

REGIONAL RESOURCE TEAM

Date	April 29, 2015
Time	10:00 a.m.
Location	Chandler City Hall, 175 S. Arizona Ave.
Participants	Tom Ellsworth, Mesa; Kyle Mieras, Gilbert; David White, Gila River Indian Community; Scott Wilken, Maricopa Association of Governments; Tony Bianchi, Phoenix-Mesa Gateway Airport; Tait Willis, SRP; Rustyn Sherer, APS; Abhishek Dayal, Valley Metro; Ashlee MacDonald, Pinal County; Sarah Carter, City of Phoenix, Aviation (Phoenix Sky Harbor); Keith Newman, Queen Creek; Charla Glendening, ADOT; Joshua Bednarek, Phoenix
Project Team	Peggy Fiandaca, PSA; Jackie Guthrie, EPS Group; Drew Huseh, EPS Group; David de le Torre, Chandler; Jeff Kurtz, Chandler

Meeting convened at 10:05 am. Jeff Kurtz welcomed everyone and thanked them to agreeing to participate on the Regional Resource Team. After everyone introduced themselves, Jeff turned the meeting over to Peggy Fiandaca, consultant Project Manager.

General Plan Overview

Using a PowerPoint presentation, Peggy provided an overview of the Chandler General Plan Update process.

Review Chandler Today, Foundation for the Future Report

Peggy provided an overview the report and discussed the land use trends identified that will be considered in the update process. Following the presentation the participants were asked what they are doing within the region or potential "big ideas" that Chandler should be considering as the General Plan Update is occurring. Following is a list of the ideas mentioned:

- Pinal County: the San Tan Valley area plan development will be completed within a few years. A lot of these residents work in Chandler and commute each day.
- Gilbert: The town is considering redevelopment in the northwest corridor close to Chandler boundaries. This area predominantly consists of industrial/employment uses. The Rivulon Development is a 250-acre mixed-use development located at the northeast corner of Gilbert Road and AZ 202; (north of the Chandler Airpark). The park includes approximately 3 million sq. ft. of Class A Office, 500,000 sq. ft. of retail, and hotels. Desire the extension of LRT down Chandler Boulevard to Williams Field Road east to Phoenix-Mesa Gateway Airport.
- Phoenix: I-10 corridor is basically single family residential and will have to be reconsidered as the South Mountain freeway moves forward. Phoenix is expanding transit dramatically. The

city is working to get a dedicated transit sales tax that would improve the frequency of service and system expansion, particularly connections to LRT.

- Phoenix-Mesa Gateway Airport: The airport is intended to be the Sky Harbor Airport reliever. It receives approximately 1.3 million passengers per year and 250,000 departures/arrivals (operations) which is an increase. It is the 39th busiest airport in the country. Protecting overlapping airspace and overflight issues are a concern as well as ensuring compatible surrounding land uses. Marketing the airport as an employment center. This may cause competition to what Chandler Airpark is attempting. An Airport Land Use Compatibility Study for the 85 square miles will start this summer and last approximately a year.
- Gila River Indian Community: Renovating the golf course at the Phoenix-Mesa Gateway Airport. There is a Four Points Sheraton opening that is also owned by GRIC at Gateway. Wild Horse Pass Development Authority has a Chandler address and a master plan for the area focused on hospitality and entertainment uses. The Motor Sports Park is currently being master planned and will probably be hospitality/entertainment destination. Some discussion about updating the Memorial Airfield Feasibility Study that was done in the 1980's. Most of the Price Road corridor is owned by individual landowners and is very fractional. Conducting a Wild Horse Pass/Chandler Regional Transportation Study to examine the areas around Loop 202/Price Road to I-10 around Riggs Road as it relates to economic development. Currently there is a transit connector between Valley Metro and Lone Butte. GRIC is about to launch its own transit system.
- Mesa: Focus is on downtown redevelopment and on the redevelopment of the Fiesta District centered around Southern and Alma School Roads. Prefer LRT down Alma School Road to the Fiesta District. Would also like to see it extended down Gilbert Road and Power Road. Mesa General Plan was approved in November 2015 and a Transportation Master Plan was also completed that included these preferred routes for LRT. Arizona Avenue was not considered for the extension of LRT.
- Valley Metro: Mesa, Chandler, and Gilbert are coordinating on a feasibility study that will evaluate land uses to determine future high capacity transit coordinators. The 18 month study just kicked off.
- Queen Creek: Working on developing specific area plans that will go to Council this summer. Historical development has been focused on expanding agritainment (agricultural history of the City). Some planning will begin in the San Tan Valley (Ironwood/Combs/Meridian) area soon.
- MAG: Southeast Valley Transportation Study; regional economic development efforts focusing on international trade.
- APS: Downtown Chandler (approximately 4 square miles) is APS territory in Chandler. APS supports the growth occurring and is interested in protecting its asset.
- SRP: Price Road corridor is a major focus for SRP to ensure adequate power needs to support economic growth.
- Phoenix Sky Harbor: Concerned about ensuring land use compatibility and protecting air space. There is still a lot of capacity currently and projected for cargo.
- ADOT: Statewide Freight Study is underway and is looking at how to position Arizona at the national level. Due to limited financial resources, ADOT has identified key commerce corridors to focus the limited resources. I-10 is an important commerce corridor connecting Arizona to

major markets. Intercity Rail Study EIS is under review by Federal Transit Authority and Federal Rail Administration. The reviews should be completed early next spring. Cities that plan and position land uses strategically will further dictate preferred high-speed rail alignments.

Other issues mentioned that should be considered in the Chandler General Plan Update

- Utility companies Integrated Resources Plans should be considered.
- Education should be addressed.
- Aggregate mining element is a requirement.
- UPRR expansion and upgrade of the rail yard at Red Rock/Picacho Peak area
- North/south rail connection that runs through Chandler
- Growing water issues – conservation, supply, cost, sources, quality, and cost of treatment. The growing need to understand the water sources to ensure cost effectiveness.

Meeting adjourned at noon.