

STORY BY SARAH STANTON

# urban outfitters



CONVENTIONAL WISDOM ONCE DICTATED that moving up meant moving out of urban areas. But while Tucson's suburbs certainly provide plenty of luxury, urban developments are getting into the game by mixing history with high-tech and convenience with comfort.

#### 44 BROADWAY

Once host to more than a few headline-making trials, the former federal courthouse annex on Broadway is now being converted into 30 fashionable lofts in the heart of downtown. Developer James LeBeau was attracted to the roughly 40,000-sq.-ft. structure for its solid concrete construction and its "coolness factor." "It's cool that someone can say they live in the judge's quarters," he says. And the former courtrooms' 18-and-a-half-foot ceilings will create an open feel that is conducive to loft living. "People like the open space of the loft design," LeBeau says. "That's what urban living is all about."

Inside each unit, exposed steel trusses and polished concrete floors will lend a cosmopolitan aesthetic; while outside, some residences will boast covered balconies with panoramic city and mountain views. To top it all off, LeBeau plans to build a rooftop terrace—the amenities of which will be dictated by the residents. "We're going to let the buyers figure out what they want to include," says the developer. In addition, the ground floor will offer retail and restaurant space. Units will range from about \$300,000 to \$500,000, and sales are expected to begin this summer.

#### THE HISTORIC SANTA RITA HOTEL AND CONDOS

"It's a very ambitious project and a very big undertaking," says Lou Schulder, sales manager of Pathway

Developments, about the company's plan to transform the 100-year-old Santa Rita Hotel into an upscale boutique hotel and condo development.

Although Schulder could not provide a completion date, when finished, the "new" Santa Rita will include about 150 condos and 66 hotel rooms, all positioned around a central courtyard. A new building (to be erected alongside the existing structure on the corner of Scott Avenue and Broadway) will include ground-floor retail and restaurant space.

Schulder adds that the complex will bring back some of the 1920's charm of the original Santa Rita, as the architects are consulting photos of the original hotel for inspiration. "It's based on the vision of the old hotel, and it will incorporate the key elements of the original design," he explains.

#### INDIGO MODERN

It hasn't been long since their groundbreaking Ice House Lofts sold out, but it seems the award-winning team of architect Rob Paulus; his wife, Randi Dorman; and their partner, Warren Michaels, has hit another urban-living homerun with Indigo Modern. "It's really the only modern architecture community in Tucson," Dorman says.

The project's 22 single-family homes combine the high ceilings, open floor plan and polished concrete flooring of an urban loft with all the amenities of a

