

Southern Scottsdale Investment Activity

January 2003 - July 2008



Investment at \$3.4 Billion!

Economic Vitality staff conducts a semi-annual assessment of the reinvestment activity in the southern portion of Scottsdale. Due to the City's effort to revitalize this area, a significant amount of new investment is taking place. The research provided information on a number of positive trends in this area, as evidenced by the following key findings.

The total new reinvestment in Scottsdale south of Chaparral Road that has occurred or has been announced since 2003 is slightly more than \$3.4 billion. Six months ago, this figure was \$3.3 billion, in 2006 it was \$2.6 billion, and in 2004 it was \$1.5 billion.



	Private	Public	Total
Completed Projects			
<i>Within downtown:</i>	\$ 962.3	\$ 36.6	\$ 998.9
<i>Balance of area:</i>	\$ 265.4	\$ 189.9	\$ 455.3
Projects in Process			
<i>Within downtown:</i>	\$ 549.8	\$ 16.2	\$ 566.0
<i>Balance of area:</i>	\$ 372.3	\$ 92.8	\$ 465.1
Planned Projects			
<i>Within downtown:</i>	\$ 495.8	\$ 13.6	\$ 509.4
<i>Balance of area:</i>	\$ 393.5	\$ 18.1	\$ 411.6
Total:	\$ 3,039.1	\$ 367.2	\$ 3,406.3
<i>*in millions</i>	(89.2%)	(10.8%)	

Note: The "Projects in Process" category includes projects that are actually under construction or are in the City approvals process (zoning or building permits), while "Planned Projects" are those that have been announced only (but most of which are likely to be built within the next three years.)

The Public category includes investments made by the City, Federal Government, and school districts.

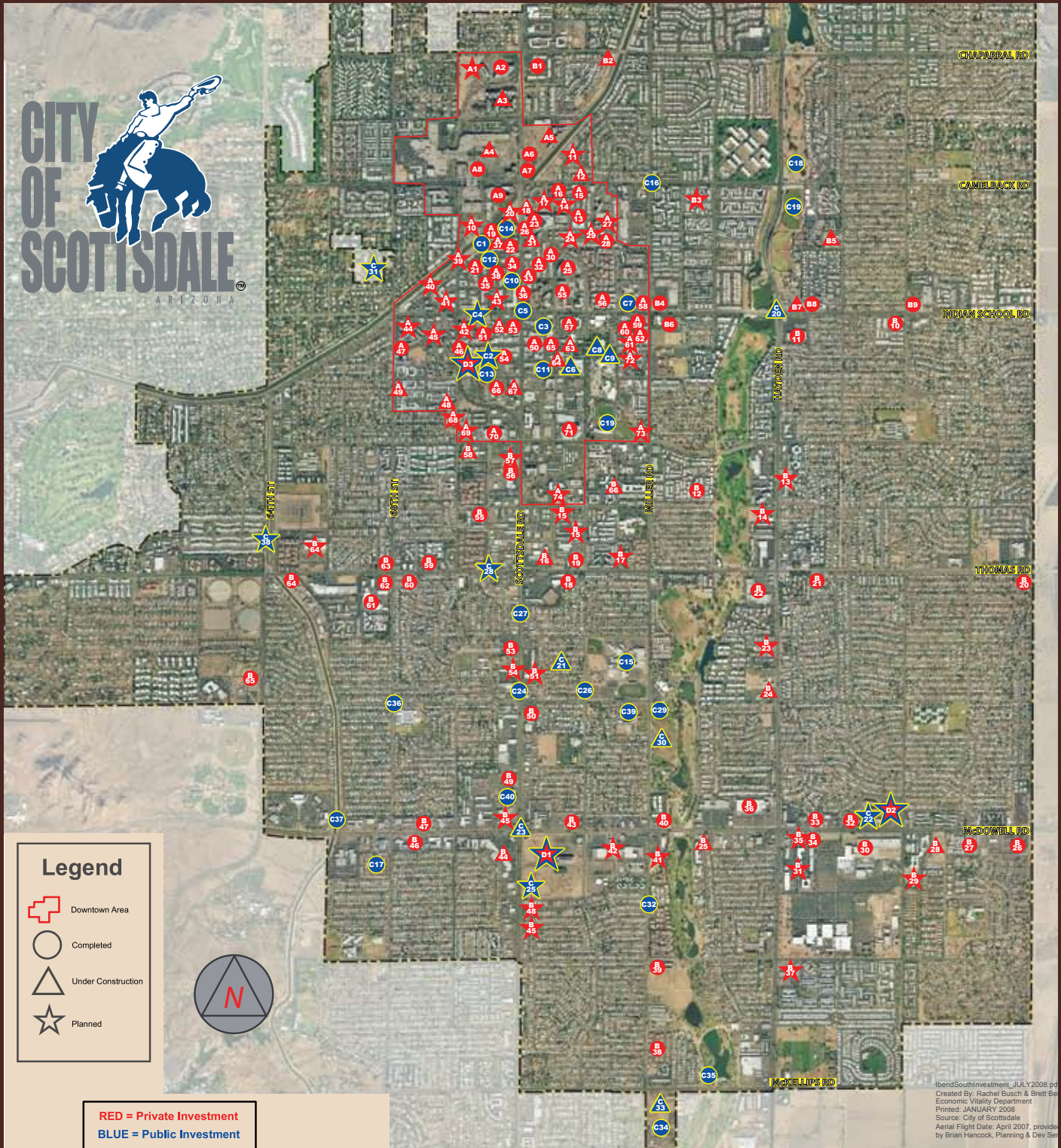
Did you know?

