

CENTERPOINT PHASES I-IV + FUTURE

602-780 SOUTH MILL AVENUE

MILL TO ASH AVENUE / 5TH ST. TO UNIVERSITY DR.

By creating a true mixed-use environment, Centerpoint anchors the urban core with round-the-clock activity never before seen in the valley. The 21.5-acre, 1,320,000 square-foot (at build-out) project contains buildings of varying height and density, ranging from one to (ultimately) thirteen stories. The architectural design is compatible with the historic context of the downtown (Phase I was inspired by the historic Ellingson Warehouse), yet distinctive in its own right. A palette of brick, concrete and metal building elements is utilized in the various phases of development, resulting in a cohesive, yet diverse, architectural statement. Pedestrian plazas, featuring fountains and art pieces, are connected by allees and become the focal points of the development.

Planning began in 1985, resulting in an overall project consisting of retail/restaurant, office (including the 2200-employee Chase Western Regional Credit Processing Center) and cinema (Harkins Centerpoint 11) space; adjunct developments, including the Courtyard By Marriott Hotel, Z-Tejas Restaurant and the Brown-Strong-Reeves House, an historic rehabilitation; and future phases, planned to include additional residential, entertainment and retail/restaurant space (8 - 13 stories, 650 units/ 793,500 square feet).

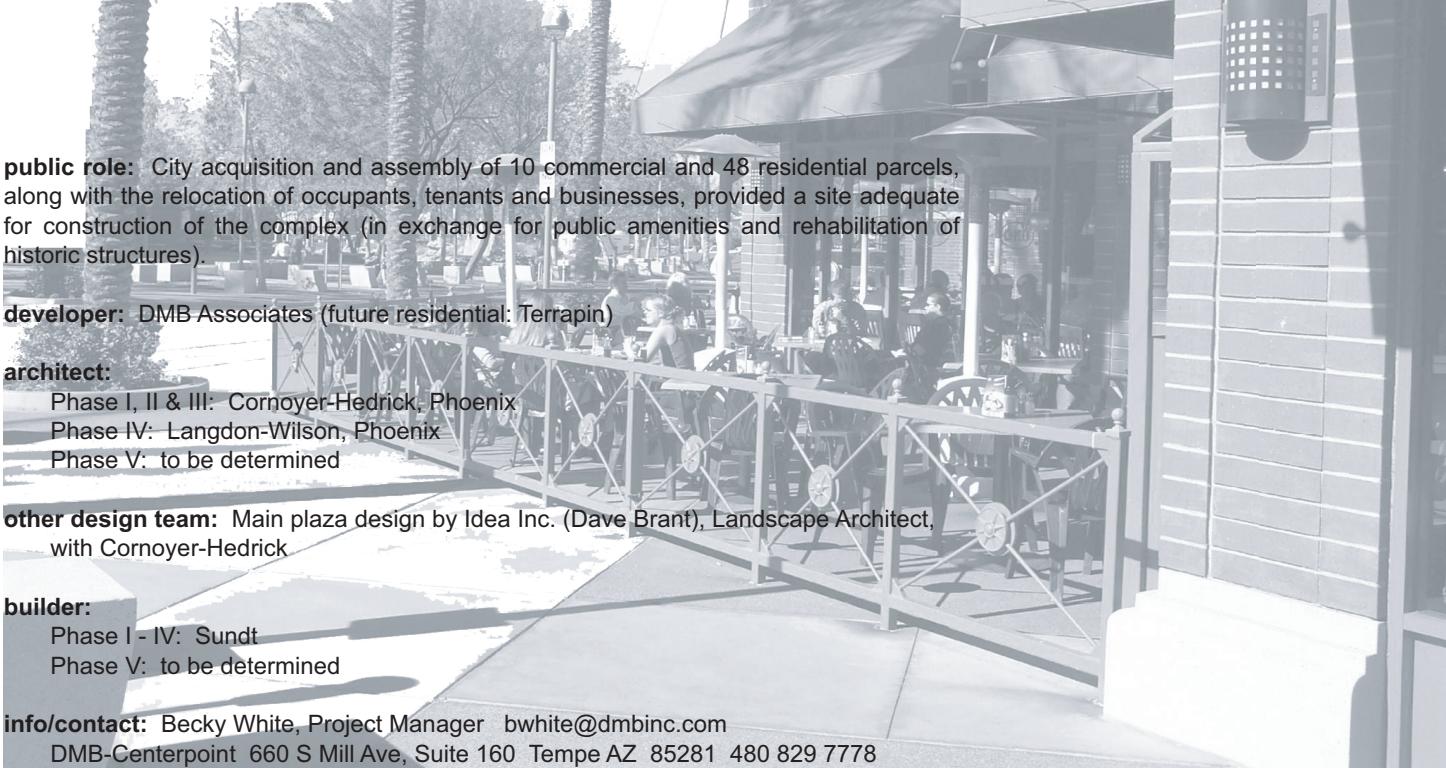
Centerpoint has been the recipient of several Tempe Beautification Awards: Distinction, 1990 (Phase I - 109,000 square-foot, 1-story retail/restaurant and 4-story office); Merit, 1993 (Phase II - 325,000 square-foot, 5-story Chase, plus 2 parking structures totaling 2300 spaces); Distinction, 1994 (Phase III - Harkins 11-plex, 2-story); and Merit, 1998 (Phase IV - 60,000 square-foot, 2-story retail/restaurant). In addition, the major public plaza was awarded the prestigious "Don Hull Award for Environmental Excellence" in 1994.





"Our goal
is to continue
the successful
renaissance of
Downtown
Tempe."

Drew Brown
DMB



public role: City acquisition and assembly of 10 commercial and 48 residential parcels, along with the relocation of occupants, tenants and businesses, provided a site adequate for construction of the complex (in exchange for public amenities and rehabilitation of historic structures).

developer: DMB Associates (future residential: Terrapin)

architect:

Phase I, II & III: Cornoyer-Hedrick, Phoenix

Phase IV: Langdon-Wilson, Phoenix

Phase V: to be determined

other design team: Main plaza design by Idea Inc. (Dave Brant), Landscape Architect, with Cornoyer-Hedrick

builder:

Phase I - IV: Sundt

Phase V: to be determined

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