

this is
Gilbert
ARIZONA

Heritage District
(Downtown Gilbert)
October 1, 2015



OUR AGENDA



HISTORY

History – The Railroad



Photo courtesy of Gilbert Historical Museum

History – The Gilbert Water Tower

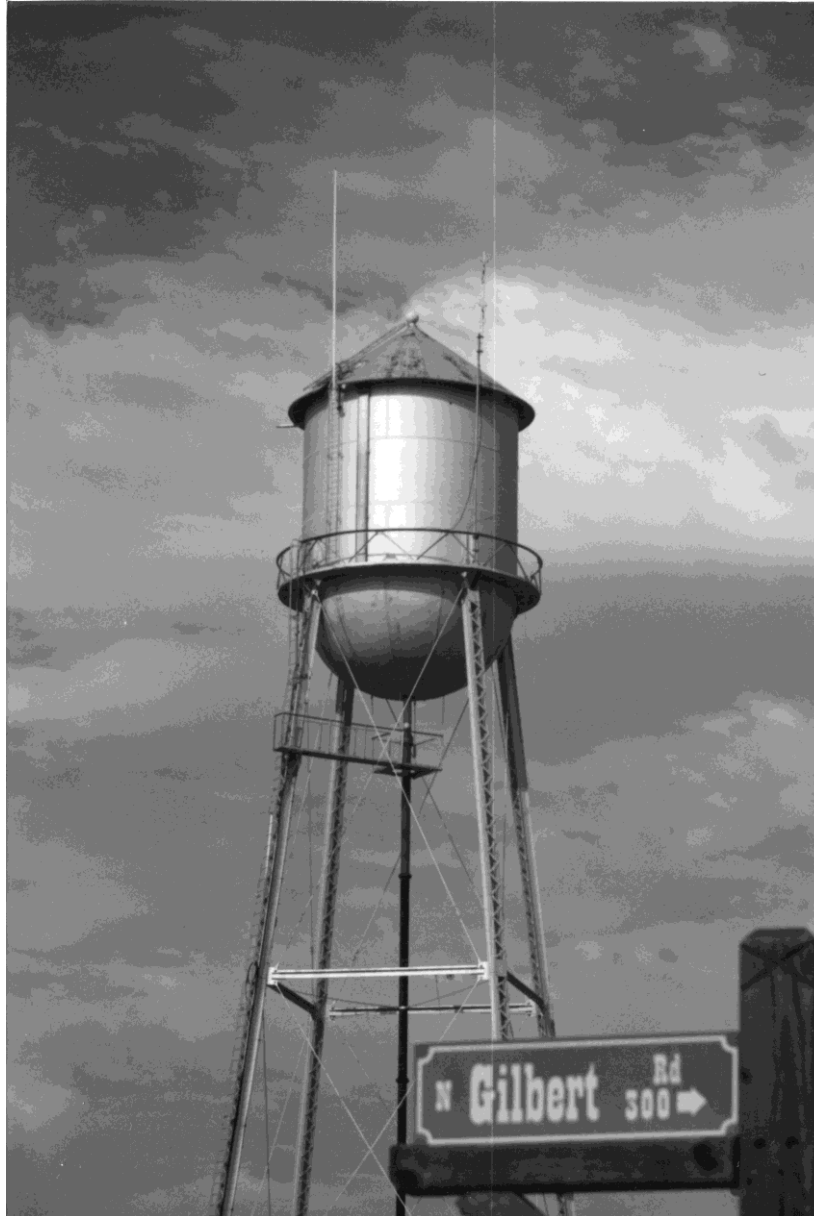


Photo courtesy of Gilbert Historical Museum

History – Celebrating Our First Paved Road





History – Lewis Family



CURRENT

Current - Gilbert's Heritage District



Current - Gilbert's Heritage District



Current - Parking



Current – Saint Xavier University



Current – Joe's BBQ



Current – Hale Theatre



Current – #DeliciousGilbert



Current – #DeliciousGilbert



Current – #DeliciousGilbert



Current – #DeliciousGilbert



Current – The Arts



Current – The Arts



Current – Events



Current – Congressman Salmon's District Office



Current



MD Heritage Area Investments:

