



Kierland Commons

PHOENIX / SCOTTSDALE, ARIZONA

Site size: 38 acres

Building size: 699,765 square feet of specialty retail, office and residential in 17 buildings

Clients: The Herberger Interests and Macerich
Opened in 2000

Plaza Lofts opened in 2005
Sold in 2011

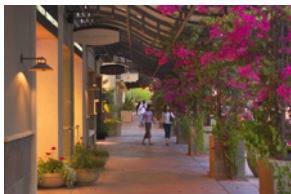
PROJECT TYPE: MIXED-USE INVESTMENT

The highly lauded Kierland Commons incorporates retail, restaurant, office and residential components within the 730-acre Kierland master-planned community. Those uses are dispersed throughout the Commons in one-, two- and three-story buildings that front primarily on the project's Main Street and interior roadways. The Plaza Lofts offer residential space within steps of upscale retail, dining and the lushly landscaped central plaza with its enticing spray fountain. The destination is an innovative environment that has become the gathering place for the surrounding communities of Northeast Phoenix and Scottsdale. In 2009, the Urban Land Institute honored Kierland Commons as one of 10 Awards for Excellence winners in the Americas. That award is the land-use industry's most prestigious.



KIERLAND COMMONS

15205 N. Kierland Blvd.,
Scottsdale, Arizona
Phone: (480) 348-1577
www.kierlandcommons.com



PROJECT DESCRIPTION

Unique architecture and planning of public spaces evoke a “main street” ambiance unlike any in Phoenix/Scottsdale. Carefully developed design guidelines ensure continuity of quality at the Commons while encouraging a customized storefront for each tenant.

The initial planning of Kierland Commons began in 1994. Phase I infrastructure was launched in the third quarter of 1998 and was completed in May 2000. Morton’s of Chicago opened a 230-seat restaurant in January 1999. P.F. Chang’s China Bistro, one of the country’s most successful and progressive Chinese restaurants, opened a 210-seat restaurant in June 1999. The retail and office components of the project were built in four phases beginning in 2000 and completed in 2005. Phase I of The Plaza Lofts, which total approximately 233,000 square feet of residential condominiums above the retail on Main Street, opened in April 2005. The first phase of 30 condominium units sold out in 30 days. Residents began moving in during 2005. Sales of an additional 54 units began in March 2006, and construction began that July. Phase II was completed in summer 2008. Woodbine sold majority interest of the project to Macerich in 2011.

ACCESSIBILITY

Northeast Phoenix, Arizona, within the 730-acre Kierland master-planned community, which is bounded by Scottsdale Road on the east, 64th Street on the west and bisected by Greenway Parkway, a six-lane, landscaped thoroughfare.

- 30 minutes from Sky Harbor International Airport and downtown Phoenix
- 20 minutes from historic downtown Scottsdale.
- Adjacent to Kierland Design Center (450,000 square feet of upscale home furnishing and home accessory stores)
- Across Kierland Boulevard from The Westin Kierland Resort & Spa

FACILITIES

Site size	38 acres
Gross square feet	699,765 square feet in 17 buildings
Retail space	278,454 square feet
Restaurant space	64,034 square feet
Office space	124,214 square feet
Residential space	233,063 square feet (84 condominium units)
Building façade	Natural stone with desert-inspired colors
Height	Varies from 1 story to 9 stories
Rentable square feet	607,699 square feet
Retail space	263,267 square feet
Restaurant space	60,751 square feet
Office space	118,094 square feet
Residential space	165,587 square feet
Elevators	16
Parking	2,094 (597 garage, 1,494 surface)

TENANTS

Morton’s of Chicago, 230-seat restaurant; Barnes & Noble, 30,000 square feet; Crate & Barrel, 37,066 square feet. Others include Anthropologie, BCBG Max Azaria, Chico’s, Coldwater Creek, Coach, J Crew, J.Jill, Lucy, Restoration Hardware, Sur La Table, Tommy Bahama’s Tropical Cafe and Emporium, Z Gallerie.

PROJECT TEAM

2000-2005: Kierland Commons Phases I, II and III

ARCHITECT	Nelsen Partners	Scottsdale, Arizona
CIVIL ENGINEER	Primas and Associates Consulting Engineers	Scottsdale, Arizona
CONTRACTOR	McCarthy Building Companies Sundt Construction Inc.	Tempe, Arizona Tempe, Arizona
DEVELOPER/PROJECT AND ASSET MANAGER	Woodbine Development Corporation Woodbine Southwest Corporation	Dallas Phoenix/Scottsdale, Arizona
INTERIOR DESIGNER	Nelsen Henrich Interiors (now Nelsen Partners)	Scottsdale, Arizona
LAND PLANNER	JAK Architecture & Planning	Tiburon, California
LANDSCAPE ARCHITECT	Design Workshop	Denver
MEP ENGINEER	Peterson Associates Consulting Engineers Inc.	Phoenix
PROPERTY MANAGER	Main Street Advisors Westcor/Macerich (after 2005)	Phoenix/Scottsdale, Arizona Phoenix
STRUCTURAL ENGINEER	Paul•Koehler Structural Engineers (now PK Associates LLC)	Scottsdale, Arizona

2005-2008: Plaza Lofts Phases I and II construction

ARCHITECT	Nelsen Partners	Scottsdale, Arizona
CIVIL ENGINEER	Primas and Associates Consulting Engineers	Scottsdale, Arizona
CONTRACTOR	McCarthy Building Companies Sundt Construction Inc.	Tempe, Arizona Tempe, Arizona
DEVELOPER/PROJECT AND ASSET MANAGER	Woodbine Development Corporation Woodbine Southwest Corporation	Dallas Phoenix/Scottsdale, Arizona
INTERIOR DESIGNER	K2 Design Inc.	Phoenix
LAND PLANNER	JAK Architecture & Planning	Tiburon, California
LANDSCAPE ARCHITECT	Design Workshop	Denver
MEP ENGINEER	Peterson Associates Consulting Engineers Inc.	Phoenix
RESIDENTIAL REALTOR	Signature Properties	Scottsdale, Arizona
STRUCTURAL ENGINEER	Paul•Koehler Structural Engineers (now PK Associates LLC)	Scottsdale, Arizona

MUNICIPALITY / TAXING JURISDICTIONS

City of Phoenix & City of Scottsdale (post office), Maricopa County, Paradise Valley School District

PROJECT OWNERSHIP / SPONSORSHIP

Affiliates of Macerich of Santa Monica, California.

WDC 2011

