

# Downtown Phoenix Development Activity

**SECOND QUARTER 2015**

## **Residences at CityScape**

In early 2014 Cityscape brought 224 luxury apartments to market constructed atop the Hotel Palomar. Units range in size from 587 to 2,262 square feet. [cityscaperesidences.com](http://cityscaperesidences.com).



## **Containers on Grand**

Architecture firm Stark James is developing a unique housing project at 12th and Grand Avenues by repurposing 16 shipping containers into 8 residential units. Construction is underway and will be completed later this summer. [starkjames.com/projects](http://starkjames.com/projects)



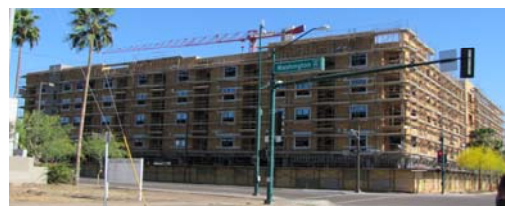
## **Apartments by Tilton Development**

Tilton Development, in partnership with Goodman Real Estate, recently began construction on a 118-unit mid-rise apartment complex at Fourth Street and McKinley. The infill project will feature 10 ground floor live-work units. [tiltondevelopment.com](http://tiltondevelopment.com)



## **11 & 12 Capital Place**

Construction has begun on 292 apartments at 11th and 12th Street at Washington. 11 Capital Place will comprise 140 units and the other site, 12 Capital Place, will house 152 units. The two four-story structures are being developed by Epoch Properties and are scheduled for completion in late 2015.



## **Illuminate/Linear**

Baron Properties is developing two multi-family projects at 3rd Street and Roosevelt. Illuminate will have 111 units at the northwest corner and Linear will consist of 104 apartments on the southwest corner. Site work is underway and the projects are expected to be completed in 2016.



## **Historic Welnick Marketplace**

The Historic Welnick Marketplace is being redeveloped, bringing more than 11,000 square feet of restaurant and retail space to 345 W. Van Buren. Available suites will range in size from 965 to 2,419 square feet and work is expected to be complete later this year. The Spanish Colonial style building was built in 1927 to house a grocery business.



From top: Residences at CityScape; Containers on Grand (rendering); Apartments by Tilton (rendering); 11 & 12 Capital Place; Linear (rendering); Welnick Marketplace (rendering)

*Downtown Phoenix is where history meets the future, showcasing Phoenix's historic town site, its recent revitalization, and continued resurgence into the future. Between 2004 and 2015 the 1.7 square mile area will have more than \$4.5 billion in investment in areas including transportation, office, residential, education and research, arts, culture, sports, and hospitality.*

## **Broadstone Arts District**

Alliance Residential is bringing 277 apartments to the northeast corner of McDowell and Alvarado Streets. The project will be centered on the arts and will feature a 12,000 sf courtyard and 2,000 sf indoor exhibition space. Construction will begin later this year.



## **UA Cancer Center**

Development continues on the Phoenix Biomedical Campus with the construction of the UA Cancer Center outpatient clinic and research center to be located on the north side of Fillmore between 5th and 7th Streets. The Cancer Center will comprise 220,000 SF and is expected to have up to 60,000 patient visits a year. The clinic broke ground in February 2013 and is slated to open in mid 2015.



## **Phoenix Biomedical Campus**

Anchored by the IGC/TGen headquarters and the Arizona Biomedical Collaborative (ABC), 30 acres of City-owned land near 5<sup>th</sup> Street and Van Buren is being developed as the hub for Arizona's biomedical efforts.



In October 2012, the Biomedical Campus welcomed the Health Sciences Education Building. The 268,000 SF building is located near the northwest corner of 7th Street and Van Buren and provides lecture and lab space for the 301 students currently enrolled at the University of Arizona College of Medicine-Phoenix. The U of A's Eller College of Management moved to the Biomedical Campus and construction began in October 2014 on the ten-story \$136 million Biosciences Partnership Building and a 1,000 space parking garage. The 245,000 sf facility will be the tallest building on the Biomedical Campus.



## **Townhomes on 3rd**

Townhomes on 3rd is a ten unit for sale development that is located on Third Avenue between Fillmore and Roosevelt Streets. The project is being developed by MetroWest development and will feature private front patios. Construction has begun and is expected to be complete in 2015. [metrowestdevelopment.com/commercial/](http://metrowestdevelopment.com/commercial/)



## **Portland on the Park**

Habitat Metro, developer of Portland Place, is bringing an additional 149 condominiums to Portland Street between Central and Third Avenue. The luxury units will range in size from 745 to 2,300 square feet over 21 different floor plans. Construction has begun and delivery is expected in mid-2016. [Portlandparkcondos.com](http://Portlandparkcondos.com)



From top: Broadstone Arts (site); Arizona Cancer Center construction; Health Sciences Education Building; U of A Biosciences Partnership Building (rendering) Townhomes on 3rd; Portland on the Park (rendering)



## **Luhrs Marriott Courtyard/Residence Inn**

Hansji Urban has begun construction of an \$80 million dual-purpose hotel at the northwest corner of First Street and Madison. The building will house both a 120 room Courtyard by Marriott and a 200 room Residence Inn by Marriott. Hansji is finalizing the exterior design to complement the existing Luhrs Tower and Building which have undergone extensive renovations. Construction is underway.



