

8-unit housing complex on 12th Street touted as infill project

Developer hopes buyers will pay \$725,000 per unit

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An eight-unit residential project will be built on land where a developer purchased and razed a house on 12th Street once owned by a

prominent Valley architect.

The "George" housing development, named for architect George Christensen, will include duplex-style homes wedged on a sliver of land at 5600 N. 12th St. between Camelback and Bethany Home roads.

Backers of the project are describing it as a classic infill project more commonly found in dense urban cities such as Chicago or New York. They

hope the urban cachet lures buyers willing to pay at least

\$725,000 per unit.

Developer Ryan Spikerman broke ground on the project last month and expects to complete the units by fall 2007.

So far, three of eight units have been reserved by buyers who put down a small deposit. No sales contracts will be for-mally signed until the developer gets the necessary paperwork, called a state report,

returned from the Arizona Department of Real Estate. That could happen within 30 days.

"It's just incredibly cool, unlike anything else you'll see in Phoenix," said Bruce Graham, of Jarson & Jarson, hired to sell the units.

The project will include four units. Each unit will have three bedrooms, 21/2 baths and a twocar garage.

Other touches include 9-foot ceilings, finished concrete floors and gourmet kitchens

with European-style cabinets.
The developers describe the project as a modern urban housing project with floor plans that will appeal to professionals seeking an urban setbuildings each with two 2-story ting with the amenities of the

suburbs.
Among those who've chimed

Councilman Greg Stanton, who suggested that the project may appeal to families interested in

moving to central Phoenix.

Phoenix architectural firm Studio Ma designed the project.

Other Studio Ma projects include the remodel at the Heard Museum, a trail at Tempe Town Lake and Arizona State University's main campus and downin on George include Phoenix town bookstores.