Tempe

Minutes
Rio Salado Advisory Commission
September 25, 2007

Minutes of the Rio Salado Advisory Commission held on September 25, 7:00 PM at the Rio Salado Operations Center, 620 N. Mill Ave., Tempe, Arizona.

Members Present:
Dana Burkhardt
Christina Cenzano
Alana Chavez
Michael Curlee
Maureen DeCindis
Mary Hannaman
Sue Lofgren
Walter McCraney
Julie Ramsey
Randy Smith

Members Absent:
Brett Siegal

Guests Present:
Todd Lawrence – BDG
Kate Perrin – Irgens Development Partners
Manjula Vas – Gammage & Burnham

City Staff Present:
Diane Johnson
Nancy Ryan

Christina Cenzano called the meeting to order at 7:04 PM.

Agenda Item 1 – Consideration of Meeting Minutes from August 28, 2007
Christina asked the commission members if they had read the RSAC minutes from August 28, 2007.

MOTION: Randy Smith moved to approve minutes
SECOND: Alana Chavez
DECISION: Minutes were approved unanimously

Agenda Item 2 – Public Appearances
There were no public appearances.

Agenda Item 3 – Playa del Norte Lot 6

Manjula Vaz from Gammage & Burnham Attorneys at Law gave an overview of the office building on Lot 6 in Playa del Norte. Also working on the project and attending the meeting were Todd Lawrence, Butler Design Group (BDG), and Kate Perrin, Irgens Development.

1) Manjula Vaz brought to the commission members a conceptual design of an office tower located on Lot 6 in Playa del Norte. It will be a 4-story office tower with 3 ½ levels of parking designed by BDG and built by Irgens Development. The project is located east of the "aloft" hotel with 78,000 sq. ft. of office space and a height of 95 ft. The full rendering of the project will come at a later time.
2) Nancy Ryan stated the project was brought here tonight so the RSAC members could voice any concerns they may have about the design, height, or density. The plan will come back through the RSAC Lunch Bunch for review at a later date.

General discussion regarding the **Playa del Norte Lot 6**, including:
- Dana asked if there will public parking spaces. Todd Lawrence of BDG said there will be some public parking. He said the surface lot will have 90 parking spaces.
- Randy Smith stated the project helps complete the original plan of residential, retail, and office space in Playa del Norte.
- Maureen agreed with the design and felt the project should move forward.

Agenda Item 4 – Town Lake Marketing Plan

Nancy Ryan announced to the commission members that Town Lake has new marketing material. She held up a copy of the premiere issue of the Wrangler Magazine showing the TCA on the front cover. She also handed out a new lake facts sheet to each member showing the new Town Lake font at the top of the sheet.

1) Nancy reported in the new marketing material the City is keeping the name recognition of the Rio Salado by continuing to say Tempe Town Lake on the Rio Salado. She said there would be a release party for the new material later this month.
2) Staff will be revamping the lake web site with the new marketing material. She asked the members in the next couple of months if they would navigate through the web site to provide us feedback of what you could find and what you could not find. With this information staff can make the web site more user friendly.

General discussion regarding the **Town Lake Marketing Plan**, including:
- Dana Burkhardt asked if the City has ever done a market study of Town Lake. Nancy said the last market study done was when the lake was built. She said in the near future the Mayor has proposed to do a larger marketing plan to include all of the downtown, the lake, and Papago Park.
- Alana asked what the marketing packet looks like. Nancy described the packet as a spiral booklet with updated photos, a CD pocket with a Power Point slide show, and information sheets. She said the new marketing packet will be handed out at the next RSAC meeting.
- Sue asked when the Pedestrian Bridge would be done. Nancy said the design will be completed in April with a one year construction timeline. She reported recently staff has had an internal discussion about whether to go forward with the bridge considering the timing of the dam bladders replacement.

Agenda Item 5 – Town Lake Map

Nancy announced Rio Salado had a topographic map made charting the depths of Tempe Town Lake. She showed the members a map on the wall which was made by looking at 30,000 data points from a satellite to chart the lake bottom. This will be used as a base map of the lake bottom and in the future we can take another picture to see if any changes have occurred.

1) Nancy said staff had previously done a rough and dirt study with Jim Lemmon, former RSAC member, where they took a bass boat out on the lake to do some depth readings then compared them with some key cross sections. At that time they found sediment and scouring in different areas around the lake.

General discussion regarding the **Town Lake Map**, including:

- Randy said he would like to be able to see the depths better on the map with coloring.
- Dana asked if there is more sedimentation than expected from when the lake was built. Nancy said not an excessive amount. She said there is a sand bar in front of Hayden Ferry Lakeside and then showed the members it on the map.
- Sue Lofgren suggested sharing the lake bottom map with Jim Lemmon.

