

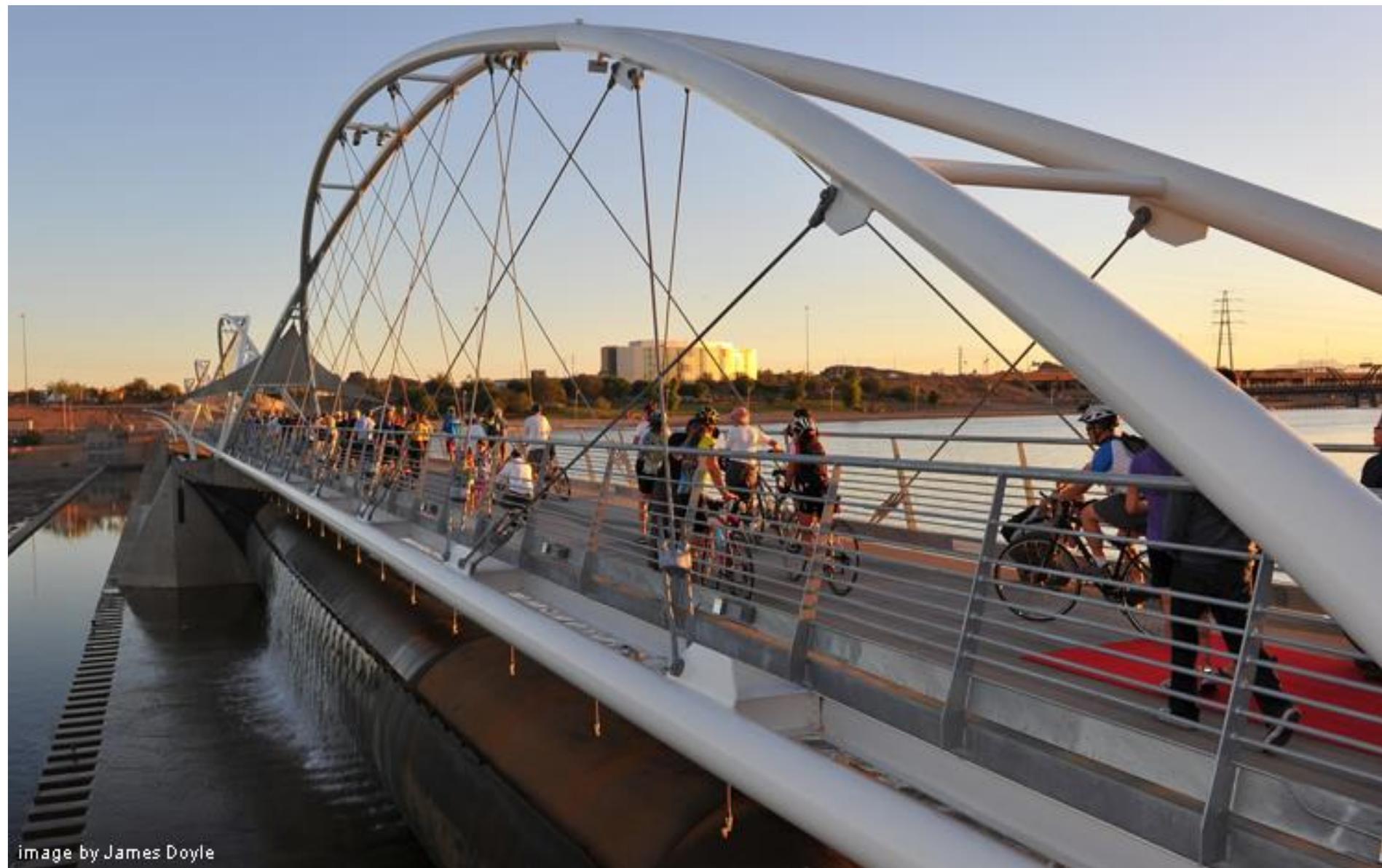
Rio Salado Implementation Plan

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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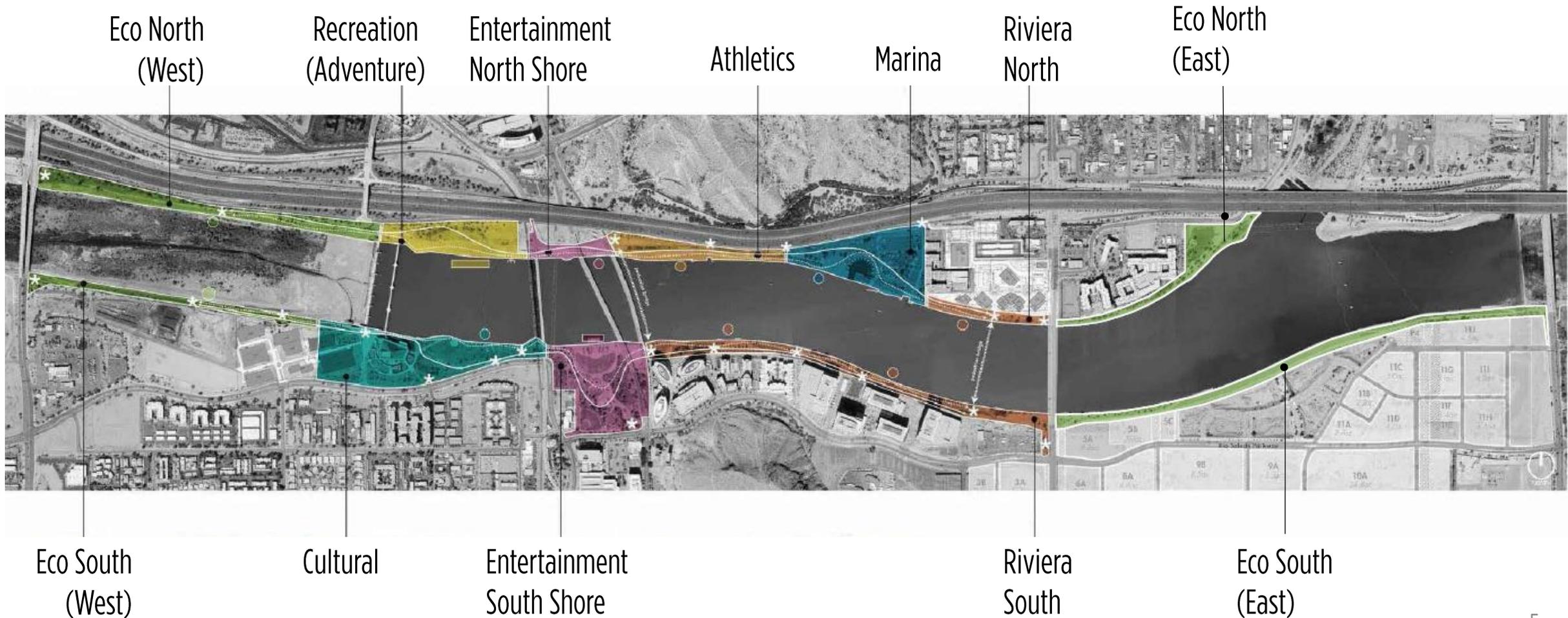
Fall 2018

- 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.

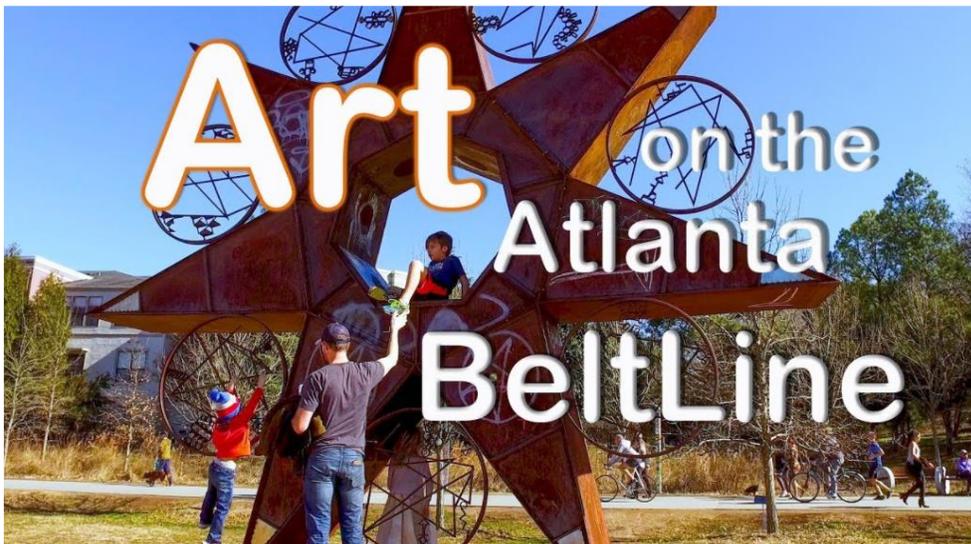




Implementation Plan: Programming

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

- Reserevable 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 |
|--|---|--|---|
| Kiwanis Park Mill Ave. & All-America Way | Selleh Park Los Feliz Dr. & Aspen Dr. | Hollis Park Southern Ave. & Dorsey Ln. | Jaycee Park 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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- 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



