

VALLEY & State

Metro News, 602.444.NEWS
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SECTION B

Today's talker

All comers can get flu shots at 3 sites on Jan. 22

Anyone who wants a flu shot in Maricopa County can get one now that the state health department has given a green light to local health officials to immunize all comers during its final day of clinics on Jan. 22.

The county has "several thousand doses" of flu vaccine that are in jeopardy of going to waste if demand for flu shots remains low, said Will Humble, bureau chief for epidemiology and disease control at the Arizona Department of Health Services.

He added, "We need to make sure nothing gets wasted." Flu shots cost \$25. Medicare Part B eligible individuals should bring their membership cards to receive free serum. The county/CIGNA flu clinics will be from 8 a.m. to 4 p.m. Jan. 22 at these locations:

- Stapley Health Care Center, 1111 S. Stapley Drive, Mesa.
- Clyde Wright Health Care Center, 755 E. McDowell Road, Phoenix.
- Paseo Health Care Center, 5891 W. Eugie Ave., Glendale.

— Kerry Fehr-Snyder

News update

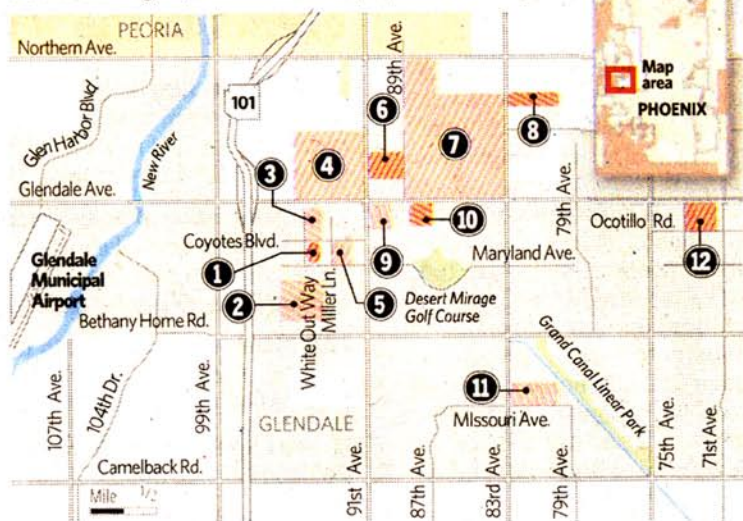
Fuel began flowing through Kinder Morgan's west pipeline early Thursday, ending a three-day shutdown of the line that delivers 70 percent of the Valley's gasoline, diesel and jet fuel.

Floods in California that washed out the ground around portions of the 20-inch pipeline did not damage the line, which starts in Los Angeles.

Officials thought it could take several days for the fuel to get to the Valley, but the fuel could be arriving as soon as today.

Moving in

Development around Glendale's sports and entertainment district is taking off, with a dozen new projects under way.



1. **Glendale Arena:** Opened Dec. 27, 2003.
2. **Cardinals Stadium:** To open August 2006.
3. **Westgate City Center:** First phase, half-million square feet of single- and multistory retail and office space, to open late this year.
4. **Zanjero:** 575 to 600 luxury apartments to break ground second quarter this year. Office condos could start construction late this year.
5. **Westgate residential:** 378 units, mostly apartments and some condos, expected to start construction late this year.
6. **Trilogy at Provence:** 215 homes in French-themed gated community to begin construction by midyear.
7. **Rovey Farm Estates:** Construction well under way by two home builders on handful of subdivisions that will contain 900 homes.
8. **Casa de Ensueño:** Construction under way in small enclave of up to 15 luxury homes valued as high as \$725,000.
9. **Quatro Development LLC:** Commercial properties being marketed for retail or office use, with discussion of hotel.
10. **Boardwalk Place:** 58 semicustom homes planned in 19-acre subdivision.
11. **Missouri Estates:** Gated community of 64 lots under construction, with homes starting in mid-\$300,000 range.
12. **Morningstar Estates:** Models to open by the second quarter of this year for 128-home subdivision, with 50 more to be built later less than 2 miles to the north.

