



County Supervisors
ASSOCIATION
of arizona



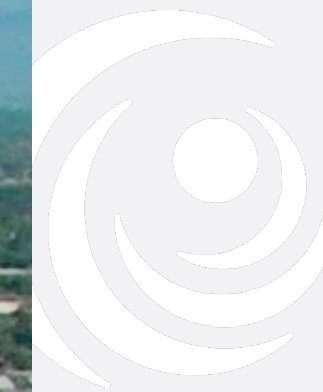
Arizona

Arizona's Statewide Success Stories: Infill and Adaptive Reuse Projects Making a BIG Impact

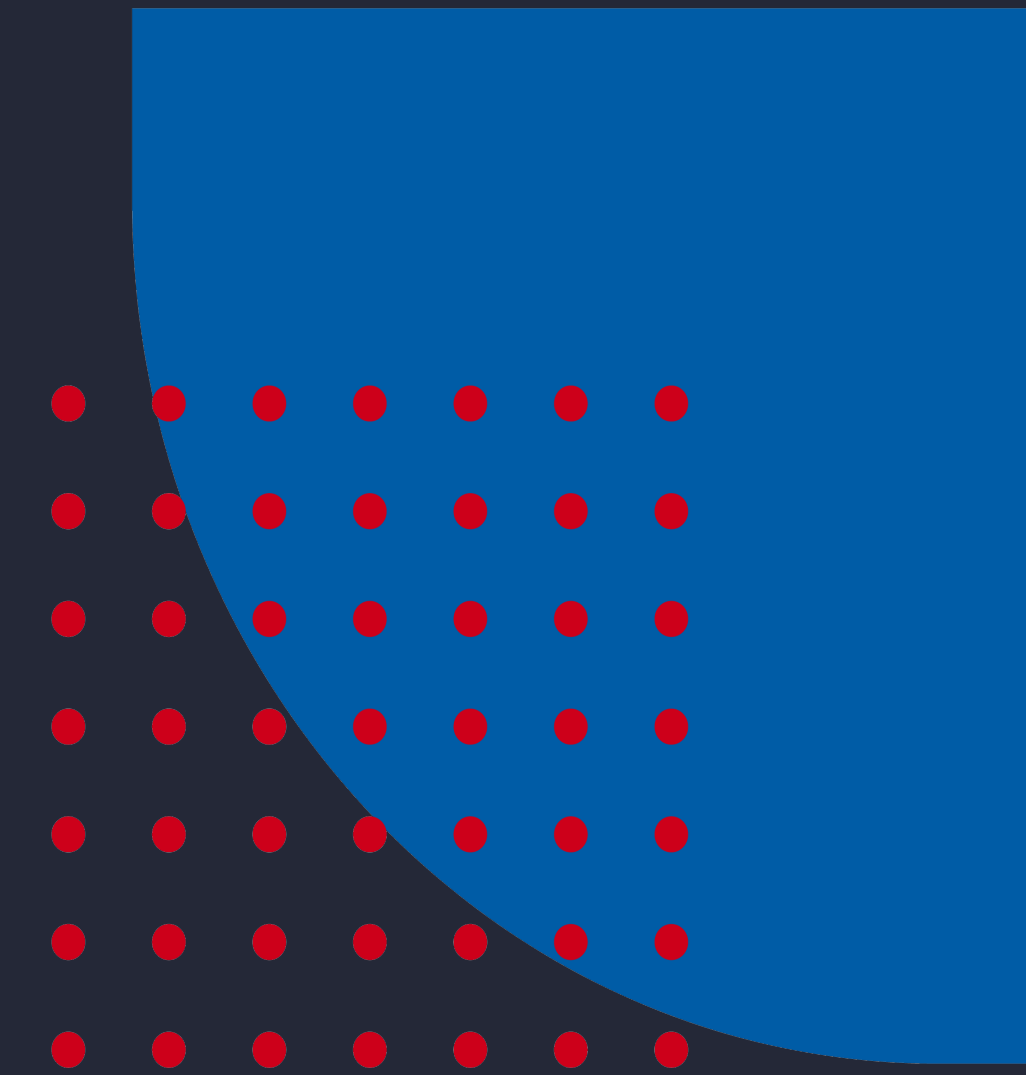
Gilbert's Downtown Heritage District Revitalization



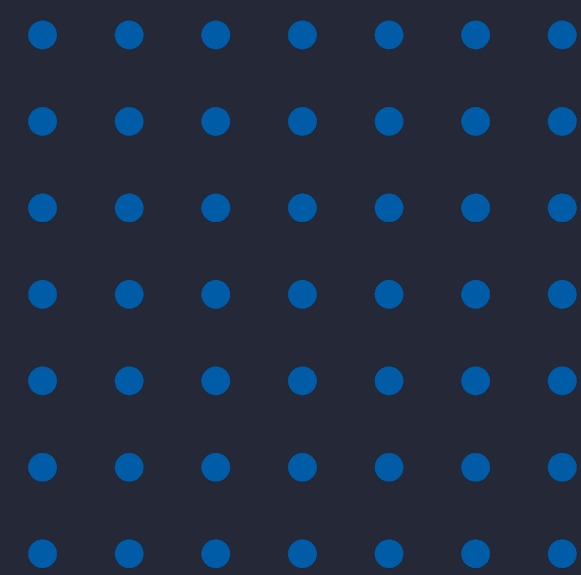








Redevelopment. Revitalization. Reinvestment.



