



HALEWATER

SHORE DEVELOPMENT

TAMPA, FLORIDA • UNITED STATES

BAYFRONT RESIDENCES

AURA *Bayfront.*

Fifty-two floors on the Garrison Channel.
Curved balcony bands on the water side,
three sky gardens cut clean through the
other, and a dock at the bottom of the lift.



Everything faces *the water.*

Halewater has built on the Gulf Coast for seventeen years — nine addresses between Sarasota and Clearwater, every one of them within sight of salt water. We buy slowly, we hold the drawings longer than a lender would like, and we do not start until the landscape is designed.

AURA is the tenth, and the first we have built in downtown Tampa. It is also the first time we have cut the tower open — three three-storey gardens straight through the flank — because a building this tall on this channel should be able to breathe.

i.

FACE THE WATER

Every plan is drawn from the bay inward.
The view is the first decision, not the last.

ii.

BUILD FOR SALT

Bronze, coral limestone and glass
specified for a hundred years of Gulf air.

iii.

FINISH BEFORE HANDOVER

Planted, staffed and running on the day
the first owner turns the key.

A tapered tower with three *gardens cut through it.*

On the water side the balconies wrap the building in stacked curved bands, so from the bay AURA reads as a single soft ribbon of shadow climbing fifty-two floors. On the city side it is quieter: champagne-bronze fluted panelling, close-set and vertical, catching the low sun off the channel.

Then the flank opens. Three sky gardens, each three storeys tall, are cut straight through the fluted face — real planting, real shade, open to the bay wind. They are the reason the tower has a silhouette rather than a profile, and the reason the ninth, twenty-sixth and forty-first floors feel like ground.

52 *storeys*

FIVE HUNDRED AND EIGHTY-SIX FEET ABOVE THE GARRISON CHANNEL

On the channel, *off the Riverwalk.*

The Channel District at the point where the water turns and downtown Tampa stands up behind you.

AURA sits on the Garrison Channel with the cruise terminal to the south, the Riverwalk running past the podium, and Hillsborough Bay opening west. The coral-limestone podium is low and long, planted with sabal palms, and the promenade runs straight through it rather than around it.

Arrival is under a deep bronze soffit off Channelside Drive: rain-wet pavers, a doorman, and a lobby that keeps the water in view from the kerb to the lift. Below it, a private residents' dock — the only one in the district — takes a tender straight off the channel.



THE ARRIVAL, MID-MORNING — BRONZE SOFFIT, SABAL PALMS, THE CHANNEL TWO HUNDRED FEET BEHIND.



— DOWNTOWN TAMPA

Above the *channel.*

From the air the whole idea reads at once: the taper, the curved bands on the bay face, the three green voids in the bronze flank, and the sloping crown rising to a single point on the north-east corner.

Fifty-two floors, *two faces.*

Curves toward the water. Fluted bronze toward the city. Three gardens where the two meet.

The tower tapers steadily as it rises, so the upper floors carry fewer, larger residences and the crown resolves into a soft angled cap rather than a plant room. There is no box on this roof – the mechanical plant sits inside the taper, which cost us four saleable floors and was worth it.

The amenity podium is stacked, not spread: the pool deck on nine, wellness on ten, the sky lounge at the top. The three sky-garden voids at levels nine, twenty-six and forty-one are communal, planted in soil at structural depth, and open on both sides to the channel breeze.

HEIGHT	586 ft · 52 storeys
RESIDENCES	214 residences
PROGRAMME	Residential tower · amenity podium · private residents' dock
SITE	Garrison Channel, Channel District, downtown Tampa
FACADE	Curved balcony bands to the bay; champagne-bronze fluted panelling to the city
PODIUM	Low coral-limestone podium, palm-lined Riverwalk frontage, residents' dock

i.

DOCKED

A private residents' dock on the channel, tender berth and crew handling.

ii.

PLANTED

Three three-storey sky gardens cut clean through the tower's flank.

iii.

POINTED

A sloping crown rising to a single corner. No plant room, no box.



— BLUE HOUR

The hour the
bronze goes
warm.

Curved one way, *fluted the other.*

The bay face is made of one detail repeated fifty-two times: a curved white slab that sweeps out at the corner and back at the party wall, so every residence gets a balcony that is deep where you sit and shallow where you don't.

The city face does the opposite. Champagne-bronze flutes run floor to floor at close centres, throwing the afternoon sun into vertical stripes and shading the glass behind them — which in this climate is worth more than any coating.