- » Projects are still occurring in all real estate sectors – residential, office, retail, hotel, and cultural/institutional uses.
- » This area has seen almost 4,000 new residential units either built, in process, or planned since January 2003. Condo conversions have not been included in this figure.
- » According to ASU's Realty Studies program, the median resale home price for southern Scottsdale in the third quarter of 2008 was \$237,000. This reflects a 22.3% drop from the same time period in 2007. However, this still reflects a 15.6% increase from the 2000 median resale home price of \$205,000.
- » This area is seeing a significant amount of reinvestment in the existing housing stock. Since January 2003, there have been 708 permits issued (valued over \$23 million) for major remodeling or additions, and an additional 6,562 permits issued (valued over \$70 million) for minor home improvements.
- » While downtown Scottsdale has seen the majority of this investment (≈\$2.1 billion or about 60% of the total), the balance of southern Scottsdale is now attracting a significant amount of interest from developers and appears to be where many of the new projects in the coming years will focus. In fact, private sector projects in the planning stages in the downtown and in Southern Scottsdale account for more than \$889 million, or more than a 26% of all activity over the last five years.

www.scottsdaleaz.gov/economics.asp

Investment Activity in Southern Scottsdale

January 2003 - July 2008
(\$100,000 or Greater Investment)



Downtown Scottsdale

A1. Portales Mixed-Use: Proposed new construction of a mixed-use development including residential condos and casitas, a hotel, and retail space to be built over a 3 level underground parking garage.
Estimated Investment: \$75 million

A2. Portales II Corporate Center: New construction of 179,000 sq ft of Class "A" office space with underground parking.
Estimated Investment: \$26.9 million

A3. Optima Camelview Village: New construction of 700 residential condos and 38,000 sq ft of retail. Phase 1 & 2 are complete. Phase 3 is under construction.
Total Investment: \$250 million

A4. Fashion Square Mall: East end mall expansion replacing vacated former Robinson-May building and above-grade parking structure. Expansion will house Arizona's first Barney's New York as well as 25-30 new specialty retailers and underground parking.
Estimated Investment: \$130 million

A5. Safari Drive: New construction of 200 condominium units, in 3 phases, is planned on the former Safari Hotel site.
Total Investment: \$90 million

A6. Scottsdale Oasis Retail: A 38,550 sq ft specialty retail center. Completed 2005.
Estimated Investment: \$11 million

A7. Renaissance II: Mixed-use office/retail project. Tenants include Sprinkles Cupcakes and American Apparel. Projected completion March 2008.
Estimated Investment: \$2.5 million

A8. Sony Style: Tenant improvements to a national chain electronics store.
Total Investment: \$300,000

A9. Scottsdale Waterfront: An 11 acre retail, office and residential project located along the northern banks of the Arizona Canal. Retail, office condos and two level underground parking structure opened late 2005. Residential condos opened 2007.
Total Investment: \$250 million

A10. 1 Hotel & Residences: Proposed new construction of the first luxury, eco friendly, LEED certified hotel.
Estimated Investment: \$150 million

