

# Rio Salado Implementation Plan

Work Study Session

April 4, 2019



# Presentation Overview



- Master Plan Review
- Implementation Plan
  - Programming
  - Improvements
  - Funding
- Recommendations
- Council Input

image by James Doyle

# Performance Measure 3.16



Achieve ratings of "Very Satisfied" or "Satisfied" with the Quality of City Recreation, arts, and cultural centers greater than or equal to the national benchmark cities as measured in the Community Survey.



**Rio Salado Park Masterplan Vision**



*prepared by:*  
Holly Street Studio and Floor Associates  
*for:*  
City of Tempe, Arizona

**Fall 2018**

This plan represents  
the future  
development &  
improvement of the  
Rio Salado.



Quality of Life



## Rio Salado Park Masterplan Vision



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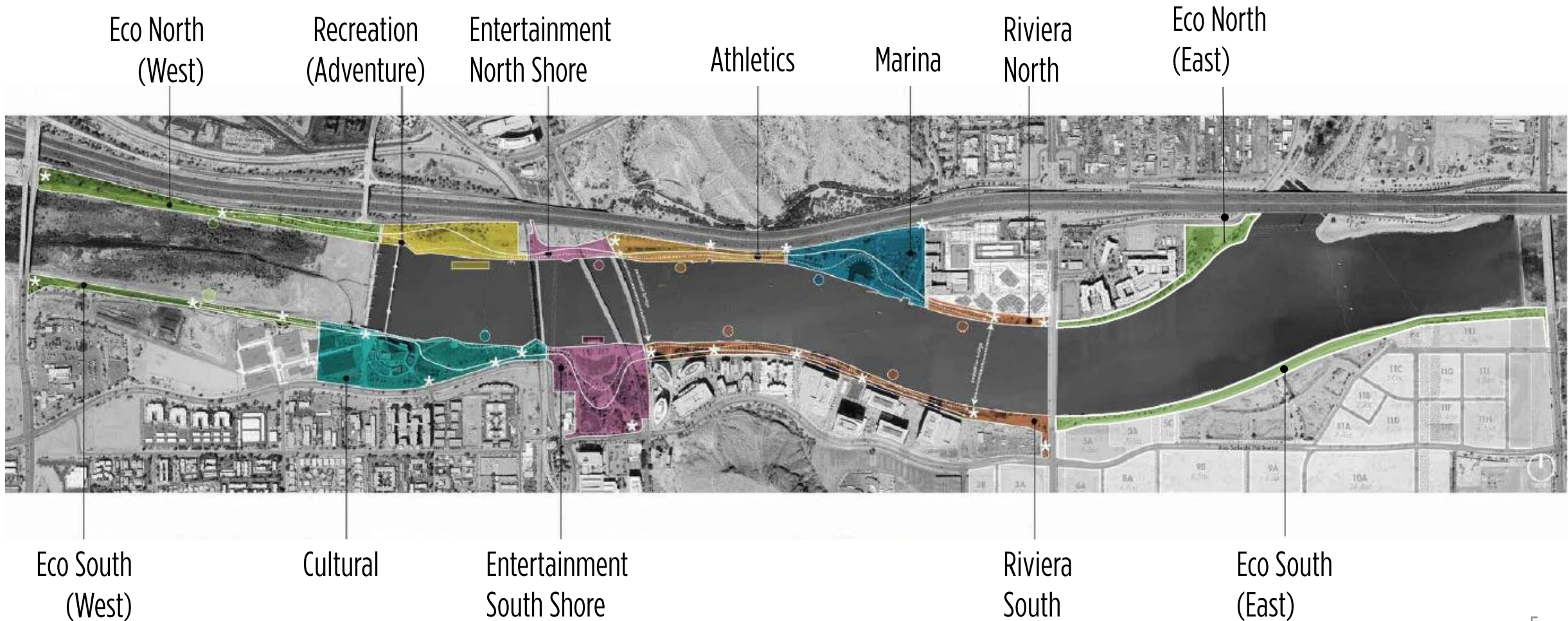
**Fall 2018**

- Purpose
- Guiding Principles
- Activity Zones
- Implementation Strategies

# Implementation Plan



The Implementation Plan provides strategies that will assist key collaborators in attaining the vision of the adopted Rio Salado Master Plan through initial and long-term actions related to programming, improvements & funding.





