

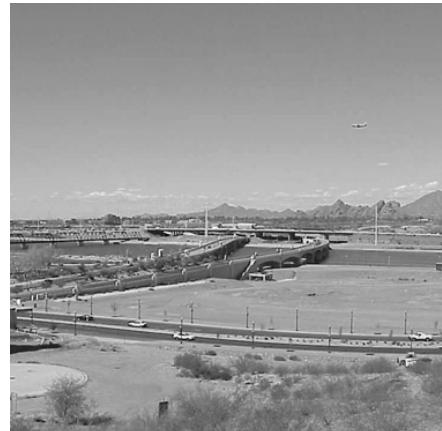
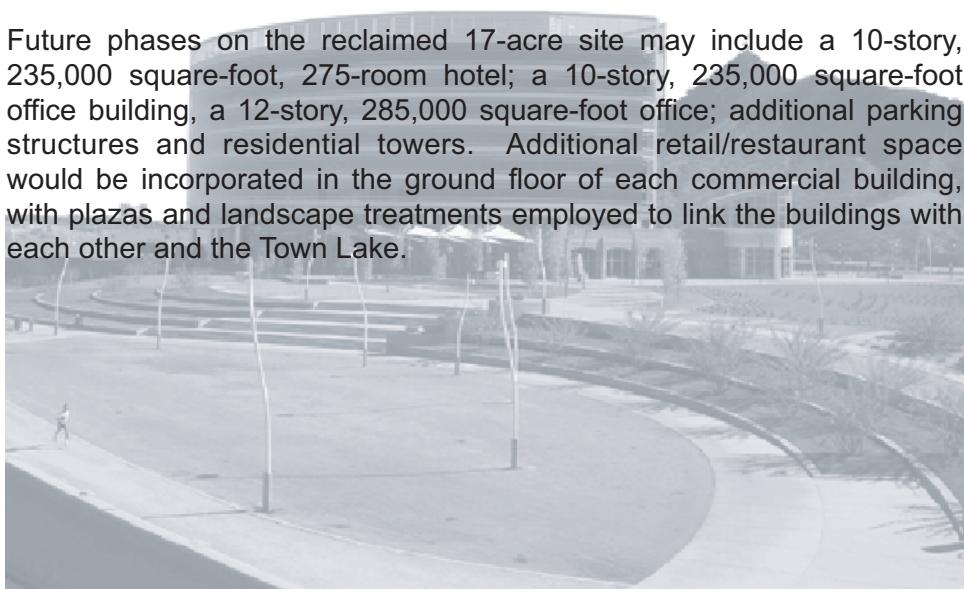
HAYDEN FERRY LAKESIDE (PHASE I + FUTURE)

NE CORNER MILL AVENUE + RIO SALADO PKWY

The gleaming office tower that is, along with a parking structure, art elements and an amphitheater, Phase I of the project, has set the tone for future development along the Town Lake. Hayden Ferry Lakeside is the first major commercial development of the Tempe Rio Salado project. The design theme is derived from that of Rio Salado overall: "hi-tech," lightweight structures of steel, glass and other contemporary materials, "floating" above a base of heavy, massive, traditional materials (such as stone or masonry). At the office tower, the textured concrete masonry base reflects the arched spans of the nearby Mill Avenue Bridge, while shade structures resemble sails, masts and rigging, and the upper floors curve and gleam like a ship, appropriate to the lakeside site.

Included in Phase I are retail/restaurant uses at the ground floor and seven stories of office space above, combining for a total of 207,000 square feet. This first phase was completed in 2002 and received a 2003 Tempe Beautification Award of Distinction and Art in Private Development award (for "Tributary").

Future phases on the reclaimed 17-acre site may include a 10-story, 235,000 square-foot, 275-room hotel; a 10-story, 235,000 square-foot office building, a 12-story, 285,000 square-foot office; additional parking structures and residential towers. Additional retail/restaurant space would be incorporated in the ground floor of each commercial building, with plazas and landscape treatments employed to link the buildings with each other and the Town Lake.





"We worked closely with the City to create a development standard that sets a high standard within the Rio Salado Project. Hayden Ferry Lakeside enjoys a symbiotic relationship with Town Lake - as each achieves greater success, the benefits increase for both."

public role: City acquisition of property and conversion from floodplain via Rio Salado project (with Maricopa County Flood Control District and ADOT). Tax abatement to offset lake operation fees.

developer: Suncor and Benton-Robb

architect: Comoyer-Hedrick, Phoenix

other design team: Landscape/Public Art: Comoyer-Hedrick/David Brant

builder: McCarthy

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