

# The Imperial



**The Imperial** is located in downtown Phoenix, at the intersection of 20th Street and Roosevelt. This 2.84-acre site is located within the Eastlake-Garfield TOD (Transit Oriented Development) District and allows the development of 140-units. The four-story apartments are elevator served, with exterior double-coated corridors. The mixture of studio, one and two-bedroom units are tailored to work force and job training families. The center lobby space is also a two-story entry portal from the street. A secured bike parking for guests is located near entrances to the property. This project is among the first developed under the “walkable urban code”.

The subject site is located on Bike Boulevard with lanes striped in both directions on 20th Street. This route offers a North-South connection to the light rail corridor, as well as a direct access to the Bike Boulevard.

The Interstate 10 freeway is to the east, and multifamily residential and a city park are to the west. Additionally, a medical center/hospital exists one block to the east. The policy plan for this District provides a blueprint for fully achieving the transformative potential of light rail in a sustainable manner.

The surrounding neighborhood is within the CHOICE Neighborhoods Planning and Action grant area. The grant is to transform distressed neighborhoods and public housing into mixed-income neighborhoods, linking housing improvements with appropriate services, schools, public access, transportation, and access to jobs.



**Client:**  
Lafferty Development

**Contractor:**  
Bayley Construction

**Location:**  
Phoenix, AZ

**Design Team:**  
Architecture:  
ORB Architecture, LLC  
Landscape:  
Studio Sprawl, LLC  
Structural Engineering:  
Landa & Associates, Inc.

Mechanical Engineering:  
NP Mechanical

Electrical Engineering:  
NP Engineering, Inc.

Civil Engineering:  
RCC Design Group

**Size:**  
2.5 Acres  
140 Units

**Services:**  
Preliminary Design  
Zoning / Variances  
DRC Submittal  
Construction Documents  
Construction Administration

**Amenities:**  
Recreation Area  
Gazebo & Trellis  
Dog Park  
Secure Bike Parking  
Large Shaded Common Area

