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# WEEKLY UPDATE

## COMMUNITY DEVELOPMENT DEPARTMENT

FRIDAY  
23 MAR  
2007

Chris Salomone, Manager  
480.350.8294 [chris\\_salomone@tempe.gov](mailto:chris_salomone@tempe.gov)



### SunCor 20th ANNIVERSARY CELEBRATION

Hundreds of people celebrated the 20th anniversary of **SunCor** with an elegant event featuring blue champagne cocktails, classical music and fine dining in what may become new restaurants. SunCor also debuted its new company logo and a video of its operating philosophies.

SunCor then led guests through their new amazing commercial tower, what the company calls an architectural undersea journey. Glowing blue glass walls, iridescent flooring and soft lighting create the illusion of a seaside escape. The sparkling fountain in the pavilion and illuminated ship's mast on the building's edge complete the impression. The 12-story building is already 70 percent leased with some office, retail and restaurant space remaining.



[suncoraz.com/](http://suncoraz.com/)  
[haydenferrylakeside.com](http://haydenferrylakeside.com)



### EMERALD DESIGN CENTER

A life-style commercial development catering to home decor shoppers is flourishing in Tempe with an additional 500,000 SF under way. The **Emerald Design Center** will soon add six new buildings on 12 acres as part of its Phase II. Located between the northwest of Warner Road and Priest Drive and the I-10, this phase will offer four retail buildings with 136,075 SF and two restaurant shells with 22,120 SF. This same intersection houses Phase I projects including a 386,000 SF **IKEA**, a **Target Corp.** building, **Lifetime Fitness** and recent additions of 72,000 SF of home furnishings at the **Shops at Emerald Center** by **LGE Design Build**. Phase III will file for permits later this year, adding another 160,000 SF to the area. In all, the area outside of **IKEA** will consist of more than 392,000 SF of furniture and design firms for a synergy of style and an investment to Tempe of approximately \$40 million. There is still space for development on additional acreage, and several new big box tenants are looking at the Center. **Tom Tait Jr.** of **Emerald Holdings** said, "We've had a lot of success. We're three-fourths done, and the best is yet to come."

[emeraldcenters.com/](http://emeraldcenters.com/)



### MARRIOTT RESIDENCE INN TEMPE

The **Marriott Residence Inn** will seek approval for its Planned Area Development this month. The 11-story, 185-room hotel will be located at the former site of the **Bandersnatch Brew Pub** [1975] at the southwest corner of Fifth Street and Forest Avenue. Residence Inn is the nation's first extended stay hotel chain designed for business travelers with the amenities of a corporate apartment. These include larger rooms with full kitchens, complimentary grocery shopping services, separate living and sleeping spaces and the like. Retail and restaurant components will activate the ground floor along Fifth Street as well as the adjacent shared parking structure to be constructed near the current East City Hall parking court.



NEIL CALFEE, Deputy Community Development Manager 480.350.2912 [neil\\_calfree@tempe.gov](mailto:neil_calfree@tempe.gov)



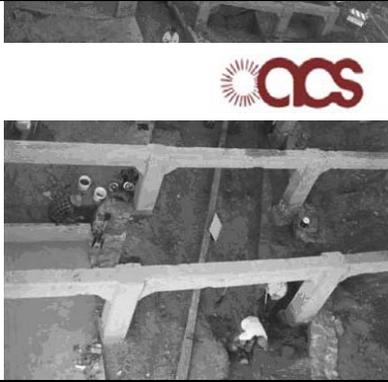
### 5TH & MILL REDEVELOPMENT

Completed in February 1979, the **Five M Building** provided 7,500 square feet of leasable office / retail space, and 19 parking spaces on a 0.28-acre site. The project was one of the first redevelopment projects in the area and represented an early, successful effort to bring businesses back to the downtown. The contemporary architectural styling, combined with structural "jumbo" brick, allowed the building to blend with the historic setting, yet differentiate itself from it. The building addressed the street frontage with retail space, while providing a small plaza, overhangs and other pedestrian amenities. Currently vacant, the space at **5th & Mill** is being redesigned for office, retail and one penthouse unit. Demolition has already begun to prepare the new space. A new bank and a clock tower are being considered for the site, in addition to **Restaurant Mexico** being relocated to this project from its current home at the Arches on University Drive. A new architect is being included on the development team.