Heritage Marketplace

Total Size: 74,000 SF (inc. patios)

Total Invested at Completion: \$16.6 million

Whiskey Row Gilbert

Total Size: 13,456 SF (inc. patios)

Total Invested at Completion: \$7.8 million

Total Active Heritage District

Investing by MD Heritage: \$24.4 million

FUTURE

Future - Development



Future - Ticket Force



Ticket Force

Gilbert, Arizona
2015 . 04 . 22

LGE | DESIGNGROUP

RENDERING VIEW

This artist rendering is for conceptual design only and should not be referred to as a construction document.

LGE
DESIGN BUILD

Future - Recently Awarded RFPs



Future – Development for Site A

Bowling, Live Music, Restaurant



Future – Development for Site B

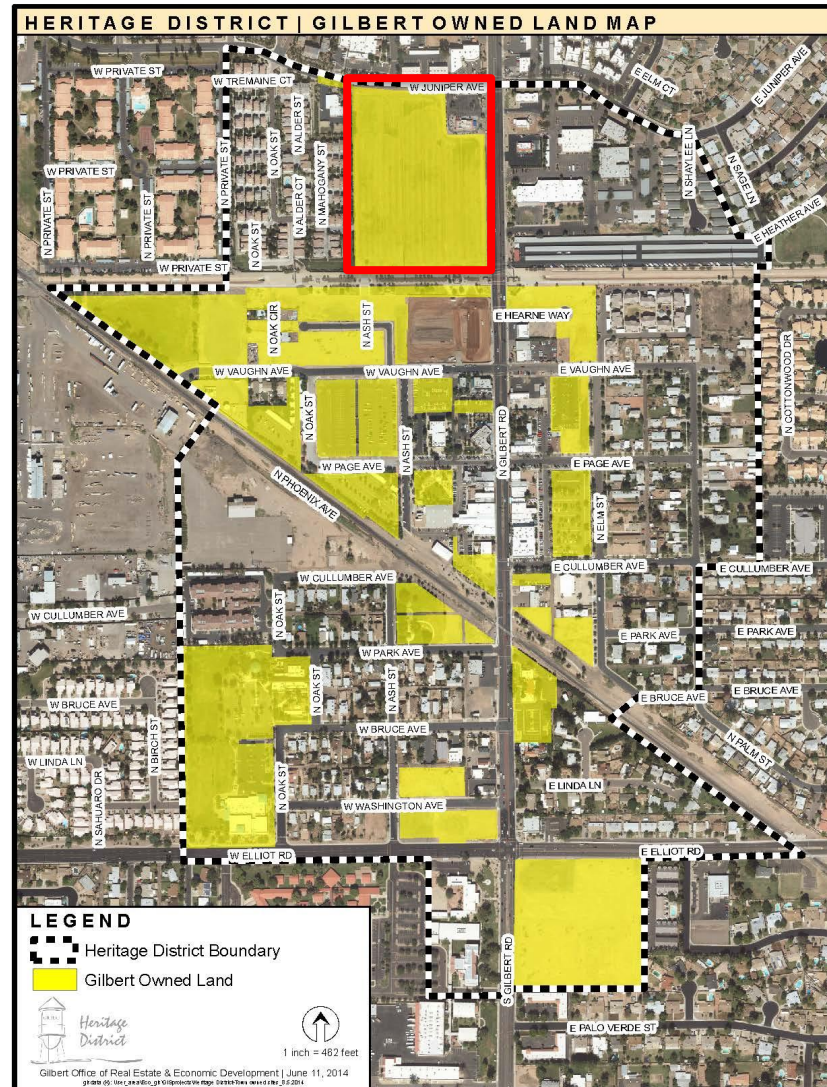
6-10 Retail Shops



Future - Current RFP for Development



Future – Potential Development RFPs



HOW?

How?