GLAZING

Floor-to-ceiling, low-iron

PANELLING

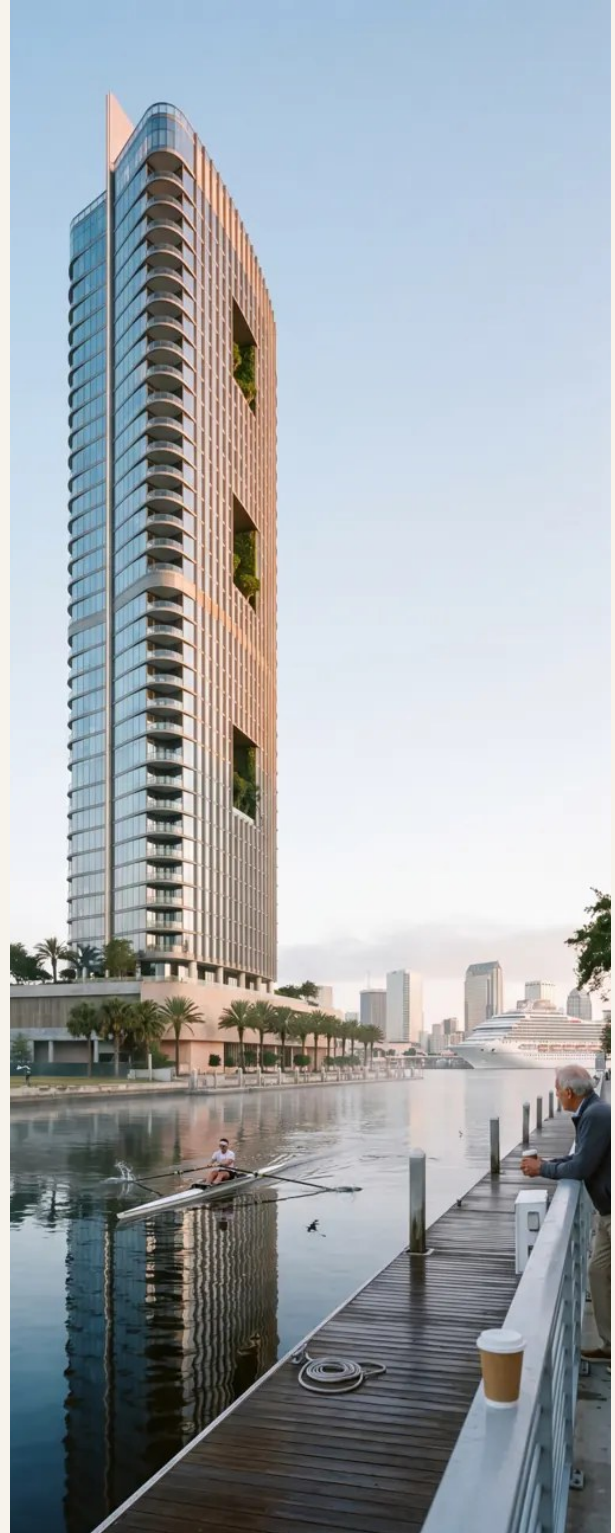
Fluted champagne bronze

BALCONIES

Curved slabs, bay face

VOIDS

Three, three storeys each



FIRST LIGHT ON THE WATER FACE — THE CURVED BANDS AND THE TAPER READING FROM THE CHANNEL.



— FROM DAVIS ISLANDS

Five hundred
and eighty-six
feet.

Fifty-one floors *up, at dusk.*



THE RESIDENTS' SKY LOUNGE ON THE FIFTY-FIRST FLOOR, BLUE HOUR.

The lounge takes the whole of the fifty-first floor with frameless glass on three sides, a long travertine bar, a piano nobody asked for and everybody uses, and deep seating arranged in small groups rather than one long row facing the view.

It is the room the building is designed around: the lifts open into it, the terrace runs off it, and at blue hour the interior goes warm against a cold sky while the whole of downtown Tampa switches on below.



Six-ten in
the morning,
forty floors
above the bay.

BARE FEET ON WARM TERRACE STONE, COFFEE ON THE RAIL, THE CITY STILL ASLEEP.

Two hundred *and fourteen homes.*

Honed travertine, wide white oak, warm plaster and champagne bronze — one palette, fifty-two floors.

Every residence takes either the curved bay face or a corner. Living rooms sit where the slab sweeps outward and the balcony is deepest; bedrooms sit behind the bronze flutes, shaded and quiet. Ceilings are high enough that the glass reads as a wall of light rather than a window.

