



Minutes of the Rio Salado Advisory Commission

Minutes Rio Salado Advisory Commission February 26, 2008

held on February 26, 7:00 PM at the Rio Salado Operations Center, 620 N. Mill Ave., Tempe, Arizona.

Members Present:

Dana Burkhardt
Christina Cenzano
Michael Curlee
Maureen DeCindis
Sharon Doyle
Mary Hannaman
Walter McCraney
Julie Ramsey
Brett Siegal
Chase Wiles

Members Absent:

Alana Chavez
Sue Lofgren

City Staff Present:

Hansen
Diane Johnson
Dee Dee Kimbrell
Nancy Ryan

Guests Present:

Randy Smith
Tony Reinhart
Brian Lamacchia – Segway
Darcie Williams – Segway

Christina Cenzano called the meeting to order at 7:02 PM.

Nancy Ryan, Rio Salado Project Manager, introduced **Sharon Doyle** as one of the new Rio Salado Commission members. She asked each RSAC member to introduce their selves to Sharon.

Agenda Item 1 – Consideration of Meeting Minutes from September 25, 2007, December 4, 2007, and January 22, 2008

Christina asked the commission members if they had read the RSAC minutes from all three dates.

MOTION: Julie Ramsey moved to approve minutes from September 25, 2007

SECOND: Mary Hannaman

DECISION: Minutes were approved unanimously

MOTION: Maureen DeCindis moved to approve minutes from December 4, 2007

SECOND: Walter McCraney

DECISION: Minutes were approved unanimously

MOTION: Maureen DeCindis moved to approve minutes from January 22, 2008

SECOND: Mary Hannaman

DECISION: Minutes were approved unanimously

Agenda Item 2 – Consideration of the Development Review Sub-Committee Minutes: November 26, 2007 and January 3, 2008.

Christina asked the commission members if they had read the RSAC Sub-Committee Development Review minutes.

MOTION: Maureen DeCindis moved to approve minutes from November 26, 2007

SECOND: Michael Curlee

DECISION: Minutes were approved unanimously

MOTION: Maureen DeCindis moved to approve minutes from January 3, 2008

SECOND: Dana Burkhardt

DECISION: Minutes were approved unanimously

Nancy presented Randy Smith, retired Rio Salado Advisory Commission member with a plaque for his service on the commission. She thanked him on behalf of the City of Tempe for his participation and contributions to the commission from January 2001 to December 2007.

Agenda Item 3 – Public Appearances

From the public, Tony Reinhart stated he is attending the meeting tonight to observe the RSAC. He is a 2006 ASU graduate who had been living in D.C. until recently when he moved back to Tempe.

Agenda Item 4 – Segway Presentation

Brian Lamacchia introduced himself and his partner **Darcie Williams** as co-owners of the Segway of Scottsdale dealership. He reported his company has launched Segway tours at the JW Marriott at Desert Ridge Hotel. He announced they are in the process of trying to introduce Segway tours to Tempe Town Lake.

Brian gave a short presentation saying Segways are perfect for the lake area because of the great trails and wide sidewalks around it. A Segway tour would give people the opportunity to see all the areas around the lake that are hard to get to. Segways are labeled as an Electric Personal Assistive Mobility Device (EPAMD) by the EPA and can be used anywhere a pedestrian can go. They emit no emissions, run on batteries and will go 12 miles per hour.

Nancy reported staff is preparing an amendment to the park ordinance to allow tours in City parks, for Council consideration, hearing, and approval.

Agenda Item 5 – Urban Open Space Presentation

Hansen, City of Tempe planner, gave an update on the City of Tempe Urban Open Space Plan presented by Project for Public Spaces (PPS).

- 1) Hansen reported the master plan explores how the city could develop a great public space environment that attracts residents, businesses, and students for decades to come. The plan covers Mill Ave. District, Town Lake, ASU, and parts of north Tempe. The plan has identified anchors and building blocks to great urban spaces that were selected through public involvement. PPS did an audit of the parks within the city. He said the plan is a recommendation of ideas of how to achieve the goal to bring people to Tempe because of great people spaces and activities.
- 2) He said this is a draft and staff will be taking feedback about the plan until the end of March.

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

- Mary Hannaman and Michael Curlee review section 3, Overall Vision for the lake. Mary liked the shade, lighting, play areas, and signage ideas. She wonders how much the public will use the Light Rail to get to the lake and felt there was not much information about public parking. She liked the idea of keeping amenities open during events at the lake and wants more seating and shade in the area. Michael Curlee asked about the Boathouse models they explored in other communities and felt the lake was not big enough to support the recommended model size. He liked the recreation area east of Priest but felt it would be hard to get a developer to build there and make a profit. He liked the swimming beaches where people in boats can wade in and out of the water.
- Maureen DeCindis and Alana Chavez reviewed section 5, Getting Around. Maureen felt the plan was well written. She and Alana liked to add mid block crossings and medians on University Dr, make park garages prettier (i.e., murals), and recommended a Farmers Market at a light rail transit station. She wants to see green streets but does not want to forget about complete street with sidewalks and bike lanes. She would like to see sticky buildings from TCA, TBP, and downtown Tempe. She would also like to see one pathway with shade along the lake.
- Julie Ramsey and Sue Lofgren reviewed section 6, Idea Book of Key Elements. She reported she and Sue would like to see parking lots and structures easy to see and have good lighting. They both liked bicycle valet parking, directional signage, audio communication, streets labeled clearly, and frequent makings of landmarks & historical places connecting public spaces. She would like to see more drinking fountains and shade downtown and have sticky buildings.
- Dana Burkhardt and Christina reviewed section 7, Sustainability. Dana agreed with the water quality goals; the use of recycled water where possible for water fountain and splash pads, and use of low flow fixtures in public facilities. He would also like to see reduction in the use of 2-stroke equipment (like leaf blowers) to help air quality and have educational signs about sustainability. Christina agreed with Dana and she felt the plan needs to be more specific and not so general. She would like the City to use LEED as a best practice in projects.
- Brett Siegal and Walter McCraney reviewed section 8, Maintenance, Operations, Resource Requirements, Revenue Options, and Strategies. Brett said he would like to see maintenance costs be paid by other means than increasing taxes. He liked the idea of development moving slower and learning from their mistakes. He was not sure the floral district was doable. Walter said he had more questions than suggestions.
- Christina suggested creating a commission or group to oversee this document bringing it to fruition and being implemented. She doesn't want to see the plan sit on a shelf and not be used.

