

## Memorandum

### City of Tempe



Date: October 2, 2015

To: Mayor and City Council

From: Dave Nakagawara, Community Development Director (350.8023)

Cc: Andrew Ching, City Manager  
Steven Methvin, Assistant City Manager

Subject: Town Lake Vision

#### TOWN LAKE VISION

Staff will provide Council with an overview on the Tempe Town Lake Vision. The presentation will provide a brief overview of the General Plan; ASU's Stadium District preliminary master plan; previously created "Tempe Town Lake Design" document from the RFP request for city-owned lots; and showcasing a collage of Town Lake images and examples of desired principles set out in the Community Design Principles plan, accepted by City Council in 2006:

*"Tempe Town Lake: The "crown jewel" of Tempe's Rio Salado Project, the lake is a focal point to which visual and physical access must not be impeded. Rowing competitions and recreational boating suggest nautical (design) references. Linear parks surround the lake, linking building sites, and provide a unifying element. Ground floor building uses relate to public spaces and are reinforced by forms and materials rich in detail and substantial in mass; views to the lake from upper levels are maximized and enhanced by expressive structure(s) and (building) technology. Pedestrian and retail linkages to the Downtown / Mill Avenue District are essential."*

Staff is seeking further direction from Mayor and City Council on the Town Lake Vision and future projects at the Pier 202 / Southbank site.

#### REFERENCES:

Community Design Principles 2006

<http://www.tempe.gov/home/showdocument?id=6225>

ATTACHMENT: Town Lake Design document



Each residential unit has access to sizable private outdoor space which is essential for healthy urban living in higher density areas.

Building incorporates passive solar techniques for shade mitigation [movable catalavers, shaded windows, shaded overhangs, plant shelves]

Site is well-landscaped to promote softening of hard edges + lines, and to reduce energy costs and urban heat island effect.



Buildings are contemporary in design with a mix of unit types[studio, 1 + 2 bedroom, penthouse], each offering individual access to private outdoor space.

Architecture addresses the site through unique, site-specific design to maximizes views of surrounding lake, mountain, and city skyline.

Buildings have a relationship to the waterfront; a dialogue.







Provide vertical mix of uses [residential and/or commercial, office, retail, etc.] designed with integrated public meeting spaces and gathering spots.

The building's architecture and site design evokes a unique landmark status, readily indented as a signature / iconic building beyond the region.

Ground-floor space programming energizes the pedestrian realm and features easily accessible, permeable buildings with a wide variety of textures / materials and places for both active and passive activities.







Buildings continue a contemporary design approach with a sense of permanence while responding to desert-specific climate conditions.

Waterfront themes incorporated throughout site design.

Podium level is human-scaled with pedestrian amenities and different finishing treatments.

Maximize potential of building density along with variations in building height to provide and preserve view corridors to the surrounding lake, mountains, and urban skyline.







Contemporary, modern design showcasing waterfront access and amenities with a permeable, comfortable, shaded, and walkable pedestrian realm around and through the site.

Connectivity is maintained through ground-floor site planning, as well as along water's edge.

Hotels feature semi-private outdoor event / recreational spaces which energize the pathway and activity along the lake.

Architecture and design is a unique, site-specific response to surrounding lake and context.

