

MILL AVENUE SHOPS

414 SOUTH MILL AVENUE

Begun as an historic rehabilitation project, structural failures during construction necessitated a new approach. Historically-compatible 2-story structures, reminiscent of San Francisco's Ghirardelli Square, were grouped around a courtyard featuring a fountain, gazebo and multiple level changes, while retaining nearly continuous retail street frontage. The Mill Avenue Shops contain 31,025 square feet of specialty retail/restaurant and office space on a 0.56-acre infill site. This project was among the first to participate in the federally-supported redevelopment program.

Completed in 1978, the project was "just a bit ahead of its time," according to architect/developer Michael Goodwin, FAIA. Over the years, it has served as an "incubator" to many new enterprises which later moved on to larger quarters. While that process continues, the Mill Avenue Shops is also home to destination restaurants and long-established businesses and professional offices.

public role: Public acquisition of land and relocation of owner occupants, tenants, and businesses; City provision of sufficient parking to make the greater intensity possible

developer: Michael & Kemper Goodwin

architect: Michael & Kemper Goodwin Architects, Ltd., Tempe

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