“30 Year Overnight Success”

“Aggressive Patience”

How? - Vision



- ▷ Family Friendly
- ▷ Entertainment
- ▷ Park Areas
- ▷ Pedestrian Friendly
- ▷ Community Family Room
- ▷ Entrepreneur Friendly
- ▷ Unique
- ▷ Plenty of Parking

How? - Strategy



- ▷ Commitment to Vision
- ▷ Commitment to Infrastructure
- ▷ Start: Restaurants
- ▷ Retail & Office will follow
- ▷ Education: Welcome
- ▷ And ...

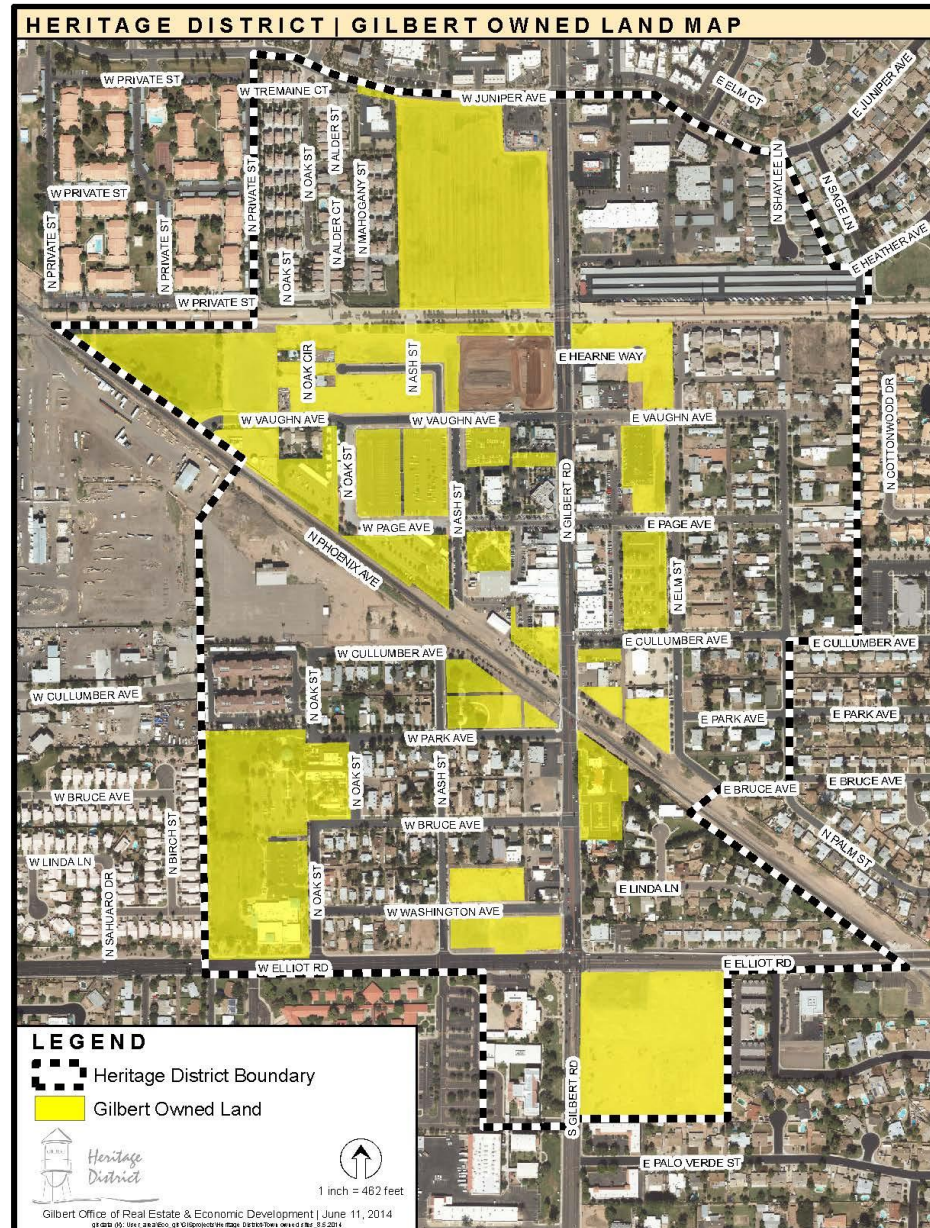
