

Buckeye approves business project

Developers: Mountain View Center could create 10,000 jobs

by **Eric Graf** - Jan. 22, 2009 01:04 PM
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The Buckeye Town Council this week approved the proposed Mountain View Business Center, which developers said could create 10,000 local jobs over the next several years.

But the project faces height and space restrictions due to traffic and aesthetic concerns.

The center is planned for 290 acres near the Verrado and Sundance communities in east Buckeye. The land is along Interstate 10 between 215th Avenue and Dean Road.

The council on Tuesday unanimously approved the center's master plan and development agreement. But first, some council members asked for an explanation of the traffic issues the project could cause.

"I have a lot of concerns . . . with the traffic this will generate," Vice Mayor Elaine May said.

The development will be limited to about 1.8 million square feet until a Dean Road interchange at I-10 is completed, said Town Engineer Woody Scoutten. The town created the limitation to ensure traffic would not overload the nearby residential communities, he said.

The town also altered the plans after DMB, Verrado's developer, voiced concern about the height of the business center.

The original proposal allowed for a maximum height of 160 feet. Now, the plans call for a 56-foot limit. That is a change from roughly a 10-story to a four-story building.

No start date has been established for the project, said Jeff Blilie, a local representative for Pennsylvania-based developer BET Investments. However, \$10 million in infrastructure already has been installed in the area as a part of earlier projects. Plans call for the first phase of the business center to be completed by 2012 and the final phase by 2024.

By that time, developers estimate the center would bring in 9,960 jobs to Buckeye. They are in talks to include an auto mall and as many as 31 acres that could be used for apartments or condominiums.

Tempe-based LVA Urban Design Studio designed the site's master plan.