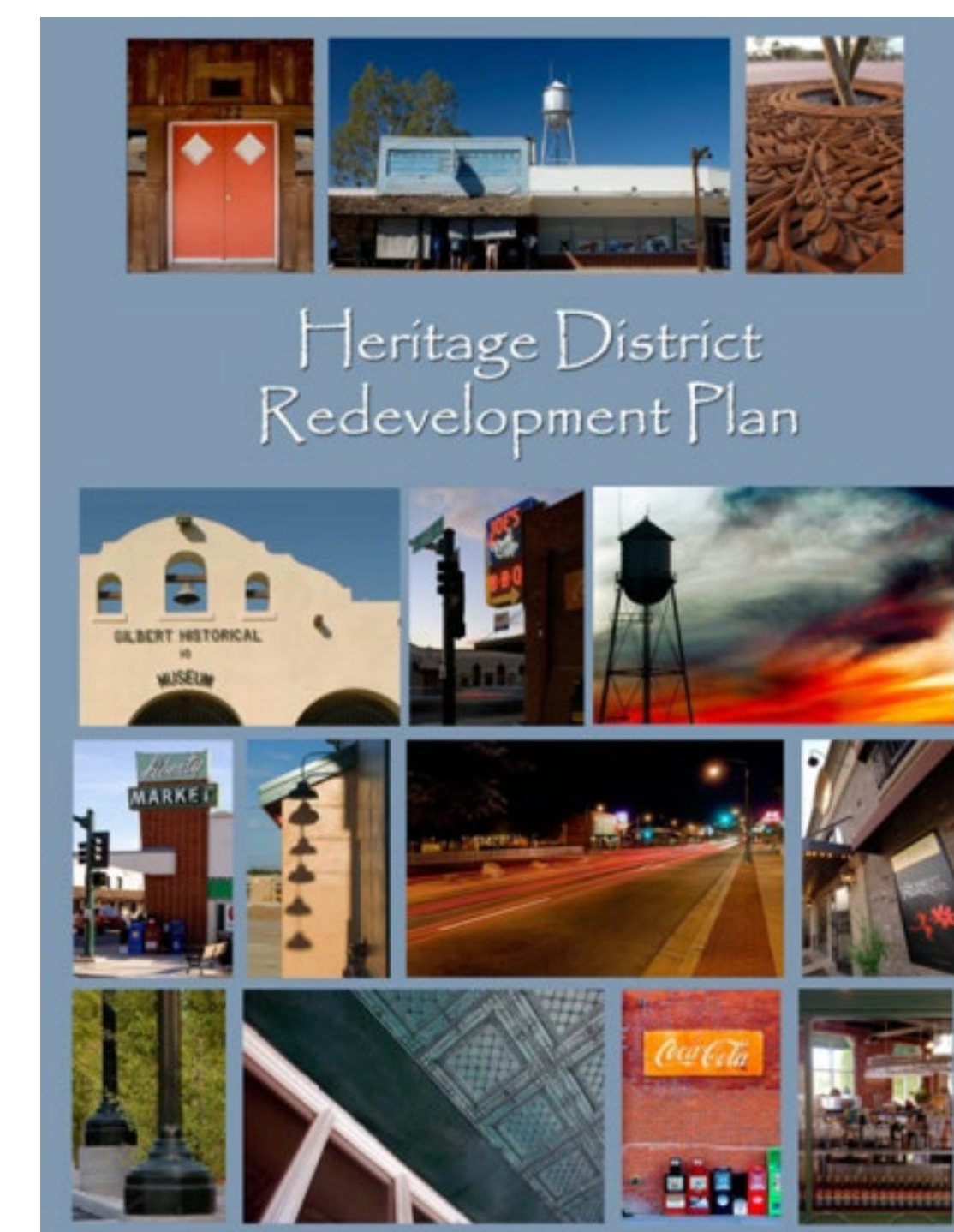
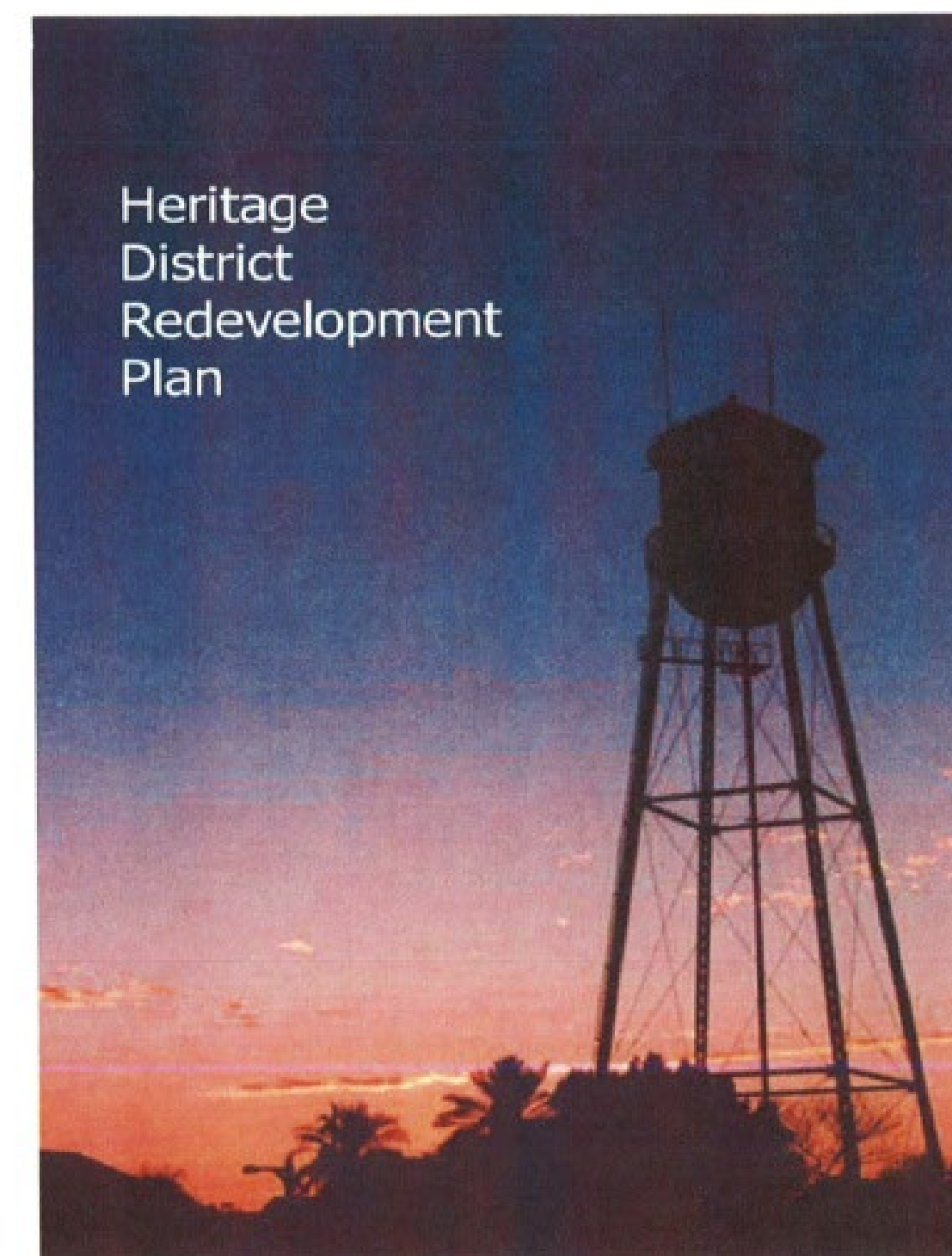
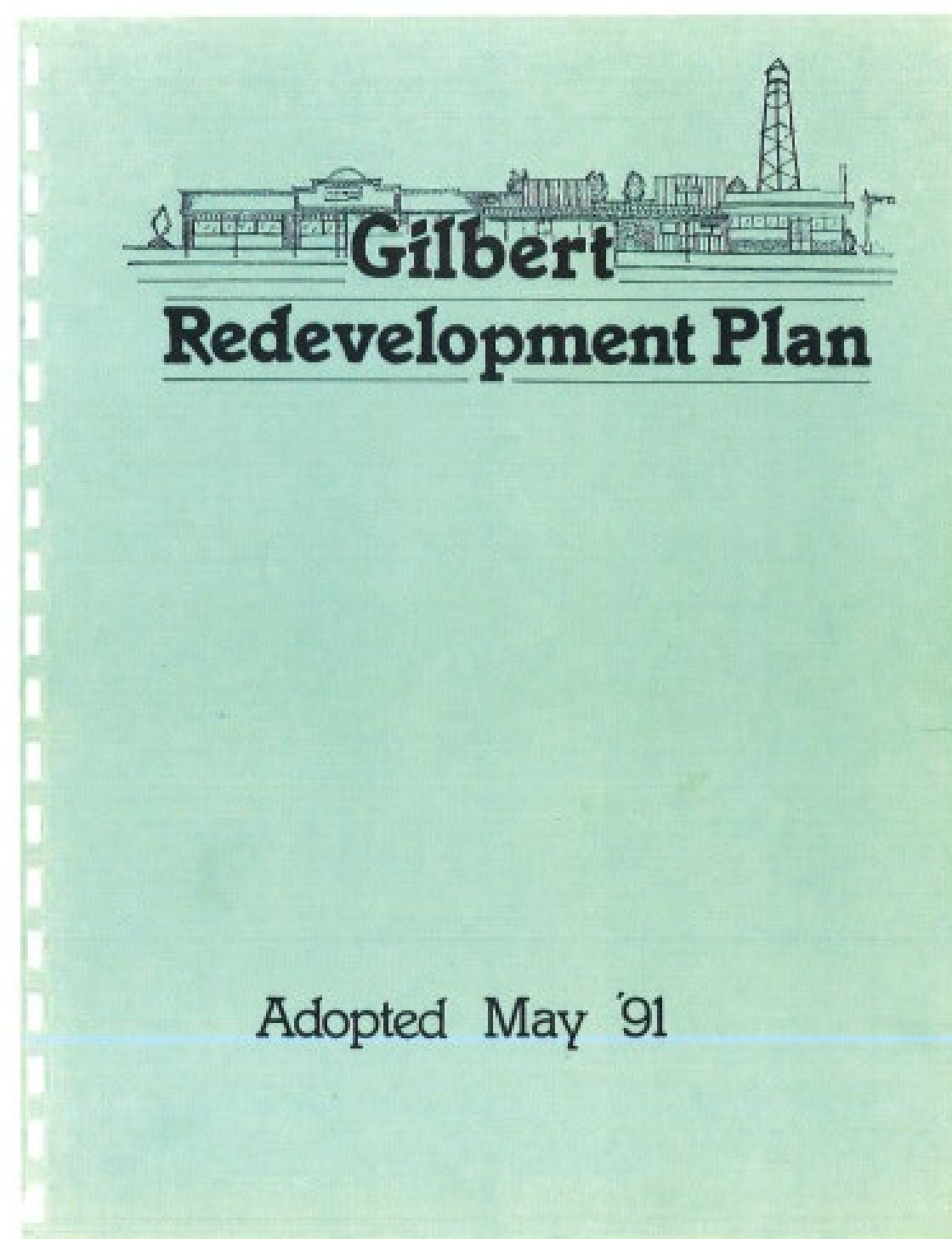


