

## 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 neighborhood-scale and oriented toward North Temple and the TRAX "Power Station", with a 10,000-square-foot daycare operated by Neighborhood House, 200 mixed-income residential units, and 14,000 sq. ft. retail pace. The setting also provides for rooftop open spaces, gardens, and courtyards.

The project is a signature transit-oriented development that is specifically called for 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

\$2.5 million

### ESTIMATED TOTAL PROJECT COST

\$53 million

### DEVELOPMENT PARTNERS

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

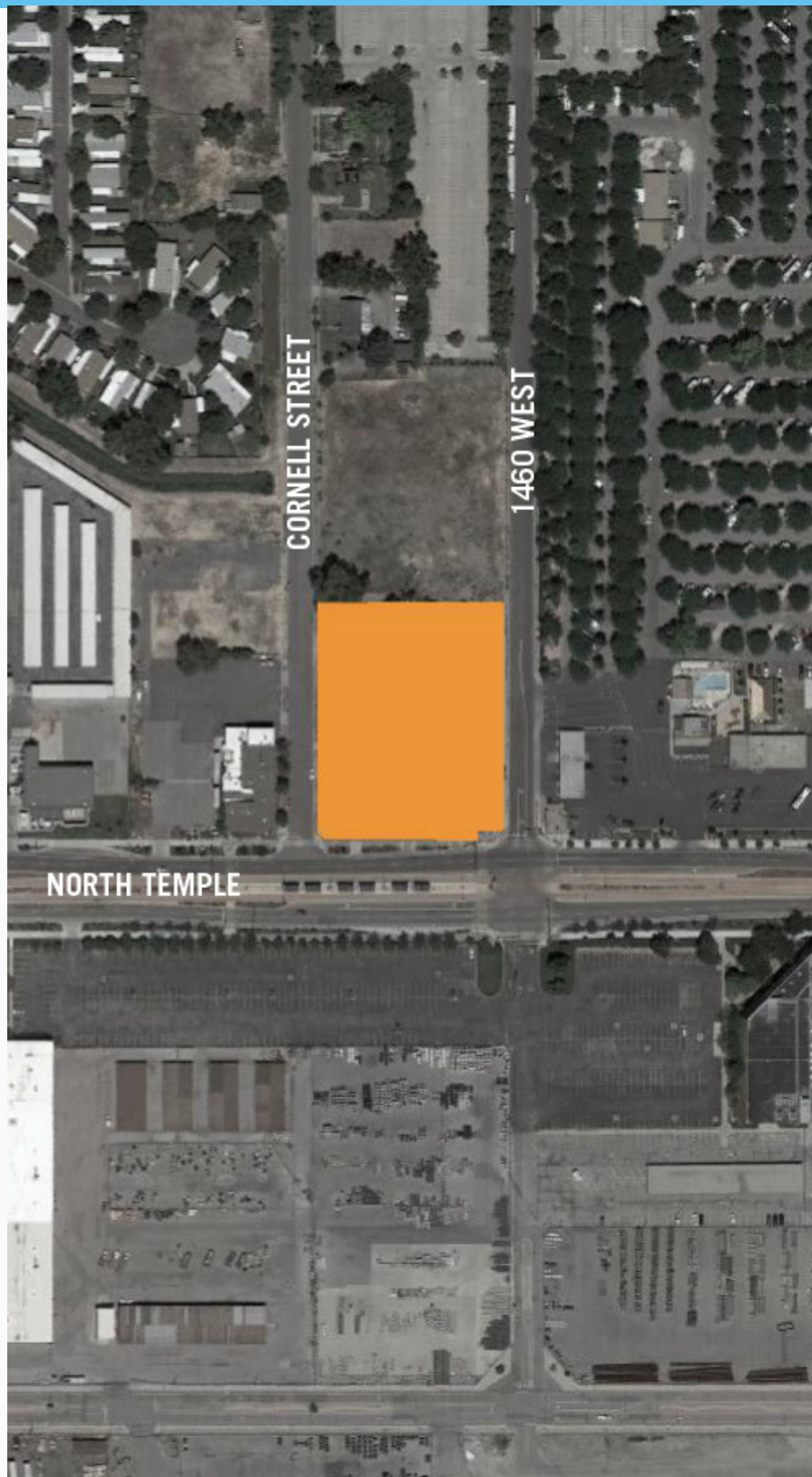
### HOUSING UNITS

50 affordable; 150 market-rate



## MILESTONES

- ✓ PROPERTY PURCHASE / Q4 2017
- ✓ RFP RELEASE / Q2 2018
- ✓ DEVELOPER SELECTION / Q3 2018
- ✓ PURCHASE CONTRACT / Q4 2018
- ✓ 4% LIHTC AWARDED / Q1 2019
- DEMOLITION / Q1 2019
- 9% LIHTC APPLICATION / Q4 2019
- DUE DILIGENCE
- DESIGN REVIEW
- FINANCING TERMS
- CLOSING
- PERMITTING
- GROUNDBREAKING



# SLCRDA

## PROJECT CONTACT

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