

## Pedestrian-friendly retail center coming to Gilbert and Ocotillo

BY CHRISTINA FUOCO-KARASINSKI

Construction has begun on a pedestrian-friendly retail center dubbed The Plant that will be anchored by Sprouts Farmers Market. Spanning roughly 8 acres on the southeast corner of Gilbert and Ocotillo roads, The Plant will also feature a mixture of retail and restaurant tenants.

“With Sprouts as our anchor tenant, it helps set the tone for the center as a neighborhood marketplace where you can pick up groceries, grab a coffee, have lunch, shop” said developer Brian Frakes, principal, of Common Bond.

“We’re currently in the process of finalizing leases with several notable tenants that will add great value to the center. Once the buildings begin to go vertical we’ll fill our remaining spaces with additional popular tenants that benefit the community.”

Common Bond along with local architects SUITE 6 Architecture + Planning and Cawley Architects, landscape architect GK Flanagan Associates and contractor GCON are working together to open The Plant by late summer 2016.

The Plant will have attractive pathways highlighted by seat walls, unique planting and shade trees, according to Frakes. Surrounding shops will have farmhouse-inspired chevron roofs and open-air arcades along the fronts with wood, brick and metal accents.

Frakes said Chandler was chosen

because it is a “special” location.

“First, the Chandler community is a special place to do business,” Frakes said.

“It is a pleasure to partner with people that hold so much pride in their community. Additionally, there are only a few developments happening in Chandler right now and, when we had the opportunity to build The Plant, we knew it was a chance to deliver a center with one-of-a-kind character to the city. We have no interest in delivering a development that looks like everything else.”

Frakes notes that while bringing an identity to a retail center isn’t fast or cheap, creating this unique destination for surrounding communities is the incentive behind The Plant.

The Plant team also plans on working with the City of Chandler to incorporate public art that celebrates the area’s agricultural heritage—an underlying theme of the overall look and feel of the development.

Including land acquisition, the cost of the land is approximately \$15 million.

“We’re going above and beyond with the design and architecture of the space,” Frakes said.

Founded in 2014 by Frakes, Common Bond Development Group is a commercial real estate development company that delivers creative and unique projects to communities.

Frakes, previously of Westcor and



With renderings shown above, The Plant will be a pedestrian-friendly retail center anchored by Sprouts Farmers Market. *Submitted rendering*

Westcor Development Partners, along with partners Sam Fox and Andrew Cohn is dedicated to identifying and delivering quality projects that stimulate economic prosperity and enrich neighborhoods. Common Bond has been responsible for the notable development of “The Yard at

the Farmer Arts District” in Tempe.

*Christina Fuoco-Karasinski is the executive editor of the SanTan Sun News. She can be reached at christina@santansun.com.*

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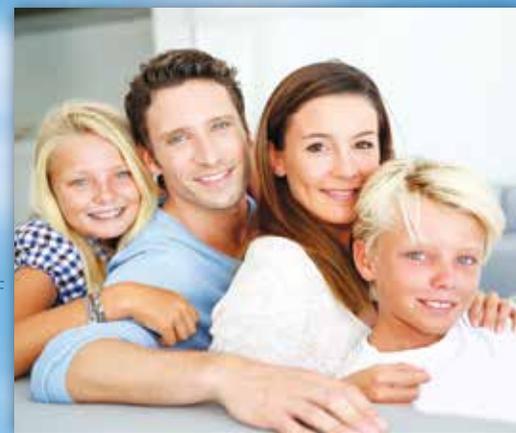
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