

Project Updates

SouthBridge



The Food Bar

Owner: Spring Creek Development
Architect: Hayes Architecture/Interiors
Location: SouthBridge at Scottsdale Waterfront
Size: 2,790 s.f.



Tenant improvement of a grab and go, European-style restaurant. Project features a full kitchen, coffee bar, indoor and outdoor seating and a bistro market. Wood tables, leather and canvas seats, resin custom artwork and wonderful lighting create a timeless atmosphere reminiscent of famous old European cafes with a modern twist.

Pederson Group, Inc.



Hayden Peak Crossing Pads A & E

Owner: Pederson Group
Architect: Butler Design Group
Location: Hayden & Pinnacle Peak, Scottsdale
Size: 12,000 s.f. 2 buildings



Shell construction of two single-story retail shell buildings. Each building is constructed of steel frame and masonry. Project also includes hardscape. Tenants include Charles Schwab and a Subway sandwich shop.

RREEF
Real Estate Investment Managers



North Loop 101 Business Park

Owner: RREEF
Developer: Lincoln Property Company
Architect: Butler Design Group
Location: 7th Avenue & Loop 101, Phoenix
Size: 91,400 s.f.



Shell construction of a two-story shell office building located at the southwest corner of Loop 101 and 7th Avenue. Construction consists of tilt-up concrete and load bearing masonry exterior walls with a finished central core and restroom area. Related onsite and offsite improvements are also part of this final phase of development.

GH
GENEVA HOLDINGS



SHADE at Desert Ridge Apartments

Owner: Geneva Holdings Real Estate Dev.
Architect: Thomas P. Cox Architects, Inc.
Location: Tatum & Deer Valley Drive, Phoenix
Size: 355,000 s.f. 342 units



A collection of 2, 3 and 4-story buildings comprise this property. Two amenity areas are located within the project; one near the entry to the site, and the other within the enclosing arms of the large four-story building at the project's center. A central pedestrian circulation path leads residents through the site to the adjacent retail shops, where a special outdoor plaza accentuates the entry point.

Corrections | Last quarter we incorrectly identified Spring Creek Development's mixed-use project as the Scottsdale Waterfront. It is, in fact, SouthBridge at the Scottsdale Waterfront. We regret the error.
Please email questions or comments to: Ishanley@hardisondowney.com.

Company News



introducing hardison/downey/kitchell

hardison/downey construction, inc. and **Kitchell Contractors** have teamed up to form a joint venture. The new entity, hardison/downey/kitchell, is already underway on its first project, the \$138 million ASU South Campus Residential Community.

The owner of the project, American Campus Communities (www.studenthousing.com), was referred to hardison/downey almost two years ago to build their first project in the Valley. The project consists of a 1,000,000 s.f., 12-building complex located at Apache and Rural in Tempe. Built specifically for Arizona State University students, the complex will include nine (9) four-story residential towers, two (2) seven-story residential-over-retail towers, a two-story community center and a five-story parking garage. Living units consist of one-, two-, three- and four-bedroom units, all with a shared central kitchen and living area.

Because of the sheer size and staffing requirements of the project, hardison/downey could not build it alone. hardison/downey has been working with Kitchell Contractors and Kitchell Development for more than 15 years, so it only made sense to form a joint venture between the two companies. And so h/d/k was born.

Construction work for this first project started in March, and is on schedule to complete in October 2008.

Project Awards



allred park place phase I

office shell construction, 258,000 s.f. 3 buildings

owner: Douglas Allred Company **architect:** Balmer Architectural Group

location: SE corner of Loop 101 & Loop 202

firstbank of arizona - miller plaza

banking shell & tenant improvement construction, 4,980 s.f.

owner: FirstBank Hold Company **architect:** Davis Partnership

location: Miller & Indian School, Scottsdale

squire, sanders & dempsey

class a law office tenant improvement construction, 11,000 s.f.

owner: Squire, Sanders & Dempsey **architect:** Alliance Architecture

location: Two Renaissance Square, Phoenix

verizon wireless

call center tenant improvement construction, 36,719 s.f.

owner: Verizon Services Corp. **architect:** Burgess Design

location: 54th Street & Chandler Boulevard, Chandler

Featured Employee



annie mittelstaedt - construction admin

Ann was raised in Denver, CO and initially came to the Valley for a college internship in 1982. She attended college at both the University of Wyoming and Colorado State University, studying Physical Education and Business. Annie joined hardison/downey in 1995, doing business development work for the company. After a brief move back to Colorado, she returned to the company in 1997 and has been with h/dc ever since. Ann has been married to her husband Drew, a vice president for Longust Distributing, for 12 years. The rest of her family includes a ten-year old daughter, Maddie, and a yellow lab named Duke. She spends most of her free time outside of work enjoying masters swimming, yoga and running. Annie's extended family in Denver is also involved in construction, as masonry contractors.