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- Current Municipal Services Building site
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- Tampa Bay
Project Sites
Views Analysis

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Diagrams
Central Avenue

1. Orient views toward Tampa Bay
2. Extend office building facade toward Central Ave
3. Lift masses to create outdoor spaces
4. Insert ground-floor retail and garage-loft office product
RESIDENTIAL - 250,000 gsf
sixteen (16) stories
+ amenity floors

OFFICE - 150,000 gsf
seven (7) stories

RESIDENTIAL LOBBY & FEATURE RETAIL

1 Public plaza space open toward Williams Park
2 Potential parking-to-office loft conversion
3 Open amenity level
4 Elevated park space
5 Event space

PARKING - 800 cars
eight (8) stories

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1. Office building interlocking parking garage
2. Residential building pulled from street to create outdoor spaces
3. Rotate massing to orient towards Mirror Lake and Williams Park
4. Unify massing with architectural expression
Diagrams
Central Avenue

1. Elevated residential terrace
2. Elevated office tenant terrace over garage deck
3. Public art opportunity

OFFICE - 120,000 gsf
five (5) stories

RESIDENTIAL - 160,000 gsf
eight (8) stories

PARKING - 500 cars
six (6) stories

eL 87'-0"
OFFICE - 120,000 gsf
five (5) stories

eL 180'-0"
RESIDENTIAL - 160,000 gsf
eight (8) stories

eL 60'-0"
PARKING - 500 cars
six (6) stories

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