Source: City of Glendale, Arizona Republic research

Tony Bustos/The Arizona Republic

Westgate leading way for projects

By Pat Flannery
The Arizona Republic

azcentral.com

More about development of the Coyotes arena at stadium.azcentral.com.

The start of construction at Glendale's Westgate City Center is fueling a microburst of nearby development activity, spurring an upward spiral in land and housing prices around the fledgling sports and entertainment district.

Area real estate brokers say vacant land that was selling for \$2 to \$4 per square foot two years ago has doubled or more in price, while new-home costs also have begun to soar.

This new reality is a mixed blessing for area residents. While benefiting from the rising property values and the new shopping and entertainment amenities, they also see noise, dust and cars transforming their once placid, rural neighborhood.

"The big concern is traffic and congestion," said Spencer

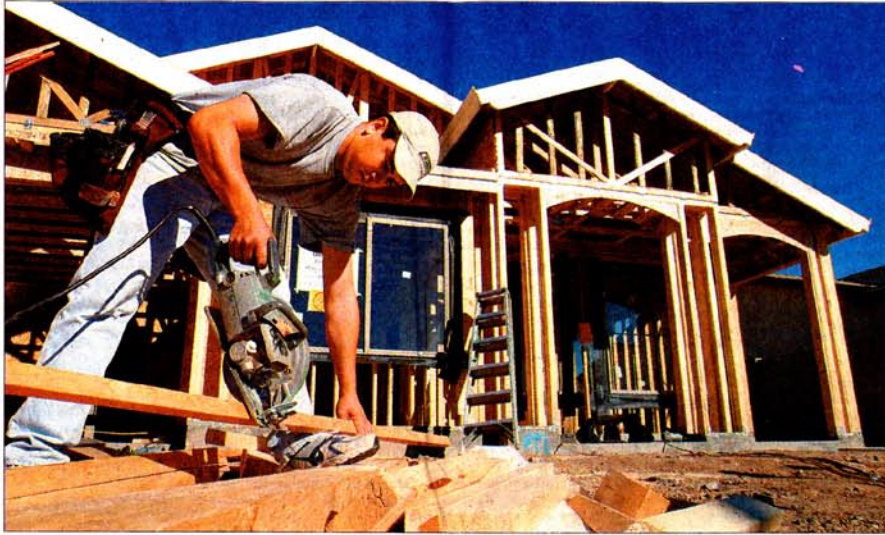
Hazzard, who lives just east of the arena.

Already, he said, roads are getting noisier and more crowded.

Westgate, the companion to Glendale Arena that is supposed to bring restaurants, bars, stores, offices and condos to several square blocks near Loop 101 and Glendale Avenue, started construction in late 2004. Its 628,000-square-foot first phase is expected to open near year's end. The \$370.6 million Cardinals Stadium will open a block south in August 2006.

City officials say Westgate's start triggered the flurry of new activity. West-

See GLENDALE Page B2



Fernando Medina cuts lumber at Westgate in Glendale. Property values in the area are rising because of new development. Tom Tingle/The Arizona Republic

GLENDALE Projects in city under way

From Page B1

gate's committed tenants so far include a 20-screen Loews Cineplex theater, roughly a dozen restaurants and night-spots, and Phoenix Coyotes offices.

"There's tangible activity at Westgate, so now people are interested in doing things around it," said Glendale Planning Director Jon Froke.

Interest also is keen because while prices are rising, West Valley real estate is still more affordable than elsewhere. It may not be for long.

"It's not just residential; there's a lot going on out there," said Bobbi Sarmiento, director of merchandising for Brown Family Communities, which plans to build 178 homes near the arena. "Prices are going up steeply in a lot of areas."

