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CONDO TOWNHOME & LOFT LIVINGAZ



Scott Sandler Photography via Cachet Homes



Bill Timmerman via Optima Kierland

Yet easy accessibility can happen without proximity to public transportation. “The majority of our buyers either walk, drive or use Uber or Lyft for their transportation needs,” Vogel said about Optima Kierland residents.

Convenience and exercise are key

Often, “condo buyers are downsizers and may have only one vehicle so it’s important to have places close by,” said Sue Goodrich, vice president of sales and marketing for Cachet Homes, the builder of Monterey Ridge, a condo community in North Scottsdale, and Cachet at The Wigwam in Litchfield Park, which offers condos, townhomes and single-family homes. “Other times, buyers just want to be able to get exercise and walk to stores and restaurants. In some cases, they’re seasonal buyers and may not keep a car at the condo so they want to be able to walk to dining and shopping.”

Condo buyers “like to know that they’re making an investment in an area that is well-located and amenity-rich,” Chamberlain said, “both to protect the value of their purchase and to ensure the highest quality of daily life,” noting that living in a walkable area provides a great way to stay active in the course of a daily routine. This opportunity doesn’t necessarily exist for people who live in gated subdivisions and drive to all their daily destinations, he said.

Condo living is “the lifestyle of the future,” Barroilhet said. “Condo residents value their time. They want to be able to walk to the restaurant or the park without having to worry about the consequences of driving.”

Walkability is “important to our buyers because they can experience a touch of a big city by walking to many [nearby] restaurants and shopping opportunities,” Vogel said.

Appealing to all ages

Having spent the past 20 years living in Downtown Scottsdale, Chamberlain said he’s learned that “every age group enjoys the activities of a walkable downtown. I see young parents pushing strollers, college students riding scooters and bikes, and empty-nesters walking along Main Street checking out art galleries.”

“We find that everyone enjoys the benefit of being able to walk to amenities,” Goodrich said. Even in suburban Litchfield Park, buyers at Cachet at The Wigwam can walk to downtown Wigwam restaurants, to the Wigwam Golf Club and to the Wigwam Resort, “where our buyers receive a nine-month membership.”

“Most of the year our weather is great to walk to the closest establishment,” Goodrich said. “Even in the summer, morning and evening walks are wonderful.”

Walkability is...

...a key attraction of many condo and townhome communities

By Debra Gelbart

The concept of walkability as it relates to where you live isn’t necessarily limited to destinations available on foot.

“Public transit is one way to make places of interest accessible, but an area can be walkable without large-scale public transit,” said Chris Chamberlain, vice president of development at North American Development Group, which created the luxury condo community Eldorado on 1st in Old Town Scottsdale. “Bike- and scooter-share programs are just two examples of alternatives to traditional public transit that allow someone to expand the geography of walkability in their neighborhood.”

At Optima Kierland in North Scottsdale there are several surrounding walkable attractions including Kierland Commons and Scottsdale Quarter, said Crel Vogel, regional sales manager for the community’s developer, Optima.

Walkability means “being comfortable walking,” said Gonzalo Barroilhet, development manager for Santiago, Chile-based Sencorp, developer of en Hance Park, a four-story condo community in Downtown Phoenix. “For instance, in Phoenix, walking in the shade is

imperative. An urban area that is well-thought-out will allow you to enjoy and interact with what you come across — [for example] parks, local businesses and coffee shops.” Public transportation encourages walkability, he added. If your condo or townhome is ideally situated close to destinations important to you, even “walking to work can be fun, safe, efficient, enjoyable and healthy.”

“We find that everyone enjoys the benefit of being able to walk to amenities.”
—Sue Goodrich, Cachet Homes



Courtesy of Eldorado on 1st

Attention veggie-loving condo residents!

A small-space garden may be ideal for you

By Debra Gelbart

A vegetable garden inside your condo or townhome can be a great way within a small space to grow fresh produce that’s free of pesticides. You may decide you want a traditional horizontal table-garden or a “tower-garden” that’s vertical and can be placed in a corner inside or on your outdoor patio.

Tables and towers, oh my!

A **table-garden** is a small container suitable for growing plants and vegetables, explained Dawn Albright, owner, with her husband Chase, of C + D Industry. Their Glendale-based company specializes in custom furniture and patented tables that feature an aluminum channel in the center where planter baskets and herb boxes can be placed. Meanwhile, a **tower-garden** is vertical and self-contained and takes up “only 2.5 square-feet,” said Troy Albright (no relation to Dawn or Chase). Troy is the owner of True Garden, a 5,000 square-foot greenhouse in Mesa that sells only vertical tower-gardens. “There’s no dirt to deal with,” he said, “resulting in 70 percent fewer bugs. The tower uses up to 98 percent less water than a traditional garden, making it very efficient for condos or townhouses.” The tower-garden comes with its own circulating water tank attached to the base of the tower.



Troy Albright via True Garden

If you opt for a traditional table-garden, the container you choose must allow for proper drainage and hold up to constant moisture as well as to Arizona heat and sun, Dawn said. “You also want to be sure there aren’t hazardous coatings or elements that can break down and be harmful for consumption,” she said. She recommends a planter made of stainless steel because “a wood planter may decay or rot or even attract unwanted bugs or termites.”



Deborah Brandon via C + D Industry

Which goodies can be grown?

“We love the use of cacti and succulents all year round in Arizona,” Dawn said. “You can also swap your plantings seasonally. In summer, plants like basil thrive in the sun and heat; in cooler months, we suggest greens like kale, spinach and Swiss chard. These can go right from the table-garden to the plate. There are also many types of flowers that can be paired with herbs and vegetables.”

With a tower-garden, you can enjoy up to 28 different plants that sprout right by your table or kitchen, Troy said. These include leafy greens, herbs and edible flowers such as

calendulas, marigolds and violas, he said.

Troy pointed out that both horizontal and vertical small-space gardens can work for condo and townhome owners. “We need to grow [food] in multiple ways to feed the world,” he said. “The tower is one of the avenues; horizontal gardens are another. There is no singular way to grow your own food.”

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