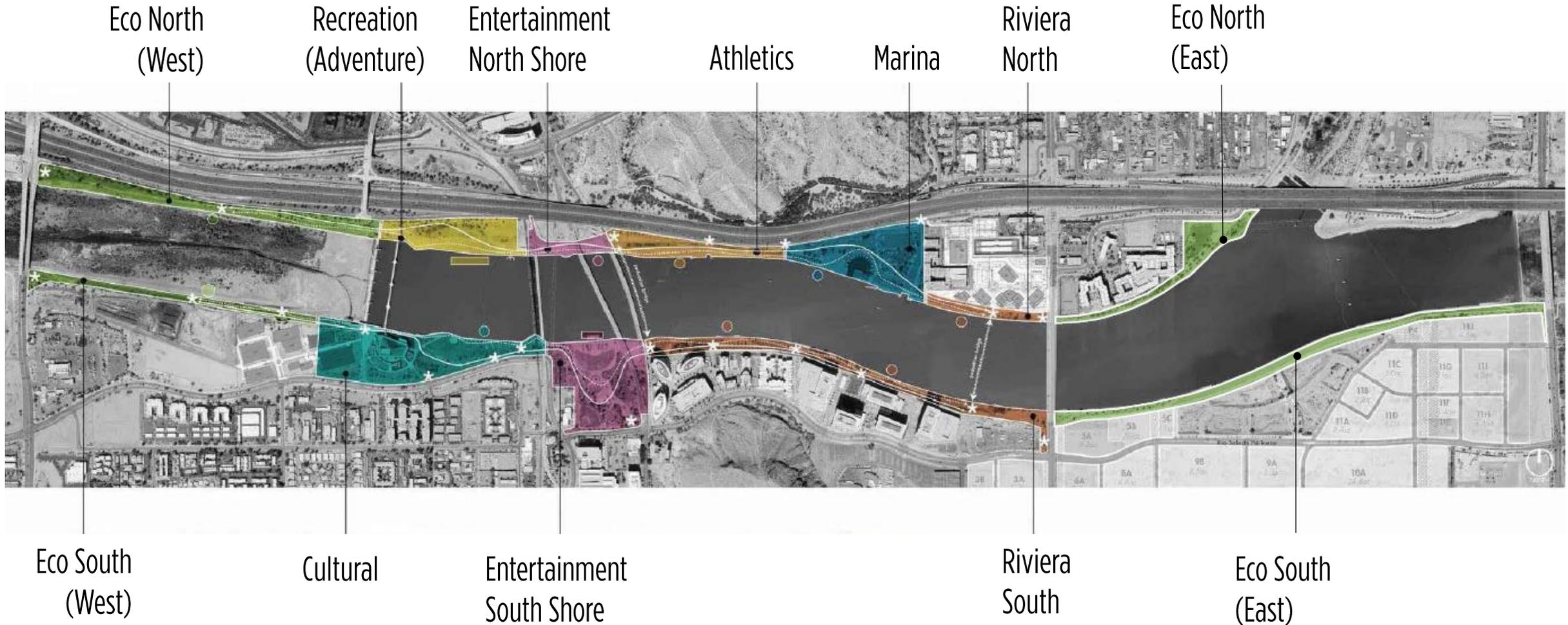
→ **Prioritized**



Methodology

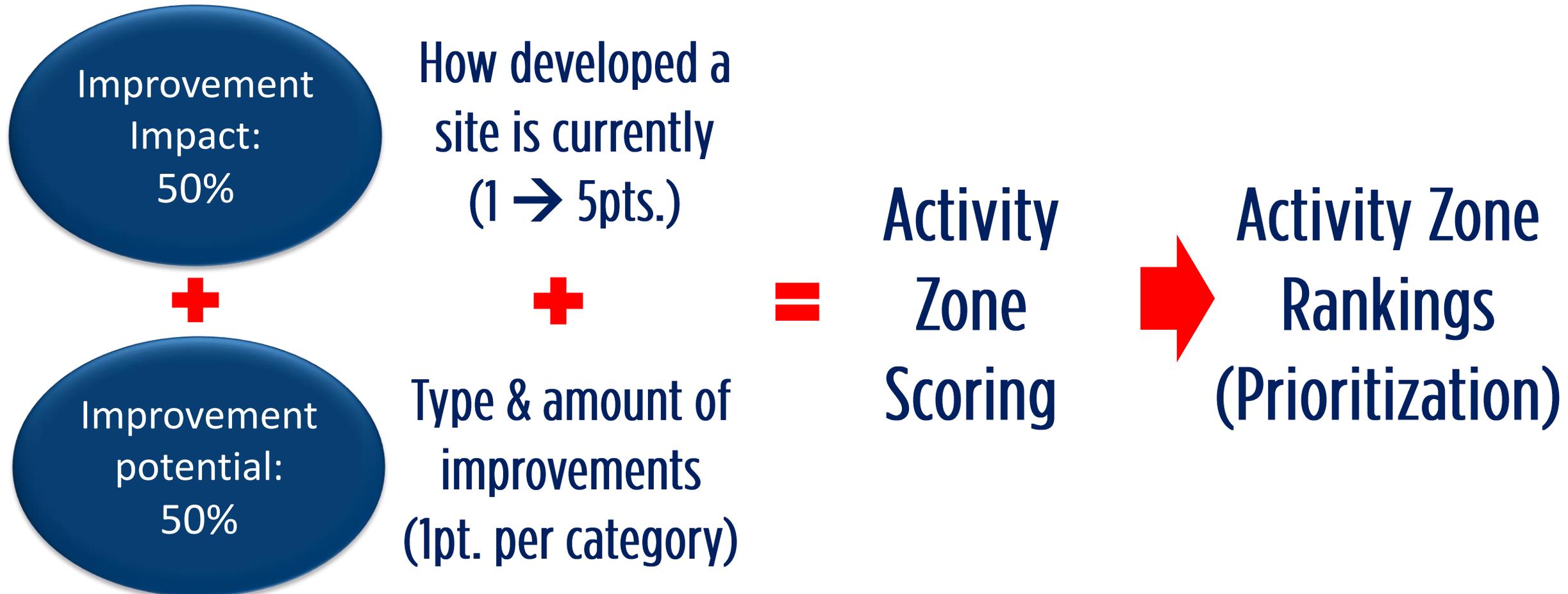


Activity zones have been scored & prioritized by gauging improvement