# Implementation Plan: Programming

Utilize programming that is working elsewhere to increase the active uses of the park.

- Reservable sand volleyball courts
- Yoga in the park
- Play Mobile



Tempe **Play MOBILE** March 2019  
3 p.m. - 6 p.m. **FREE!**

We'll be rolling into a park near you after school. We're bringing sports equipment, instruction, games, music, snacks and more. It's FREE! Come hang out with us!

Monday	Tuesday	Wednesday	Thursday
<b>Kiwanis Park</b> Mill Ave. & All-America Way	<b>Selleh Park</b> Los Feliz Dr. & Aspen Dr.	<b>Hollis Park</b> Southern Ave. & Dorsey Ln.	<b>Jaycee Park</b> 5th St. & Hardy Dr.
3/4 Kiwanis Park	3/5 Selleh Park	3/6 Hollis Park	3/7 Jaycee Park
3/11 Kiwanis Park	3/12 Selleh Park	3/13 Hollis Park	3/14 Jaycee Park
3/18 Kiwanis Park	3/19 Selleh Park	3/20 Hollis Park	3/21 Jaycee Park
3/25 Kiwanis Park	3/26 Selleh Park	3/27 Hollis Park	3/28 Jaycee Park

480.350.5200  TempePlayMobile.com



# Implementation Plan: Improvements



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**Fall 2018**

- CIP process
- Methodology
- Prioritization



# Improvements: CIP

## Current 4-tiered asset management approach to capital improvements

- Existing infrastructure
  - 1) Public Health & Safety
  - 2) Existing Assets
- Enhancements & additional amenities
  - 3) Customer Enhancements
  - 4) System Expansion & New Amenities

