

Meeting Date: 11/5/14

Agenda Item Number: 5

SUBJECT: Development Update

COMMENTS: Our discussion of new development will include private, ASU and other public projects. We have enclosed the November major projects listing prepared by Community Development. Of special note, in October there were 14 city-wide significant projects submitted.

This item is for information only.



DEVELOPMENT PROJECTS - NOVEMBER 2014

NOTE: This list includes all hotel, multi-family and mixed-use projects in addition to select commercial projects city-wide.

FINALED / CERTIFICATE OF OCCUPANCY

#	PROJECT	SITE ADDRESS	PROPOSED USE / DESCRIPTION	ACRES	BLDG SF ²	# OF UNITS RES or HOTEL ROOM	MAX. HEIGHT	UNITS/ACRE DENSITY
1	U.S. FOODS CHEF'S STORE	3115 S. McClintock Dr	RETAIL (GROCERY)	13.06	60,596	n/a	24	n/a
2	SAN CAPELLA - MARK TAYLOR RESIDENTIAL	1155 W. Elliot Rd	MULTI-FAMILY RES	19.5	506,743	384	38'	19.7
3	STATE FARM (TEMPORARY OFFICES)	2104 + 2118 E. Elliot Rd	OFFICE (T.I. OF EXISTING 2 BLDGS.)	n/a	314,000	n/a	n/a	n/a
4	SUNDEVIL MARKETPLACE (BLOCK 12)	660 S. College Ave	COMMERCIAL / RETAIL	1.8	114,416	n/a	88' 8"	n/a
5	ERBERT & GERBERT SANDWICH SHOP	117 E. 5th Street #104	RESTAURANT	t.b.d.	t.b.d.	n/a	n/a	n/a
6	SW COLLEGE OF NATUROPATHIC MEDICINE	2152 E. Broadway Rd	SCHOOL / OFFICE / RETAIL	t.b.d.	47,832	n/a	39'	n/a
7	GoDADDY	2155 E. GoDaddy Way	OFFICE	12.26	150,555	n/a	39'	n/a
8	POSTINO ANNEX (ASU ART ANNEX)	615 S. College Ave	RESTAURANT / WINECAFÉ	t.b.d.	t.b.d.	n/a	t.b.d.	n/a
9	WageWorks	1850 W. Rio Salado Pkwy	OFFICE / TI	n/a	n/a	n/a	n/a	n/a
10	THE GRADUATE TEMPE HOTEL (TWIN PALMS HOTEL)	225 E. Apache Blvd	HOTEL (T.I. ROOM RENOVATIONS) / RESTAURANT	n/a	n/a	n/a	n/a	n/a
11	THE MISSION AT MINDER BINDERS	715 S. McClintock Dr	RESTAURANT (T.I. and ADDITION)	1.163	4,961	n/a	24	n/a

