

Lincoln Property sets additional Trinity Bluff development

BY ALESHIA HOWE

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The already booming banks of the Trinity River will soon see even more development as Dallas-based Lincoln Property Co. prepares to turn dirt this month on two planned residential developments just northeast of downtown.

Known as phases two and three of the planned Trinity Bluff development that rests 90 feet above the Trinity River just northeast of downtown Fort Worth, Lincoln Property will construct a townhome development and an upscale apartment complex on more than five acres in the city's Uptown area. Trinity Bluff developers say they expect to have the foundation-only permits in hand shortly.

The area referred to as Fort Worth's Uptown is a 30-acre plot of land along the Trinity River. In the northeast portion of Uptown is an area called Trinity Bluff, which is the planned site of an elaborate urban community.

Trinity Bluff Ltd. is heading up the project, spearheaded by Fort Worth developers Tom Struhs and Rudy Renda. The developers worked with consultants to develop a \$350 million master plan for the bluff area, which was completed in 2006 and will include 10 mixed-use projects with residential and 30,000 square feet of retail space.

Dallas-based Lincoln Properties already is a partner with Struhs on the area's first development called Lincoln at Trinity Bluff, but the company has taken the helm for the second and third phases of the bluff development.

"Lincoln has made a major commitment to Trinity Bluff and they are living up to it," Struhs said. "These new condos and apartments will be very nice."

Becky Blais, who works in Lincoln Property's marketing department, said names for the residential projects are in the discussion phase.

"They're still tossing a few names around," she said.

Blais said the Lincoln at Trinity Bluff project experienced one of the fastest lease-ups of any of the company's properties its 43-year history.

"That just shows the strength of the area," Struhs said. "Lincoln at Trinity Bluff was our first project and we had great success with that. We have a lot of projects planned that will appeal to the downtown and uptown residents and we're real excited about it."

In a site plan submitted to Fort Worth's Downtown Design Review Board, Lincoln reported what is known as Phase Two will consist of 70 townhouses and flat-style apartment units that will be housed in two- and three-story buildings along the west side of Samuels Avenue at the intersection of Gounah Street. The complex will feature a brick façade and will be similar in design to Lincoln at Trinity Bluff.

Phase Three, which will be located at the southeast corner of Samuels Avenue and Gounah Street, will offer 299 flat-style apartment units housed in a four-story building that will be connected to a four-story parking garage. The leasing center for all 369 units will be headquartered in the Phase Three building.

Womack and Hampton Architects LLC will serve as the architect of record for the projects.

Also under construction in the Trinity Bluff development is Struhs' Villa de Leon, a posh 23-unit condominium project along Samuels Avenue. Struhs said pre-leasing has secured 20 percent of the project's units.

"This area will have 4,000 people at completion," Struhs said. "We'll have three projects under construction this month – it's a real hot bed there."

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