A11. MZ: New construction 6-unit high-end condo project. Construction to begin Spring 2009.
Estimated Investment: \$5 million

A12. Best Western Sundial: New construction of a three-story, 54 room hotel featuring Ultra Bath Spas, wet bars, private patios, and atriums. Projected opening February 2009.
Estimated Investment: \$16.2 million

A13. Hotel Indigo: Complete renovation and rebranding of existing hotel site. Completed in 2007.
Estimated Investment: \$17 million

A14. Douglas Architecture & Planning: Complete remodel of existing office building. Construction to begin October 2008.
Estimated Investment: \$1 million

A15. Axis/Radius: Remodel of existing restaurant and nightclub.
Total Investment: \$1.5 million

A16. W Hotel: New construction of a 225 room boutique hotel and 25 residential condo units. Completed Fall 2008.
Total Investment: \$110 million

A17. The Upton: New construction of 10 condominiums arranged on four levels with a courtyard above underground parking.
Total Investment: \$6 million

A18. Delux: Renovation of an existing office into a restaurant with a large outdoor patio. Projected completion Winter 2008.
Estimated Investment: \$275,000

A19. SouthBridge: (Formerly Stetson Plaza): New construction of a mixed-use office/restaurant/retail project located on the south bank of the Arizona Canal along Stetson Avenue. Completed Summer 2007.
Total Investment: \$36 million

A20. Kyoto Restaurant: Existing restaurant to be rebuilt and expanded along the waterfront. Project will also include retail & office space.
Estimated Investment: \$5 million

A21. 7051 E. 5th Ave Remodel: Building renovation including façade improvements and enclosure of an existing walkway. New tenants include Fine's Cellar opened January 2008.
Estimated Investment: \$500,000

A22. Geisha A Go Go: Renovation of former 6th Avenue Bistro into a Hip Asian Bistro Lounge. Opened January 2008.
Estimated Investment: \$425,000

A23. Galleria Corporate Center: Former retail mall remodeled into a Class "A" office complex. Completed early 2003.
Total Investment: \$65 million

- A24. AVB Office Building Remodel:** Planned renovation of a single tenant office building.
Total Investment: \$300,000
- A25. Jackrabbit Supper Club:** Remodel of entertainment-based restaurant and lounge. Completed late 2006.
Total Investment: \$932,000
- A26. Saddle Ranch Chop House:** Western themed restaurant/bar. Opened first quarter 2008.
Estimated Investment: \$2.25 million
- A27. Park Place:** Planned renovation and remodel of restaurant/bar. Construction to begin late 2008.
Estimated Investment: \$1.2 million
- A28. Dirty Pretty:** Renovation of former "Bar 74" sports bar to upscale rock lounge. Completed May 2007.
Total Investment: \$500,000
- A29. Karas Office Building:** New construction of 4,500 sq ft mixed-use green-certified building. Construction to begin Spring 2009.
Total Investment: \$500,000
- A30. E4:** New construction of a multi-themed dining and nightlife establishment. Opened late 2005.
Total Investment: \$3 million
- A31. Samurai Cowboy:** Interior and exterior remodel of existing restaurant building. Projected to be complete by year end 2008.
Estimated Investment: \$600,000
- A32. Winfield Scott Plaza Offices:** New construction of a 2 story office building to replace existing structure. Completed June 2008.
Estimated Investment: \$800,000
- A33. Scottsdale Area Association of REALTORS®:** Extensive redesign and remodel. Completed 2004.
Total Investment: \$750,000
- A34. Baker's Square:** Remodel of a restaurant located at the southwest corner of Scottsdale Road and 6th Ave. Completed in early 2005.
Total Investment: \$100,000
- A35. Steven Paul Salon:** Building and façade upgrades. Completed 2006.
Total Investment: \$100,000
- A36. The Venue at Scottsdale:** Interior renovation of existing facility. Completed June 2008.
Total Investment: \$500,000

A37. Scottsdale Wireless Network: Wireless access network for the downtown business and residential community. Completed 2006.
Total Investment: \$300,000

A38. Craftsman Ct. Ceramics: Complete renovation of existing building. Project completion November 2008.
Total Investment: \$200,000

