



Water Street Tampa transforms 53 acres of principally surface parking into a \$3-billion extension of downtown.

Completed with Stantec Urban Places.

After being inspired by the book *Walkable City*, Tampa Bay Lightning owner Jeff Vinik hired Speck Dempsey (then Speck & Associates) to lead the creation of a master plan for the underutilized “parking crater” surrounding the team’s popular venue. Containing an arena, history museum, and struggling “festival marketplace,” and surrounded by the city’s convention center and aquarium, the site completely lacked the mixed-use fabric necessary for community life. Jeff Speck teamed up with Stantec Urban Places to create a living blueprint for a redevelopment that includes 3500 apartments, two hotels, two million square feet of offices, and a million square feet of retail and cultural space.

The plan reshapes the neighborhood’s block structure and street network, replacing swooping one-way streets with a proper urban two-way grid. It locates parking in hidden midblock decks, to be shared efficiently around the clock. It organizes 18 large buildings to shape a welcoming public realm centered around the pedestrian.

Now under construction, Water Street will be one of the world’s greenest neighborhoods and one of the first true “smart districts.” Rooftops will be free of HVAC equipment, thanks to a centralized chiller plant already completed. It will also be the world’s first neighborhood to be certified as meeting the WELL standards of design, which focus on “air and water quality, access to natural light, and the creation of spaces that encourage interaction.”

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