

# REDEVELOPMENT PROJECT PROFILE

# SPARK



\*THIS IMAGE IS A CONCEPTUAL RENDERING THAT IS SUBJECT TO CHANGE

## VISION

### TRANSIT-ORIENTED NEIGHBORHOOD CORNERSTONE

Because of the flexible zoning in this area, this mixed-use project will include ground-floor retail, with a transit-oriented corner plaza, large daycare facility, and family workforce housing.

The retail component will be pedestrian-scale and oriented toward North Temple and the TRAX "Power Station", with a 5,000-square-foot daycare operated by Neighborhood House, 200 affordable residential units, commercial spaces, and a public courtyard will be located on the ground floor. A pedestrian- and bike-friendly midblock walkway will connect Cornell Street to 1460 West.

The project is a signature transit-oriented development that is prescribed for specifically at this location within The North Temple Cornell Station Area Plan. This will be accomplished by addressing challenges such as redevelopment of underutilized property, activating public space, replacing auto-oriented uses, and designing street and pedestrian activity.

## DETAILS

### ADDRESS

1500 W. North Temple

### PROPERTY SIZE

2.07 acres

### RDA PROJECT AREA

North Temple Project Area

### RDA INVESTMENT TO-DATE

\$14.5 million

### ESTIMATED TOTAL PROJECT COST

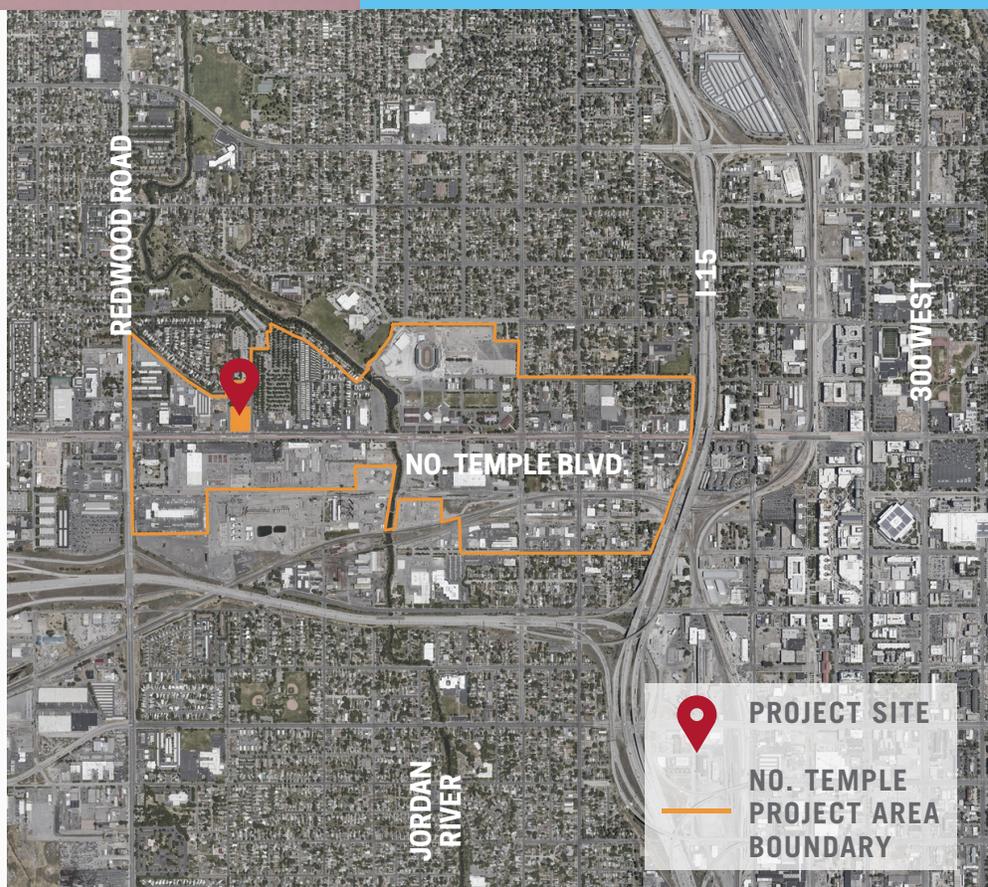
\$96 million

### DEVELOPMENT PARTNERS

Brinshore Development, LLC & Housing Assistance Mngt. Enterprise (HAME)

### HOUSING UNITS

100 - 20%-60% AMI; 100 - 70%-80% AMI



PROJECT SITE

NO. TEMPLE  
PROJECT AREA  
BOUNDARY

## MILESTONES

- ✓ RDA PROPERTY PURCHASE / Q4 2017
- ✓ RFP RELEASE / Q2 2018
- ✓ DEVELOPER SELECTION / Q3 2018
- ✓ FINALIZE PURCHASE CONTRACT / Q4 2018
- ✓ FINALIZE PURCHASE CONTRACT AMENDMENT; UPDATED DATES / Q4 2020
- ✓ DEMOLITION
- ✓ 4% & 9% LIHTC APPLICATIONS
- ✓ DUE DILIGENCE
- ✓ DESIGN REVIEW
- ✓ FINANCING TERMS
- ✓ CLOSING
- ✓ PERMITTING
- ✓ CONSTRUCTION
- RIBBON CUTTING



# SLCRDA

### PROJECT CONTACT

Corinne Piazza  
801.535.7254  
corinne.piazza@slcgov.com