CHRIS SALOMONE, Community Development Manager 480.350.8294 [chris\\_salomone@tempe.gov](mailto:chris_salomone@tempe.gov)

“Today’s students are more mature, broader in their intellectual views... they think about things like **environmental sustainability** - it’s just in their logic.”

— Dr. Michael Crow, ASU President



## MILLING AROUND

A summary report on some findings from the **Hayden Flour Mill** archaeology team is available on the city's website. **Archaeology Consulting Services** detailed some of their discoveries made in the last year including:

- > Several walls which directed water from the Hayden Canal to power the machinery
- > Foundation walls for the original adobe mill building
- > The foundation of the calaboose was more intact than had been expected
- > Historic coins
- > A thermal pit
- > An historic trash dump
- > An historic stone arch some 24 feet below ground
- > Several rock-and-mortar and masonry foundations and walls

[tempe.gov/haydenflourmill/news.htm](http://tempe.gov/haydenflourmill/news.htm)



## MUSE BOUTIQUE + WINE SHOP

Discover an unexpected cache of treasure, treats and convenience at the **Muse Boutique + Wine Shop at Grigio Tempe Town Lake**, which opened this month. Shoppers can now enjoy luxurious home accessories, resort wear, gifts [including their famous flavored toothpastes] or sundries by simply turning the corner from their front door, including the latest bottles of wine, hand-rolled cigars or private collection teas. Muse also carries Grigio's exclusive product lines: **Deliz** and **Lui**.

**Grigio Tempe Town Lake** will house 528 rental units - the first rental community at Town Lake – with prices ranging from \$900 - \$5,000 / month. Grigio boasts bold, innovative architecture with modern, detailed design. Truly, an unprecedented, luxurious community beyond compare – complete with personalized concierge-style services and amenities.

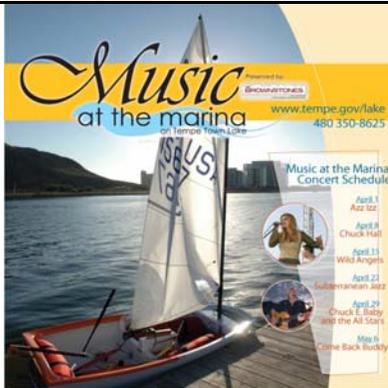
[grigio.com](http://grigio.com)



## THE BROWNSTONES

Three model homes opened at **The Brownstones at Tempe** this week. Located at Roosevelt and Sixth Streets, within one-half mile of the Mill Avenue-Third Street Light Rail Station, Phase One and Two are currently for sale. Phase one is nearly sold out, and reservations are being taken for Phase Three. A Realtor event on Wednesday showcased the project's 65 units with 13 different floor plans ranging in size from 976 - 2,557 square feet. Prices range from \$330,000 - \$575,000. The Brownstones are designed to capture the timeless elegance first found over a century ago in some of the world's greatest cities like Chicago, Boston and New York. Each home exterior boasts front and rear brick and stone façades, with modern interiors, in 2 and 3-story condominiums. Most homes feature either a front porch or covered patio. Enclosed garages are situated in the back of the homes through a parking court, and walk-up front entries are at the front of each unit to encourage a friendly and welcoming neighborhood.

[namwest.com/brownstones/](http://namwest.com/brownstones/)



## AND NOW, A WORD FROM OUR SPONSORS...

Several developers this month are supporting community causes. **The Brownstones at Tempe** is the sponsor for **Music at the Marina**, a series of free concerts at Town Lake Marina each Sunday from 4-7PM. **Tempe Marketplace** is providing a dozen shade umbrellas for the events. **Avenue Community's Centerpoint Condominiums** is once again hosting the **Mill Avenue Festival of the Arts**. **Constellation Property Group**, developers of **Stadium Tower**, is the title sponsor for the **Dam to Dam Canoe and Kayak Race**, the only race on Town Lake for the average boating enthusiast.



COMMUNITY DESIGN ECONOMIC DEVELOPMENT HISTORIC PRESERVATION HOUSING NEIGHBORHOOD ENHANCEMENT REDEVELOPMENT SPECIAL PROJECTS TOWN LAKE

For contributions to the **WEEKLY UPDATE**, please contact Kris Baxter 480.858.2059 [kris\\_baxter@tempe.gov](mailto:kris_baxter@tempe.gov)

E. Hansen 480.350.8763 [eric\\_hansen@tempe.gov](mailto:eric_hansen@tempe.gov)

[tempe.gov/comdev](http://tempe.gov/comdev) - 480.350.8028