impacts & improvement potential.





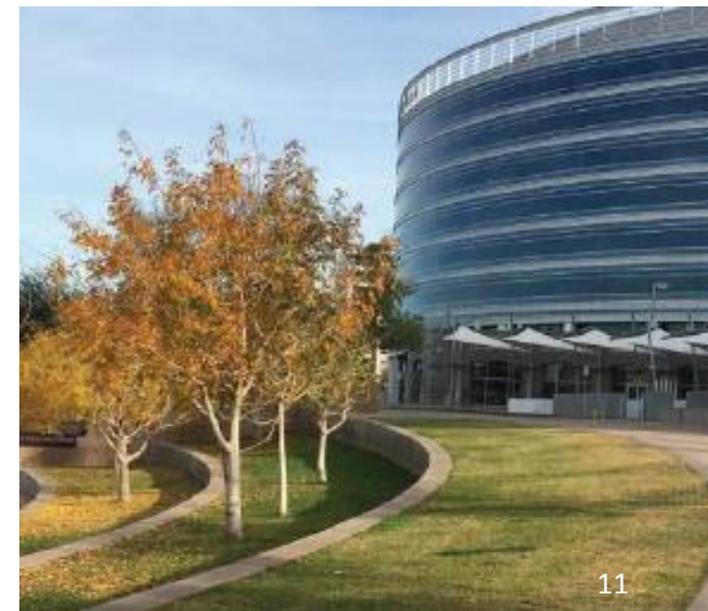
Activity zones have been scored & prioritized by gauging improvement impacts & improvement potential.