— One to four bedrooms, and penthouses under the crown

Corner and through-plan layouts on every floor.

— Full-height low-iron glazing to every principal room

Shaded by the flutes on the city face, by the slabs on the bay.

— A balcony to every residence

Formed by the curved slab, not bolted onto it.

— Wide white oak floors throughout

Honed travertine to bathrooms; warm plaster walls; bronze frames.

— Sky-garden access from every floor

Three planted communal floors at levels nine, twenty-six and forty-one.

— Dock and valet from the lift lobby

A tender berth, crew handling and a car brought round.



THE CLAY CAMERA STUDY AND THE MASSING MODEL — THE TOWER BEFORE MATERIALS.



THE LIVING ROOM

Late afternoon, *west facing.*

Warm plaster, a stone hearth, white oak underfoot, and a full wall of glass onto the terrace with the channel and the bay carrying the last of the light.

Lunch, forty *floors up.*

Stone paving, a frameless glass balustrade, an outdoor kitchen built into the parapet and a solid timber table long enough for twelve – under a slatted pergola that stripes the whole terrace at midday.

The same materials run inside and out: travertine, oak, bronze, sand linen. A terrace at this height is not a balcony with furniture on it; it is the room the family actually eats in for eight months of the year.



LATE MORNING ON A PRIVATE TERRACE, THE TABLE BEING SET.



FIRST LIGHT

The bed unmade,
the bay
already up.

A resort, stacked vertically.

Nine floors of it, from the dock at the waterline to the lounge under the crown.

i. Level 9 pool deck

Travertine, cabanas, a lap pool and the channel running past the far edge.

ii. Wellness level

Indoor lap pool, cedar sauna, cold plunge and a full-height window onto the bay.

iii. Private dock

Residents' tender berth on the Garrison Channel, crew handling, direct lift access.

iv. Three sky gardens

Planted communal floors cut through the tower at nine, twenty-six and forty-one.

v. Sky lounge, level 51

Bar, piano, terrace, and the whole downtown skyline through frameless glass.

vi. Resident services

Concierge, valet, package room, dog wash, and a house car on request.



THE NINTH-FLOOR POOL DECK, EARLY AFTERNOON.



THE POOL DECK

A cannonball, nine floors *above the water.*

Travertine, linen cabanas, and a boy caught mid-jump — the deck is loud on purpose, because everything above it is quiet.



