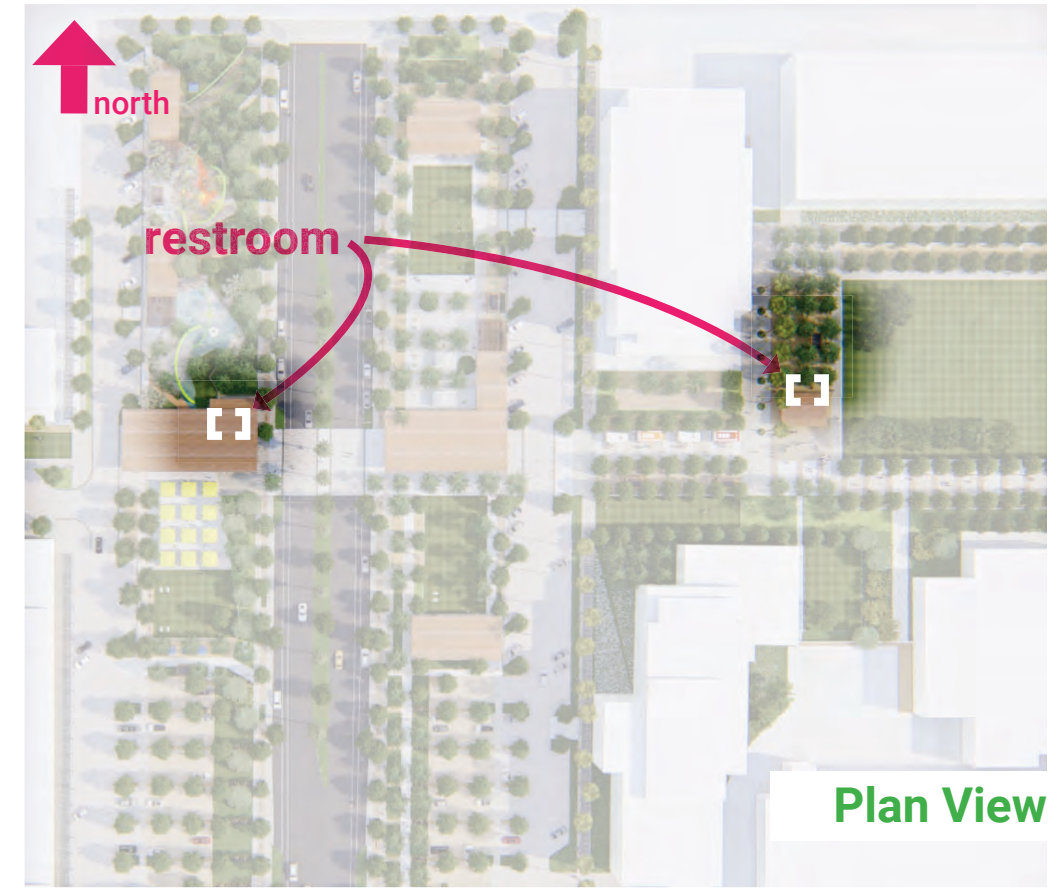
Temporary Structures

ARCHITECTURE | RETAIL POP UPS

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Precedent Example: Tokyo Olympics Restrooms

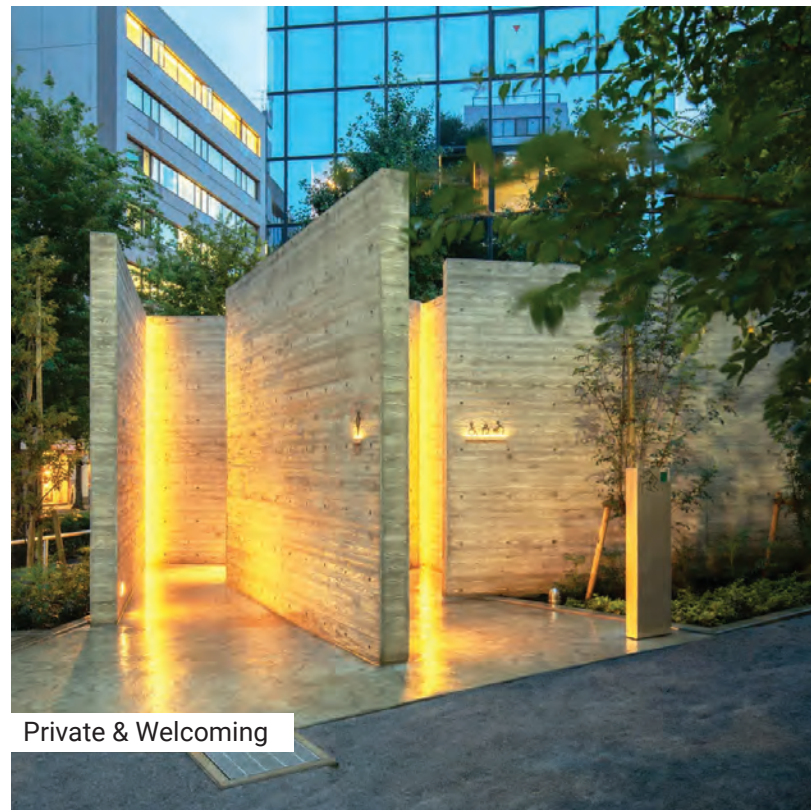


Plan View

Design Goals

- Provide clean, safe, restroom facilities for users of all abilities.
- Explore ways to showcase innovation in smaller buildings like restroom facilities.

