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Mixed-use project on tap for north Avondale

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North Avondale residents will have a new neighbor in the not-so-distant future.

Pasadera, a new mixed-use development by Rose Properties Southwest, is slated for the southeast corner of Dysart and Indian School roads.

The developer touts the 40-acre center as a gateway to Avondale, which would welcome people to the city from the north.

In Spanish, Pasadera indicates a stepping stone, or pathway, which is a suitable name for the development, considering it's envisioned as a pedestrian-friendly, mixed-use village where people can stroll, browse and mingle among its mix of shops, restaurants, residences and offices, project officials said.

"I think that the strength of Pasadera is that it really tries to create a gathering place for the northwest corner of Avondale," said John Ruggieri, president of Rose Properties. "The fact that we are trying to integrate housing and retail and office - I think that's the first time that's happening in this part of the city."

Although it's yet to be determined how much of the site will be dedicated to each of those components, the developer is almost certain that retail and restaurants will play a key role in its success, said Leslie Wade, spokeswoman for Rose Properties.

Wade said the company will soon explore the viability of office space at the project, and then survey the types and number of residences the project can sustain.

The new development, to be built near the communities of Sage Creek, Corte Sierra, Dysart Ranch and Wigwam Creek, won't have a significant impact on nearby schools' enrollment figures, because its residences are not envisioned for families, Wade said.

"It's really going to be designed for empty nesters, executives and young professionals," she said, citing townhomes, luxury apartments, condominiums and urban-style lofts as possibilities for the site.

The heights of the buildings at Pasadera will be relatively low, anywhere from one to three stories, Wade said, adding that the site currently allows for structures to reach 30 feet tall. A variance would be required for anything higher.

"And we will not put three-story buildings adjacent to existing residential," she said.

Though the proposal for the project has been approved by the Avondale City Council, it may still be a while before the project will break ground, Wade said. "We'll probably go a couple of months on the rezone, and then we'll start the site planning."

Rose Properties Southwest, which is also developing a "ballpark village" in Goodyear next to its baseball spring training complex, controls more than 42 properties in the West Valley.