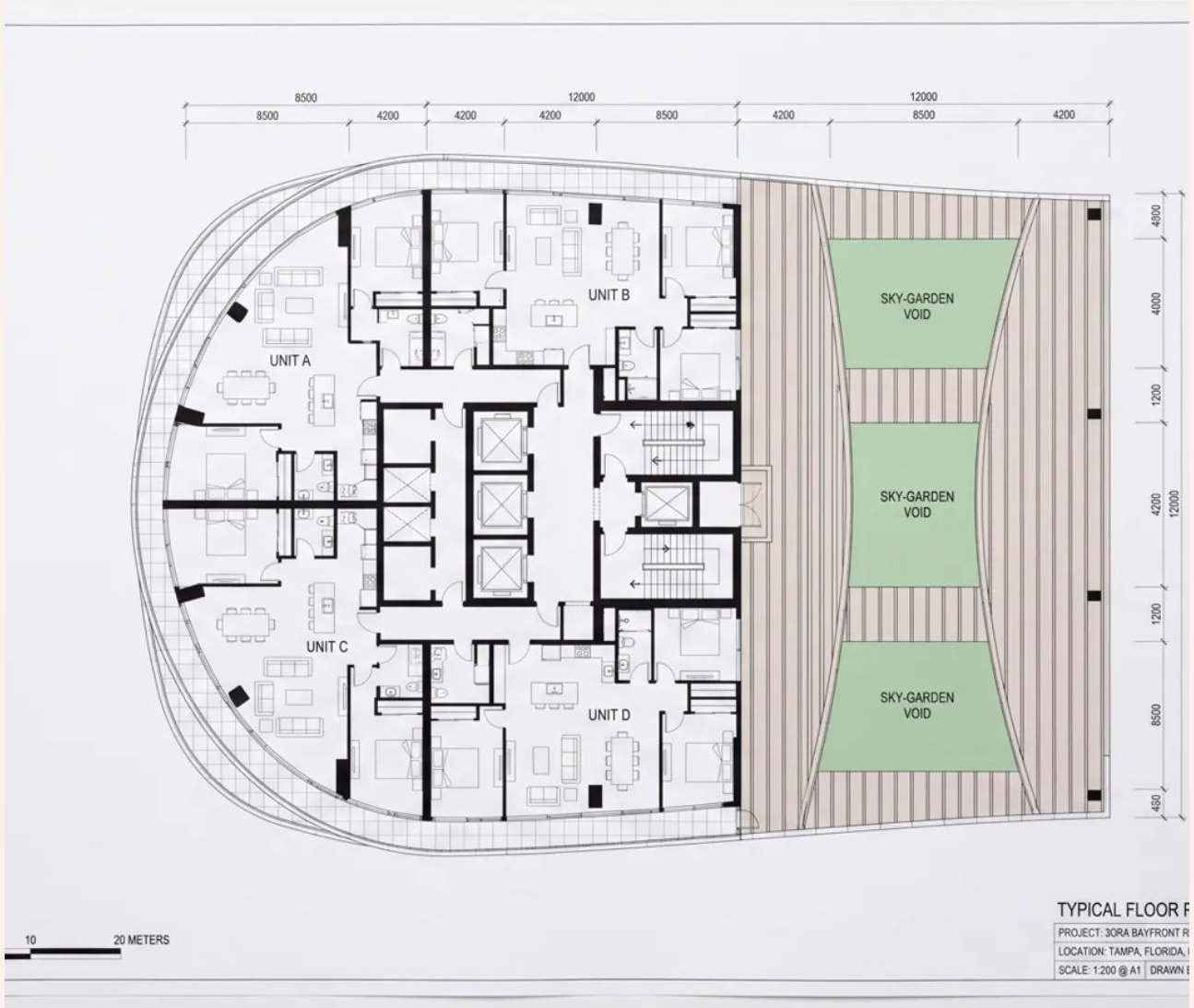
THE SKY GARDEN

Level twenty-six, cut straight *through.*

Three storeys of open air and deep planting driven clean through the bronze flank, with the city framed by the opening and a bench nobody has to book.

A typical floor.

Four to six residences per floor around a central core. The curved slabs give the bay-facing homes their depth; the corners are cut so every residence has two aspects. Lift lobbies take daylight from the void side, and service runs behind the core so nothing crosses a home.



TYPICAL RESIDENTIAL FLOOR PLAN.

i.

CENTRAL CORE

Lifts, stairs and service kept off the facade.

ii.

TWO ASPECTS

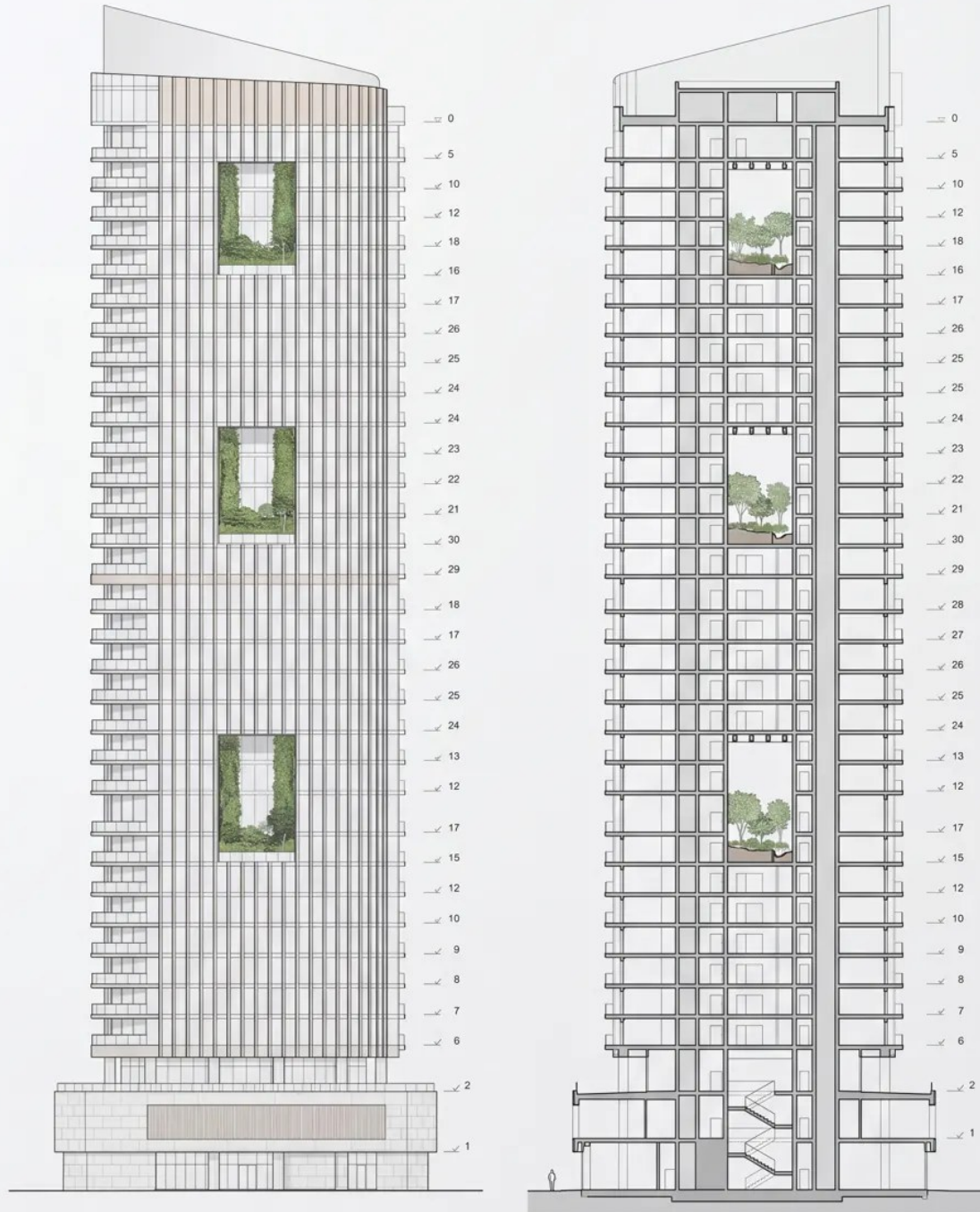
Every residence takes a corner or runs through the plan.