A39. Craftsman Ct. Building: Renovation into a 3 story building for mixed use, including first and second floor offices and a third floor residence. Construction began Fall 2007. Projected completion Spring 2008.
Estimated Investment: \$1.23 million

A40. Rose Garden: New construction of a residential mixed-use development with hotel, 18,000 sq ft of retail/restaurant space, and a public underground parking structure. Construction set to begin late 2008.
Estimated Investment: \$97 million

A41. Office Renovation: Proposed renovation including an expansion to 2 stories.
Estimated Investment: \$400,000

A42. The Ashton Scottsdale: Proposed mixed use development consisting of 232 luxury apartments positioned over a parking garage with street level retail.
Estimated Investment: \$76 million

A43. Iguazu: Renovation of existing building for new Argentinean steakhouse restaurant. Construction to begin Fall 2008.
Estimated Investment: \$76 million

A44. Scottsdale Hotel: Planned new construction of a 35 unit hotel condominium project with underground parking.
Estimated Investment: \$10 million

A45. Hotel Valley Ho: A comprehensive remodel of one of Scottsdale's original resorts with 194 boutique hotel rooms, 36 new residential units & restaurants. Opened December 2005.
Total Investment: \$82 million

A46. First & Sixty Ninth: Planned new construction of 8 luxury town houses consisting of approximately 4,000 sq ft each.
Estimated Investment: \$20 million

A47. 7165 & 7169 E Main Street: Building addition of 1,000 sq ft and additional upgrades including a new roof. Completed 2007.
Estimated Investment: \$850,000

A48. The Mark: New construction of 85 condo units and some retail. Opened May 2008; units still available for sale.
Total Investment: \$60 million

Downtown Scottsdale

A49. Z Lofts: Proposed new construction of 69 contemporary urban lofts with underground parking.
Estimated Investment: \$22.5 million

A50. SL-12 Lofts: Conversion of three apartment buildings into 12 condo units.
Estimated Investment: \$3,000,000

A51. Frontier Street Shops: Total rebuild of existing retail center. New development to include restaurant and 8 retail shops.
Estimated Investment: \$3.5 million

A52. JW Harris: Expansion/remodel of existing building.
Estimated Investment: \$1 million

A53. Leche Remodel: Proposed restaurant remodel.
Estimated Investment: \$1 million

A54. The 4020 Building: Removal of façade and interior of existing building and construction of a 3 story mixed-use building using existing steel frame.
Estimated Investment: \$4 million

A55. ASREB: Building upgrades, parking and landscaping improvements.
Estimated Investment: \$200,000

A56. Third Avenue Lofts: New construction of 88 residential lofts. Completed 2004.
Total Investment: \$31 million

A57. Palladium: Interior common-area renovation of existing condos. Completed August 2008.
Total Investment: \$300,000

A58. Mondrian Hotel: Upgrade & remodel of 194 room boutique hotel. Opened early 2007.
Total Investment: \$12 million

A59. CVS Drug: New construction of a drug store. Completed 2005.
Total Investment: \$940,000

A60. SWC Miller & Indian School: New construction of an office/ retail project. Completed 2004.
Total Investment: \$600,000

A61. 1st Street Project: New construction of an office/residential project. Completed 2005.
Total Investment: \$375,000

A62. Studio 7540: Proposed office/ residential project with underground parking.
Total Investment: \$1.5 million

A63. Main & McKnight: New construction of a mixed-use office/residential project. Completed 2005.
Total Investment: \$380,000

A64. The Park: Renovation of a Civic Center Mall property to a 15,000 sq ft, 3 story, mixed-use building with residential, office & retail/restaurant.
Total Investment: \$2 million

A65. Mission Restaurant: Previously the Union Wine Bar, new restaurant interior and exterior renovation and remodeling. Construction to begin Fall 2008.
Estimated Investment: \$650,000

A66. Bischoff Residence: Private residence addition above the existing Bischoff retail store. Completed 2004.
Total Investment: \$235,000

A67. Loloma 5: New construction of five live-work units designed by renowned architect Will Bruder. Completed 2004.
Total Investment: \$997,000

A68. Hacienda de Mexico: Update and remodel of the existing retail building. Projected completion October 2008.
Total Investment: \$500,000

A69. Sixth Street Lofts: Proposed 11,000 sq ft two-story, five unit condo building with underground parking.
Estimated Investment: \$2.5 million

