Tempe

Minutes
Rio Salado Advisory Commission
Development Review Sub-Committee
January 3, 2008

Minutes of the Rio Salado Advisory Commission Development Review Sub-Committee held on January 3, 2008, 12:00 PM at the Rio Salado Operations Center, 620 N. Mill Ave., Tempe, Arizona.

Members Present:
Dana Burkhardt
Alana Chavez
Maureen DeCindis
Sue Lofgren

City Staff Present:
Nancy Ryan, Rio Salado Project Manager
Ryan Levesque, COT City Planner

Site Plan Review

Agenda Item 1 – Hayden Harbor
430 N. Scottsdale Road
Applicant: Paul Dumone, Namwest Townlakes, LLC
Request: New Mixed Use 24-Story Building

Committee Comments:

- Ground floor retail is great.
- Interested in seeing a cross section of Town Lake and building frontage.
- Committee concurs with staff recommendations on providing more variations in height and design of the project.
- Applicant to consider the use of arcades, paseos, etc. instead of flat design.
- Need bicycle storage for the project.
- Like the separate office building and its proposed location.
- Provide and show public access from site to Town Lake edge.

RECOMMENDATION: The project is compatible with the Rio Salado vision and is an acceptable land use, although the Committee members concur the project needs more work on the design.

Agenda Item 2 – Tempe Landing
125 S. Priest Dr.
Applicant: David Thorson, McShane Construction Corp
Request: New Office & Parking Garage

Committee Comments:

- Committee glad to see more office at this location.
- Does not detract from the surrounding area is a logical development.
- Committee members note the appropriateness of design for office buildings.

RECOMMENDATION: The Project is compatible with the Rio Salado vision and is compatible land use.

Park Concept Review
Agenda Item 3 – Rio East Linear Park
Rural Road to East Dam on South Bank of Town Lake
Preliminary Concept

Committee Comments:

- Good concept.
- Be sure to include shade by shade structure or tree cover.
- Include a drinking fountain.
- How will the space be programmed for uses/events? Will want to identify electric pedestal locations.
- Provide a greater density of trees and vegetation because of the urban interface with Pier 202 project.
- Support a restroom by Rural Road, with drinking fountain.

RECOMMENDATION: Like the terraces, with preference to Options 3 – seat wall by promenade. Bring back design at 60% stage.

Agenda Item 4 – Public Appearances

- PUBLIC COMMENTS ON HAYDEN HARBOR: Development should be seamless with the Town Lake. What does the project contribute to the larger context of the Town Lake? This should be justified by the applicant.
- NO PUBLIC COMMENTS ON TEMPE LANDING AND RIO EAST LINEAR PARK.

Meeting adjourned at 1:00 PM.

Prepared by: Diane Johnson

Reviewed by: Nancy Ryan

Nancy Ryan
Rio Salado Manager