



THE SMART PLACE TO BE<sup>®</sup>

# WEEKLY UPDATE

COMMUNITY DEVELOPMENT DEPARTMENT

FRIDAY  
29 JUNE  
2007

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



## SOUTH TEMPE PROJECTS 2007

While some may think all the development is happening around **Town Lake** and the **Mill Avenue District**, about 60 projects are underway in the South Tempe area. These include the **Go Daddy** corporate office, **Spectrum Aerospace**, and **Dick's Sporting Goods**. Only 2 percent of the 10,242 acres in South Tempe is vacant, making it extremely valuable property. South Tempe also boasts zip codes with some of the highest property values in Arizona. The 'South Tempe Projects 2007' area map is attached to page three of this *Weekly*, and will soon be available on the Development website at [www.tempe.gov/business](http://www.tempe.gov/business).

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



## TOP OUT AT NORTHSHORE

**WestStone** hosted a "Top Out" celebration at the **Northshore Condominium** project at 945 **Playa del Norte** on the north side of Town Lake. The roof trusses and portions of the roof decking were completed on 29 June. Five levels of approximately 80,000 square feet were constructed in an incredible nine months [270 days]. For more information on the project, visit [northshoreaz.com/home.html](http://northshoreaz.com/home.html).



## CENTERPOINT

**DMB's Centerpoint** project is undergoing a facelift in the form of a new paint scheme and new awnings throughout the retail portions of the project. The new colors [primarily dark brown and black] will replace the teal and pink, and should be complete in a few weeks with the new awnings in place shortly thereafter. DMB is in the process of executing several leases and will be moving new retail tenants into the project in the coming months. Planning for Centerpoint's 21.5 acres [Phases I-IV] began in 1985 resulting four years later in the 2,200-employee **Chase** Western Regional Credit Processing Center building, a hotel [**Courtyard** by **Marriott**], a movie theatre [**Harkins** Centerpoint 11], an historic rehabilitation [**Brown-Strong-Reeves House**, 1883] and 169,000 square feet of retail / restaurant space. Future plans include additional residential, entertainment and retail / restaurant space. Centerpoint's major public plaza which includes the landmark 'Bunny Fountain' [*Caitlin*, by artist **Mark Rossi**, 1993] was awarded the prestigious "**Don Hull Award for Environmental Excellence**" in 1994.

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

Coming  
JANUARY 2008



## PAPAGO GATEWAY CENTER

Positioned as its own stop on the new Light Rail system, Tempe will soon welcome its first, Class "A," **LEED [Leadership in Energy and Environmental Design]** certified office and research facility featuring state-of-the-art, environmentally sensitive design and the city's first speculative laboratory space. A development of **Chesnut Properties LLC**, this exciting 265,000-square-foot, seven-story building is being built on a prominent five-acre site at the northwest corner of Mill Avenue and Washington Street, the gateway to the City of Tempe, **Papago Park Center** and **Arizona State University**, and was designed by world-class architects at the **SmithGroup, Inc.**

LEED certification is an honor given to a "green" building that has been built with respect for the environment and the health of its tenants, and which is highly efficient in its operations and design. This includes an exterior double-skin louver system for maximum shade protection and cooling efficiency. This is the first privately developed speculative office and research facility in the Valley to earn this distinction.

SHERI WAKEFIELD-SAENZ, Economic Development 480.350.8812 [sheri\\_wakefield-saenz@tempe.gov](mailto:sheri_wakefield-saenz@tempe.gov)

"Could you change when change really mattered?"

— Alan Deutschman, author, "Change or Die"



### ON THE BOULEVARD

A group of developers representing more than a dozen projects along **Apache Boulevard** gathered on Wednesday to discuss approximately 30 ways to brand and promote their area. One of the most enthusiastic about the project, **Sarah Lucas Briggs** [pictured right], brought a cake decorated with a frosting version of a light rail car. "People thought I was crazy when I started investing in this area four years ago," she said. "We've cleaned up much of the blight and crime. Being here today with everyone and seeing the progress makes me so proud."