A70. Orange Row: New construction of a three-unit condo project on a vacant parcel.
Estimated Investment: \$1.45 million

A71. X Lofts: New construction of 82 residential lofts. Completed July 2008.
Total Investment: \$24 million

A72. Scottsdale Healthcare Osborn Campus: A major hospital expansion, the addition of a new critical care unit, and two new parking structures. Completed 2004.
Total Investment: \$90 million

A73. 7539 E 1st St Offices: New construction of a 2-story office building. Construction to begin Summer 2009.
Total Investment: \$1.5 million

A74. Toscana: Planned new construction of a 3 story condo project with underground parking.
Estimated Investment: \$10 million

A75. 7300 Earll: New construction of a 95 unit condo project with underground parking. Construction set to begin 1st Qtr 2009.
Estimated Investment: \$27 million

- B1. FireSky:** Resort renovation on Scottsdale Road just south of Chaparral Road was completed in 2005.
Estimated Investment: \$13 million
- B2. Reflections on the Canal:** New construction of a 100 unit, luxury townhouse and condominium project. Projected completion February 2009.
Estimated Investment: \$57 million
- B3. Citro Camelback:** New construction of 254 multi-story attached homes with below grade private garages and rooftop gardens.
Estimated Investment: \$180 million
- B4. First Bank of Arizona:** New construction of 4,900 sq ft bank branch. Completed January 2008.
Estimated Investment: \$1.5 million
- B5. Bethany Lutheran Church:** New construction of a 1,500 sq ft multi-purpose building. Construction to begin Fall 2008.
Estimated Investment: \$250,000
- B6. Messinger Mortuary:** Construction of additional 2,300 sq ft community room.
Estimated Investment: \$200,000
- B7. 8040 E Indian School Building:** Remodel/expansion of existing building.
Estimated Investment: \$100,000
- B8. 8100 E Indian School:** Major building and site rehabilitation.
Estimated Investment: \$100,000
- B9. NEC Indian School & Granite Reef:** New construction of a 5,000 sq ft retail center. Completed early 2006.
Estimated Investment: \$950,000
- B10. Granite Reef/Indian School Office:** Rehabilitation of office complex. Completed in 2004.
Estimated Investment: \$1.2 million
- B11. Bashas'/Walgreen's:** Replacement of existing shopping center with new buildings and landscaping. Completed in 2004.
Total Investment: \$5 million
- B12. Office Max Plaza:** New construction and remodel of retail center. Completed 2004.
Estimated Investment: \$1 million

- B13. Hayden Office:** Proposed construction of 14,300 sq ft office building.
Estimated Investment: \$2.5 million
- B14. Vivendi:** Planned 42-unit condo development. Projected start date of Spring 2009.
Estimated Investment: \$15 million
- B15. 3080 Civic Center Office:** Planned remodeling of existing office building. Construction to begin Fall 2008.
Estimated Investment: \$1.5 million
- B16. AMF Bowling:** Complete interior & exterior renovation of existing bowling facility. Construction to be complete Fall 08.
Estimated Investment: \$1.5 million
- B17. La Rosa Lofts:** Four residential lots rezoned to multi-family to redevelop into 15-unit townhome community. Construction to begin early 2009.
Estimated Investment: \$6.7 million
- B18. Scottsdale Veterinary Clinic:** Complete remodel of veterinary office building. Completed June 2008.
Estimated Investment: \$500,000
- B19. 7342 E Thomas:** Complete remodel of dental office building. Completed February 2008.
Estimated Investment: \$2 million
- B20. Mansourian Building:** Single-story, 6,000 sq ft dental office building at SWC of Thomas & Pima. Completed 2005.
Total Investment: \$100,000
- B21. Offices at Thomas & Hayden:** Office condominium project consisting of 17,000 sq ft. Completed 2005.
Total Investment: \$100,000
- B22. Indian River Plaza:** New construction of a drug store & remodel/facelift of older strip center. Completed 2003.
Estimated Investment: \$770,000
- B23. Wilshire Villas:** Proposed new construction of an 18 unit condominium development. Construction expected to begin at end of 2008.
Estimated Investment: \$2.6 million

Outside of Downtown

B24. Hayden Array: New construction of a 9-unit infill housing development.

Estimated Investment: \$2.5 million

B25. Heart of Palms: Exterior renovation and construction for restaurant at hotel.