## **ASU-Downtown Phoenix**

Arizona State University is fully established in Downtown Phoenix, with \$219 million invested to create the 11,500-student campus on the north side of Downtown Phoenix.

Nine city blocks accommodate multiple colleges and Civic Space, the urban park north of Central Bus Terminal. The Walter Cronkite School of Journalism facility opened in August 2008. Taylor Place, the student housing complex at the Downtown Campus opened phase 1 in August of 2008 accommodating 650 students. Phase 2 was completed in August 2009 bringing the total to 1,284 beds.

Construction on Phase 2 of the College of Nursing was completed in 2009. The 5-story building provides much needed space for the largest nursing school in the country. There are 11,500 students taking classes Downtown, and that number is to grow to 15,000 at full enrollment. Construction commenced on the new Arizona Center for Law and Society, the future home of the Sandra Day O'Connor School of Law. The building will open in Summer 2016. Having a student and academic population in Downtown has infused the streets with life as well as assisted the local retail environment.

[asu.edu/downtownphoenix](http://asu.edu/downtownphoenix)



## **Monroe Hilton Garden Inn**

The iconic Valley National Bank building at Central and Monroe is being redeveloped into a 170-room select service hotel. CSM Corp., a Minnesota based hotel company, acquired the building in December 2013. The building has long been a fixture of the Downtown Phoenix skyline but has sat vacant for many years. It is slated to open in late 2015.



## **The Presidential**

The Presidential, a 90 unit apartment complex, is set to break ground this summer. The project will be located at the northeast corner of 11th Street & Jefferson and is expected to be completed in 2016. Coupled with the aforementioned 11 & 12 Capital Place projects the METRO Light Rail corridor east of Downtown is undergoing a residential transformation with 382 units currently under development.



## **ArtHaus**

25 units with varying floor plans will soon be built on 1st Avenue near Central and McDowell. Jason Boyer will develop the project that is designed to take advantage of the artistic amenities in the neighborhood, namely the Phoenix Art Museum. Construction is set to begin this summer and will be complete in May 2016.



From top: Luhrs City Center; ASU Center for Law & Society (rendering, under construction); Valley National Bank Building/Monroe Hilton Garden Inn; The Presidential (rendering); ArtHaus (rendering)

## ***Union @ Roosevelt***

Union @ Roosevelt is a mixed use project located across the street from the METRO Light Rail station at First Avenue and Roosevelt Street. The 80 unit market-rate rental project will also feature ground floor restaurant and retail space. The project is under construction and being developed by MetroWest.

[metrowestdevelopment.com/union/](http://metrowestdevelopment.com/union/)



## ***Roosevelt Point Student Housing***

Roosevelt Point opened in August 2013 in time for the fall semester and features 609 beds in 326 fully furnished units. The \$52 million student housing project is located at the gateway to Downtown Phoenix on Roosevelt between Third and Fourth Streets.

[www.rooseveltpoint.com](http://www.rooseveltpoint.com)



## ***Moreland & 2nd Street Condos***

Sencorp, a Chilean developer, is in predevelopment on 49 condominiums to be located at 2nd Street and Moreland, just south of Hance Park. Construction will begin later this year and is expected to be completed in 2016.



## ***Alta Fillmore***

Wood Partners is developing a 224 unit apartment complex at the southeast corner of 7th Avenue and Fillmore Street. Construction is expected to start in the summer and will be completed in late 2016.



## ***The Foundry Hotel***

Habitat Metro is redeveloping the old Lexington Hotel on Central Avenue north of Roosevelt Street into a boutique, art-themed hotel. The Foundry will feature 105 rooms and is expected to be completed in 2016. Construction has commenced.



## ***The Scheduling Institute (Training Facility)***

The Scheduling Institute, a nationally renowned business training program for dental offices, repurposed the old Jackson's on 3rd building to expand their operations to Phoenix. The facility opened this spring and will accommodate approximately 150 visitors a week.



## ***Muse***

Lennar is set to build 378 market rate apartments at the northwest corner of Central and McDowell. Muse will be built on a long vacant parcel at one of the valley's premiere intersections and is expected to begin construction later this summer.



From top: Union @ Roosevelt (rendering); Roosevelt Point; Moreland & 2nd Street (site); Alta Fillmore (site); The Foundry; The Scheduling Institute; Muse (rendering)

For more information regarding Downtown Phoenix development, log onto our website at [www.downtownphoenix.com/business](http://www.downtownphoenix.com/business) or contact the Economic Development department at 602-254-8696.