1991

2001

2008

2018

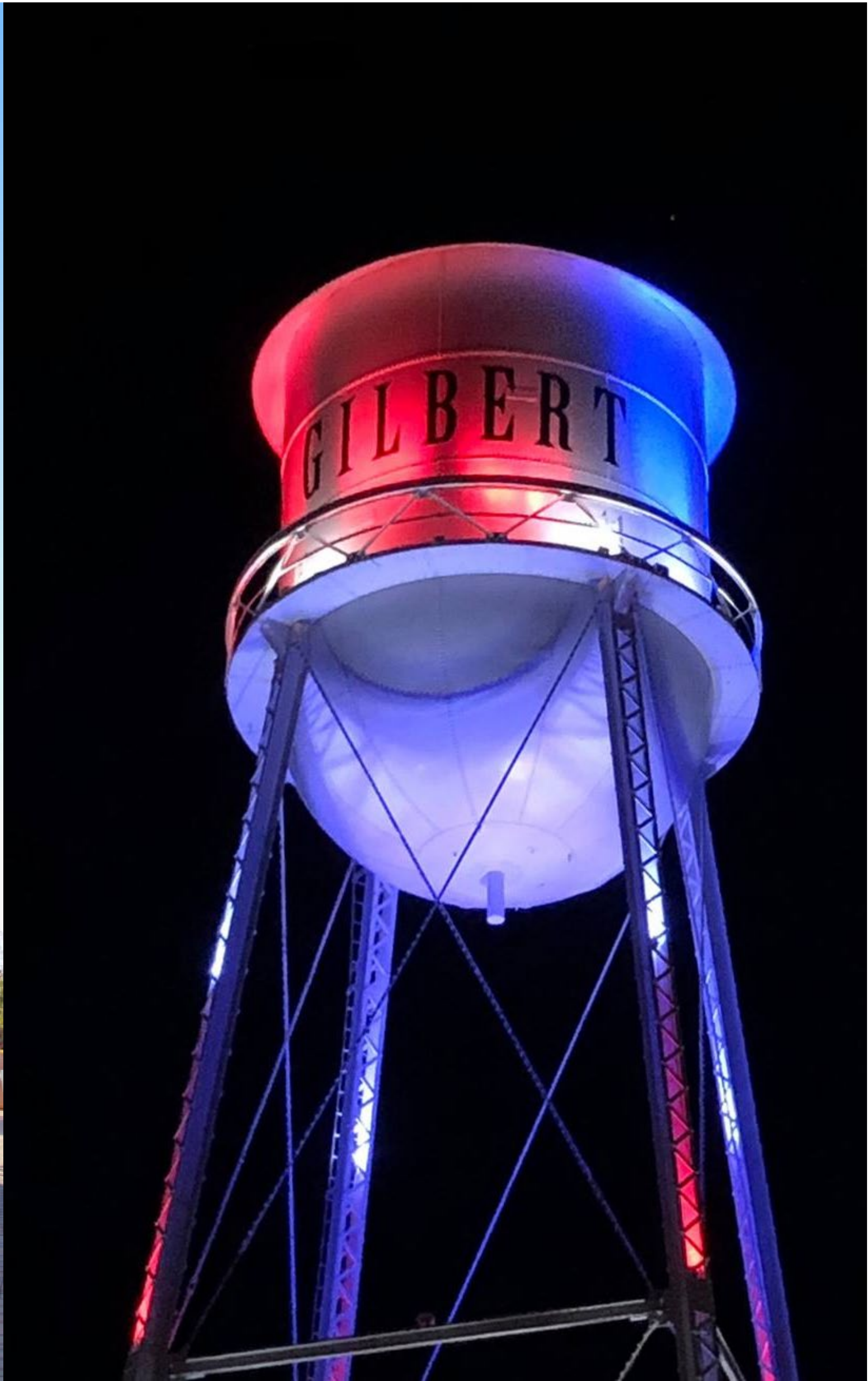


HERITAGE DISTRICT REDEVELOPMENT PLAN



Heritage District Town-Owned Parcels







Unified Vision

Zero Lot Lines

Shared Parking Model

Consolidated Trash and Electrical