Estimated Investment: \$225,000

B26. Bill Heard Chevrolet: New construction of an auto dealership for new and used car sales. Completed Summer 2007.

Estimated Investment: \$12 million

B27. Shurgard Storage: Site improvements to driveway, sidewalk and landscaping.

Estimated Investment: \$500,000

B28. Villa Contento: Construction of 38-unit townhome community. Completion anticipated late 2008.

Estimated Investment: \$10 million

B29. Granite Reef Circle Lofts: Planned 20 unit townhome community. Construction schedule TBD.

Estimated Investment: \$6 million

B30. General Dynamics: Significant upgrade to existing facility to attain Silver LEED Certification for green building.

Estimated Investment: \$300,000

B31. Scottsdale Commerce Center: Planned exterior renovation of existing office building. To be completed late 2008.

Estimated Investment: \$500,000

B32. Offices @ 82nd Place: Redevelopment of former day care facility into an office building. To be completed late 2007.

Estimated Investment: \$400,000

B33. Koppula Office: Planned remodeling of exterior of office building. Completed summer 2008.

Estimated Investment: \$250,000

B34. Republic West, Phase I: New construction of a 17,300 sq ft interior remodeling retail store. Completed 2003.

Total Investment: \$2.2 million

B35. Republic West, Phase II: New construction of office warehouse building. Construction to begin Fall 2008.

Total Investment: \$1.3 million

B36. Lowe's: New 184,000 sq ft Lowe's Home Improvement store and a 32,000 sq ft garden center. Opened January 2007.

Estimated Investment: \$11.5 million

B37. Roosevelt Scottsdale: Proposed new construction of 4,600 sq ft restaurant and an update to the façade. Construction to begin late 2008.

Estimated Investment: \$2 million

B38. Scottsdale Casitas: Revitalization of a mobile home community into 126 market-rate townhomes. Completed 2005.

Estimated Investment: \$12 million

B39. Miller Crossing: New construction of 18 townhomes. Completed 2006.

Estimated Investment: \$3.6 million

B40. Big O Tire: New construction of a full service tire store relocating from Thomas Rd and site upgrades to existing lube facility.

Estimated Investment: \$750,000

B41. Project Miller: Planned construction of 16 unit condominium project. Temporarily on hold due to soft residential market.

Estimated Investment: \$4.5 million

B42. Los Arcos Crossing: Proposed mixed-use redevelopment of old retail center to 70 townhomes, 525 apartments, and 150K sq ft of retail, office, and restaurant uses.

Estimated Investment: \$150 million

B43. AZ PowerSports (Extreme Yamaha/Suzuki): Remodel of the former Goodwill building. Completed 2004.

Total Investment: \$100,000

B44. Dutch Brothers Coffee: Planned refurbishing of existing coffee shop building in Papago Plaza. Projected completion expected October 2008.

Estimated Investment: \$100,000

B45. Comerica Bank: Planned demolition of a JB's & new construction of a Comerica Bank branch.

Estimated Investment: \$2 million

B46. Penske Auto Group Remodel - Audi/Lexus, Land Rover/Jaguar: Renovation & enhancements to existing dealerships. Completed 2004.

Estimated Investment: \$1 million

B47. Scottsdale Infiniti: Building expansion adding parts storage, new detail prep area and increasing customer parking and vehicle display area. Completed 2004.

Estimated Investment: \$500,000

B48. Auto Center Care Car: Planned exterior renovation of auto facility. Construction to begin June 2009.

Estimated Investment: \$500,000

B49. LA Fitness: New 41,000 sq ft fitness facility on a 5.6-acre site. Completed 2004.

Estimated Investment: \$9 million

B50. Body Sculpting Center: Addition of medical spa, basement, doctors' offices, and surgical patient entrance/pre-operative area. Completed June 2007.

Total Investment: \$2.1 million

B51. Discount Tire: New construction of retail facility for Discount Tire. Construction to begin early 2009.

Estimated Investment: \$2,000,000

B52. 7345 E Earll: Remodel of existing building into a banquet facility. Construction to begin Fall 2009.

Estimated Investment: \$2,500,000

B53. Los Sombreros: Rehabilitation and conversion of abandoned building to an 1,800 sq ft restaurant. Completed 2003.

Estimated Investment: \$100,000

B54. Beverly Hills Rent-a-Car Center: Planned new construction of two story car rental center.

