

WHILE
YOU

WERE
GONE...

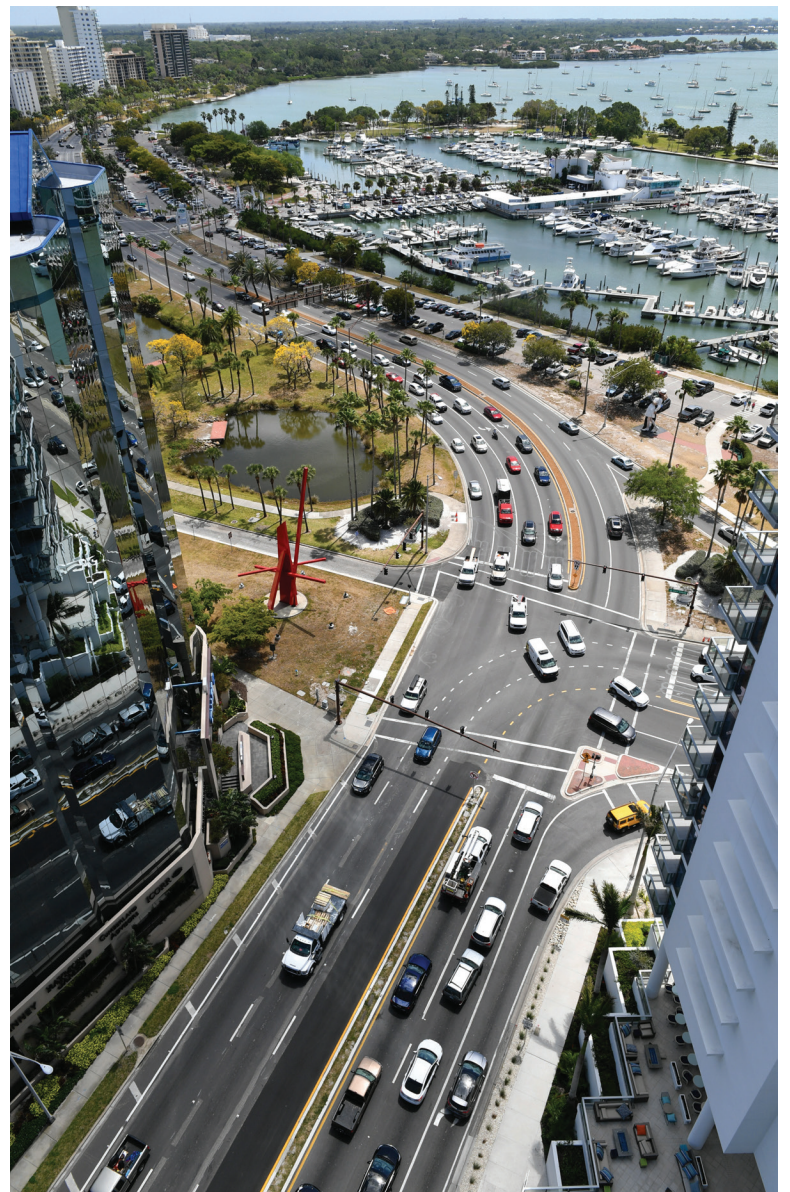


RENDERING COURTESY THE RONTO GROUP
Echelon



RENDERING COURTESY HOYT ARCHITECTS

1500 State Street



MIKE LANG

View of U.S. 41 and Gulfstream — site of a future roundabout.

BY GAYLE GUYNUP
GRAPHIC BY JENNIFER BORRESEN

Sarasota certainly has not been standing still. Construction on a multitude of downtown projects has continued at a blistering pace, making the heart of the city barely recognizable to those of us who grew up here, so many years ago.

And it doesn't stop with downtown. From projects on our keys, including the demolition of the Colony Beach & Tennis Resort on Longboat Key (to make room for St. Regis Hotel and Residences), to a multitude of projects east of downtown, Sarasota is bursting at its seams — in every direction.

According to Herald-Tribune writer John Hielscher, construction is completed, underway or planned that will bring more than 4,000 new apartments, condominiums and hotel rooms to Sarasota, as well as 500,000 square feet of office, retail and restaurant space.