Agenda Item 6 – PPS Urban Open Space Plan Comments Consolidation

Nancy stated last week staff had emailed a homework assignment to each RSAC member. The assignment was to look at the PPS Urban Open Space Plan on the web at www.tempe.gov/comdev/urbanopenspace.htm and come tonight with their comments about the plan.

1) Nancy stated the section of the plan they looked at was Tempe Town Lake. They reviewed both the North Bank Linear Park and the South Bank Linear Park to think about what activities and amenities they wanted to see in these areas.
2) After some discussion the commission members wanted to see more shade, linkages to neighborhoods, public access, more amenities, more lighting, a floating stage, LoPiano conservatory, and connection to LRT. They would also like to see an international market and performance space at the Arts Village. At Tempe Beach Park they would like to see an all season playground with shade, swim/wave pool, drinking stations, more benches, and a kiosk for information. Nancy said she will compile all comments made in this meeting and give them to PPS.

General discussion regarding the **PPS Urban Open Space Plan**, including:

- Sue Lofgren said she wanted to see more shade, more amenities, and a floating stage on the North Bank Linear Park.
- Maureen DeCindis likes the idea of volleyball and sand soccer course, more public access, connection to the LRT station on Washington, connect to circulator bus, and links to the neighborhoods.
- Alana Chavez would like to see more lighting at Town Lake and an international market at the Arts Village.
- Christina would like to have certain maintenance levels for the park and the finance to support them. She expressed a concern on the long list of amenities recommended and feels the list is too large and therefore nothing will get done. She would like to see the list of amenities redefined to reality.

- Mary Hannaman would like to see ASU join in partnerships with the City to help fund and maintain some of the amenities along the South Bank Linear Park.
- Randy Smith recommended putting a climbing wall between the Mill Avenue bridges and adding more shade in that area.

Agenda Item 7 – Boating Activities

Nancy said staff has set-up a roundtable meeting for the RSAC and Enhanced Services Commission to look at boating activities at Town Lake. She announced this meeting will be on Friday, October 12, 2007 at Hayden Ferry Lakeside in the SunCor conference room. The reason for this meeting is to get ideas of whether to keep the lake a nice quiet lake or rev-up with greater activity. She said if you are unable to attend this meeting please feel free to forward any comments you might like to add to the discussion.

Agenda Item 8 - Committee Updates

- Friends of Rio Salado – Julie Ramsey announced the Friends of Rio Salado annual "Scary Boat Ride" will take place on October 27, 2007. Sailor Randy will be the narrator.
- Enhanced Services Commission – Nancy Ryan reported at the last ESC meeting on September 12, 2007 they were given an update on the CFD Budget by Roger Hallsted and they also talked about preparation of the upcoming roundtable meeting.
- Development Review Committee – Nancy said they reviewed the site plan of Residences at Artspark, a 19-story building. They discussed size and traffic entries as some of the concerns they had on the project.
- Parks Board Commission – Nancy Ryan said at the meeting she gave them updates on the Boathouse, Between the Bridges, and the Sports Facility near the VORTAC.

Agenda Item 9 – Project Updates

Nancy gave a brief summary of projects around Rio Salado.

1) Nancy reported the City has entered into a 90-day negotiation period with Chanen Development for the Boathouse RFP. She said they are planning on using Mark Vinson's design and they want to add a 4th story for a restaurant. Chanen Development and co-developer Rio Salado Foundation want to do a fundraising component to the project.
2) Nancy said the Between the Bridges project had a meeting today between Catherine Spellmann, ASU Architecture professor and Avenue Communities. She stated they will be meeting in the future with the City to develop a master development plan. They also have a fundraising component on this project.
3) The Amateur Sports RFP had one respondent for 2.5 acres and the City has decided not to move forward.
4) Staff is starting to work with The Pier developers on a design of the linear park in front of their site. Nancy reported the 100% drawings of U.S. Army Corps of Engineer Habitat Phase III are in to the City. This project would complete paths from The Pier to McClintock Drive on the south bank then McClintock Drive to Indian Bend Wash on the north bank.
5) At the North Bank Linear Park east of the event ramp the gabion baskets are repaired and have passed inspection. The grading and irrigation are coming soon. Nancy announced the City will be over-seeding the grass around the lake except for Tempe Beach Park.

6) Music at the Marina, a free concert series, is running every Sunday in October from 4 pm to 7 pm at the Town Lake Marina.

Committee Consensus: The Rio Salado Commission members voted to combine the November 27, 2007 and December 25, 2007 meetings and meet once on Tuesday, December 4, 2007.

The Committee's next meeting will be **October 23**.

Meeting adjourned at 8:50 PM.

Prepared by: Diane Johnson

Reviewed by: Nancy Ryan

Nancy Ryan
Rio Salado Manager