Estimated Investment: \$500,000

B55. The Duke: New construction of 8 condominiums. Completed 2006.

Estimated Investment: \$2 million

B56. US Egg Restaurant: New construction of a US Egg restaurant. Completed 2005.

Estimated Investment: \$455,500

B57. A.G. Medical Plaza: Planned 40,000 sq ft, 3-story office building with underground parking. Construction to begin first half of 2009.

Estimated Investment: \$8.5 million

B58. First Baptist Church of Scottsdale:

Proposed remodel and expansion of current church. Phase I to be completed December 2008.

Estimated Investment: \$3.5 million

B59. Brinks Storage: Building conversion to storage facility. Completed 2006.

Estimated Investment: \$400,000

B60. 6815 E Thomas Rd: Renovation of oral surgery office. Completed December 2007.

Estimated Investment: \$350,000

B61. Scottsdale Design District: Complete renovation of design center facility's 101,000 sq ft of space. Completed July 2008.

Estimated Improvements: \$2.5 million

B62. 68th St: Construction of 8,000 sq ft of restaurant and retail. Complete May 2008.

Estimated Investment: \$1,000,000

B63. Scottsdale Plaza: New construction of 9,000 sq ft shopping center. Completed 2008.

Estimated Investment: \$1 million

B64. SRP Expansion: Proposed 30,000 sq ft addition to the existing power plant.

Estimated Investment: \$3 million

B65. Arcadia Commons: Office condo conversion of a 20,000 sq ft, two-story office building. Completed 2005.

Estimated Investment: \$750,000

B66. Papago Buttes Church of the Brethren:

New construction of an 8,000 sq ft church under a pilot green building program.

Completed 2005.

Estimated Investment: \$1.6 million

B67. Scottsdale Specialties: Planned expansion and renovation of medical office.

Construction to begin May 2008.

Estimated Investment: \$1.4 million

Public Investment

C1. Arizona Canal at Scottsdale & South Canal Plaza Project: Public plaza, landscaping, pedestrian paths, bridges and other amenities.
Total Investment: \$11 million

C2. Main Street Southwest Museum: Proposed downtown art museum.
Total Investment: \$7.5 million

C3. Downtown Lighting Improvements: Custom street light fixtures for Main Street.
Total Investment: \$630,000

C4. Downtown Booster Pump Station: New construction of a water pumping station.
Estimated Investment: \$6.1 million

C5. Artist Bus Shelters: Artist Kevin Berry was selected to design a number of artist bus shelters throughout the downtown area.
Total Investment: \$210,000

C6. SCA Remodel: New addition of signature main entry, mezzanine level over a portion of atrium, new interiors, offices and efficiency upgrades to HVAC system.
Estimated Investment: \$14 million

C7. Fire Station #602: New fire station to provide faster response times.
Total Investment: \$7.3 million

C8. City Hall Lagoon Renovation: Addition of a biofiltration system and other components that will improve water quality and the overall aesthetics of the Civic Center Mall.
Total Investment: \$529,421

C9. Civic Center Mall Restroom Renovation: Reconstruction of the existing public restroom facility.
Total Investment: \$467,000

C10. 5th Avenue Parking Structure: Completed 2005.
Total Investment: \$5.3 million

C11. Old Town Parking Structure: Completed 2005.
Total Investment: \$4.8 million

C12. Downtown Restrooms: Replacement of the existing 5th Ave restrooms. Completed 2007.
Total Investment: \$500,000

C13. Main Street Plaza Parking Structure: Completed 2006.
Total Investment: \$2.4 million

C14. South Canal Bank Parking Structure: Completed 2006.
Total Investment: \$5 million

C15. Coronado High School: Major redevelopment to existing high school. New construction of all administrative, classroom and multi-purpose buildings. Completed in 2007 by SUSD.
Estimated Investment: \$50 million

C16. Camelback Road Improvements: A four-lane roadway with medians/turn lanes, sidewalk, curb and gutter, and traffic signal improvements.
Total Investment: \$1.47 million

C17. Supai Middle School: Major renovations of middle school campus by SUSD.
Total Investment: \$10.9 million

C18. Villa Monterey Golf Course: Rehab and improvements to 32 acres into a passive park.
Total Investment: \$3.5 million

