

## A look at nine blockbuster projects in the Valley facing challenges during the recession

Phoenix Business Journal - by [Jan Buchholz](#)

The Phoenix Business Journal surveyed nine mixed-used developments that were announced with great fanfare in the past four years. At the time, the Valley was growing rapidly, outside investment reached historical highs and optimism hit a fever pitch among the political and economic development communities. But was the hype realistic, and are those proposed grand projects moving along as promised?

Here is a sample of what we found, gleaned information from past stories, municipal sources and a handful of developers.

### **Mesa Proving Grounds**

Status: Unconstructed

Location: Near the southwest corner of Ellsworth and Elliot roads

Developer: DMB Associates, Scottsdale (Gaylord Entertainment Co., Nashville, Tenn., and Westcor/Macerich, Santa Monica, Calif., to develop portions)

Scope: 3,200 acres of the former site of the General Motors Desert Proving Grounds. It will include 15,000 residential units and 20 million square feet of commercial. Proposal includes a 1,500-room resort hotel and convention center facilities, a second hotel and retail.

Planner: Espiritu Loci, Scottsdale

Engineers: Wood/Patel & Associates, Phoenix Architect and contractor: To be determined

First proposed: Discussion began in 2007. Pre-annexation and development agreement and zoning application submitted to the city of Mesa in August 2008.

Current estimated timeline: Indefinite. Gaylord Entertainment Co. has not purchased 100 acres intended for the resort and does not cite anticipation of any major outlays of cash for development in its second-quarter earnings report.

Financing: Undetermined

Government incentives: Bed tax that could exceed \$50 million approved by Mesa voters in March 2009, but proposed hotels would have to be built by the end of 2014 to qualify. Property tax waivers estimated at \$85 million.

### **MEDIA**

<http://phoenix.bizjournals.com/phoenix/stories/2009/10/26/focus2.html?t=printable>

