



Outside the Region: Shepley Bulfinch breaks ground on The LINK PHX with CA Ventures and Diamond Realty Investments

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Phoenix, AZ Shepley Bulfinch celebrated the groundbreaking of The LINK PHX, a mixed-use building developed by CA Ventures in a joint venture with Diamond Realty Investments, Inc. Located at Third and Pierce Sts., The LINK PHX is a 30-story, 375,000 s/f building.

Shepley Bulfinch is providing planning and architectural design services for The LINK PHX, which will be one of the city's tallest buildings upon its August 2019 completion.

Its groundbreaking marks the first of a three-phase project in the downtown Roosevelt Row neighborhood. The siting of the building uses desert-responsive design that utilizes daylighting and maximizes views that open to the downtown skyline, South Mountain, and North Mountain Preserve. The slender form of the building, which tapers in height, is clad in concrete masonry and metal panels with upgraded glass to reduce heat gain through windows. Local artists are creating outdoor murals on the perforated metal covering around the six garage floors of the building.

"It's great to work again with Shepley Bulfinch on what will be another market-defining residential community in the southern Arizona market," said JJ Smith, principal of CA Ventures. "The LINK PHX at Third and Pierce in downtown Phoenix is designed as the first step in creating a retail and residential anchor in the Roosevelt Row Arts District. The urban aesthetic offers a distinctive skyline presence along with elements of street-level engagement and will provide much needed downtown housing while strengthening economic growth in this already vibrant neighborhood."

The phase one, high-rise tower fortifies the neighborhood's downtown density with 257 market rate units and 15,000 s/f of street-level storefronts. The ground-level lobby greets residents and provides smart lockers for package delivery and a bike sharing program. The next six floors feature a garage with car washing stations and 250 parking spaces. On the eighth-floor, the main lobby offers mountain views from all locations, and includes a fitness center, a demonstration kitchen for visiting chefs, patios and an outdoor dog park. Apartments include a mix of studio, one-bedroom and two-bedroom floor plans, ranging in size from 450 to 1,450 s/f. Each unit features floor-to-ceiling windows, in-unit laundry and gas cooking. Half of the units offer balconies. The top floor houses two luxurious, 2,000 s/f penthouse units, offering two bedrooms, a den and home office space with plenty of glazed glass, high ceilings and spectacular views. Rooftop building amenities include an outdoor pool and spa, solar canopy shade, outdoor gaming area and indoor sky lounge.

"We designed the building to maximize the incredible mountain and valley landmark views that exist

at this height,” said Joseph Herzog, AIA, principal at Shepley Bulfinch. “The building will also be a landmark for the city skyline, and we are utilizing form and materials that will present a modern, forward-looking vision for downtown Phoenix.”

With three high-rise apartment buildings standing at 30 stories, 25 stories and 19 stories high, The LINK PHX complex will be a significant addition to the skyline. Transforming a vacant lot into a downtown hub, the project will deliver a total of 612 residential rental units, 646 parking spaces and nearly 25,000 s/f of retail and mixed-use space on approximately 1.3 acres. The complex is near the University of Phoenix and the popular Roosevelt Row Arts District, a walkable, creative quarter in the urban core of downtown.

CAV acquires, develops, redevelops and manages high-quality multifamily properties in targeted markets and university communities. To date, CAV has acquired, developed or is developing approximately \$3.7 billion of multifamily assets. Shepley Bulfinch has collaborated with CAV on the design of more than one million SF of luxury residential complexes around the country.

Urban Edge Builders is the general contractor for The LINK PHX project. Austin-based DCI is providing structural engineering services.

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