



# Glendale Main Street proposals get planners' support

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Developers call it Glendale's version of the Biltmore and Desert Ridge developments, and this week the project got unanimous support from the city Planning Commission.

Main Street is proposed as a 166-acre project west of the Loop 101, stretching from Glendale Avenue to Bethany Home Road.

Like Desert Ridge in north Phoenix, it is envisioned as a mix of retail, residential and restaurants, bolstered by a resort and golf course that would snake from West Glendale's stadium and arena area south to the spring training stadium the city hopes to open near Camelback Road in 2009.

Like the Biltmore near 24th Street and Camelback Road, developers say Main Street will fortify an employment hub in the West Valley with office buildings and commercial development they say would generate 8,000 to 9,000 new jobs.

A zoning change from agricultural to planned area development, with the Planning Commission's recommendation, will go before the City Council on June 26.

From there, the project must go through design review before a development agreement is brought before the council.

Developer Rick Burton with Rightpath Limited Development Group said he hopes dirt could move in six to eight months.

The project joins numerous others eating up farmland and frontage along the Loop 101 near the University of Phoenix Stadium.

Just north of the proposed Main Street site, a 13.5-acre development called Gateway is under way with offices, restaurants and two hotels.

East of the Loop 101, Zanjero, which Burton's company is behind, and Westgate City Center continue to fill in with condos, hotels and retail stores.

Arizona's NFL family, the Bidwills, recently announced their intent to develop 44 acres just south of the stadium with corporate offices, restaurants, hotels and residential. Their plan, called cbd101, still must go through the city's planning process. But it calls for corporate offices along the Loop 101 and a tower that could climb 40 stories, rivaling the state's tallest buildings.

Although not as lofty, the Main Street project also calls for tall buildings along its freeway frontage with buildings between 10 and 12 stories.

Other buildings further back from the freeway are planned between eight and 10 stories.

The Main Street proposal calls for 96 acres of business and retail development. The remaining 70 acres would feature urban housing, open space and a 1,000-room resort with the golf course.

Such a resort would be Glendale's first, and only the second in the West Valley with the Wigwam Resort & Golf Club in Litchfield Park.

Main Street proposes to build as many as 2,000 multi-family high-end apartments and condos, which Burton referred to as an urban destination with plenty of open space, trails and fountains.

The Planning Commission required that 50 percent of the commercial uses called for in Phase 1 be in place before developing any stand-alone residential buildings.

Burton said Rightpath would master-plan and develop a portion of Main Street. They also could partner with other developers or sell portions of the property for development, Burton said.

Councilwoman Joyce Clark, who represents the area, said she welcomed Rightpath bringing the project forward and the chance to negotiate on any concerns. Clark declined to name any specific concerns.

The development would swallow up mostly farmland, although a smattering of homes is nearby. Some owners have sold to Rightpath. Others, who have enjoyed country living with acreage and horses, said they would wait to see what such a development in their front yards would mean.

Only one protest was lodged with the Planning Commission. The owners of 22 acres in the heart of the development are uncertain they want to sell. Burton said development could work around the narrow open space if the owners opt to hang onto the property.