→ **Prioritized**

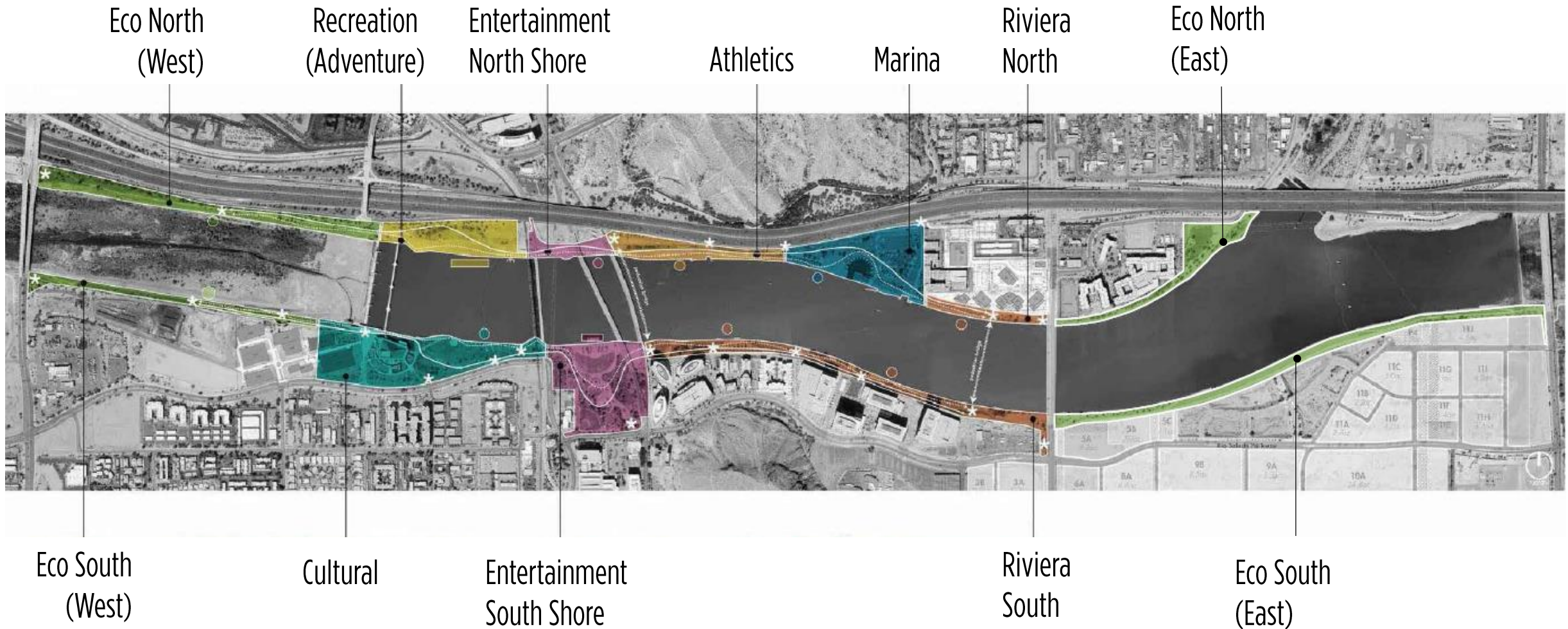




# Methodology

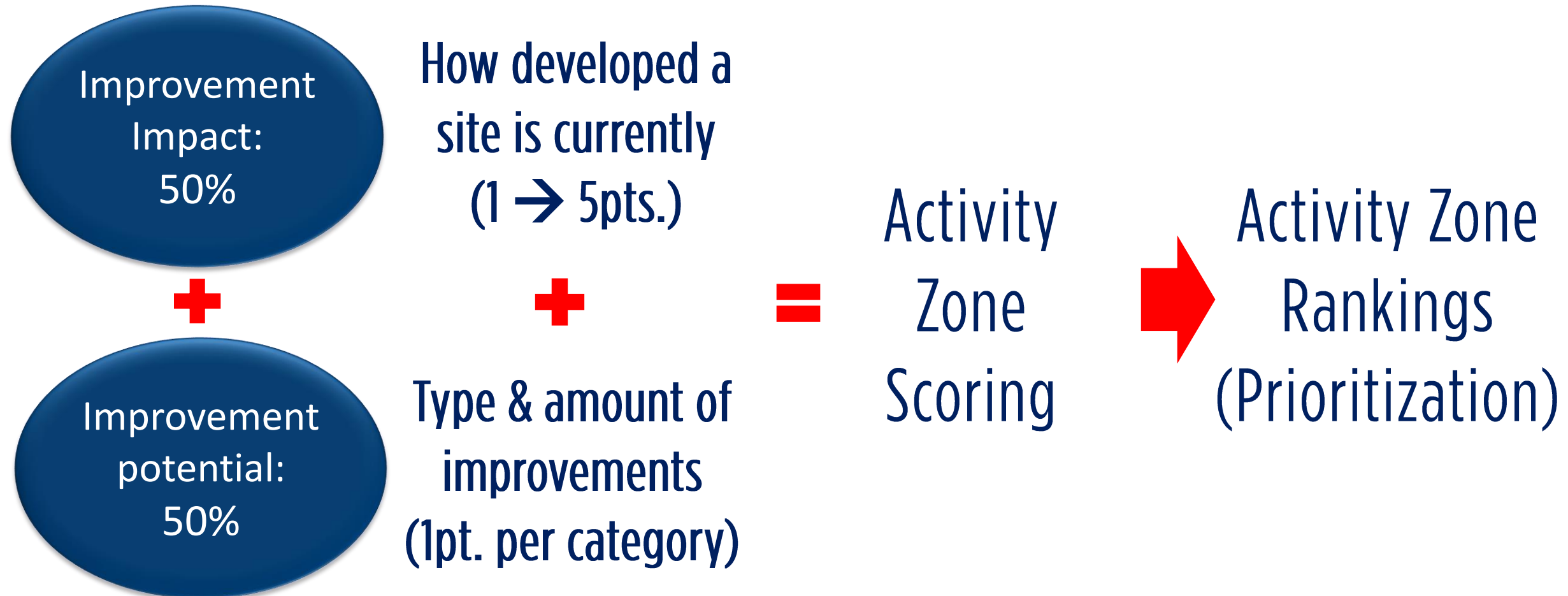


**Activity zones have been scored & prioritized by gauging improvement impacts & improvement potential.**





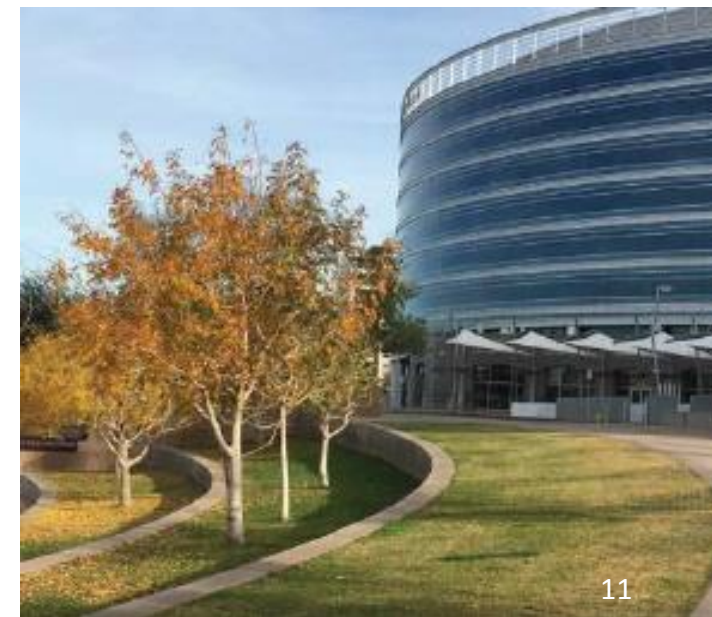
Activity zones have been scored & prioritized by gauging improvement impacts & improvement potential.



# Scores & Prioritization by Activity Zone



Area	Side	Improvement Impact Score	Improvement Potential Score	TOTAL SCORE
Entertainment North Shore	North	5	4	9
Recreation (Adventure)	North	4	4	8
Athletics	North	3	4	7
Eco South (east)	South	5	2	7
Entertainment South Shore	South	3	4	7
Riviera North	North	5	2	7
Marina	North	2	4	6
Eco North (east)	North	2	3	5
Eco North (west)	North	3	2	5
Eco South (west)	South	1	4	5
Cultural	South	1	3	4
Riviera South	South	2	2	4



# Implementation Plan: Funding



## Rio Salado Park Masterplan Vision



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- Comparable water & riverfront projects
- Possible costs by activity zone
- Funding options

# Comparable Water/River Front Projects



City	Park Name	Year	Park Elements	Size (Acres)	Total Cost	Cost/Acre
Baltimore	Rash Field Park	TBD	Beach with volleyball; pavilion; nature plan area; open lawn; fitness area	8	\$20M	\$2.5M
Cincinnati	Smale Riverfront Park	2015	Splash grounds & water play areas; playground; picnic area; carousel; lager house	45	\$92M	\$2.0M
Columbus	Bicentennial Park	2015	Fountain; restaurant; performance pavilion; flower gardens; greenway trail access	11	\$42M	\$3.8M
Louisville	Waterfront Park (Phase IV)	TBD	Observation pier; Railyard Plaza; experiential learning area; plazas; exerscape	22	\$35M	\$1.6M
Pittsburgh	Riverfront North Shore	2001	Lawn & planting areas; riverwalk; walkways; memorials; public art	11.25	\$35M	\$3.1M