Land Ownership

2013

VAUGHN AVENUE

GILBERT ROAD

N

2017

GILBERT ROAD

VAUGHN AVENUE

2021



VAUGHN AVENUE

GILBERT ROAD

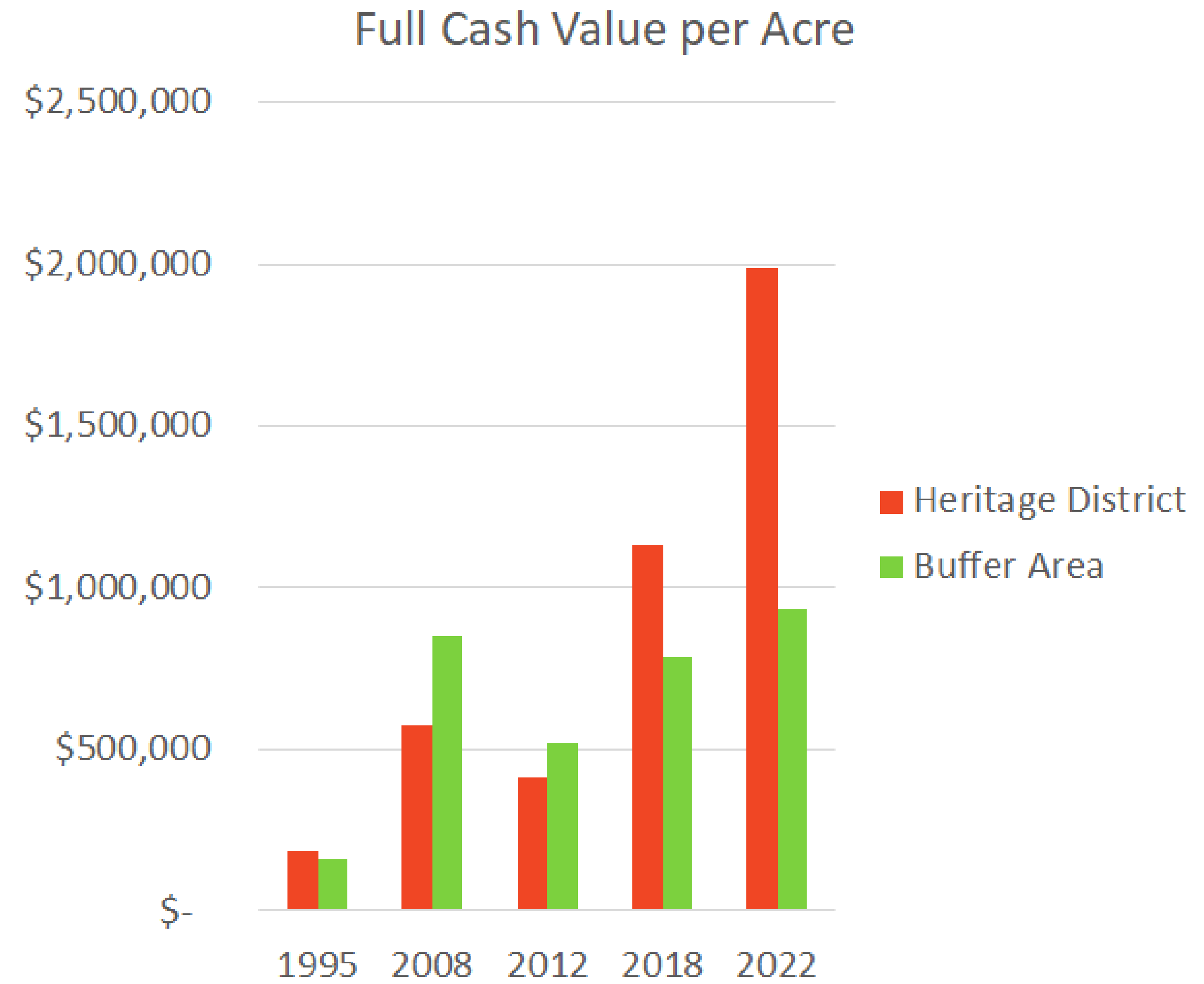
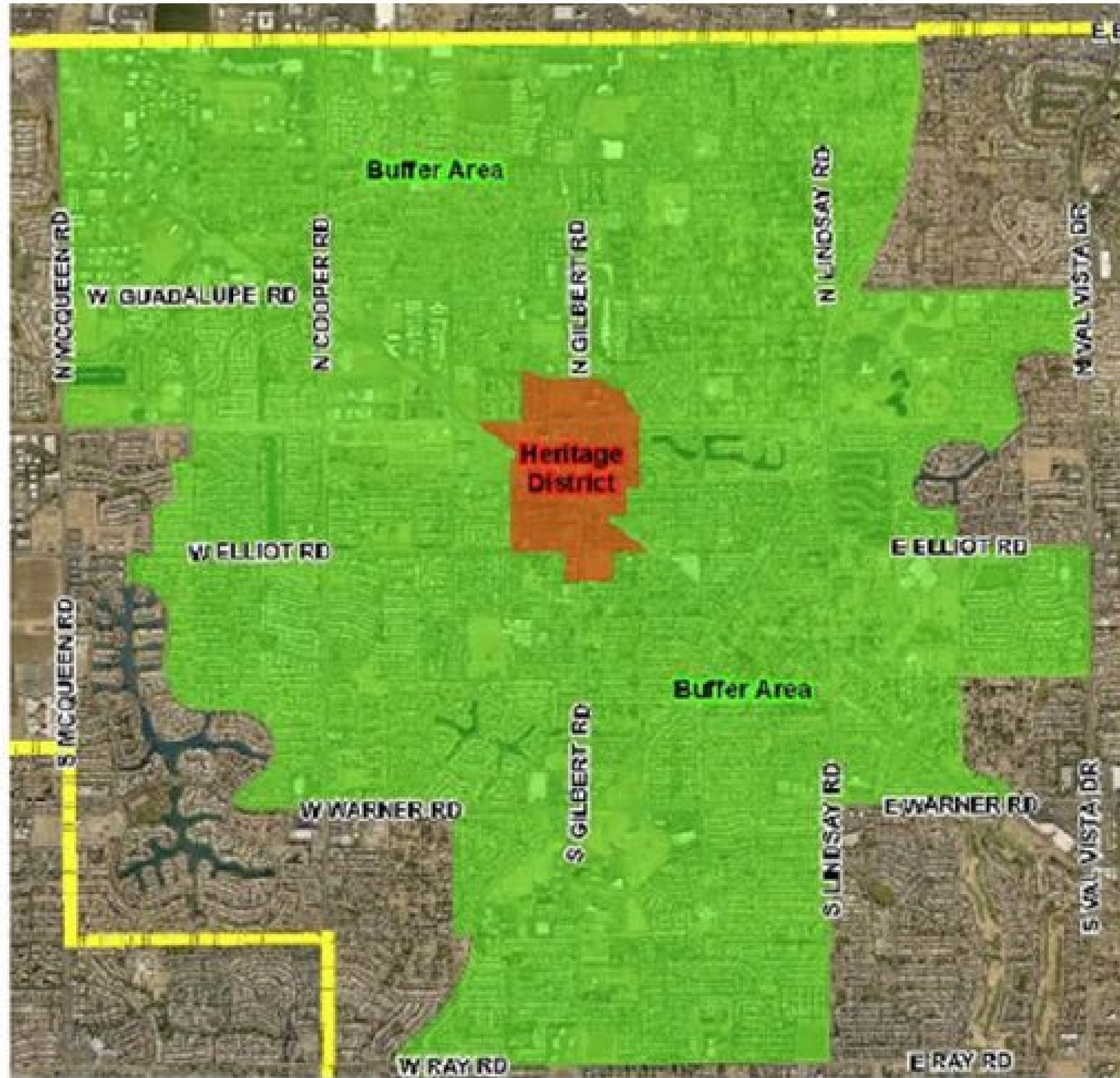