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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Fall 2018

- Comparable projects
- Possible costs by activity zone
- Funding options

Comparable 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 |
| | | 135.0 | | \$351.1M |

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

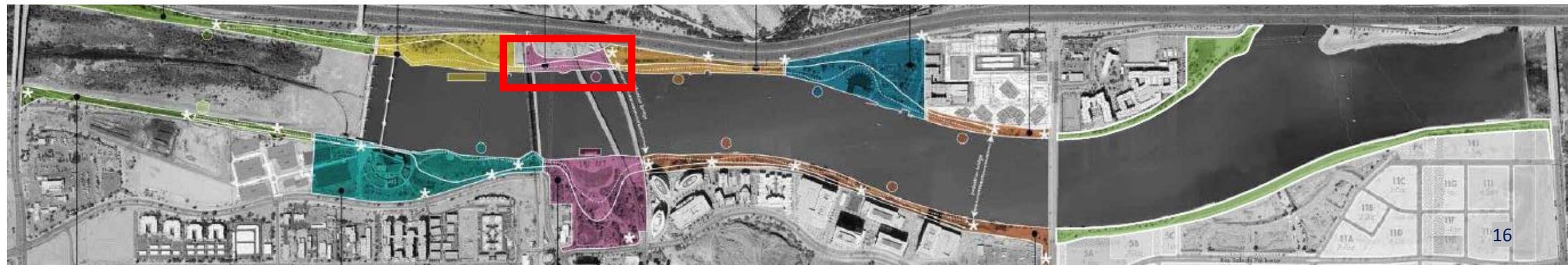
Score: 9 (5 impact & 4 potential)

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

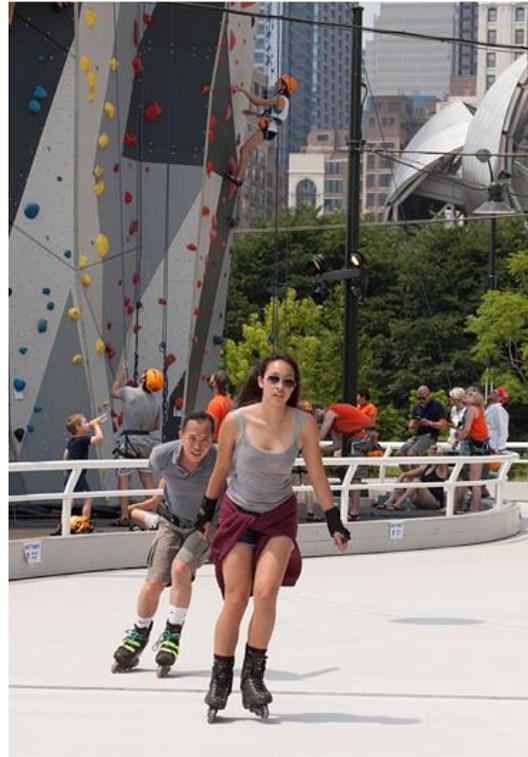
Score: 8 (4 impact & 4 potential)

Size: 10.8 acres

Possible Cost: \$28.1M

Possible Elements:

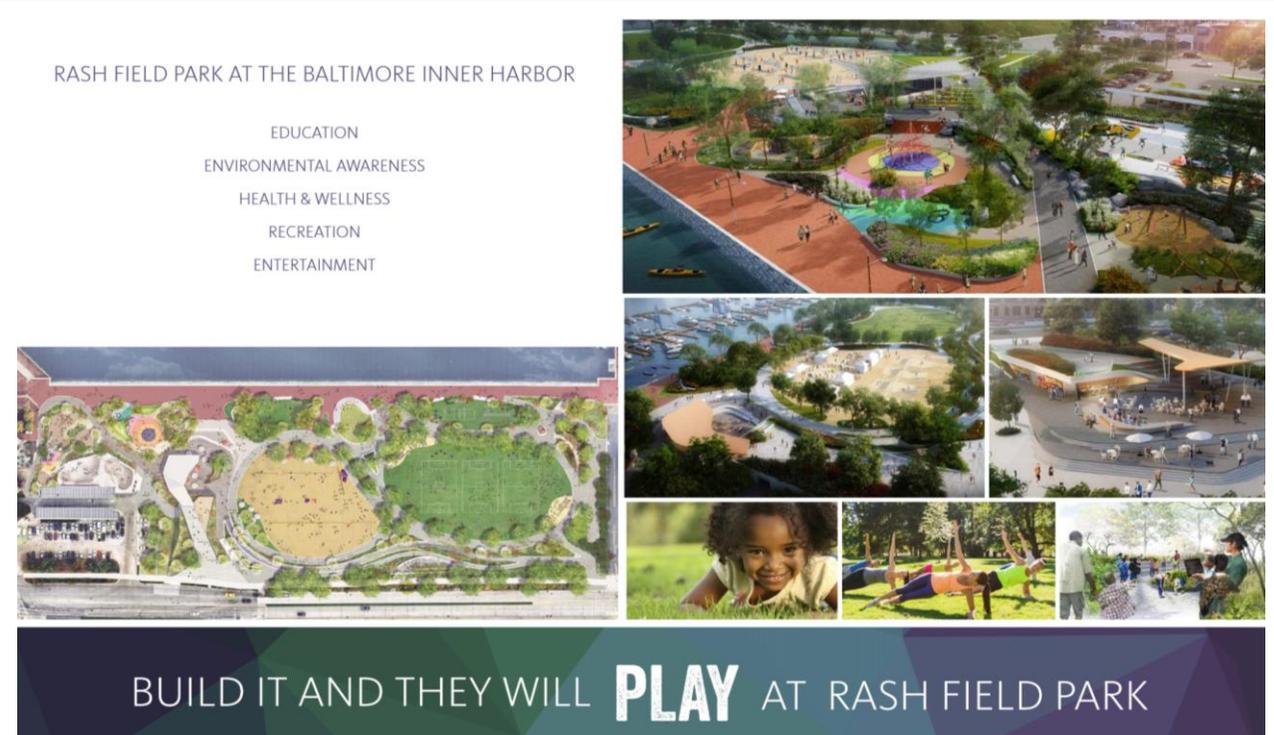
- Active Outdoor: green buffer/transition
- Adventure: zipline, climbing wall, platform
- Beach Boardwalk: sunbathing, pool