C19. San Francisco Giants Spring Training Complex: New training facilities, reconfiguring and improving portions of the stadium and upgrading the Giants training facilities at Indian School Park.
Estimated Investment: \$23.1 million

C20. Indian School Road: Construct driveway closures, new turn lanes, bus bays, and a landscaped median to maximize through capacity in the existing four travel lanes, relocate and widen sidewalks, where feasible, and add bike lanes.
Total Investment: \$18,415,000

C21. Scottsdale Estates: Street light upgrades and public arts project.
Total Investment: \$102,200

C22. Stagebrush Theater Relocation: Construction of 10-12 thousand sq ft theater.
Estimated Investment: \$1.6 million

C23. McDowell Streetscape Improvements: Right-of-way landscape improvements. Phase II under construction.
Estimated Investment: \$6 million

C24. Scottsdale Road Streetscape: A right-of-way landscape improvement project along Scottsdale Road.
Estimated Investment: \$1 million per mile

C25. ASU Scottsdale Transit Facility:

New transit facility with shaded areas, passenger amenities and City services.

Estimated Investment: \$3.5 million

C26. 74th St Improvements: Reconstruct roadway and improve pedestrian environment and on-street parking.

Estimated Investment: \$500,000

C27. Scottsdale Road Drainage Corridor:

Proposed storm drain to alleviate street flooding.

Estimated Investment: \$2.97 million

C28. Thomas Road Bicycle Lanes:

Proposed bike lanes, wide sidewalks and landscaping improvements.

Estimated Investment: \$4.61 million

C29. El Dorado Pool Improvements:

Design and construction of a new family aquatic center. Completed 2004.

Total Investment: \$4.3 million

C30. El Dorado Ballfield Renovation:

Revitalize 3 ballparks at Eldorado Park.

Total Investment: \$1.3 million

C31. Eldorado Fire Station: Construction of a new fire station in the south quadrant of the city. This fire station will replace the fire station at Miller and Thomas roads.

Total Investment: \$6,325,000

C32. Miller Road Sewer: Replacement of the existing sewer line in Miller Rd from McDowell south to the Princess Metering Station to accommodate growth and revitalization impacts.

Total Investment: \$13.3 million

C33. McKellips Service Center:

Redevelopment of city site including three police facilities, two maintenance facilities and a face-lift of existing facilities.

Total Investment: \$35 million

C34. Fuel/Fleet Maintenance Facility:

New fueling facility and fleet maintenance satellite facility.

Total Investment: \$3.46 million

C35. McKellips Multi-Use Path and Wall:

Construction of a path and 8-foot high CMU wall along Miller Road across from Indian Bend Park.

Total Investment: \$1 million

C36. Tonalea Traffic Calming: Bikeway, sidewalk, and traffic calming improvements.

Total Investment: \$970,000

C37. CrossCut Multi-Use Path

Improvements: Multi-use path construction, paths and underpass improvements.

Estimated Investment: \$1.71 million

C38. CrossCut Multi-Use Path Phase 2:

Multi-use path along canal bank from Thomas to Indian School Road.

Estimated Investment: \$1.85 million

C39. Sierra Vista Academy: Proposed improvements to classrooms by SUSD.

Estimated Investment: \$3.3 million

C40. US Post Office: Relocation of downtown post office to Scottsdale Road & McDowell.

Total Investment: \$1 million

Public & Private Investment**D1. SkySong, ASU Scottsdale Innovation**

Center: The City of Scottsdale and the ASU Foundation have established a partnership to build a 1.2 million sq ft research, technology and innovation center on 43 acres.

Total investment: \$390 million

(\$90 million public/ \$300 million private)

D2. McDowell Village: A 37,500 sq ft Senior Center and Citizen Service Center, next to 10,000 sq ft of neighborhood retail and 223 market-rate senior independent living apartments.

Total investment: \$32 million

(\$12 million public/ \$20 million private)

D3. Main Street Plaza: A mix of 250 residential condo units, retail uses and public plaza space. Phase I completed in 2006.

Total investment: \$47.7 million

(\$700,000 public/ \$47 million private)

To inquire about how to get your project listed on this map
or for more information, please contact:

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Text & Data

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Economic Vitality

Graphic Design

Anabel Martinez
Planning & Development Services

Aerial Photography

City of Scottsdale
Geographic Information Systems

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