Source:Urban3 The Value of Downtown



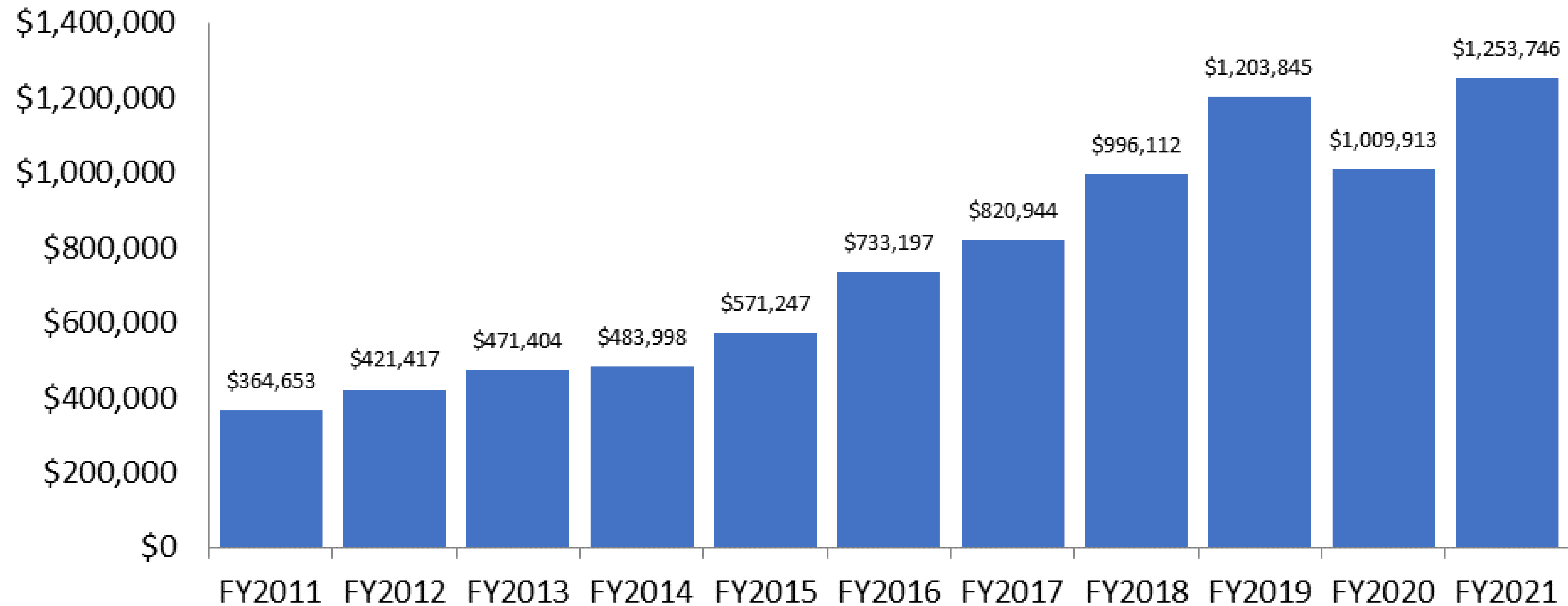
FOR EVERY **\$1 OF PUBLIC** INVESTMENT,
\$7 OF PRIVATE DEVELOPMENT
IS STIMULATED





