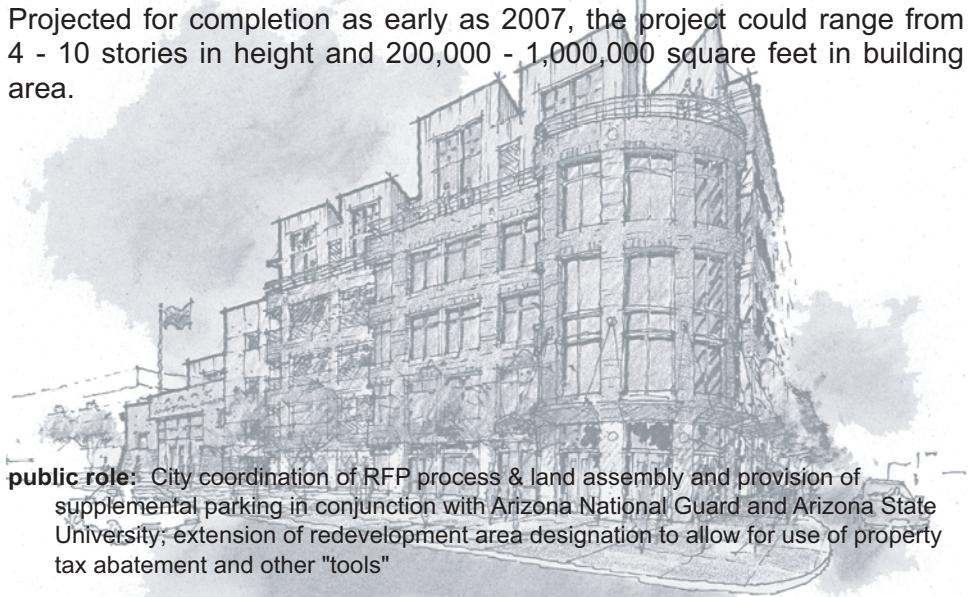


NATIONAL GUARD REDEVELOPMENT

SOUTHEAST CORNER, COLLEGE AVENUE AT STADIUM DRIVE

The proposed project unites three governmental entities in an effort to redevelop the existing National Guard Armory site, plus potential inclusion of adjoining ASU property, a total of 4.0 acres. The project may include retail, restaurant, office and residential (lofts & student housing) uses, in addition to parking and a National Guard facility including offices, recruiting, storage and training/drill space. A contemporary urban architectural expression that addresses the street frontages, meets project requirements and mediates between the downtown and ASU facilities is sought.

Projected for completion as early as 2007, the project could range from 4 - 10 stories in height and 200,000 - 1,000,000 square feet in building area.



public role: City coordination of RFP process & land assembly and provision of supplemental parking in conjunction with Arizona National Guard and Arizona State University; extension of redevelopment area designation to allow for use of property tax abatement and other "tools"

developer: College Avenue Advisors, LLC / Lincoln Property Company

architect: RSP Architects (initial concepts, as shown, by City Architect)

builder: to be determined

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