

TOWN LAKE VISION

City Council Retreat (October 2, 2015)



The Rio Salado Project: Initiated in 1966 by ASU (design studio)

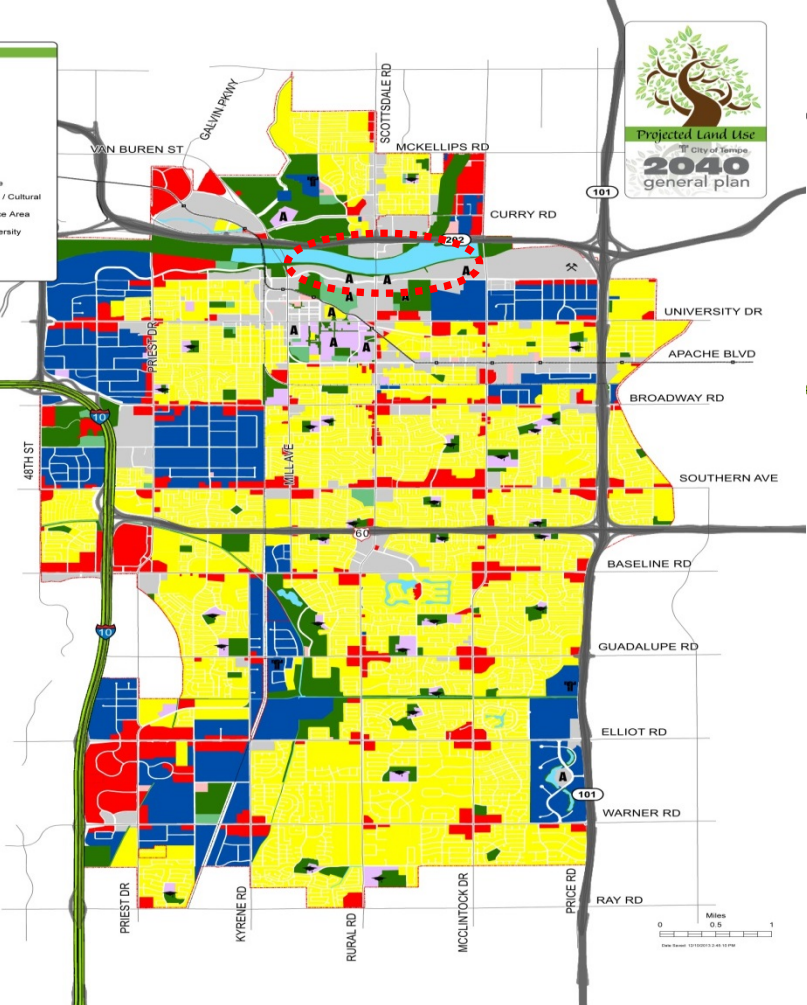
Town Lake Vision

Objective:

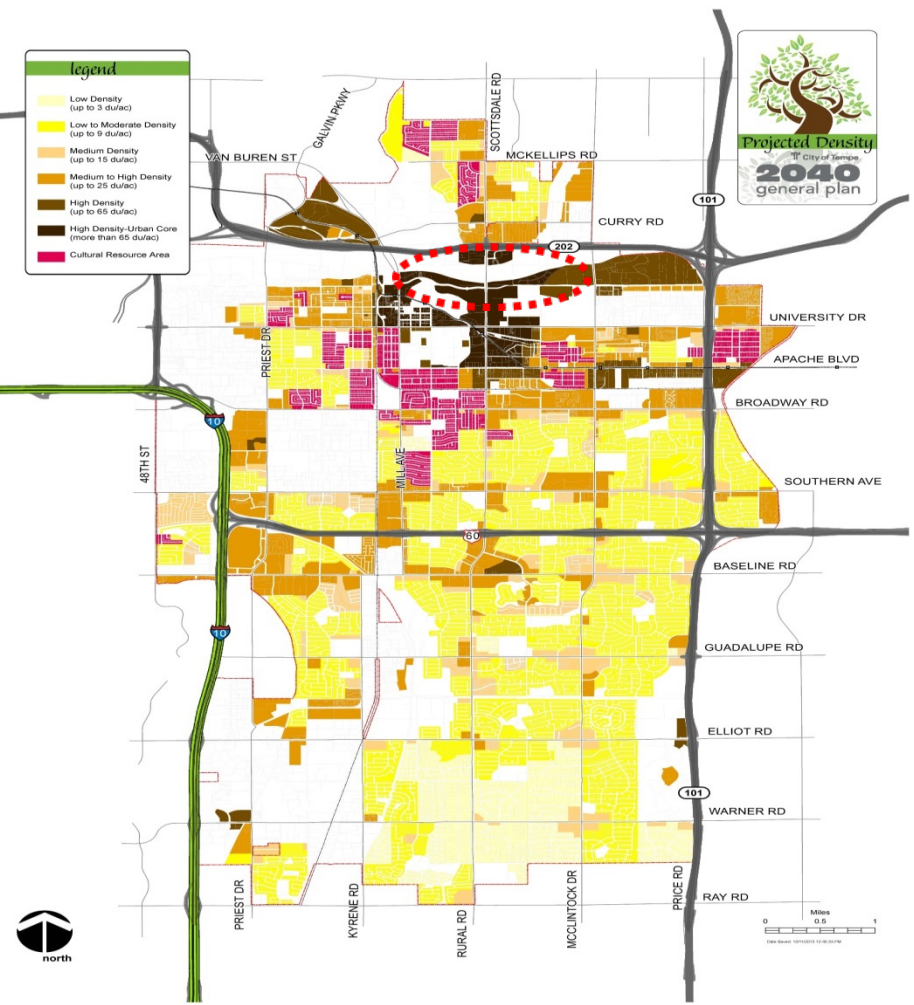
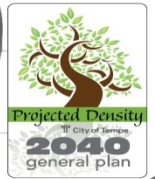
Seeking City Council discussion and direction on the vision for Town Lake and future projects at the Pier 202 / Southbank site



- Legend**
- Residential
 - Commercial
 - Mixed-Use
 - Industrial
 - Civic
 - Educational
 - Public Open Space
 - Water
 - Private Open Space
 - Public Recreational / Cultural
 - Aggregate Resource Area
 - ▲ Arizona State University
 - ▲ Municipal Facility
 - ▲ School



- Legend**
- Low Density (up to 3 du/ac)
 - Low to Moderate Density (up to 5 du/ac)
 - Medium Density (up to 15 du/ac)
 - Medium to High Density (up to 25 du/ac)
 - High Density (up to 65 du/ac)
 - High Density-Urban Core (more than 65 du/ac)
 - Cultural Resource Area



RFP “Town Lake Design” Document

TOWN LAKE DESIGN

RESIDENTIAL

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 awnings, shaded windows, shaded overhangs, plant shelves)

Site is well-landscaped to promote softening of hard edges - trees, 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 maximize views of surrounding lake, mountain, and city skyline.

Buildings have a relationship to the waterfront; a dialogue.



Town Lake Design

DESIGN

MIXED-USE



and/or commercial, office, retail, etc.]
g spaces and gathering spots.

evokes a unique landmark status, readily identified as a signature / iconic building

ens the pedestrian realm and features easily accessible, permeable buildings with a
aces for both active and passive activities.



Town Lake Design

OFFICE

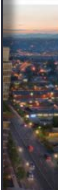
Buildings continue a contemporary design approach with a sense of permanence while responding to desert-specific climatic conditions.

Waterfront themes incorporated throughout site design.

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



ons in building height to provide and
ts, and urban skyline.



Town Lake Design

HOTEL



access and amenities with
strian realm around and
planning, as well as along
hal spaces which energize
onse to surrounding lake



Town Lake Design

TOWN LAKE VISION

Town Lake excerpt provided out of the
“Community Design Principles” plan, 2006

“The “Crown Jewel” of Rio Salado, 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 lake, linking building sites, providing a unifying element”



“Ground floor building uses relate to public spaces, reinforced by form 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 Downtown are essential”



Town Lake Vision

Seeking City Council further discussion and direction on the vision for Town Lake and future projects at the Pier 202 / Southbank site...