Recommendations



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



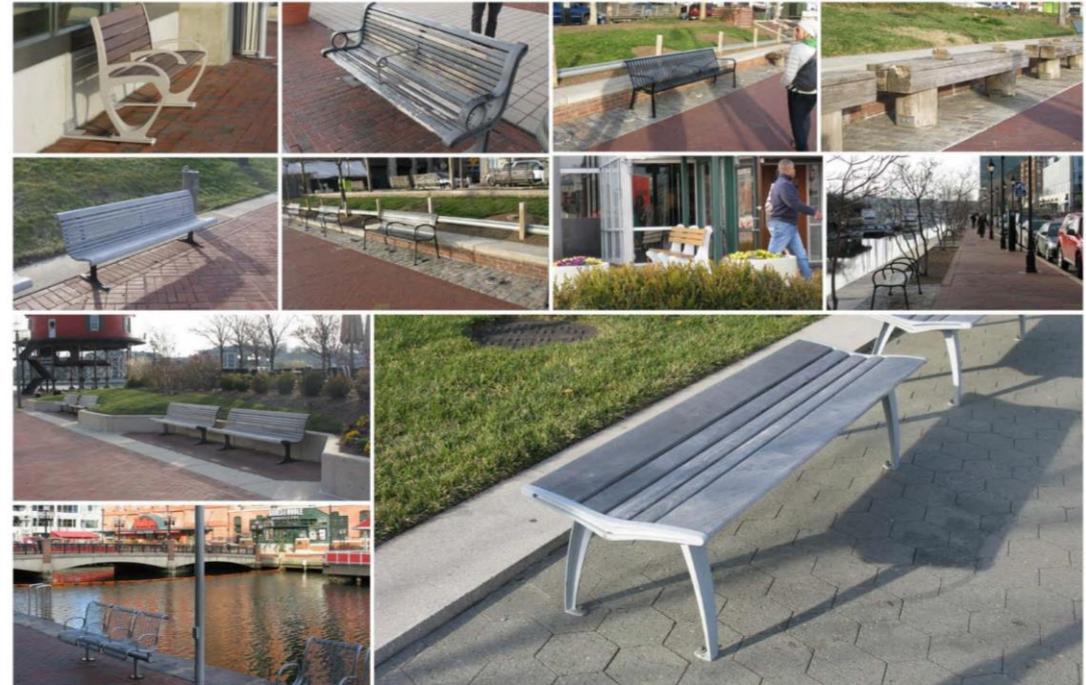
Recommendations



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



DESIGN GUIDELINES



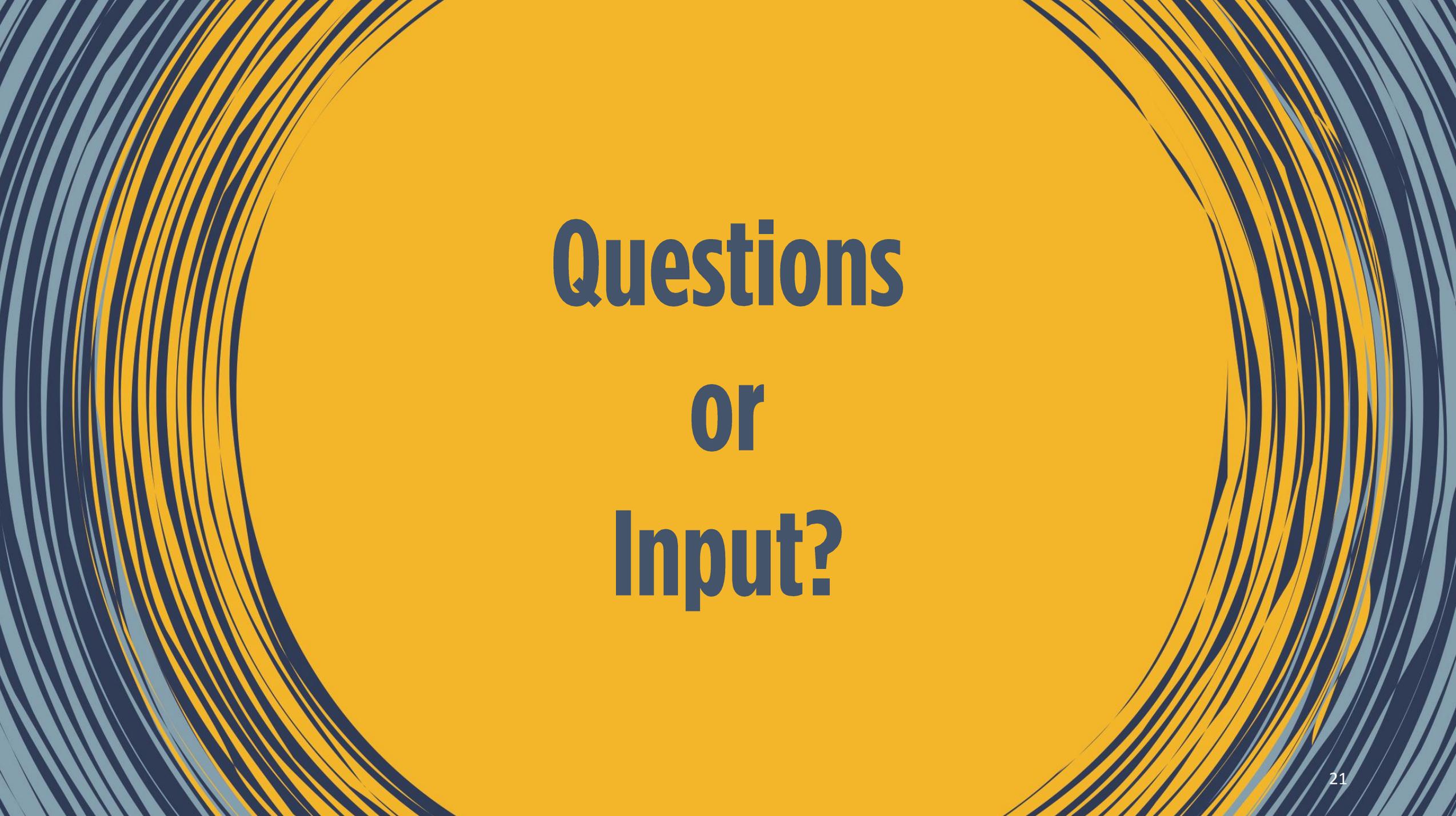
Inconsistent benches and site furnishings are currently scattered across the Inner Harbor. Establishing furnishing standards will help unify the Inner Harbor.

Next Steps / Timeline



- Update Enhanced Services Commission & Parks Board – April 2019
- Issue RFP for firm to develop top 2 activity zones & design guidelines – Spring/Summer 2019
- Issue RFI to explore PPP options – Spring/Summer 2019
- Issue RFP for selected PPP option/s – Summer/Fall 2019
- Develop top 2 activity zones & design guidelines – Fall/Winter 2019/20 & Spring 2020





Questions or Input?