198% INCREASE IN SALES TAX REVENUE (2011-2021)

HD Sales Tax by FY









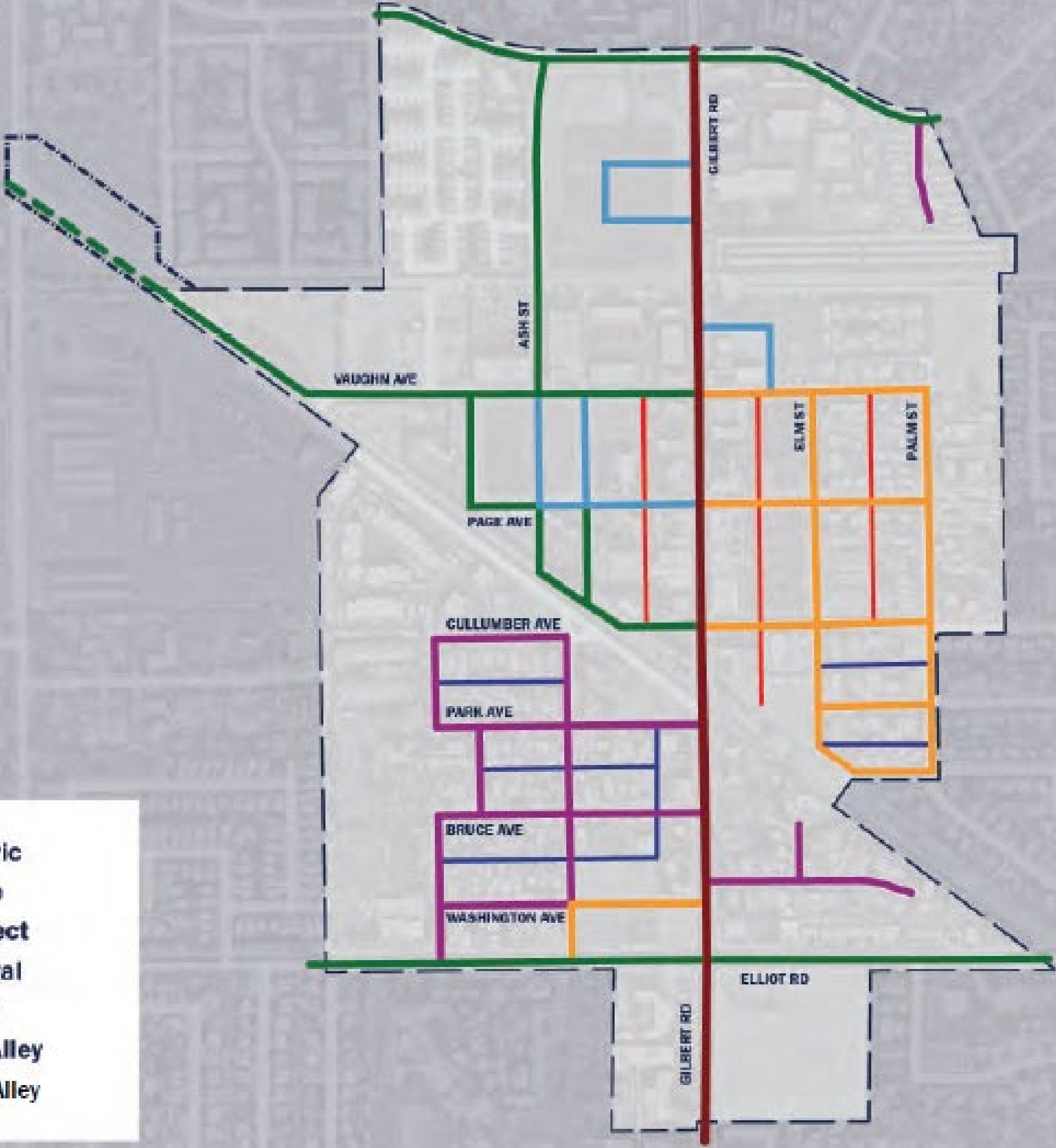




HERITAGE DISTRICT DESIGN GUIDELINES







Festival

Low speed street with wide sidewalks and a curbless environment that promotes retail shopping, activity and events

