

# Response To Request Sparks Renewed Excitement In Revitalization Project

## SELECTED COMPANIES TO GIVE PRESENTATIONS OCT. 4-5

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Temple Terrace city officials believe they're back on track to transform a 35.5-acre site along 56th Street from Bullard Parkway south the Hillsborough River.

The city hopes to create a New Urbanism-style project that would include a mix of retail, residential and office space.

When Unicorp National Developments Inc. withdrew as the project's potential developer July 18, the Temple Terrace City Council issued a request for qualification with the intentions of attracting another pool of developers to help revitalize the area.

Following a pre-bid conference in mid-August that attracted 11 developers and several consultants, five major redevelopment firms submitted qualification packages by the Sept. 15 deadline, each wishing to become the project's master developer.

DeBartolo Development LLC; Temple Terrace Investments LLC; A Better Place Group; Pinnacle Realty Advisors, Ram Development Co., and Cooper Carry; and Riverhills Temple Terrace LLC are among them.

One of the five firms, A Better Place Group, withdrew its submission Sept. 22.

DeBartolo Development, based in Tampa, is best known for developing shopping malls, but has also been involved in building restaurants and arenas, including the St. Pete Times Forum.

Temple Terrace Investments is a joint venture of the Atlanta-based Vlass Group Inc.; Suwanee, Ga.-based MJ Lant Developments and Maitland-based Marketplace Advisors.

The group is best known for the Altamonte Town Center, a 25-acre mixed-use development in Altamonte Springs, which is outside of Orlando.

Another joint venture group - Tampa-based Pinnacle Realty Advisors, Palm Beach Gardens-based Ram

Development Co. and Atlanta-based Cooper Carry - has extensive retail and office development experience. Projects include Orchestra Place in Detroit; Broadway Highwoods Preserve in Tampa; and Midtown, a 47-acre mixed-use development in Palm Beach Gardens.

Riverhills Temple Terrace is a joint venture of Chicago-based Transwestern Commercial Services and Tampa-based Chesapeake Atlantic Holdings Inc. Its development experience includes The Glen Town Center in Glenview, Ill.; Shadow Creek Ranch Town Center in Pearland, Texas; and Highpointe in Overland Park, Kan.

Ralph Bosek, community services director for Temple Terrace, said the RFQ submissions have sparked a renewed confidence and excitement about the project's potential.



Bosek

"I'm very pleased we received five submissions. It tells me that there's still a lot of interest in this project in the redevelopment community," he said.

City Manager Kim Leinbach, Bosek, assistant director of community services Ann Sheller, engineering director Joe Motta, public works engineer Steve Hodge, finance director Diane Reichard and city attorney Ted Taub met yesterday to rank the firms.

Now it's up to the city council to determine which firms it will invite to give public presentations Oct. 4-5 from 6:30 to 9 p.m. at the Lightfoot Recreation Center, 10901 N. 56th St.

Temple Terrace spokesman Michael Dunn said each meeting will feature different development company representatives.

City council will follow up with a special meeting at the center Oct. 12 from 7 to 9 p.m. to select the redevelopment project's master developer.