



# 158 Ridge Road Apartments

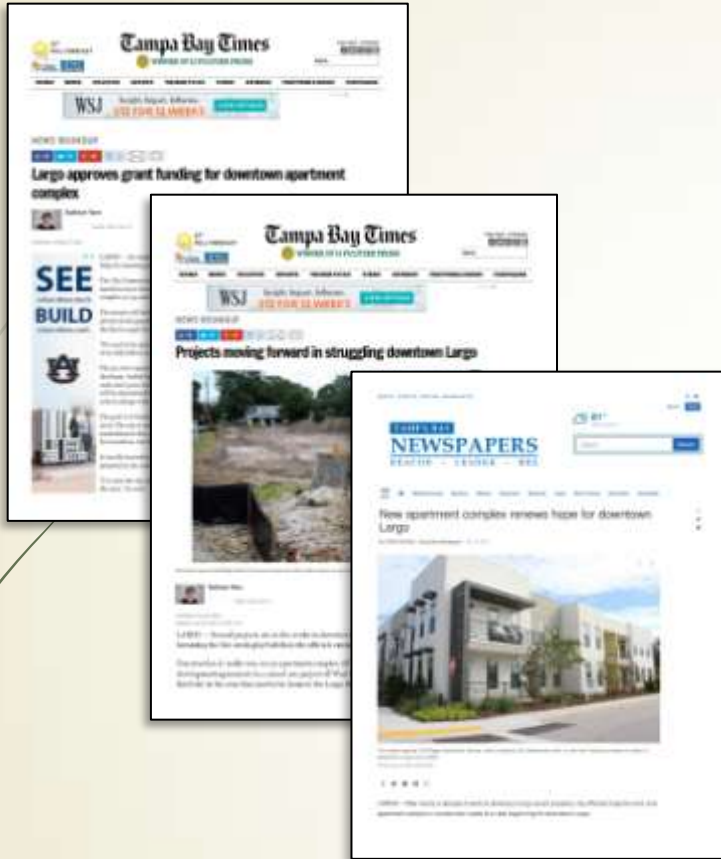
Submitted by the City of Largo Community Redevelopment Agency for the Creative Organizational Development Category



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## **“New apartment complex renews hope for downtown Largo.”**

**- Largo Leader (October 10, 2017)**



The 158 Ridge Apartment Homes is a new, 29-unit, apartment community in the West Bay Drive Community Redevelopment District in Downtown Largo. Revitalization of the area has been paced yet strategic under the standards of the Redevelopment Plan. However, one important element was missing – new homes. With assistance from the Largo Community Redevelopment Agency's Housing Infill Program incentive, the new market-rate apartments opened in 2017. It is the first multi-family development to be built in the WBD-CRD in over a decade and has paved the way for other developers to bring housing products and mixed-use to the downtown area.



A “before” view of the property at 158 Ridge Road looking in a northeast direction from the corner of 1<sup>st</sup> Ave NW and Ridge Road Northwest.





An "after" view of the property at 158 Ridge Road looking in a northeast direction from the corner of 1<sup>st</sup> Ave NW and Ridge Road Northwest.



A “before” and “after” view at the rear of the property and adjoining alley from 1<sup>st</sup> Avenue Northwest looking towards a northwest direction.



Under the Housing Infill Program Agreement, the developer was required to provide high quality finishes in the apartment units. At this time the apartments have nearly no vacancies, and the developer continues to look for other opportunities to redevelopment in Downtown Largo.

In May 2018, Largo and the developer were recognized as the winners of the 2018 Adaptive Reuse or Redevelopment Award for Residential by the American Planning Association, Florida Sun Coast Chapter.

After this pioneer project was completed, Largo received proposals for two residential projects in the redevelopment areas, one of which will break ground before the end of 2018.