It was determined that Apache Boulevard will be portrayed as a diverse neighborhood of working professionals, students and long-time residents of all races and economic backgrounds with an emphasis on the creative arts and eclectic. Light rail will be a major component of any marketing regarding the area. The development team will meet regularly to share progress on their respective projects and marketing materials. For more details on Apache Boulevard, visit [tempe.gov/apacheblvd](http://tempe.gov/apacheblvd).

HEIDI GRAHAM, Apache Boulevard Senior Planner 480.350.8528 [heidi\\_graham@tempe.gov](mailto:heidi_graham@tempe.gov)



### NEW CREW

**Kent DeYoung** returns to the City after a seven-year break, picking up where he left off as the **Grants Accountant** in Housing Services. As was the case in 1998 when he first arrived, he comes to us from public schools, most recently as the Finance Director at Higley Unified School District in Gilbert. Welcome back Kent.

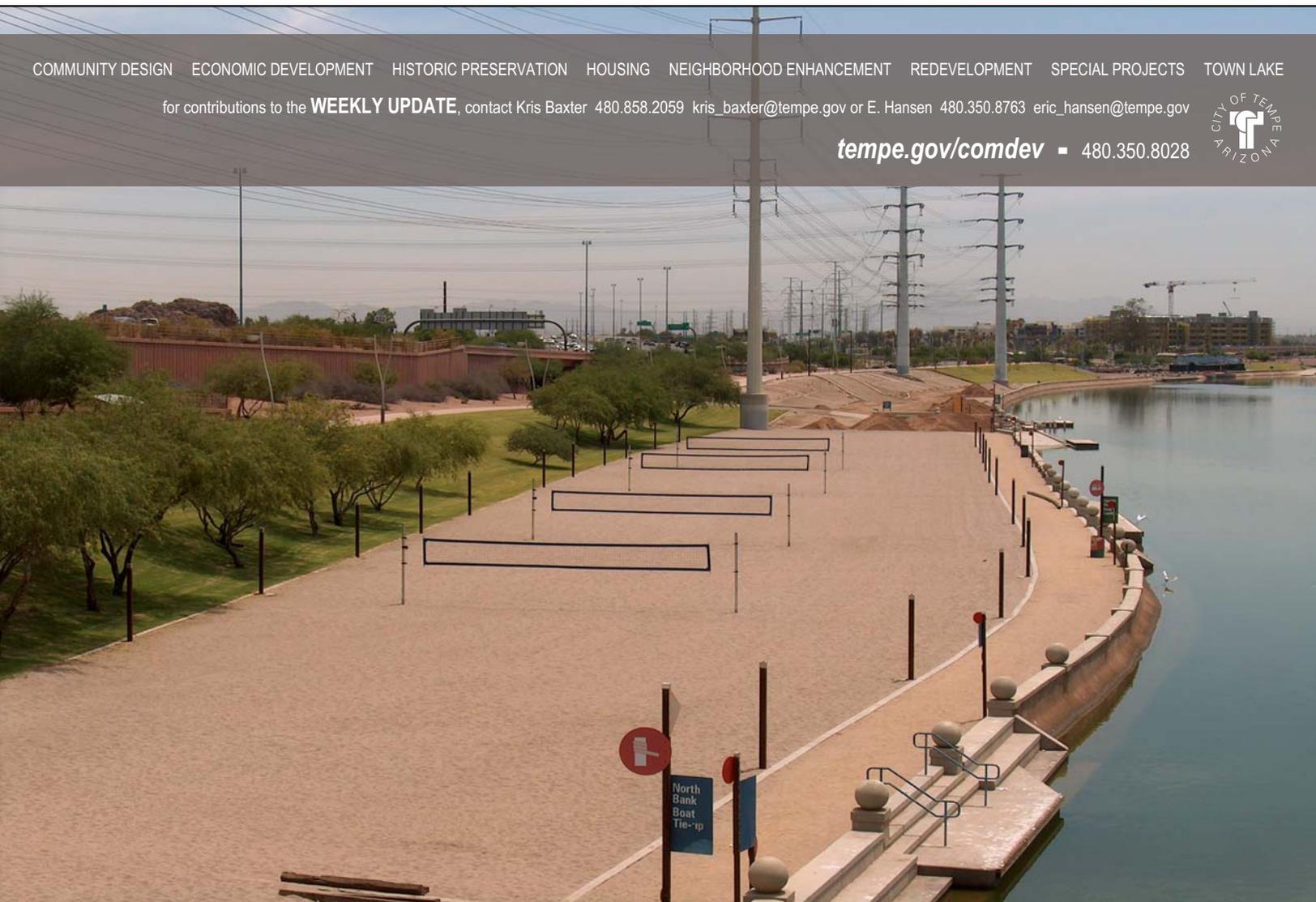


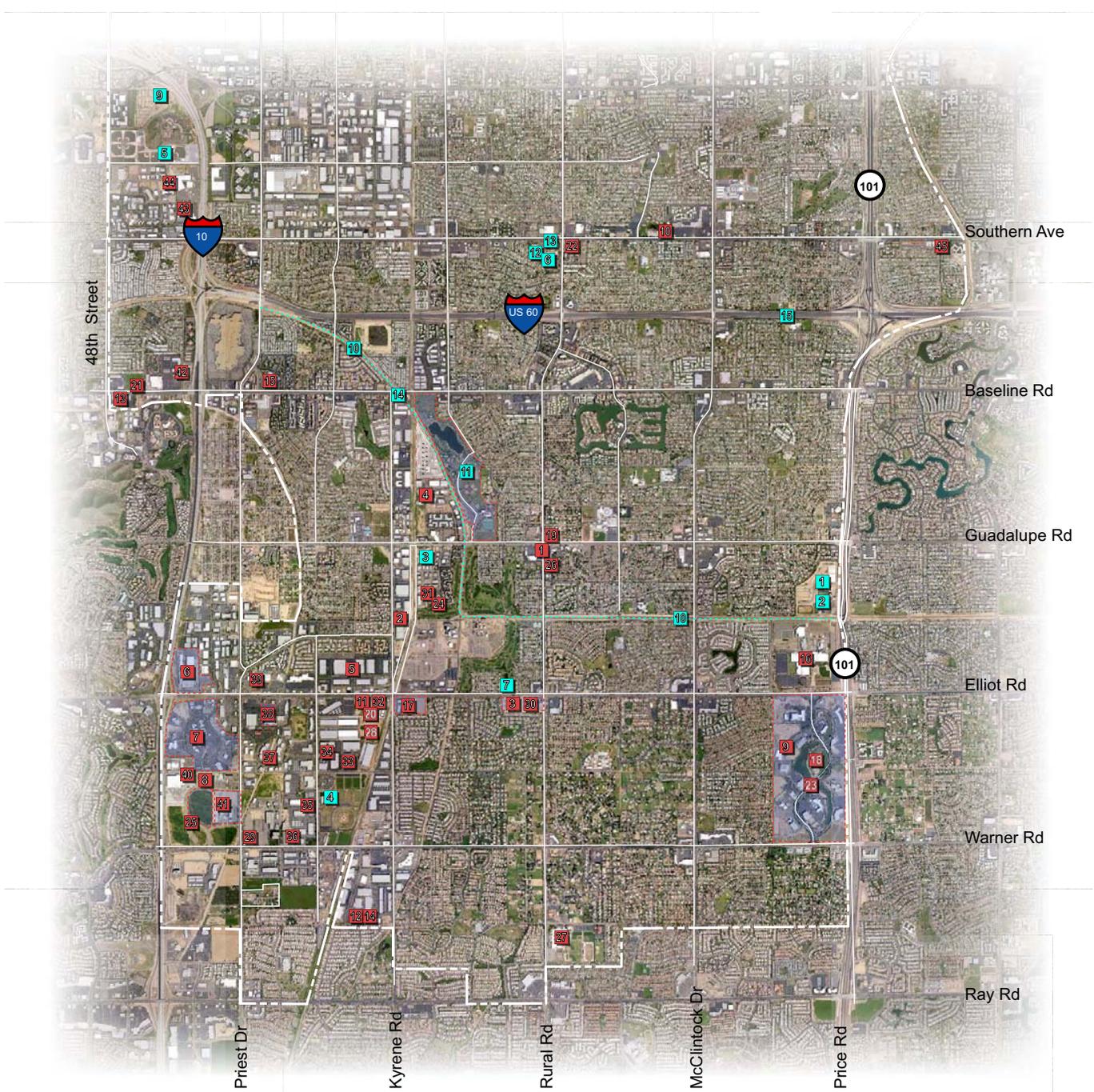
KEN DeYOUNG, Grants Specialist 480.858.2264 [Kent\\_DeYoung@tempe.gov](mailto:Kent_DeYoung@tempe.gov)