iii.

OUTSIDE

A curved balcony to every home, deep where you sit.

All fifty-two *floors.*



ELEVATION · SECTION

ELEVATION AND SECTION TO THE SAME SCALE — THE TAPER, THE THREE VOIDS AND THE SLOPING CROWN.

Warm inside, *bright outside.*

One palette runs from the lobby to the last penthouse, so the sauna, the sky lounge and a kitchen all read as the same address.

Honed travertine

Lobby floors, bathrooms, the pool deck and the terrace paving.

Wide white oak

Floors and joinery throughout the residences.

Warm plaster

Walls, hearths and the soffits of the sky gardens.

Champagne bronze

Fluted panelling outside; frames, fittings and lighting inside.

Sand linen & bouclé

Upholstery through the residences, the lounge and the cabanas.

Coral limestone

The podium, the Riverwalk frontage and the dock edge.



THE MATERIAL BOARD.

West to the bay. *North to the city.*

From the west face the channel opens into Hillsborough Bay: the causeways, the Skyway in the far haze, cruise ships turning below you, and a sunset that arrives across open water most evenings of the year.

From the north face downtown Tampa stands up close enough to read — the office towers, the Riverwalk, the arena — and above the twenty-sixth floor both are available from the same residence.



586^{ft}

TO THE CROWN

214

RESIDENCES

52

STOREYS

3

SKY GARDENS

The bayfront *gallery.*

The gallery on Channelside holds the model, the material board and two full-scale room sets — a bay-facing living room and a primary bath. Floor plates, availability and specification are released there. Private appointments, seven days.

sales@halewater.com
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SALES GALLERY

Halewater Bayfront Gallery
615 Channelside Drive, Suite 200
Tampa, Florida 33602

APPOINTMENTS

Monday – Sunday, 10.00 – 19.00
+1 (813) 555-0177
sales@halewater.com





HALEWATER
SHORE DEVELOPMENT

Everything faces *the water.*

Waterfront development on Florida's Gulf Coast since 2009. AURA Bayfront Residences is the tenth Halewater address and the first in downtown Tampa.

HALEWATER SHORE DEVELOPMENT

Halewater Bayfront Gallery, 615 Channelside Drive, Suite 200
Tampa, Florida 33602
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halewater.com

ABOUT THIS DOCUMENT

Sample brochure — studio concept; not a real development, nothing here is an offer. Halewater Shore Development and AURA Bayfront Residences are fictional and exist only as a design exercise.

Visualisation & brochure by Ratio Visuals — studio concept sample.