

**EXCLUSIVE**

# Redeveloped Downtown Temple Terrace Gains Traction

By *Jennifer LeClaire*



The city's vision is arguably the only reason Downtown Temple Terrace is a reality.

TAMPA, FL—Now that park and gazebo at Downtown Temple Terrace, a 600,000-square-foot master-planned, **mixed-use redevelopment** is complete, developers are starting on phase two. The community is located at the southeast corner of Bullard Parkway and 56th Street in Temple Terrace.

“The leadership of the City of Temple Terrace was absolutely dedicated to redeveloping the 30-acre site as demonstrated by their work to assemble and acquire the property and appropriate funds for infrastructure improvements,” **Michael Vlass**, partner, **Vlass Temple Terrace, LLC**, tells GlobeSt.com. He says the city’s vision—as well as its financial commitment to the vision—is arguably the only reason Downtown Temple Terrace is a reality.

Although it wasn’t the ideal economic climate to start the development in 2010, the existing site was in disrepair and declining quickly. Vlass found a cooperative and willing partner in Sweetbay Supermarkets that made a significant investment in the development with a \$3.5 million renovation to its existing store—the ideal catalyst to start phase one.

“One of the most important tasks—and greatest challenges—was to solidify the city’s vision and outline a development plan in which others, most importantly Sweetbay Supermarkets and other existing tenants, would invest,” Vlass says. With phase one 92% occupied, phase two is getting underway.

Phase two includes **construction** of Arts Center Drive stretching from Bullard Parkway to Chicago Avenue, the 16,800-square-foot Art and Education Center across from the park and a **multifamily** community adjacent to the park. Plans for the 214-unit, luxury Towne Park Residences were submitted to the city this week with construction slated to commence by March. When it’s finished, Downtown Temple Terrace will feature retail, restaurant, civic, office and residential space.

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