

# DESTINATION: CityCenter of CityNorth®

Your idea of city living is about to change.

If you hail from New York, Chicago, or San Francisco, your vision of urban living is undoubtedly different from the city life Phoenix offers today. In your mind's eye, you see images of bustling pedestrian-filled streets where shoppers cross paths with diners, workers, tourists and residents in eclectic shops, boutiques, cafes, offices and galleries.

That multi-faceted experience will soon become part of the Northeast Phoenix landscape at CityNorth, when High Street opens in October 2008 along Loop 101 at the 56th Street exit. The CityCenter of CityNorth is the co-venture of two visionary US developers, Related Urban of New York City and Thomas J. Klutznick Company of Chicago. Although its mixed use concept reflects the best aspects of Related Urban's iconic properties such as Time Warner Center in New York City and CityPlace in West Palm Beach, CityNorth is destined to be remarkable and unique in its own right.

The desire to create an authentic place drove the design of CityNorth's neighbor-

hoods. Great cities in the US and abroad were studied for their appeal as work, live and play destinations. Ultimately, the goal was to create a "great public realm" defined by desert modern architecture that responds to the climate and building materials of the region. It was important to create a new "CityCenter" that reflects its dramatic landscape through indigenous plant life, materials and planning, resulting in a new paradigm that weaves the best assets of the desert Southwest

into its tradition and foundation. This urban enclave will encompass residential living, retail, dining, and work opportunities. With excitement and anticipation looming, CityCenter of CityNorth's debut is set to be celebrated in October 2008 with the opening of High Street, featuring retailers such as Talbots, White House | Black Market, Gymboree, Pumpkin Patch, Optix, Verde Maison, Guess, Lindsay Lou, Chico's and others. "The design of CityNorth is created to build on a concept of neighborhoods that form an urban sense of community for the development," says Brad Nelsen of Nelson Partners, whose architecture firm worked alongside Elkus-Manfredi of Boston. "The design goals of CityNorth describe an innovative, fresh, contemporary desert architecture that is sustainable, forward thinking and unlike any built urban area in the Southwest." Notable to the project is the commitment to pursue LEED® certification from the U.S. Green Building Council.



The first phase, High Street, will encompass 99 luxury condominium residences, new-to-market restaurants, shopping, medical offices and Class A office space. "The community's interest and response has been overwhelming," said Trudy Hammond of Signature Properties, CityNorth's exclusive residential broker. The Residences on High Street comprise three floors of eight unique floor plans above street level shopping, in one, two, and three bedroom

floor plans, ranging from 850 square feet to 1,850 square feet ranging in price from the mid \$400's to just over \$1 million. The idea of 'StreetLife' in the CityCenter of CityNorth is at once exhilarating and multi-sensory. Pedestrian-friendly streets are completed by gathering places, al fresco patios and entertainment. 'HomeLife' is characterized by living in harmony with your surroundings. The Residences on High Street feature open kitchen plans, composite quartz countertops, hardwood flooring, Kohler fixtures, and European styled cabinetry. Appliances include stainless steel GE Profile refrigerator with French door design, combination microwave/convection oven, stainless steel sinks, dishwasher and dual-fuel range with gas cook tops.

Appurtenance features and interior design elements include 8' high solid core doors throughout, oversized closets and lofty 10 foot high ceilings. The Master Bath is refined with Kohler fixtures, jetted whirlpool tub and shower with per plan frameless glass doors. European styled vanity with flush or panel door styles and composite quartz countertops complete the baths. All floor plan choices include private terraces. These sundecks have multi-panel stackable terrace doors, low-emittance insulated glass for UV protection, sunshades that are integral to the building's exterior design, and temperature controlled programmable thermostats with zoned high efficiency heating and air conditioning. Of course, 24 hour security is on-site with cameras throughout the building and entry-dialer for guests. Valet services are throughout the CityCenter of CityNorth.

The Residences on High Street will also be privy to an Amenities Deck that includes a saltwater heated pool, outdoor whirlpool spa, private pet park, outdoor kitchen with granite island, fire pit and seating area, and barbeque area with two gas grills. Beyond valet parking, residents will also be exposed to an array of services by an exceptional concierge staff from shuttle service, home and office delivery, exclusive discounts at participating retailers, priority reservations, to tee times, and much more. Dining options on High Street for the sophisticated palate will include exciting, new to market choices such as Il Fornaio, Ocean Prime from Cameron Mitchell, Momenti, Blue

Martini, 25 Degrees, Daily Grill and local favorite Kona Grill. "The signature of Related Urban is to create a new approach to city living where the best of city life is offered within a pedestrian community. This gives residents unprecedented options, redefines the market culture and creates a thriving neighborhood and community," says Related Urban CEO Ken Himmel.

The Boulevard is a grand concourse which opens in November 2009, embodying the luxury aspects of CityCenter of CityNorth, anchored by three highly coveted department stores including Arizona's first Bloomingdale's and Phoenix' only Nordstrom. According to Nelsen, "The Boulevard District is the pinnacle of the CityNorth experience. Here, the best of the luxury retail and restaurants are complimented by the most luxurious residential buildings. The sidewalk character of the Boulevard includes landscaped seating areas, sculpture gardens, and wide shaded walkways."

The 'WorkLife' schematic at CityCenter of CityNorth is depicted by efficiency. The smart business environment includes cutting edge technology, convenient freeway access, proximity to fine dining, Scottsdale Airpark and resorts. It's all here: everything you need to close the deal. The CityNorth Sales Gallery is open Monday through Saturday 10-6 pm and Sunday 12-5 pm at 5515 N. Deer Valley Drive, Phoenix, AZ 85054. Experience the finishes, the scale model, a virtual tour of a residence and watch the brand essence of CityLife on the five plasma screen theater. Contact Residential Brokers Bill and Trudy Hammond of Signature Properties at 480.355.0202 or go online to CityNorthAZ.com and click on Residential Opportunities to take the virtual tour. StreetLife. HomeLife. WorkLife. CityLife. Your life redefined.

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Jake Rader contributed to this story.