CONSTRUCTION UNDERWAY

#	PROJECT	SITE ADDRESS	PROPOSED USE / DESCRIPTION	ACRES	BLDG SF ²	# OF UNITS RES or HOTEL ROOM	MAX. HEIGHT	UNITS/ACRE DENSITY
1	STATE FARM AT MARINA HEIGHTS (BLDGS. A, B, C, D, E, PARKING GARAGE)	300 E. Rio Salado Pkwy	MIXED-USE; OFFICE / RES	20.118	2,150,000	n/a	253'	n/a
2	ARGO AT TOWN LAKE	601 W. 1st St	MIXED-USE; RES / LIVE-WORK / STUDIO SPACE	5.72	604,105	328 DU; 496 BEDS	90'	63
3	HAYDEN FERRY LAKESIDE - PHASE III	40 E. Rio Salado Pkwy	MIXED-USE; OFFICE / RETAIL	1.8	281,720	n/a	171' 8"	n/a
4	CAMDEN TEMPE (ARCHSTONE)	800 E. Curry Rd	MULTI-FAMILY RES	7.8	122,188	234; 392	61'	30
5	DRURY INN SUITES	1780 W. Ranch Rd	HOTEL	2.96	104,524	180	85'	28.7
6	LIBERTY CENTER AT RIO SALADO (BLDGS. I, II, VII, PARKING GARAGES)	1850 W. Rio Salado Pkwy	OFFICE (8 NEW BLDGS TOTAL + 2 PARKING GARAGES)	76.3	810,000	n/a	45'-80'	n/a
7	RESIDENCES AT FOUNTAINHEAD CORP PARK	2520 S. Plaza Dr	MIXED-USE; RES	10.01	387,578	322	64'	32
8	LOU LEMON	1010 E. Lemon St.	MIXED-USE; RES; PARKING GARAGE	3.56	496,597	213 DU; 600 BEDS	76'	62
9	THE RESIDENCES AT UNIVERSITY CENTER	1360 E. University Dr	MULTI-FAMILY RES	7.1	353,394	296	58'	41
10	SAN SONOMA - MARK TAYLOR RESIDENTIAL	9010 S. Priest Dr	MIXED-USE; RES / CDM	29	894,030	590	44'	19.7
11	L&H INDUSTRIAL	1710 W. Broadway Rd	INDUSTRIAL	2.93	56,230	n/a	52'	n/a
12	HANOVER MILL AVENUE	101 W. 5th Street	MIXED-USE; RES / RETAIL	2.79	574,670	341	85'	122
13	AMKOR TECHNOLOGY INC.	2045 E. Innovation Cir	OFFICE HEADQUARTERS	t.b.d.	101,659	n/a	t.b.d.	n/a
14	UNIVERSITY HOUSE (THE HUB) - PHASE II	323 E. Veterans Way	MIXED-USE; RES / CDM	1.67	127,930	72	195'	166
15	CULINARY DROPPOUT [FARMER ARTS DISTRICT]	149 S. Farmer Ave	MIXED-USE; RESTAURANT	1.43	20,766	n/a	35'	n/a
16	RESIDENCES ON FARMER AVE.	615 S. Farmer Ave	MIXED-USE; RES	0.59	32,834	30	50'	50
17	THE LOFTS AT HAYDEN FERRY LAKESIDE	260 E. Rio Salado Pkwy	MULTI-FAMILY RES	3.42	524,815	264	60'	77
18	CULINARY DROPPOUT	149 S. Farmer Ave	RESTAURANT	t.b.d.	t.b.d.	n/a	n/a	n/a
19	SNOOZE [ASU ART ANNEX]	615 S. College Ave	RESTAURANT	t.b.d.	t.b.d.	n/a	t.b.d.	n/a
20	AZ CARDINALS TRAINING FACILITY	8701 S. Hardy Dr	14,380 SF ADDITION TO TRAINING FACILITY	14.38	46,330	n/a	n/a	n/a
21	SHUTTLEFLY	7195 S. Shuttlefly Way	OFFICE / WAREHOUSE	t.b.d.	105,730	n/a	t.b.d.	n/a
22	ViaSat @ ASU RESEARCH PARK	2040 E. Technology Cir	OFFICE	t.b.d.	105,730	n/a	t.b.d.	n/a
23	PHOENIX CUSTOM FORMULATIONS	465 W. 21st St	INDUSTRIAL (T.I.)	t.b.d.	t.b.d.	n/a	t.b.d.	n/a
24	TEMPE POWER EQUIPMENT	807 W. Geneva Dr	WAREHOUSE / RETAIL	t.b.d.	13,036	n/a	t.b.d.	n/a

IN PLAN REVIEW FOR BUILDING PERMIT

#	PROJECT	SITE ADDRESS	PROPOSED USE / DESCRIPTION	ACRES	BLDG SF ²	# OF UNITS RES or HOTEL ROOM	MAX. HEIGHT	UNITS/ACRE DENSITY
1	THE NEWPORT	1102 E. Weber Dr	SINGLE-FAMILY RES	2.29	29,695	40	35'	17
2	BELLA VITA TOWNHOMES	1004 N. Miller Rd	SINGLE-FAMILY RES	1.14	13,898	18	35'	16
3	THE STANDARD ON BROADWAY	1245 E. Broadway Rd	MIXED-USE; RES	7.8	227,619	194	38'	24.9
4	McKEMMY TOWNHOMES	647 W. 19th St	SINGLE-FAMILY RES	0.56	11,800	22	29' 6"	18
5	TILTED KILT [CORPORATE OFFICE]	1617 W. Warner Rd	OFFICE	3.02	21,000	n/a	t.b.d.	n/a
6	CLARENDON TOWNHOMES	425 W. 6th St	SINGLE-FAMILY RES	0.77	56,803	24	48'	31
7	LAKES COUNTRY VILLAGE	1030 E. Baseline Rd	MULTI-FAMILY RES	14.71	511,074	367	42'	25
8	TEMPE LAKESIDE APARTMENTS [TEMPE TOWN LAKE RESIDENTIAL]	555 N. College Ave	MULTI-FAMILY RES	4.49	245,354	290	90	65
9	COTTAGE OF TEMPE [CAPSTONE]	708 S. Lindon Ln	MULTI-FAMILY RES	15.1	t.b.d.	159	t.b.d.	t.b.d.
10	DORSEY LANE TOWNHOMES	1233 E. Broadway Rd	MULTI-FAMILY RES	2.55	117,386	51	36'	20
11	MARINA HEIGHTS PLAZA	300 E. Rio Salado Pkwy	OPEN SPACE / PLAZA	20.118	n/a	n/a	n/a	n/a
12	KENNETH PLACE TOWNHOMES	1414 + 1425 S. Kenneth Pl	SINGLE-FAMILY RES	0.376	16,404	8	30'	21
13	THE PLACE ON JENTILLY [JENTILLY CONDOS]	1717 S. Jentilly Ln	MULTI-FAMILY RES	1.47	23,069	33	37'	22.4
14	SHOPS AT FOUNTAINHEAD	1537 W. Broadway Rd	MIXED-USE COMMERCIAL / RETAIL	1.89	10,757	n/a	24'	n/a
15	AZ FINISHING	2400 S. Roosevelt St	INDUSTRIAL	2.3	30,766	n/a	t.b.d.	n/a
16	CIRCUIT REFRESH	615 S. River Dr	OFFICE (T.I.)	t.b.d.	t.b.d.	n/a	t.b.d.	n/a
17	BB&T REGIONAL ACCEPTANCE CENTER	1700 N. Desert Dr	OFFICE (T.I.)	t.b.d.	t.b.d.	n/a	t.b.d.	n/a
18	RIVER-PARKWAY BUSINESS CENTER	8375 S. River Pkwy	OFFICE (T.I.)	t.b.d.	54,730	n/a	t.b.d.	n/a
19	DISCOVERY BUSINESS CENTER (BLDG. B)	2060 E. Elliot Rd	OFFICE (T.I.)	t.b.d.	t.b.d.	n/a	t.b.d.	n/a