At this time **Nancy** introduced another new member of the Rio Salado Advisory Commission **Chase Wiles**.

Agenda Item 6 – CIP List

Nancy Ryan, Rio Salado Project Manager, handed out a list of Capital Improvement Projects (CIP) Budget request for Rio Salado. She went down the list on the handout explaining each request for the upcoming 2008/2009 budget.

- 1) She stated one of the projects is the Habitat De-Watering System, staff believes this project is good for the health of the lake. Some of the other CIP projects are consultant studies, US Army Corps Match Money, Rio Salado Ancillary Projects (used for new turf, repair concrete, etc), Pedestrian Bridge, Boathouse, Rubber Dam replacement, North Bank Linear Park, Rio East Park, and Upstream Pedestrian Bridge.
- 2) Nancy said she would send each RSAC member a detailed description of each project. At the next meeting she would like to discuss what order of importance the commission wants to see for the CIP projects. Nancy said the CIP list goes to council in May.

General discussion regarding the **CIP List**, including:

- Sharon Doyle asked if these CIP accounts are in order of importance. Nancy said they are not in any particular order.
- Christina would like to see a joint meeting between the RSAC and the Enhanced Services Commission (ESC) regarding the CIP list.

Agenda Item 7 – Development Review

- Farmer Lake LLC Tower – Located at 26 S. Farmer Ave., previously the Sail Inn property. It is a proposed mixed-use, set back from Regatta Point. It will be a 12-story building with 8-story residential, 3-story of parking, and ground floor retail/parking level. The density will be 158 dwellings unit per acre. It is currently zoned general industrial and will need to be rezoned, have a general plan amendment, and get FFA height approval. The Commission consensus was to table the review until more details are presented.
- Loop 101 and 202 Holdings – This project is located a 2132 E. Rio Salado Pkwy next to the Marketplace. Nancy is not asking for advisory comments on this project because it is out of the Overlay District. The project is proposing a new mixed-use project to include office buildings, retail, hotel, multi-family and a park. The commission members had no comments.

Agenda Item 8 - Committee Updates

- Friends of Rio Salado – Julie Ramsey stated there was nothing new to report.
- Enhanced Services Commission – Nancy Ryan said at the last ESC meeting they discussed the Urban Open Space Plan and Community Facility District Budget. The developers had a concern that the Urban Open Space Plan ideas were too broad and not practical. They were worried the city would turn around and require the developers to do everything that is in the plan. They suggested it be called a study not a plan.
- Development Review Committee – Have not met since the last RSAC meeting.
- Parks Board Commission – At their meeting Nancy Ryan gave an update on projects in Rio Salado, Hansen did a presentation on Urban Open Space Plan and there was a presentation on a water pipeline going through Evelyn Hallman Park formally known as Canal Park.

Agenda Item 9 – Project Updates

Nancy gave an update on projects in Rio Salado.

- 1) Nancy explained the handouts given to each RSAC members. They were a list of 2008 RSAC meeting topics, a map of redevelopment projects in 2008, and a copy of the new ordinance changes concerning boards and commissions.
- 2) Staff is looking into how to remove the grass from Playa del Norte Park. The park needs to re-graded then have new grass put in. Nancy asked the commission members if they knew of any way to recycle turf.
- 3) The Namwest project at the old Club Rio site is in for site plan review for about 3 million sq. ft.
- 4) City staff is working with Chanen Development to complete a development agreement for the boathouse. Nancy said the City is close to announcing the naming rights to the Marina.
- 5) Today staff talked to EVP PRO-AM about bringing a volleyball event to Town Lake at the sand volleyball courts.
- 6) The Pedestrian Bridge has 60% of its design plan completed. Nancy will bring the project to the commission at their next meeting.
- 7) On the Elements Project, art project west of the TCA, Council has given staff the OK to do design for the roads, sewer, water, and testing of the sub-surface at the site.
- 8) South Bank Linear Park from TCA to Priest is under construction and will be completed in about 4 months.
- 9) The City will be doing two projects at Tempe Beach Park. One is to revamp the Splash Playground and the other is to look into building new restrooms at the south end of the park. The contract for the restroom design is planned to go to council on March 20th.
- 10) Hayden Ferry Lakeside (HFL) is on the second round of comments for the design plans on the third office tower. Bridgeview, the second HFL condo tower, has tenants moving in this month.
- 11) The Pier infrastructure improvements are under construction.
- 12) Rio East Linear Park from Rural to East dam is nearing 60% completion of design.

The Committee's next meeting will be **March 25**.

Meeting adjourned at 9:03 PM.

Prepared by: Diane Johnson
Reviewed by: Nancy Ryan

Nancy Ryan
Rio Salado Manager