**Average  
Cost/Acre**

**\$2.6M**

# Possible Costs by Activity Zone



Area	Side	Size (Acres)	Scores	Possible Renovation Cost (\$2.6M/Acre)
Entertainment North Shore	North	3.5	9	\$9.M
Recreation (Adventure)	North	10.8	8	\$28.1M
Athletics	North	7.2	7	\$18.7M
Eco South (east)	South	12.8	7	\$33.4M
Entertainment South Shore	South	18.7	7	\$48.6M
Riviera North	North	3.4	7	\$8.7M
Marina	North	16.0	6	\$41.5M
Eco North (east)	North	7.9	5	\$20.5M
Eco North (west)	North	12.8	5	\$33.2M
Eco South (west)	South	6.2	5	\$16.1M
Cultural	South	23.0	4	\$59.7M
Riviera South	South	12.9	4	\$33.4M
		<b>135.0</b>		<b>\$351.1M</b>

# Funding Options



## Public

- Capital Improvement Program
  - GO Bonds
  - Development Impact Fees
  - Community Facilities District
- Grants
- Land Sale

## Private

- Private Development
- Public Private Partnerships
- Naming Rights
- Sponsorships





# #1 – Entertainment North Shore Activity Zone

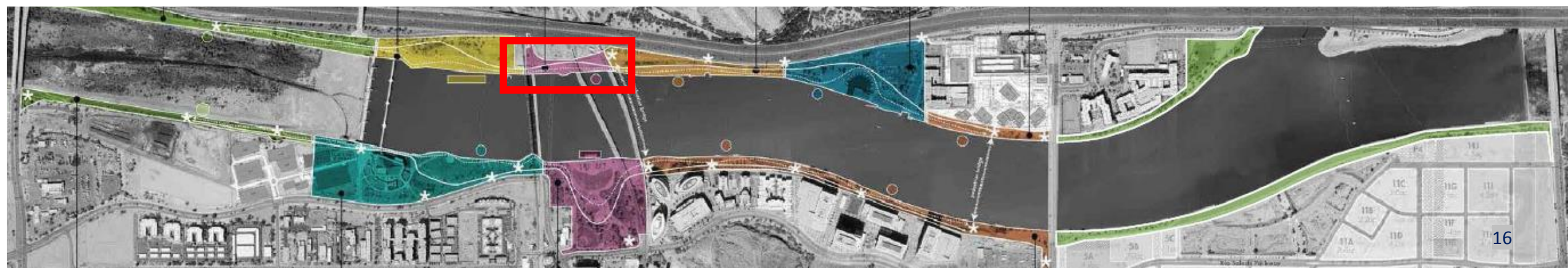
Score: 9 (5 impact & 4 potential)

Size: 3.5 acres

Possible Cost: \$9.0M

Possible Elements:

- Passive Outdoor: events, refuge
- Connections: strong theater connection, small music outdoor venue







