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## Apartments slated for Bayshore at Platt

By George Wilkens



Construction is scheduled to begin by December on a 370-unit apartment complex on Bayshore Boulevard at Platt Street, one of the larger downtown developments that the Tampa City Council has approved in years.

Crescent Resources plans three Spanish-style buildings on the nearly 6 acres, to include apartments of 600 to 1,420 square feet, studios to three-bedroom units.

Truett Gardner, a land-use attorney with Gardner Brewer Martinez-Monfort, the Tampa firm representing Crescent, said that developer has owned the lots on Hyde Park Place, Platt and Bayshore for a decade. Recently razed 1940s-style apartments on the land had been vacant for five years.

"Crescent had proposed, and we had rezoned for a 26-story condominium tower" on the site, "but obviously the economy did not smile on that development," Gardner said. However, high-end

apartments on this prime Bayshore Boulevard site some refer to as the gateway to downtown Tampa "is exactly what the economy is calling for," he said.

"It is directly across the bridge from downtown. You're straddling that little area between downtown and Hyde Park," said Gardner. "It's kind of the best of both worlds there, with all the benefits of living on Bayshore."

Two pedestrian bridges will link the three eight-story buildings. The complex will have "a pretty innovative parking deck in the middle" of the three buildings, designed to obscure much of the garage from view from the outside, Gardner said. Construction is expected to take a year.

The apartments are expected to draw tenants in "the same demographic crowd" as tenants of Post Hyde Park, Post Harbour Place (Harbour Island) and Element, Franklin Street, downtown.

After the city council voted in February to approve rezoning the site, a city Architectural Review Committee recommendation was required, as half of the land lies within the Hyde Park Historic District. On Aug. 1, the ARC approved the project.

Crescent Resources, a Charlotte, N.C.-based real estate development company founded in 1969, has interests throughout the Southeast.

Its local residential developments include The Parkside at One Bayshore, a 17-story condominium complex adjacent to the planned apartments; Circle at Crosstown apartments off South Falkenberg Road; and New Tampa's Grand Hampton development of single-family homes.

Though a formal name for the apartment project has not been adopted, working documents refer to it as Circle at Bayshore.

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