EXPERIENCE

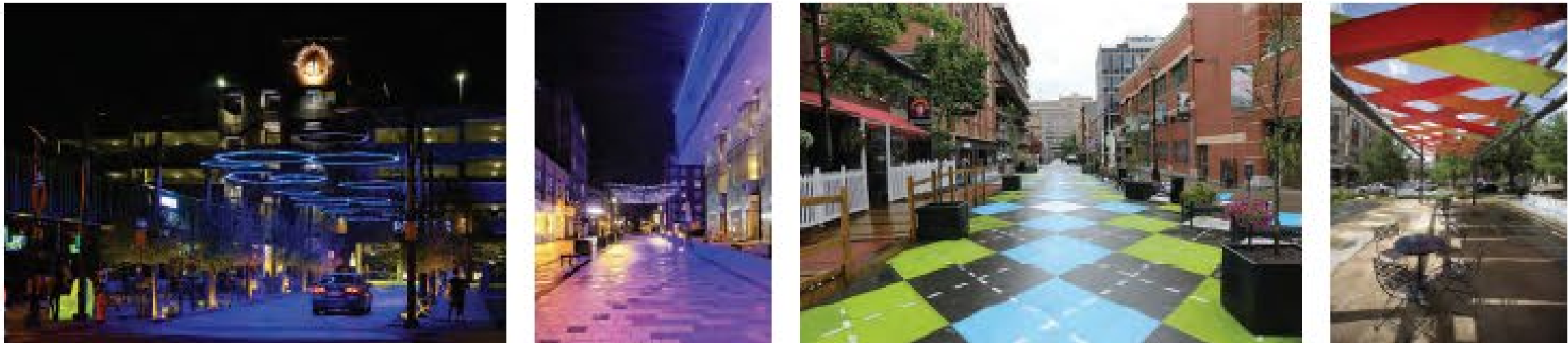
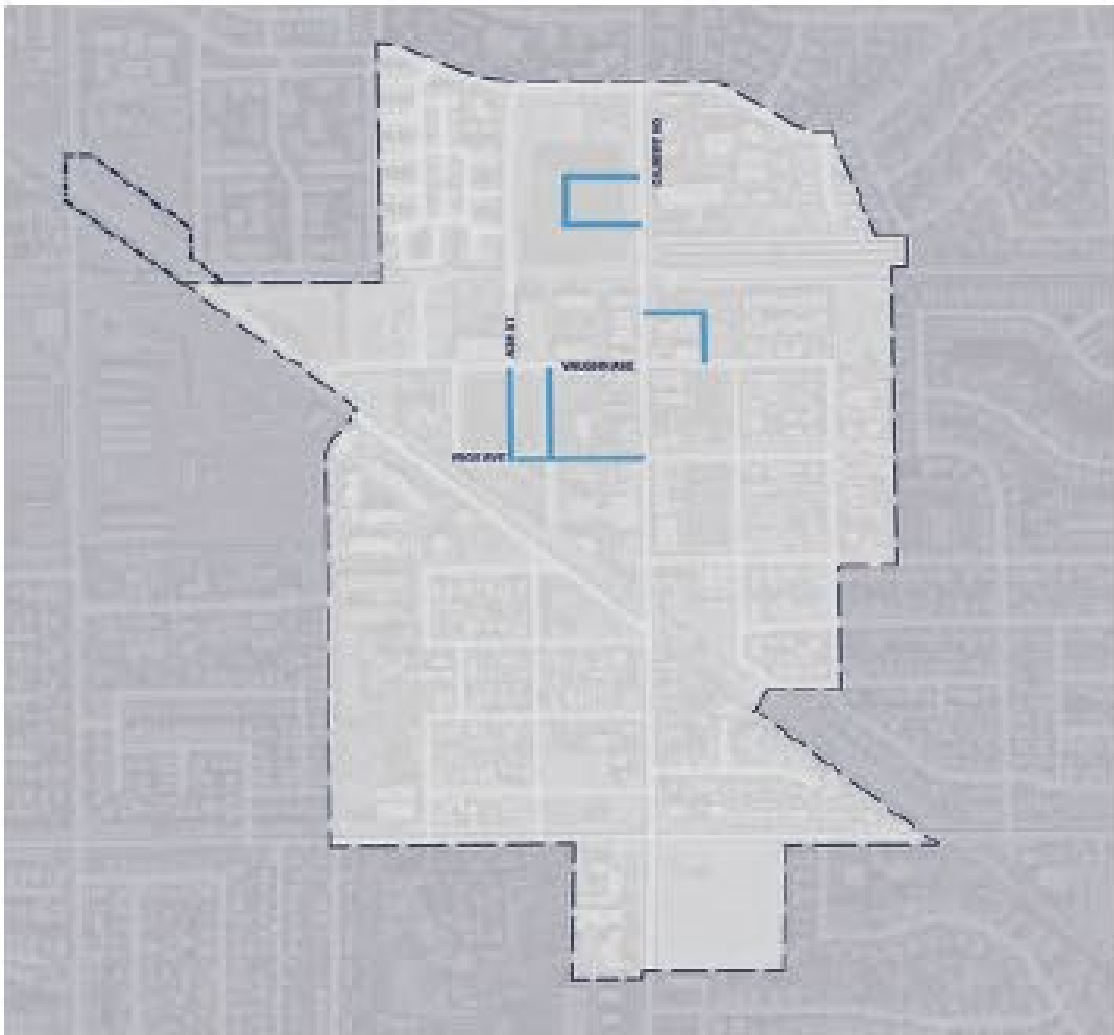
Vibrant
(people on balconies, roof decks, lots of people on the street)

Illuminated
(signs, festival lighting, historic light poles)

Appeals to all senses
(banners, public art, vendors, street performers)

Bustling
(activity, entertainment, shopping)

Dynamic
(changing public space)



Festival

Environment

- Maximize pedestrian realm
- Overhead colorful shade sails, canopies or awnings at varying elevations extending over the sidewalk
- Banners on shade sail support poles
- Decorative bollards as public art and lighting
- Streetscape seating
- Colorful and artistic storefronts and signage
- Shaded pocket courtyards/parks/patios
- First floor articulation with colors and patterns
- Lights over street and plaza
- Colorful potted planters
- Entertainment uses encouraged
- Active storefronts and outdoor sales
- Balconies, terraces and roof decks shall be integrated as a component of the project
- Flush curb, limited grade changes to maximize flexibility
- Limit curb cuts
- Large areas of first floor transparency (75%) required
- Operable walls

Move

- Grouped bicycle parking
- Curbside ride share
- Designated parkside vendor locations

Service

- Consolidated refuse in alleys or designed into a development
- Mechanical equipment shall roof mounted and fully screened
- Commercial deliveries from alley
- Residential deliveries from the street
- Internal grease bins
- Loading and refuse collection should occur after peak hours

Massing

- 2-story and greater building massing required
- Significant balconies, decks, and catwalks required
- Vertical architectural articulation required
- Design signature architectural features at intersection corners with building entries



The key design elements below shall be required for all new development:

- | | | |
|---|---|---|
| 1 Overhead colorful shade sails, canopies or awnings at varying elevations extending over the sidewalk | 3 Colorful and artistic storefronts and signage | 5 2-story and greater building massing required |
| 2 Balconies, terraces and roof decks overlooking the street shall be integrated as a component of the project | 4 Colorful potted plants | |







NORTH ANCHOR

CHARACTER

The North Anchor is an 18-hour employment and entertainment development with ground-floor retail and on-site public and private parking. Development is focused around the centrally-located Commons open space that bisects the site and provides the option for a hotel with conference facility at the northern half of the site. The North Anchor's various uses, amenities, and location make this area a draw for local and regional communities. The development is accessible from Gilbert Road, Ash Street, Juniper Avenue, and the Commons couplet roadways. The North Anchor is connected to the Core via the pedestrian and bicyclist Paseo. This Town-owned 9.1 acre site has been identified as a priority project by the Town of Gilbert and began the selection process with a request for qualifications (RFQ) from developers.

LOCATION

West of Gilbert Road and east of Ash Street. Between the Western Canal and Juniper Avenue.