PLANS APPROVED / ENTITLED

#	PROJECT	SITE ADDRESS	PROPOSED USE / DESCRIPTION	ACRES	BLDG SF ²	# OF UNITS RES or HOTEL ROOM	MAX. HEIGHT	UNITS/ACRE DENSITY
1	FARMER ARTS DISTRICT	280 W. University Dr	MIXED-USE; RES / OFFICE / LIBRARY / LIVE-WORK	8.81	n/a	n/a	80'	50
2	THE GRAND AT PAPAGO PARK CENTER	1151 W. Washington St	MIXED-USE; OFFICE / HOTEL / RES / RESTAURANT	64.7	3,187,000	850	156'	13
3	THE GROVE	1000 E. Apache Blvd	MULTI-FAMILY RES	1.8	726,348	326 DU; 833 BEDS	160'	182
4	APACHE VILLAS	2148 E. Apache Blvd	MIXED-USE; RES	2.14	19,818	76	60'	35
5	HAYDEN LANE TOWNHOMES	1825 E. Hayden Lane	SINGLE-FAMILY RES	0.19	6,150	3	30'	15
6	RHYTHM	9330 S. Priest Dr	MULTI-FAMILY RES	19.76	82,415	91	2 stories	4.51
7	VILLAS AT SOUTHBANK	1122 E. Vista del Lago	RES SENIOR HOUSING; PART OF MIXED-USE PAD	2.26	367,500	262	211'	118
8	AC TEMPE BY MARRIOTT (AT HAYDEN FERRY LAKESIDE)	100 E. Rio Salado Pkwy	HOTEL	n/a	85,000	159	57'	n/a
9	THE HAYDEN @ DORSEY STATION	1221 E. Apache Blvd	MIXED-USE / RES / RETAIL	6.7	318,976	398	5 stories	59.4
10	PONY ACRES	1847 E. Apache Blvd	MULTI-FAMILY RES	5.13	197,946	203	t.b.d.	39.6

PRELIMINARY SITE PLAN REVIEW

#	PROJECT	SITE ADDRESS	PROPOSED USE / DESCRIPTION	ACRES	BLDG SF ²	# OF UNITS RES or HOTEL ROOM	MAX. HEIGHT	UNITS/ACRE DENSITY
1	2100 RIO SALADO [TEMPE MARKETPLACE EAST]	2040 E. Rio Salado Pkwy	HOTEL (QTY 2; 4-STORY)	5.61	t.b.d.	126 + 128 = 254	75'	t.b.d.
2	UNIVERSITY + ASH	234 W. University Dr	MIXED-USE / RES / RETAIL	1.86	410,489	177	82	95.2
3	WILSON STREET TOWNHOMES	6101 S. Wilson St	MULTI-FAMILY RES	3.63	65,232	53	t.b.d.	14.6
4	MILL + RIO	3 W. Rio Salado Pkwy	MIXED-USE HOTEL / OFFICE / RETAIL	n/a	n/a	250	191'	n/a
5	EASTLINE (PHASE I + II)	2001 E. Apache Blvd	MIXED-USE RES / RETAIL / OFFICE	9.44	1,168,307	504	75'	53.4
6	MERIDIAN @ 101 APARTMENTS	2148 E. Apache Blvd	MULTI-FAMILY RES	t.b.d.	t.b.d.	t.b.d.	t.b.d.	t.b.d.
7	AURA ON McCLINTOCK DRIVE	1840 E. Broadway Rd	MIXED-USE / MULTI-FAMILY RES / RETAIL	6.05	t.b.d.	280	56'	39.27
8	JEFFERSON TOWN LAKE	909 E. Playa del Norte	MIXED-USE / MULTI-FAMILY RES / RETAIL	1.62	418,256	258	86'	159
9	5th + HARDY TOWNHOMES	1000 W. 5th St	MULTI-FAMILY RES	1	t.b.d.	20	t.b.d.	20
10	233 ROOSEVELT	233 S. Roosevelt St.	MULTI-FAMILY RES	0.77	12,098	15	33'	19.48
11	WATSON'S FLOWERS	2423 E. Apache Blvd	MIXED-USE / MULTI-FAMILY RES / RETAIL	1.2	91,000	50	52'	42
12	4th STREET WEST	1301 W. 4th St	MULTI-FAMILY RES	0.81	15,148	15	20'	18.51



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