



## IN DEPTH: COMMERCIAL REAL ESTATE

From the June 24, 2005 print edition

### Several new projects changing the Valley landscape

[Mike Padgett](#)

The Business Journal

The wave of new construction crossing the Valley includes much more than new homes, shopping centers and office condominiums.

There are several new structures taking shape, and a few are large enough to be seen for miles. One has room for thousands of spectator seats. Others have hundreds of thousands of square feet for a variety of activities. And one has thousands of parking spaces.

The largest in the region probably is the \$400 million multipurpose convention facility under construction west of downtown Glendale in fields that once were green with corn and alfalfa. When finished, it will be the new home of the [Arizona Cardinals](#).

#### Cardinals stadium

The mammoth structure southwest of 91st and Maryland avenues is so large, even in the haze it can be seen from the upper floors of high-rise office buildings in downtown Phoenix, a distance of about 12 miles.

Work started in July 2003, and the tentative completion date is August 2006. [Hunt Construction](#) is the general contractor, and the architects are a team comprising HOK for the interior and [Eisenmann & Associates](#) for the exterior.

Describing the structure as "big" is an understatement. It will have 63,000 seats -- expandable to 73,000 -- and six levels, including the field, the main concourse, the club level, the suite level, the upper concourse and the mechanical level.

To use the field for conventions, trade shows and other events, the retractable football field will roll out of the stadium in a massive tray weighing more than 12 million pounds.

And the 11-million-pound retractable roof, which was installed earlier this year, weighs as much as 14 Boeing 747s.

The first major events scheduled in the new facility are the 2007 BCS National Intercollegiate Championship and the 2008 Super Bowl.

### **Phoenix Civic Plaza**

The first phase of the \$600 million expansion of Phoenix Civic Plaza features a four-level convention and meeting facility with 160,000 square feet of meeting and exhibition space on the site of the Symphony Terrace.

The space includes a 65,000-square-foot underground exhibition hall, meeting rooms at street level, a conference center on the second floor and a multipurpose room on the top level. Completion is set for 2006.

The work includes a connecting atrium with Symphony Hall, which is undergoing an interior renovation that is to be complete late this year. [Leo A Daly](#) is the managing architect; [HOK Sport+Venue+Event](#) is the design architect; [Westlake Reed Leskosky](#) is the Symphony Hall architect; and the tri-venture of Hunt-Russell-Alvarado is the general contractor.

### **Fort McDowell Hotel**

Another new project is the \$46 million Radisson at [Fort McDowell Hotel, Conference Center & Recreational Vehicle Resort](#) nearing completion on the Fort McDowell Yavapai Indian Nation east of Fountain Hills.

Leo A Daly is the architect, interior designer and engineer, and [W.E. O'Neil Construction Co.](#) is the contractor.

The 250-room hotel will have 21,000 square feet of meeting space. Work started in May 2004. September is the completion date.

### **Hotel Valley Ho**

Just west of downtown Scottsdale, contractor [Kitchell Construction](#) and [Allen + Philp Architects](#) are working on a \$70 million renovation and expansion of the Hotel Valley Ho. The updated two-story hotel will have 194 hotel rooms and a seven-story residential tower with 35 private residences on the top five floors. The residences will be priced between \$600,000 and \$1.4 million. The hotel first opened in 1956. The new and improved version is projected for completion in December.

## **Water treatment facilities**

Some of the region's largest nonresidential construction projects are visually unattractive but critical to growth. One is the [Lake Pleasant Water Treatment Plant](#), which is designed to serve 400,000 homes in the northwest part of the Valley. It will have a capacity of treating 80 million gallons of water a day.

The joint venture team of [Black & Veatch](#) and [McCarthy Building Cos.](#) are designing and building the \$336 million project on 285 acres north of Carefree Highway on New River Road, east of Lake Pleasant.

Work started in mid-2004, and completion is set for early 2007. The visitors center was designed by [Swaback Partners](#) in Scottsdale.

## **Westgate/Phoenix Coyotes**

Just north of the Arizona Cardinals' new home is the Glendale Arena, home to the Phoenix Coyotes. The hockey arena, open since December 2004, is the southern part of [Westgate City Center](#), which is developer and Coyotes co-owner Steve Ellman's \$850 million retail, commercial, residential and office development. Construction started in September 2004, and Glendale officials in April approved a proposal for a [Marriott Renaissance Hotel](#) next to the arena.

The master plan includes 800 residential units, including 400 from [Trammell Crow Residential](#).

The first phase of Westgate City Center is designed with 285,000 square feet of retail space and 220,000 square feet of office space. Tentative opening is set for spring 2006.

Other features in the 6.5-million-square-foot Westgate development include a 20-screen [Loews](#) Cineplex entertainment center with 4,000 seats.

The development's Phase I contractor is [Perini Building Co.](#)

## **Rental Car Center**

Northwest of Interstates 10 and 17 is the new Rental Car Center, a \$270 million facility designed as the central location for the various rental car agencies at Sky Harbor International Airport.

The team of [Austin Industries](#) and Layton Southwest, working as Austin-Layton Joint Venture, started work in October 2003. Opening is scheduled for early 2006. The architect is [TranSystems](#) in coordination with [Dick & Fritsche Design Group](#), [HKS Inc.](#) and Blunk DeMattei Associates.

The car rental facility will have 5,600 spaces on three floors. When all of the rental agencies move into the building, it will free up 1,600 spaces for public parking and reduce traffic congestion at the airport.

## Light rail ops center

In east Phoenix, [Sundt Construction Inc.](#) and [Stacy & Witbeck](#) are the joint venture team building the \$57.6 million maintenance and storage facility and operations center of the Valley's \$1.2 billion light rail system.

The design of the 45-acre project south of Madison and 48th streets is the work of [STV Inc.](#), an architectural and engineering company. Work started in late 2004, and completion is set for October 2006.

## Wastewater treatment

Another vital project is the \$145.5 million Greenfield Water Reclamation Plant under construction in the East Valley. It is on the west side of Greenfield Road, halfway between Germann and Queen Creek roads.

The facility will treat wastewater for Mesa, Gilbert and Queen Creek.

The architect-engineer is [Carollo Engineers](#), and the construction is by a joint venture of McCarthy Building Cos. and Sundt Construction. Completion is projected for 2006.

## Arizona Biodesign, Phase II

The second building of the [Arizona Biodesign Institute](#) at [Arizona State University](#) is under construction by the team of Sundt Construction and [DPR Construction Inc.](#), which also constructed the first phase.

Work on the second phase, a 175,000-square-foot building, started in early 2004. Completion of the \$72 million building is set for late this year.

The architect for both phases is [Gould Evans](#) and [Lord Aeck & Sargent](#). The plan includes two more buildings.

## Sky Harbor control tower

One of the tallest new construction projects in the Valley is the new control tower at Phoenix Sky Harbor International Airport. Work started in 2003, and completion is set for late 2006. The tower is 320 feet high and located between Terminal 3 and Terminal 4. The contractor is [Jacobs Construction Services](#) of Arlington, Va., and the architect is [Jacobs Facilities Inc.](#)



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