

SkySong takes form, project adds tenants

Qwest, 2 others take space in second building

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Its final cable tightened and last wrinkles pulled taut, the [shade structure](#) dubbed SkySong is heading to completion this week.

Crews have been working since early December on the 50,000-square-foot structure, erecting its frame and adding the Teflon-coated fabric shade.

"It took a lot more coordination than we thought but it's impressive to get to this point," said Matthew Pridemore, senior manager for Higgins Development Partners, Chicago-based co-developer of SkySong, the [ASU Scottsdale Innovation Center](#), with Glendale-based Plaza Cos.

The shade structure was designed to be the signature piece of the center, built in collaboration with Arizona State University. It replaced the shuttered Los Arcos shopping mall at Scottsdale and McDowell roads.

In the next 60 days the corner spaces beneath the shade will be landscaped with paver bricks, sycamore trees and benches, Pridemore said. White lights will be added,

making the fabric glow at night. The structure also will feature LED lights that can change color with the seasons or for special occasions.

Work on the plaza should be completed in three months, Pridemore said. In other developments:

- Qwest Communications International Inc. will move some operations by September into about 12,500 square feet in the second building. Employees will include program managers, system engineers and others who support Qwest's broadband and other services to ASU, Qwest spokesman Mark Molzen said.

Other tenants in the second building include Ticketmaster, with 34,000 square feet, and online advertising firm Yodle.com, with 5,100 square feet.

The second building is about 40 percent leased, said Michele Irwin, spokeswoman for Plaza Cos. The developers are looking for a larger tenant so they can start construction of the third [office building](#), she said.

- Developers have applied to the U.S. Green Building Council to receive Leadership in [Energy and Environmental Design](#), or LEED, certification for the first two SkySong buildings.

The application seeks silver-level certification in the category, for buildings minus tenants' improvements. Higgins' Pridemore said green features of the buildings include their density and community connectivity, water-efficient landscaping and reduction in water use.

- Plans for 325 apartments on the project's southeastern corner are still being reviewed by Scottsdale development staffers, said Don Couvillion, vice president for real estate at the ASU Foundation. The foundation also is talking with lenders and Couvillion said he is confident the financing will come through.