While no city stands still, or stays the same forever, Sarasota has gone from a quaint Gulfside city to an urban metropolis seemingly in the blink of an eye.

Is it a good thing? Only time will answer that question, but the fact is that it is hard to keep track of all the new buildings and construction.

So, what's been happening while many of you have been up north for your summer vacations? Let's take a quick tour of what you might have missed.

Round and round we go: One thing you will notice is that we have quite a few more roundabouts (such as the one at Orange and Ringling), as the Florida Department of Transportation has discovered they are cheaper and quicker to construct than traffic lights. Safer? Well, for many that's still up for debate. There are many more — 15 at last count — on the planning board including a series of multi-lane roundabouts on U.S. 41, the most controversial planned for 41 and Fruitville, 41 and

Gulfstream and 41 and 10th Street.

The Bay: The biggest project on the drawing board, the Bay, recently received the green light from the Sarasota County Commission. Sasaki's master plan for the 53-acre bayfront property includes several pedestrian bridges, a relocated boat ramp, waterfront promenade, restaurant, a children's play space, gardens and a cultural district that will include a new performing arts hall for Van Wezel programming, while preserving the current Van Wezel, though for what purpose we are not yet certain. The \$250 million to \$300 million project (excluding the cost of the new performing arts hall), could take anywhere from 10 to 15 years to complete. Of course, with a project of this size and scope, there are plenty of details still to be worked out. The commission did give planners approval to start on the first phase of the project immediately.

Finally! After setback after setback, work on the new Quay Sarasota has begun. GreenPointe

Communities LLC broke ground in late May on the 15-acre waterfront site at the intersection of Fruitville and U.S. 41. Centerpiece of the project will be a completely renovated Belle Haven apartment building, up to 695 residential units, 175 hotel rooms and extensive office and retail space. An 18-story condominium unit called The Grande is also part of the project, which is optimistically anticipating a five- to seven-year construction schedule.

Around town: There are a multitude of other building projects on the drawing board, but let's start with a brief look back.

Among the first hotels to make their appearance in this current building boom were Aloft Sarasota on Ringling Boulevard, The Westin and adjacent Vue condominiums, which tower over U.S. 41 and Gulfstream and which opened their doors just over a year ago, and the Marriott's Art Ovation Hotel on Palm Avenue, which opened in April. Also completed are: the DeSota (a 10-story downtown mixed-use building with 180 apartments). Its certificate of occupancy was issued in March of this year; Echelon on Palm Avenue (an 18-story condominium with 17 residential units); 1500 State Street; the Jewel (completed in fall of last year, an 18-story bayfront mixed-use tower); the Orange Club in Burns Court; The Q (townhomes), located between Ringling and Morrill streets; Rosemary Square and Sansara, a 10-story tower in Burns Square.

At the time of this writing, four projects had just wrapped up or were wrapping up construction: The all-suite Hilton Embassy Suites, just down the road from the Westin, was scheduled to open in September. Arcos Apartments, located on Central Avenue, is a rental community with units ranging from 678 to more than 1,700 square feet, and ranging in price from \$1,375 to \$3,600. The Elan Rosemary Apartments, situated on Lemon Avenue, offer studio, one-bedroom and two-bedroom luxury apartments for rent in the burgeoning Rosemary District. And, Sarasota Modern, which is located on Boulevard of the Arts and was designed by architect Stephen Chung, is an 89-room boutique hotel that pays tribute to the Sarasota School of architecture and some of the artists and writers who made Sarasota famous.

But wait, there's more: Artisan on Main (seven 3-story buildings); Bold Lofts (97 residential apartments on 2nd Street between Goodrich and Adelia); Courtyard at Citrus (10 residential units and commercial space); the Enclave at Laurel Park; Laurel Townhomes; the Pearl on Golden Gate Point, a 5-story residential building with eight units; The Renaissance; 7 One One Palm, a 5-story residential building and The Boulevard, 49 residential units, approximately 11,000 square feet of restaurant space and 6,700 square feet of retail and office space in an 18-story structure, are also under construction.

