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Downtown Villas Phase 2 to begin

By Luci Scott
THE REPUBLIC | AZCENTRAL.COM

At a time when the sluggish economy has delayed or halted a number of projects, a bright spot for Chandler will be the groundbreaking Tuesday of the second phase of San Marcos Commons Villas.

San Marcos Commons is a \$100 million, 15-acre mixed-use project and the largest investment in downtown Chandler's history.

The project, which is seen as key in revitalizing the area, will feature a total of 79 townhouses with two-car garages, a parking structure, and 152,000 square feet of retail, restaurants and offices. It will be on the southwestern corner of Chandler Boulevard and Arizona Avenue.

Thirty townhouses have sold, and developer Niels Kreipke of Desert Viking expects two more contracts this weekend.

"We have built a very high-end, quality product and priced it at a very competitive rate," Kreipke said.

Prices start in the \$240,000 range. Sizes range from 1,360 to 2,050 square feet. Models are open seven days a week on Buffalo Street.

"We've managed to really pick up sales momentum quit a bit during the tough summer," he said. "Sales are historically very slow, especially in this economy, but we've averaged about a sale a week through the summer, and that's been great success for us."

Construction crews will soon start grading the site and preparing the foundations. The 42 townhouses in the \$15 million Phase 2 are expected to be ready for move-in next summer.

Phase 2's townhouses will face the Crowne Plaza San Marcos Resort golf course, overlooking the course's greens and nearby mountains.

Some residents have moved in to the first townhouses. Eleven new owners have closed, and Kreipke expects an additional five closings within three weeks.

Desert Viking is working out final plans with the city for the retail, restaurant and office portion of the project.

Kreipke's goal is to start construction early next year.

The townhouses have 10-foot

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Sex steroid trace found in city well

By Edythe Jensen
THE REPUBLIC | AZCENTRAL.COM

Chandler's second test this year for pharmaceuticals in the city's water supply found traces in one of its 25 wells of endocrine disruptors that have been linked to national health concerns. City spokesman Jim Phipps said minute quantities of Estradiol, a sex steroid used for birth control, were detected in a well near Lindsay and Riggs roads. Amounts were 16 parts per trillion, a slight increase over the 12 parts per trillion detected in the same well in June.

Chandler and Phoenix agreed to tests after national reports linked the substances to potential health hazards. Phoenix reported finding none.

"We are at a loss to explain why the Lindsay well contains this trace amount," Phipps said. He said scientific experts have said such small quantities pose

Chandler Heights project wins award

CHARLE LIGHT/THE REPUBLIC

Shane Skinner of Lonoke, Ark., releases the last of about 300 catfish relocated from Arkansas into Chandler's Veterans Oasis Park lake. The lake is a part of the Chandler Heights Community Facilities Project, which won an environmental honor bestowed by the Valley Forward Association. The complex combines a water recharge facility with a police substation, park and environmental center. Page 6

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Townhouses to break ground

TOWNHOUSES

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ceilings, 8-foot doors and granite counter tops. Kreipke said the revitalization of downtown is playing a part in his success.

"The feel of the downtown has been a tremendous boost, with restaurants such as the SanTan Brewing Company and Sushi Eye and La Stalla and such," he said.

"They have contributed to making this a fun, vibrant area that people want to be a part of."

Mayor Boyd Dunn said the second groundbreaking is "exciting for Chandler since it will mean adding new homeowners in downtown."

"New residents mean more activity for the area," he said. "Residential development is always a key."

Eileen Brill Wagner, executive director of the Downtown Chandler Community Partnership, is pleased that the groundbreaking is imminent and described San Marcos Commons as "an exciting development."

"At a time when a lot of developers have decided not to move forward, I think the fact that Desert Viking has decided to is a vote of confidence for downtown," she said.