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

for contributions to the **WEEKLY UPDATE**, contact Kris Baxter 480.858.2059 [kris\\_baxter@tempe.gov](mailto:kris_baxter@tempe.gov) or E. Hansen 480.350.8763 [eric\\_hansen@tempe.gov](mailto:eric_hansen@tempe.gov)

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





## EXPANSIONS / NEW PROJECTS

### PRIVATE DEVELOPMENT PROJECTS

- |                                       |                                 |                                       |
|---------------------------------------|---------------------------------|---------------------------------------|
| 1 Tempe Square                        | 16 Freescale Semiconductor      | 31 TCH Expansion                      |
| 2 Home Courts                         | 17 Crossroads of Tempe          | 32 Kaiser Tile                        |
| 3 MidFirst Bank                       | 18 ASU Research Park            | 33 Robertson Aviation                 |
| 4 Sunridge Commerce Center            | 19 New Retail Bldg.             | 34 Express Scripts                    |
| 5 Go Daddy                            | 20 New Office/Warehouse         | 35 Liberty Point Corp.                |
| 6 Coca-Cola Enterprises               | 21 MDS Pharma Services          | 36 Indy Mac Bank                      |
| 7 Autoplex - new dealer & pkg structr | 22 Imagine                      | 37 Nikon Sitech                       |
| 8 Emerald Center Retail               | 23 Edward Jones Training Center | 38 Costco Home                        |
| 9 InfoCrossing                        | 24 The Center for Habilitation  | 39 Walmart Supercenter                |
| 10 KB Homes Studio                    | 25 Dick's Sporting Goods        | 40 IKEA                               |
| 11 Woodworkers Source                 | 26 TDC Corporate Office         | 41 Target Financial Services Phase II |
| 12 Spectrum Aerospace III             | 27 Corona Del Sol               | 42 Centex Home Equity                 |
| 13 UAT Student Housing                | 28 Ace Vending                  | 43 Progressive Insurance              |
| 14 Knox Office Building               | 29 Shea Commercial              | 44 Motorola Embedded Systems Group    |
| 15 Home Depot                         | 30 Scott Homes                  | 45 Friendship Village Expansion       |

### CITY OF TEMPE PROJECTS

- |   |
|---|
| 1 Water Treatment Plant Env. Svc. Bldg. |
| 2 Water Treatment Plant Adm. Bldg.      |
| 3 Kyrene Utility Services Expansion     |
| 4 Tempe Sports Complex Skate Park       |
| 5 Tempe Diablo Stadium                  |
| 6 Tempe Life Options Center             |
| 7 Fire Station #4                       |
| 8 Fire Station #7                       |
| 9 Double Butte Cemetery                 |
| 10 Western Canal Multi-Use Path         |
| 11 Kiwanis Park                         |
| 12 Tempe Library ADA Renovations        |
| 13 Tempe Historical Museum Renovation   |
| 14 Baseline Bridge Replacement          |
| 15 Country Club Way Pedestrian Bridge   |

Total land - 10,242.7 acres  
(excludes right of way, water, county)  
Vacant land - 231 acres (2%)

June 2007

# South Tempe Projects 2007