Just getting started on its construction phase is The Mark at the intersection of Lemon and State Street, a 12-story luxury condominium, with units starting in the \$800,000s.

Indeed, altogether in the spring of this year (April through June) there were 47 projects in

MAPPING IT OUT

Already open:

1. Aloft Sarasota, 1401 Ringling Blvd.
2. Westin and Vue, 100 Marina Plaza (Gulfstream and 41)
3. Art Ovation, 1255 N. Palm Ave.
4. DeSota, 1415 2nd St.
5. Echelon on Palm Avenue, 624 S. Palm Ave.
6. 1500 State Street
7. The Jewel, 1301 Main Street
8. The Orange Club, Burns Court
9. The Q, between Ringling and Morrill
10. Rosemary Square, 1440 Blvd. of the Arts
11. Sansara, 300 S. Pineapple Ave.

Wrapping up construction:

12. Embassy Suites, 202 N. Tamiami Trail
13. Arcos Apartments, 320 Central Ave.
14. Elan Rosemary Apartments, 710 N. Lemon Ave.
15. Sarasota Modern, 1242 Blvd. of the Arts

Under construction:

16. Artisan on Main, 62 N. School Ave.
17. The Boulevard, 500 N. Tamiami Trail
18. Bold Lofts, on 2nd Street, between Goodrich and Amelia
19. Courtyard at Citrus, 461 N. Orange Ave.
20. The Enclave at Laurel Park, 1425 Main St.
21. Laurel Townhomes, Cosmopolitan Court (on Hudson Bayou)
22. The Pearl, Golden Gate Point
23. 7 One One Palm, 711 S. Palm Ave.
24. The Grande

Just getting started:

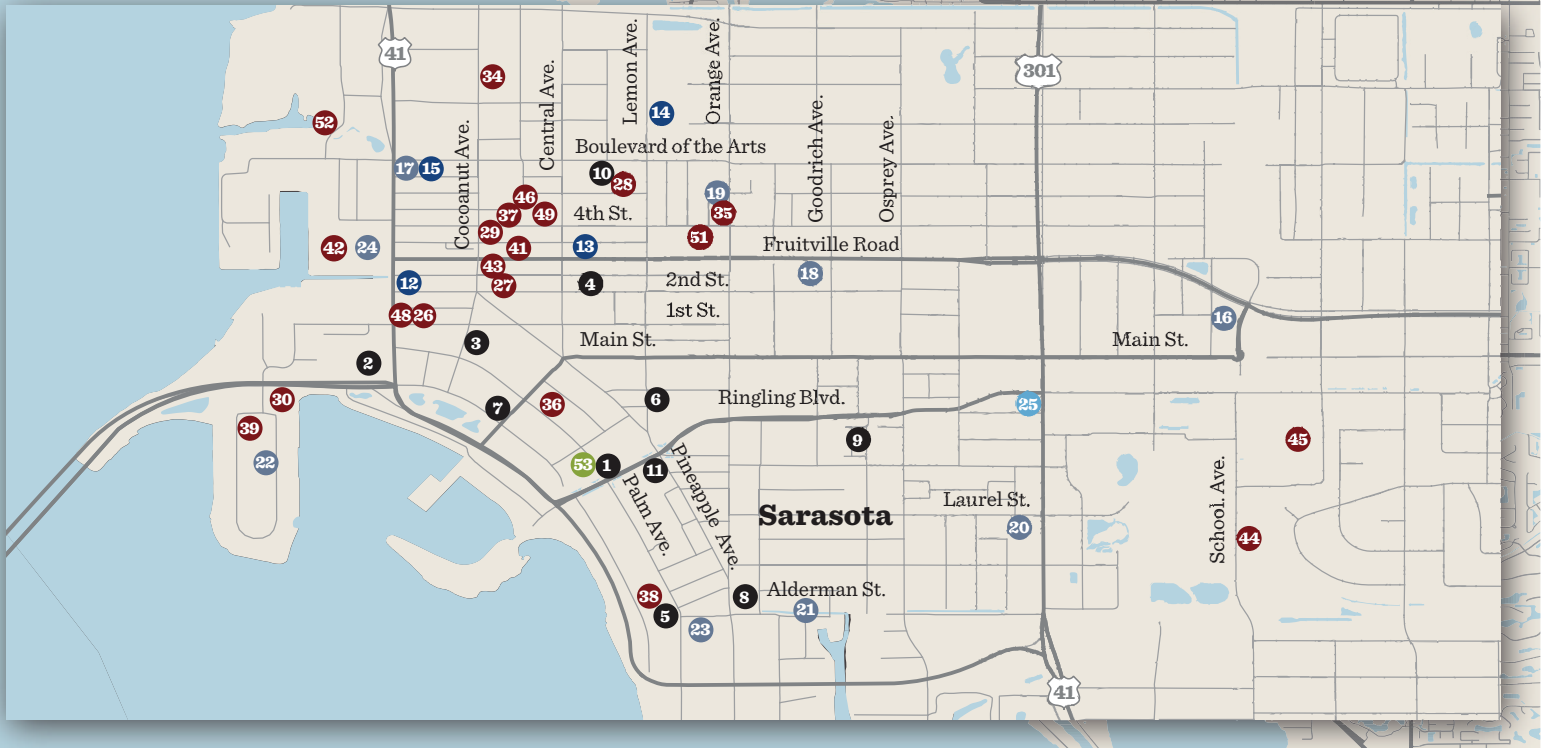
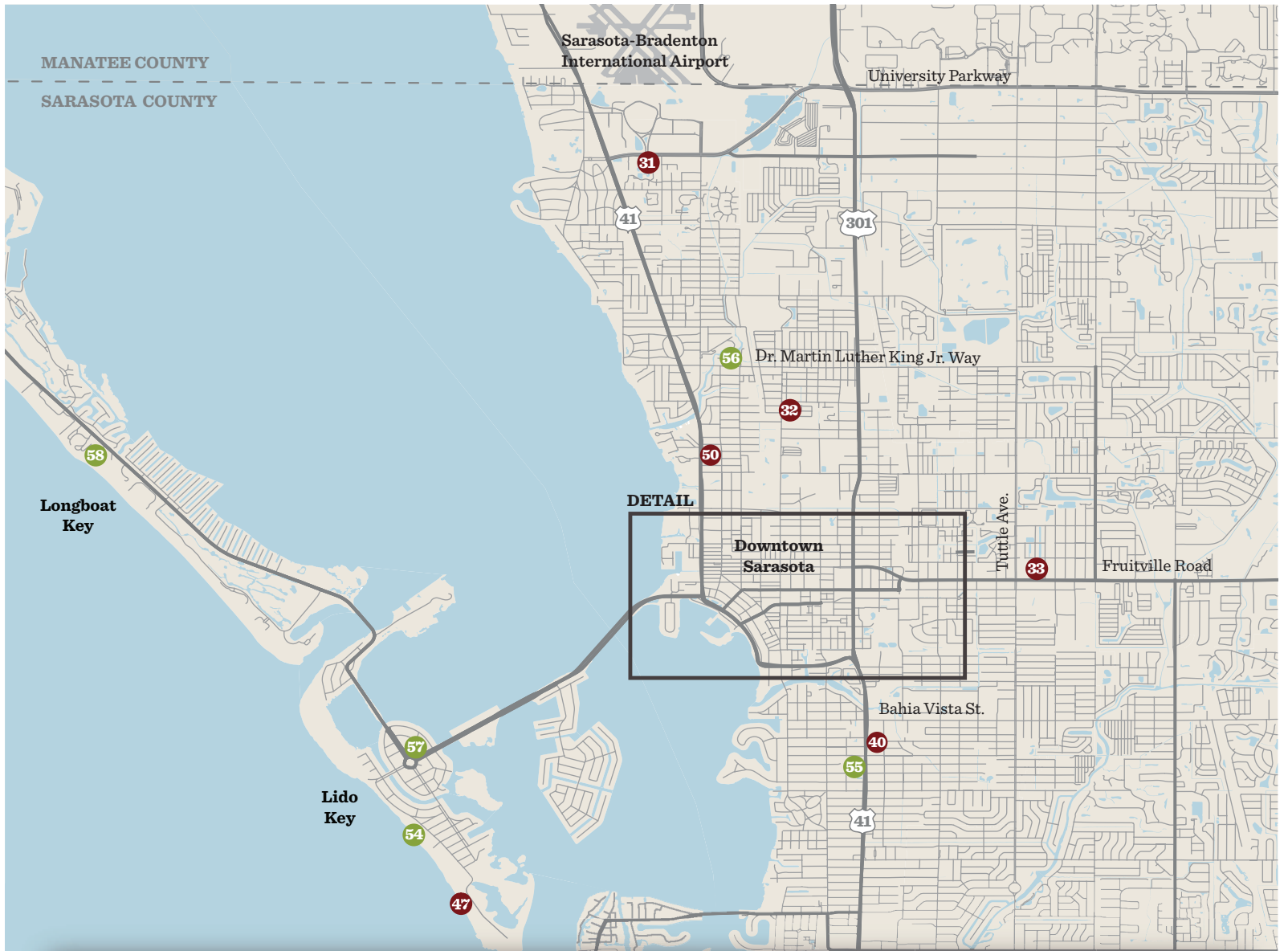
25. The Mark, 100 S. Washington Blvd.