# #2 – Recreation (Adventure) Activity Zone

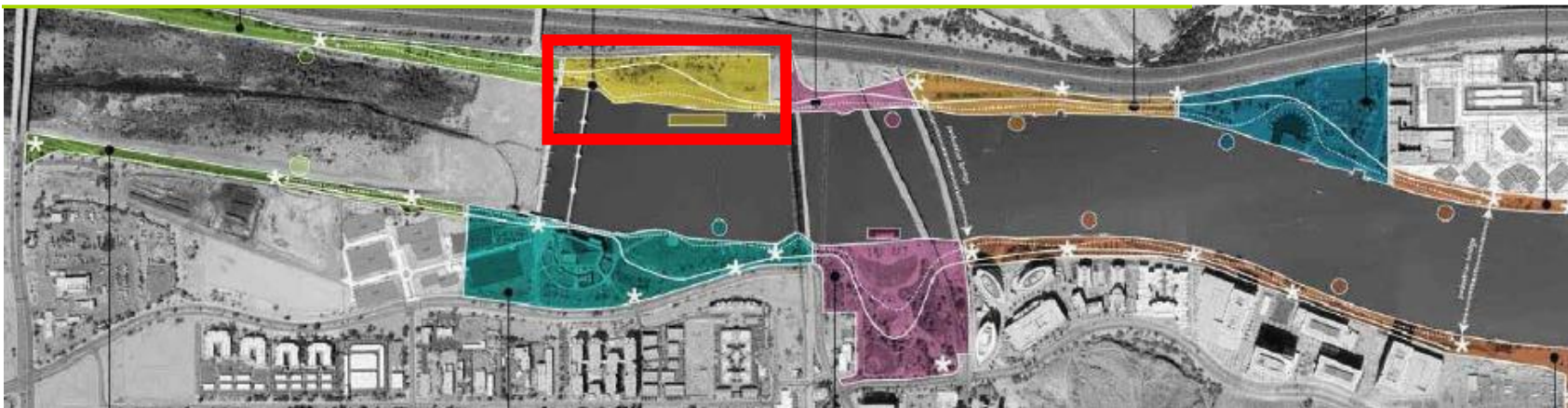
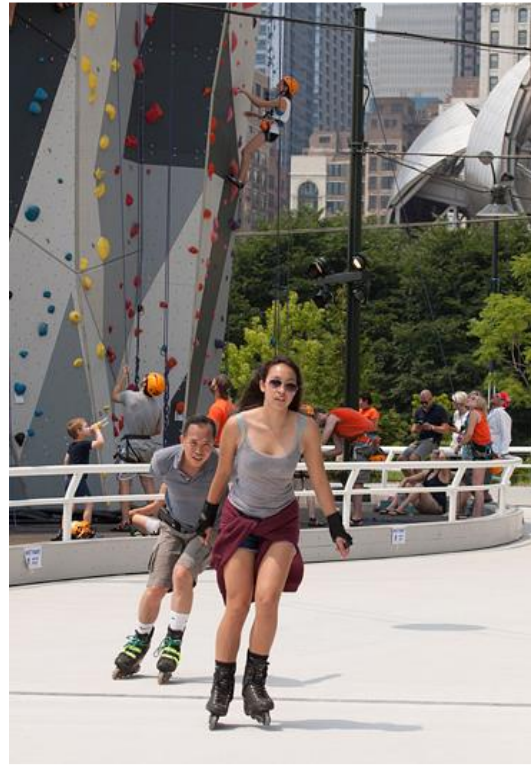
Score: 8 (4 impact & 4 potential)

Size: 10.8 acres

Possible Cost: \$28.1M

Possible Elements:

- Active Outdoor: green buffer/transition
- Adventure: zipline, climbing wall, platform
- Beach Boardwalk: sunbathing, pool



# Recommendations



1. Develop conceptual plans for the top 2 scoring activity zones, identifying individual element prioritization, costs & funding options.



# Recommendations



2. Develop design guidelines for the Rio Salado, including signage, plant palette, site furnishings, and other design element details.



