



## **Tempe Development Report – July 2006**

Welcome to Tempe, Arizona ... The Smart Place To Be. I'm Mayor Hugh Hallman and this is the July Development Report..

This month's top development story is the Hayden Flour Mill. This vital link between Tempe Town Lake and the Mill Avenue District's retail corridor has been under litigation for the last three years, but last month, the City of Tempe and MCW Holdings came to an agreement that will create synergy between two of the City's most active areas.

MCW purchased back 5 acres of land from the City and will have the ability to redevelop the Hayden Flour Mill site as a 469,160 square foot mixed use development with retail, residential, a 120 room boutique hotel and commercial space. To protect the City's view of this iconic structure, no building will be taller than the silos.

The Flour Mill is a 7.3 acre site. The City of Tempe retained 2.3 acres and this land will become protected as part of the Hayden Butte Preserve. Part of the agreement requires the developer to create a historic interpretive center reflecting the Mill's prehistoric and historic past.

The past at the Hayden Flour Mill continues to be uncovered, literally. An archaeology project is underway at this time. Crews have made amazing discoveries, including ancient Hohokam canals, remains of the calaboose jail, and even the remains of the Hayden Canal, which was used to power the flour mill. More will be uncovered as the excavation continues throughout the summer. For those who would like a look at the progress, go to [www.tempe.gov/haydenflourmill](http://www.tempe.gov/haydenflourmill)

A new project is underway Wargalito Manor, on University near Hardy, will create 15 condominiums priced between \$500,000 - \$600,000. The owner is naming the project after his dog.

Villagio, at Rio Salado Parkway and Tempe's eastern border, is under construction, with the exteriors finished on many of the buildings. This is Tempe's largest condominium development, and is selling at a very marketable mid \$200s.

The City of Tempe has started work on the 2006 Tempe Development Showcase to be hosted this fall. A new 3D video is being prepared with footage from many of the major developers. Get a close look at the most exciting developments in the Valley at this event.

For details on any of the City's 45 development projects, go to [www.tempe.gov/business](http://www.tempe.gov/business) and click on the development report. There you will find an interactive map, project information sheets, and contact information. Thanks for listening.