



Developer making plans, start of project is 2 years in offing

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The Arizona Republic
May. 1, 2007 09:01 AM

The developer of Vistancia, a master-planned community in north Peoria, says progress is being made toward building a "Kierland Commons" type of urban village there, but construction likely won't start for another two years.

Developer Sunbelt Holdings is working its way through the process of getting approvals from Peoria for the types of buildings the village will have, densities and setbacks.

It's also waiting for the market expected to be generated by the incoming Loop 303, Sunbelt Chief Executive Officer Curt Smith said.

the opening of Loop 303 is expected around 2010. It's expected the first phases of the urban village won't be built until about 2009, Smith said.

"It's quite a ways off as a reality of a center," he said.

People are eager to see the urban village become a reality but realize they won't see it for a while, he said.

The 506-acre urban village calls for a 60-acre medical campus, 4 million square feet of retail space, 5 million square feet of office space, a high school and 6,000 dwelling units east of El Mirage Road. A 40-acre park is planned for the southwestern corner of the site.

The site would include a 12-story, full-service hospital.

The urban village would offer shopping and medical care for residents in an 8- to 10-mile radius of Vistancia who now have to make significant trips for both.

The closest full-service medical care for these residents is at Sun Health Del E. Webb Hospital in Sun City West.

For shopping, many still drive as far as Bell Road, though a number of shops and restaurants are being built at the intersection of Lake Pleasant Parkway and Happy Valley Road, and some are open.

A Safeway also is scheduled to open before the end of this year inside the entrance to Vistancia, Smith said.

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