## DESIGN GUIDELINES



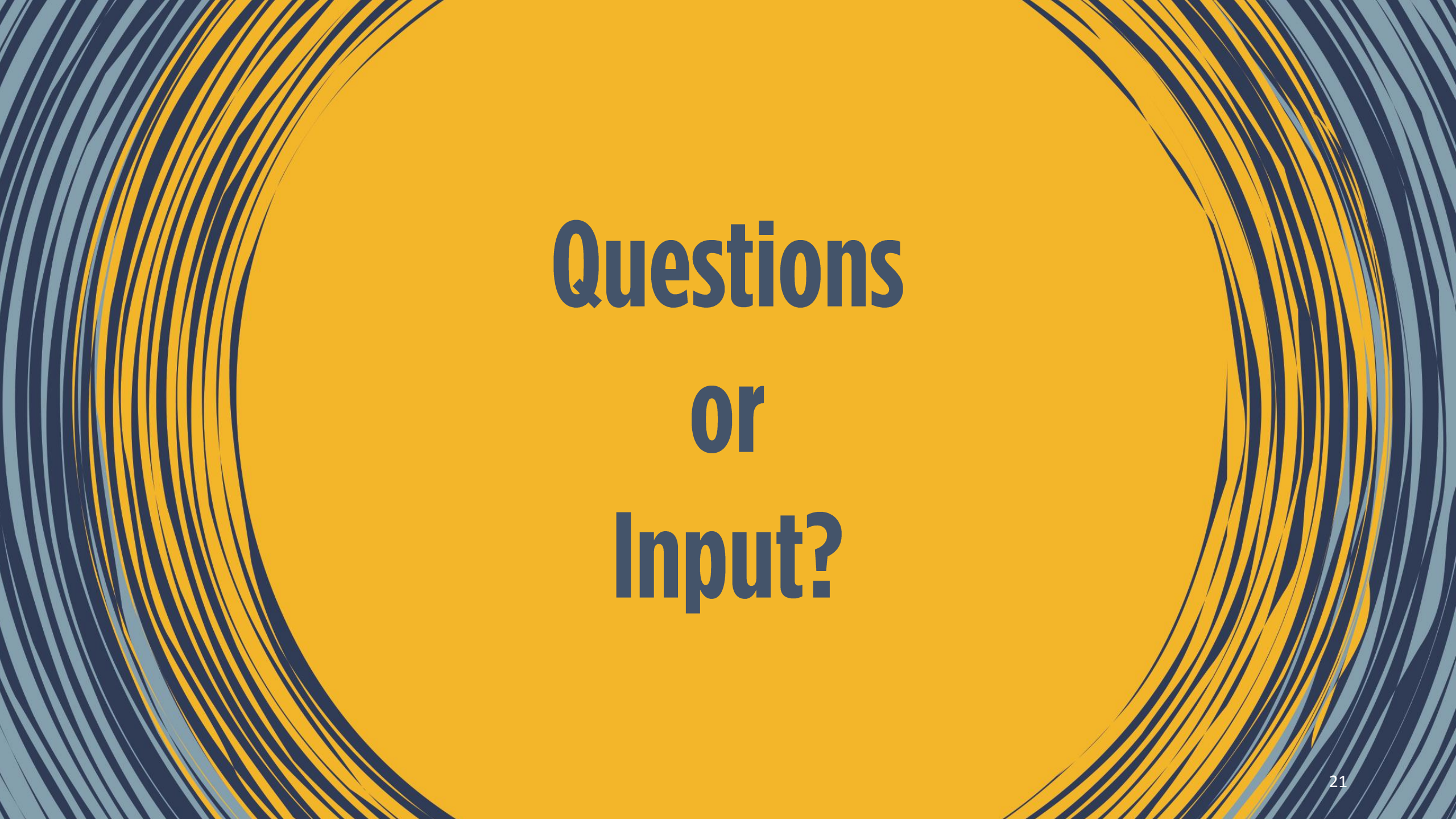
Inconsistent benches and site furnishings are currently scattered across the Inner Harbor. Establishing furnishing standards will help unify the Inner Harbor.

# Next Steps



- Update Enhanced Services Commission & Parks Board
- Issue RFP for firm to develop top 2 activity zones & design guidelines
- Issue RFI to explore PPP options
- Issue RFP for selected PPP option/s
- Develop top 2 activity zones & design guidelines





# Questions or Input?