

# Groundbreaking nears for apartments at SkySong

## 325-unit project may start before end of the year

By Jane Larson  
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The Arizona State University Foundation has applied for city permits and hopes to start construction in two to three months on the 325 apartments planned at SkySong.

The apartments and a parking garage under construction will occupy the southeastern corner of the 37-acre project, joining the twin office buildings that opened earlier this year at SkySong, the ASU Scottsdale Innovation Center.

"I'm just pleased we're making great progress," said Don Couvillion, vice president for real estate at the foundation. "It's really nice to see it taking shape."

### Overcoming objections

The apartments stirred controversy two years ago, when SkySong's developers, Higgins Development Partners and Plaza Cos., announced plans for up to 800 units.

Area residents feared rowdy students would disrupt their neighborhood, and the city's Development Review Board ordered multiple revisions before approving the architects'

designs.

The Scottsdale City Council ultimately approved changes to the SkySong site plan and to the city's master lease, with the foundation to accommodate the residential components.

Couvillion said the foundation submitted construction documents for the apartments to city planners in late August. It expects to receive permits in about two months, and contractor MT Builders Cos. of Scottsdale is expected to start construction before the end of the year, he said.

### Moving in, moving on

The apartments, which will rent for market rates, will be targeted at professionals working for nearby companies, such as Scottsdale Healthcare, General Dynamics Corp. and On Semiconductor Corp., he said.

The first apartment dwellers could move in to the first phase of the apartments by late 2009, Couvillion said.

The rest of the project would be complete a year later.

The four-story apartment buildings, which will contain studio to three-bedroom units, will wrap around the parking garage.

The \$32 million complex also will have an exercise room, pool, sundeck, courtyards, a demonstration kitchen and a business center with conference room for residents' use.

The exterior will feature accents of local sandstone and small shade sails that will echo the larger SkySong shade structure.

"I think it will be a very hip-looking building," Couvillion said.

Meanwhile, SkySong's 950-space parking garage is taking shape.

The garage's precast concrete sides and roof have been erected by contractor Sundt Corp. Crews have started working on the interior finishes, such as the electrical work, sprinklers and ventilation.

The \$14 million garage is due to open in early December, serving both the office buildings' workers and the future apartment residents. It will have six floors and keeps within the project's 60-foot height limit, Couvillion said.