How? – Heritage District 1996



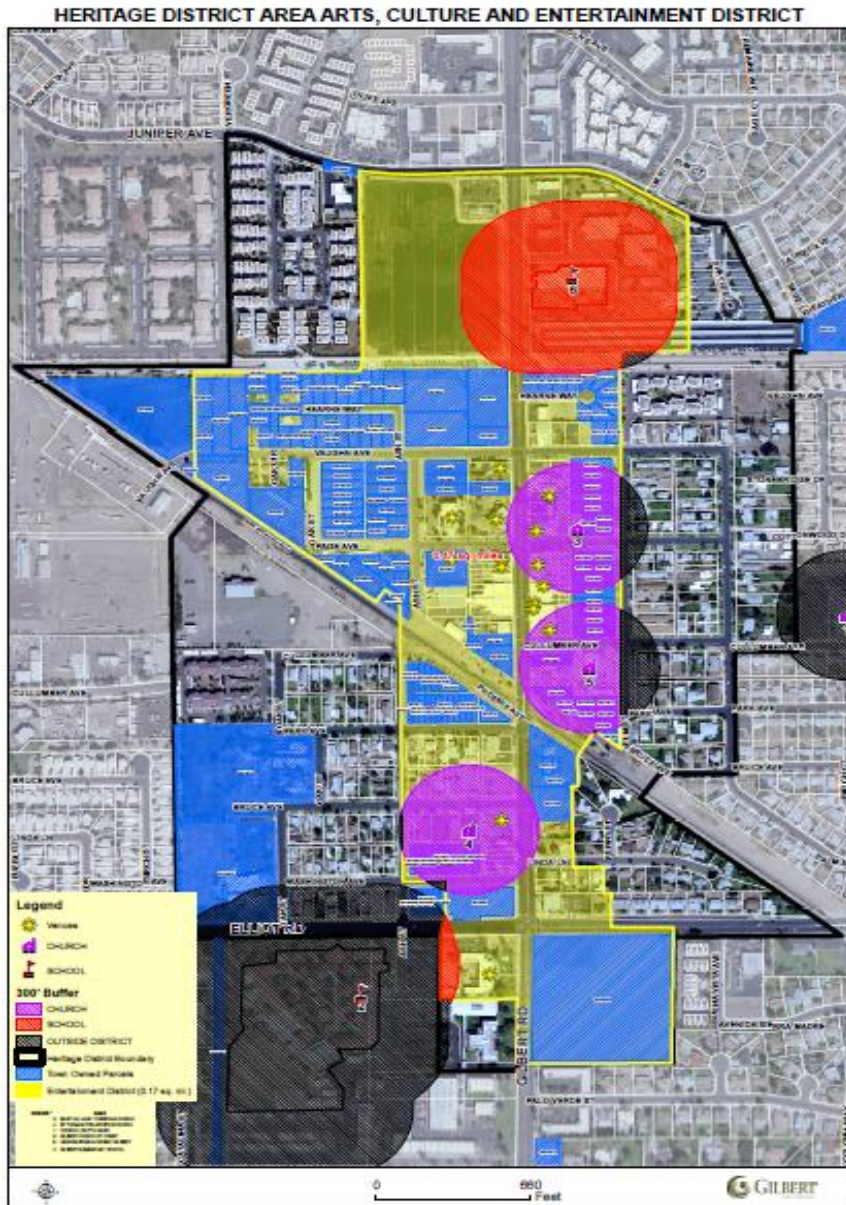
How? – Heritage District 2015



How? – Vacant Land



How? – Implementation



▷ Tools

- Redevelopment District
- Entertainment District

▷ Incentives

- Flexibility
- Expediting Permits
- Shared Parking

▷ Creative Thinking

▷ Relationships

▷ Citizen Involvement

How? – Oregano's



How? – Postino



How? – LoLo's Chicken & Waffles





For more information visit: gilbertedi.com