Roughly 2,000 homes are either under construction or in the planning stages in Glendale, and most are near the arena.

"It's a good investment. I wish I'd bought three of these," said Mel Stokus, 63, who in March bought a home with his wife, Kay, 58, for about \$200,000 in Rovey Farm Estates near Westgate.

The same home in that neighborhood is now selling for more than \$300,000, due to high demand, Mel Stokus said. The development will be built out with 900 homes.

Across Glendale Avenue from Westgate, developers will break ground in this year's second quarter on 575 to 600 luxury apartments in the first phase of Zanjero, a residential, retail and office development. Glendale and 91st Avenue LLC, a partner-

"It's become quite a hot area where people really want to live. You'll be able to do it all there, and all within 30 minutes of other parts of the Valley."

— Randy Helfman
New Sun Homes vice president

ship that bought Zanjero's underlying 151.5 acres in 2001, sold the property last month for \$30 million, or about \$5 per square foot of developable land, turning a tidy profit.

Ellman Cos. Vice President Tim Wright said plans are afoot to break ground late this year on 378 apartments and condos just east of the arena in Westgate's second phase. City officials expect permitting to start in early spring.

"Now that ground has been broken and people see this is real, their confidence has been boosted," said Debbie Smith, a city economic-development administrator. Nearby activities include:

- Trilogly at Provence, a 215-unit, French-themed gated community that will break ground by midyear. Attached condos and single-family homes will range in price from \$140,000 to more than \$300,000. Developer New Sun Homes also plans a 75-home development at 71st Avenue and Bethany Home Road.

- Missouri Estates, a gated community where construction of 64 homes is under way

southeast of Cardinals Stadium. Home prices are in the mid-\$300,000 range.

- Casa de Ensueño, a 15-lot gated community of custom luxury homes northeast of the arena. One of two homes now being built was appraised at more than \$700,000.

- Boardwalk Place, a 19-acre subdivision of 58 homes planned east of the arena.

- Further east at Morningstar Estates, models will open in late spring for a 128-lot development. A secondary community of 50 more homes is planned at 71st and Orangewood avenues.

- A 20-acre, mixed-use office and retail development at the southeastern corner of 91st and Glendale avenues, where Quatro Development LLC plans to break ground in the third or fourth quarter of this year. Partner Michael Merriman said negotiations continue for a hotel at the site.

City officials point to the activity as evidence that their economic strategy is working. The sports enclave, into which Glendale has invested more than \$180 million, seems to be acting as a catalyst for other development in the area, attracting new residents, improving local amenities, shoring up property values and generating taxes.

Two high schools opened just north and south of the arena to handle the influx, and other types of development seem to be following. For example, a handful of new restaurants and businesses have opened at Peoria Crossings only a mile away on Northern Avenue.

While area brokers warn that it is not yet a proven market for large industrial or of-

fice development, many investors think it will prove successful, particularly if Westgate is fully developed as planned.

"If he (Wright) is successful with Phase 1, the rest is a cakewalk," Merriman predicted. "We're seeing high interest, high demand out there."

Westgate's first phase includes 220,000 square feet of office loft space, and later phases call for multistory office buildings and a garden office complex.

A retail/office/industrial project is planned at 99th Avenue and Camelback Road, while Trammell Crow Co. might start on an office-condo project at Zanjero later this year. The office project is 80 percent sold out "even before we have any development plans in hand," said Trammell Crow Senior Vice President Mindy Korth.

"It's a convergence, a lot of things happening there simultaneously," said New Sun Homes Vice President Randy Helfman. "It's become quite a hot area where people really want to live. You'll be able to do it all there, and all within 30 minutes of other parts of the Valley."

Matthew Medina, a local businessman whose family launched Casa de Ensueño as an enclave for relatives and friends, is surprised by the prices the neighborhood now fetches.

"Being longtime (Glendale) residents, we wouldn't have expected this," Medina said. "That is where the market has been pushed to."

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