LAND USE

- Office Campus
- Restaurant/Entertainment Retail
- Option for Hotel with Conference Facility
- Public and Private Parking

REDEVELOPMENT GOALS

The North Anchor supports the following Redevelopment Plan goals:

- | | |
|-----------------------|--------------------------------|
| 1. Character & Vision | 5. Cultural Town Center |
| 2. Economic Viability | 6. Partnership & Collaboration |
| 3. Investment Draw | |









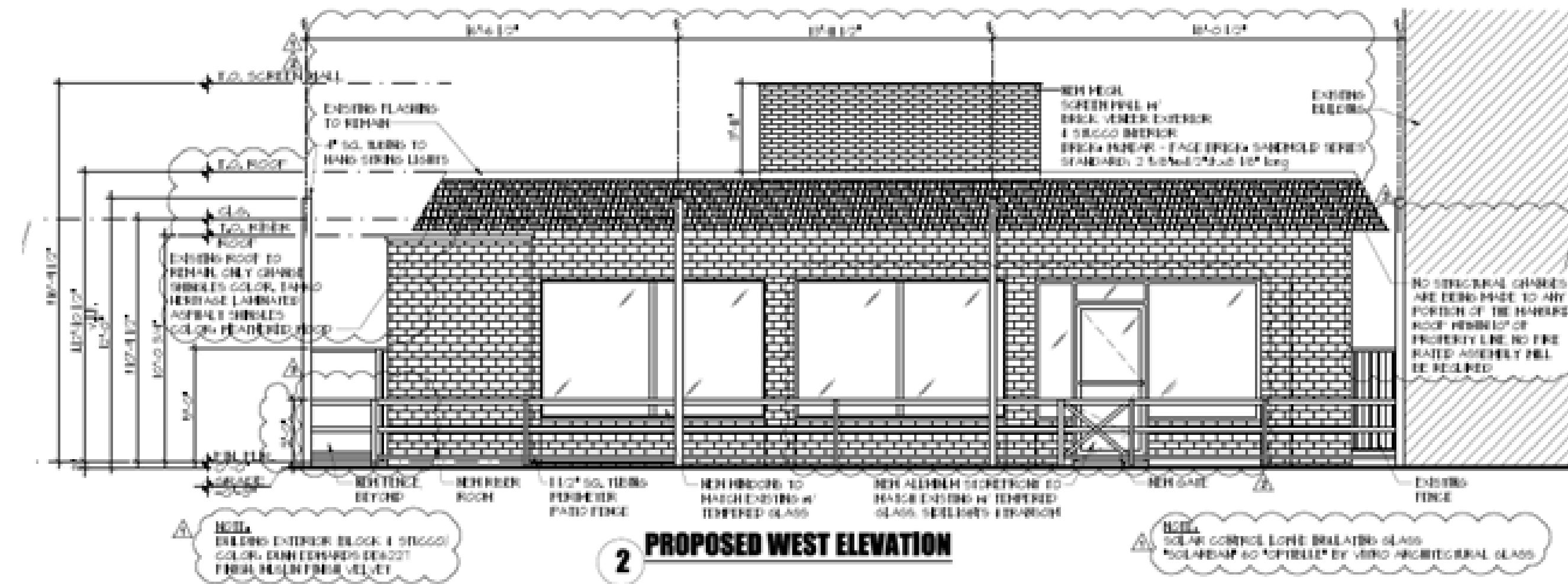






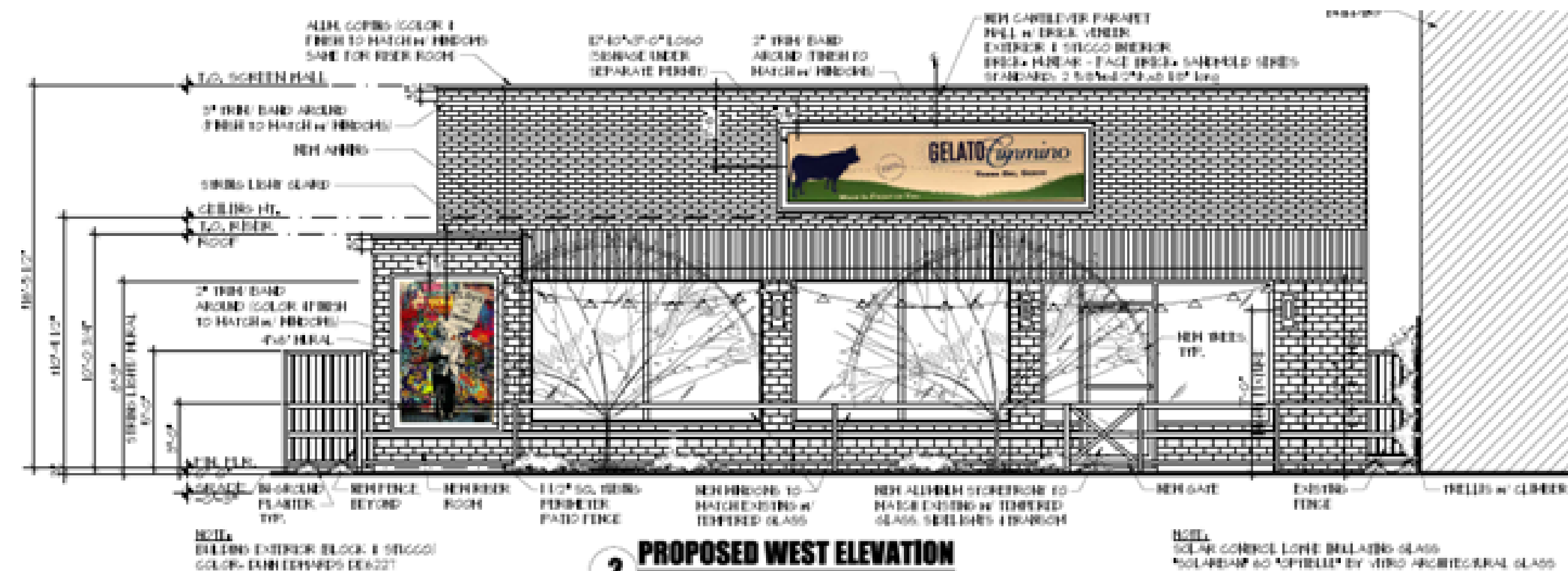


Before



- Stained Concrete was removed from the patio area and replaced with brick pavers and in ground planters with decorative stones.
- The mansard roof was removed and the new parapet wall was added on top of the cantilever portion of the roof.
- Misters were attached to the cantilever portion of the roof overhang and the awning.

After



- The tall poles along the frontage were removed and the strings lights were hung to and from the (2) Patio trees and attached to the walls.
- New art has been proposed on the front of the fire riser room (final art to be provided by owner, graphic for reference only).

