



## **Development Report – February 2007**

Hello. I'm Mayor Hugh Hallman and this is the February Tempe Development Audiocast.

The Tempe City Council recently hosted a town hall meeting to gather the community's opinions about the City-owned property located north of Rio Salado Parkway between the Tempe Center for the Arts and the Hohokam Freeway. Nearly 100 people attended.

Consensus was reached that the City should pursue sports and recreation uses on the property west of Priest Drive -- and arts-related uses between The Tempe Center for the Arts and Priest Drive. City staff will begin planning the relocation of the Priest Storage and Maintenance Yard. Additionally, staff will determine if any health impacts may exist by placing outdoor recreation facilities under a flight path.

More major hoteliers have come forward with their intent to build in Tempe recently. Newly announced projects include Aloft, at Playa del Norte on the north side of Tempe Town Lake; Residence Inn by Marriott, just east of City Hall; and Homewood Suites by Hilton, at Tempe Marketplace at the intersections of Loops 101 and 202.

Other hotels are expected at many other sites around the Mill Avenue District and Tempe Town Lake. Pier 202 and the former Long Wong's site are both expected to attract

hotels in the coming months. At least 1,300 new rooms are anticipated, along with 95,000 square feet of meeting space

City staff is commissioning a study regarding a possible convention center for Tempe and how much could be successfully sustained. This study is in the very early stages.

Hayden Ferry Lakeside continues to move forward. The Le Meridien hotel ground breaking is schedule for Spring 2008.

Bridgeview is now under construction and has completed its 5<sup>th</sup> floor. More than 40 percent of the 12-story condominium project is sold, with a good mix of 1, 2, and 3 bedrooms available. Prices for the project begin in the \$500s. Penthouses open at \$3 million and two level penthouses with lake views start at \$5.2 million.

Work also continues on the second Hayden Ferry Lakeside office tower. SunCor expects the building to open later this year with office and retail. KMPG is the title tenant for the project.

Tom Meissner recently came forward with the Town Lake Villas project, which provides eight 4,500- 5,000 sq. ft. luxury homes on First Street near Tempe Town Lake. These two and three story homes will have a basement, rooftop garden area and basement, as well as underground parking. The intent of the project is to enjoy an urban atmosphere with suburban amenities, room for boats and pets.

Centerpoint Condominiums continues its rapid construction. The 22-story tower is nearly halfway to the top, as it is working on its ninth floor of above ground construction. The project is located in the heart of the Mill Avenue District.

To get more information on these and other Tempe projects, please visit [www.tempe.gov/business](http://www.tempe.gov/business) and click on the Development Report. There you will find contact names and phone numbers, an interactive map, and a timeline for the construction of the projects.

I'm Mayor Hugh Hallman, thanks for listening.