In development:

26. 1221 1st St.
27. The Collection, 1335 2nd St.
28. 1469 5th St.
29. 332 Coconut
30. 680 Golden Gate Point
31. Airport Hotel and Phase II - adjacent to University Blvd. entrance to airport
32. Amaryllis Park Place, between Orange Avenue and Gregg Street
33. Arbor Village, Fruitville Road near Tuttle
34. Cityside, 700 Coconut Avenue
35. Courtyard at Citrus, phases 2 and 3, 461 N. Orange Ave.
36. The Demarcay, 27. S. Palm Ave.
37. Drapac, corner of Coconut and 4th Street
38. The Epoch, 53 S. Palm Ave.
39. Evolution, within Golden Gate Point
40. Four Points by Sheraton, 1425 S. Tamiami Trail
41. Fruitville Hotel, Fruitville, between Central and Coconut
42. Quay Sarasota
43. Hampton Inn and Suites, Fruitville Road, corner of Coconut
44. Payne Park Village Development, just east of Payne Park
45. Ringling Boulevard Apartments, the site of the former Ringling Shopping Center
46. The Risdon, southwest corner of Central Avenue and 5th Way
47. Sandcastle resort, renovation of existing resort, 1540 Benjamin Franklin Drive
48. The Strand, 100 N. Tamiami Trail
49. Vanguard Lofts, 1343 4th Street
50. Lofts, U.S. 41 and Whitaker Gateway Park
51. Zahrada, Rosemary District, 4th Street
52. The Bay

Other:

53. Church of Redeemer renovations, 222 S. Palm Ave.
54. Lido Pavilion, Lido Beach
55. Sarasota Memorial parking garage and new Oncology Tower, 1700 S. Tamiami Trail
56. New housing at Ringling College, 2790 N. Tamiami Trail
57. St. Armands Circle parking garage
58. Colony (St. Regis Hotel and Residences), 1620 Gulf of Mexico Drive





The 15-acre Quay Sarasota

COURTESY RENDERING



7-One-One Palm

COURTESY RENDERING

development, 26 projects under construction and nine completed structures.

While Aloft, the Westin, Vue and Ovation marked the beginning of the current building boom, they were only the beginning. Among the other projects currently in development (meaning the companies have either submitted applications for development, received development approval or submitted applications for building permits) are:

- 1221 1st Street: a 5-story residential structure
- 1335 2nd Street: a 12-unit, 10-story residential condominium called "The Collection."
- 1469 5th St.: 5-story residential building
- 332 Cocoanut: Cocoanut and 4th will be the site of a mixed-use residential development including 5 stories with 36 single-family units and nearly 10,000 feet of commercial space
- 680 Golden Gate Point: a vacant waterfront parcel will be redeveloped with a 15-unit, 9-story condominium with parking
- Airport Hotel: a 5-story hotel will be built on land owned by the Sarasota Manatee Airport Authority, with 136 hotel rooms. Phase II: a 4-story, 64-room hotel will be built on land owned by the Airport Authority, adjacent to the University Boulevard entrance to the airport.
- Amaryllis Park Place, Phase I: Redevelopment of 3.9 acres (between Orange Avenue and Gregg Street) of and 18-acre Housing Authority subdivision, replacing 12 buildings built between 1955 and 1975 (with 60 homes) with one 3-story building containing 84 residential units.
- Arbor Village: Redevelop 3.5 acres into a mixed-use residential development with 80 multi-family apartments in two buildings, and commercial space.
- Cityside, Phase II: Redevelop 3.6 acres north of Cityside Phase I with 253 rental units and approximately 10,000 square feet of commercial space.
- Courtyard at Citrus Square: Phase II will extend Citrus Square and Citrus Courtyard to the edge of Boulevard of the Arts. This will add 6,300 square feet of commercial space with 18 residential units.
- The Demarcay: An adaptive reuse of the historic Demarcay Hotel façade, combined with 18 stories of new construction.
- Drapac: 5-stories containing 62 residential units and retail space on the corner of Cocoanut and 4th Street.
- The Epoch: This will replace the existing 5-story Versailles Condominium (built in 1974) with an 18-story, 24-unit condominium.
- Evolution: Within Golden Gate Point, a 9-story, 20-unit condominium including parking spaces
- Four Points by Sheraton: Renovations to the Bayfront Inn (currently 99 rooms).
- Fruitville Hotel: Three parcels (1351, 1357 and 1365) will be combined to become a 5-story hotel with 118 rooms.
- The Grande: In the Quay, the Grande is an 18-story mixed-use development that will include 74 condominiums, restaurant space, a parking garage and will be linked to the Ritz-Carlton's tower by an elevated pedestrian

walkway.

- Hampton Inn and Suites: 150 hotel rooms on Fruitville Road at the corner of Coccoanut. The building will be 9 stories.

- Payne Park Village Development: 135 attached and single-family homes on the vacant 8-plus-acre site just east of Payne Park.

- Ringling Boulevard Apartments: on the site of the former Ringling Shopping Center, this mixed-use project will include a 4-story, multi-family building with 222 residential apartments, and more than 36,000 square feet of commercial space.

- The Risdon: On the southwest corner of Central Avenue and 5th Way, the Risdon, which was built in 2007 as the first mixed-use development in the Rosemary District, is adding a 5-story residential building with nearly 900 square feet of retail.

- Sandcastle Resort. A renovation of the current 176-room Sandcastle Resort, to become a 304-room resort hotel with two towers of nine and 10 stories.

- The Strand (originally approved as a redevelopment of a 9.5-acre site that was the old Whitaker Bayou Yacht Club). New residential units.

- Whitaker Lofts: A new development along the North Trail. The mixed-use residential structure is tentatively scheduled to include 21 2-story condominium residences over street-level retail.

- Zahrada: A mixed-use addition to the Rosemary District, with six individual 3-story condominium residences located over retail and office suites.

Of course, apartments, hotels and condominiums are not the only things being built around town. As any of you know who have run into street detours, there are a lot of resurfacing projects (10th street, Osprey Avenue, etc.), street improvements and roundabout construction currently going on.

All of which is not to mention a variety of other buildings and structures that are currently under construction or in development. Church of the Redeemer, for example, is adding a 3-story addition that will be used for offices, classrooms and event space. And, of course, the much-talked-about Lido Pavilion has been in the news, as the city seeks to expand the pavilion and pool area, outdoor dining area and playground. Then there is the Sarasota Memorial Hospital parking garage and its proposed Oncology Tower (a 9-story, 753-bed tower), the St. Armands Circle parking garage (which began construction this summer), new student housing at Ringling College of Art and Design and a variety of other commercial and retail buildings, as well.

Whew.

There you have it. A sketch of the major projects that are either on the drawing board, in development, under construction or newly completed in the city of Sarasota. While this is not intended to be a complete list, it does give you some idea about what is new and different since you left for your summer vacations. And, yes, my friends, there is more to come.



Art Ovation Hotel

THOMAS BENDER



Early construction on Artisan on Main.

MIKE LANG