Character



Private & Welcoming



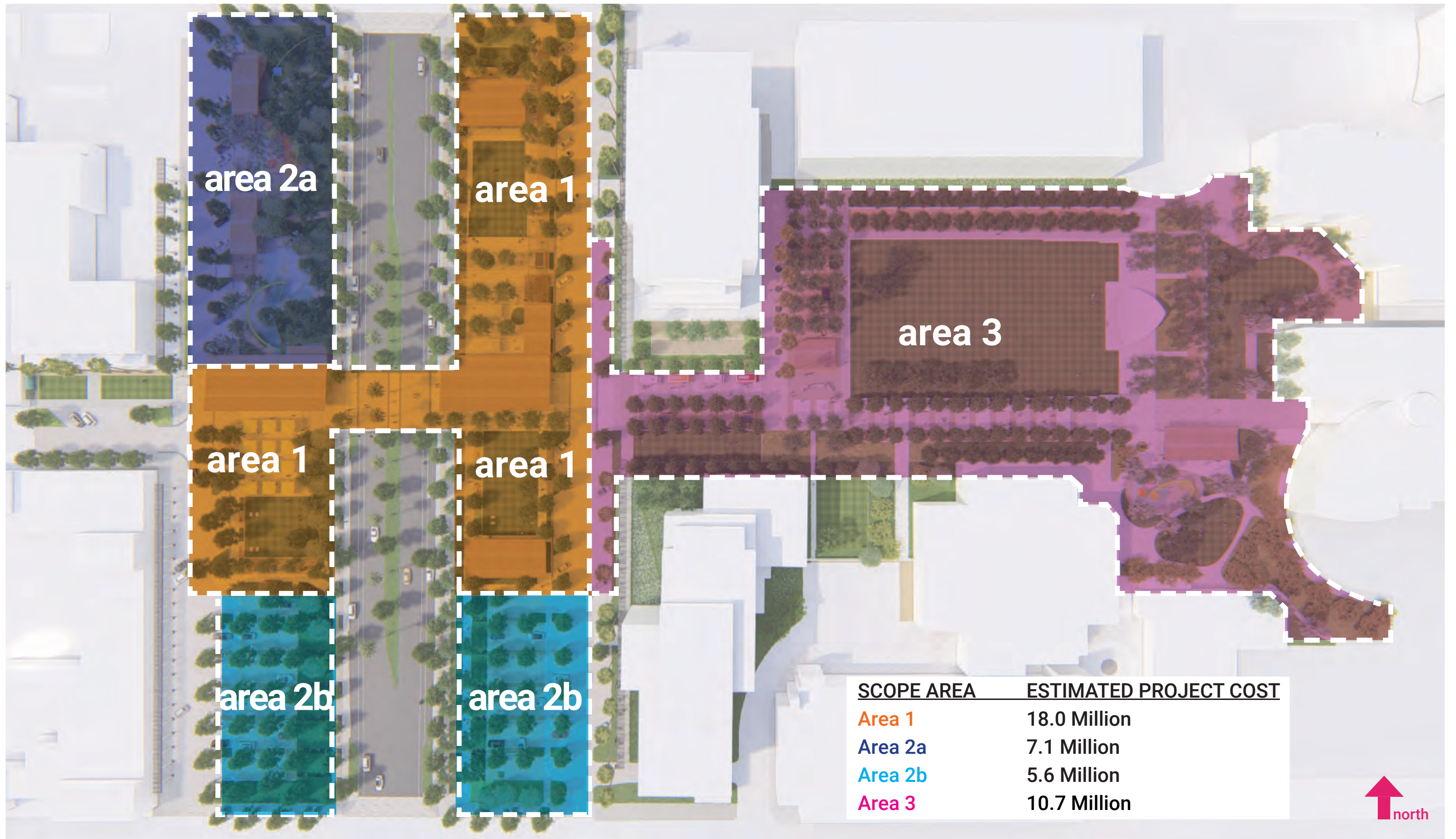
Artful



showcase innovation

ARCHITECTURE | PUBLIC RESTROOMS

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MASTER PLAN PROGRAM | ROM COST AREA BREAKDOWN

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