

REDEVELOPMENT PROJECT PROFILE

SPARK



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

The RDA purchased the former Overniter Motel property to create a transit-oriented cornerstone for the North Temple neighborhood. Through a public process, Brinshore Development, LLC was selected to bring this mixed-use project to life.

Prescribed for the North Temple Cornell Station Area Plan, this project addresses the challenge of underutilized city property through the activation of public space. The Spark Project will replace auto-oriented spaces with ones designed for street and pedestrian activity.

The structure's retail component will be a 4,000 sq. ft. pedestrian-scale space oriented toward North Temple and the TRAX "Power Station". Additionally, there will be a 5,000 square-foot daycare operated by Neighborhood House and 200 mixed-income residential units. This development will include rooftop open spaces, gardens, and courtyards.

DETAILS

ADDRESS

1490 W. North Temple

PROPERTY SIZE

2.0 acres

RDA PROJECT AREA

North Temple Project Area

RDA INVESTMENT TO-DATE

\$14.5 million

ESTIMATED TOTAL PROJECT COST

\$96 million

DEVELOPMENT PARTNERS

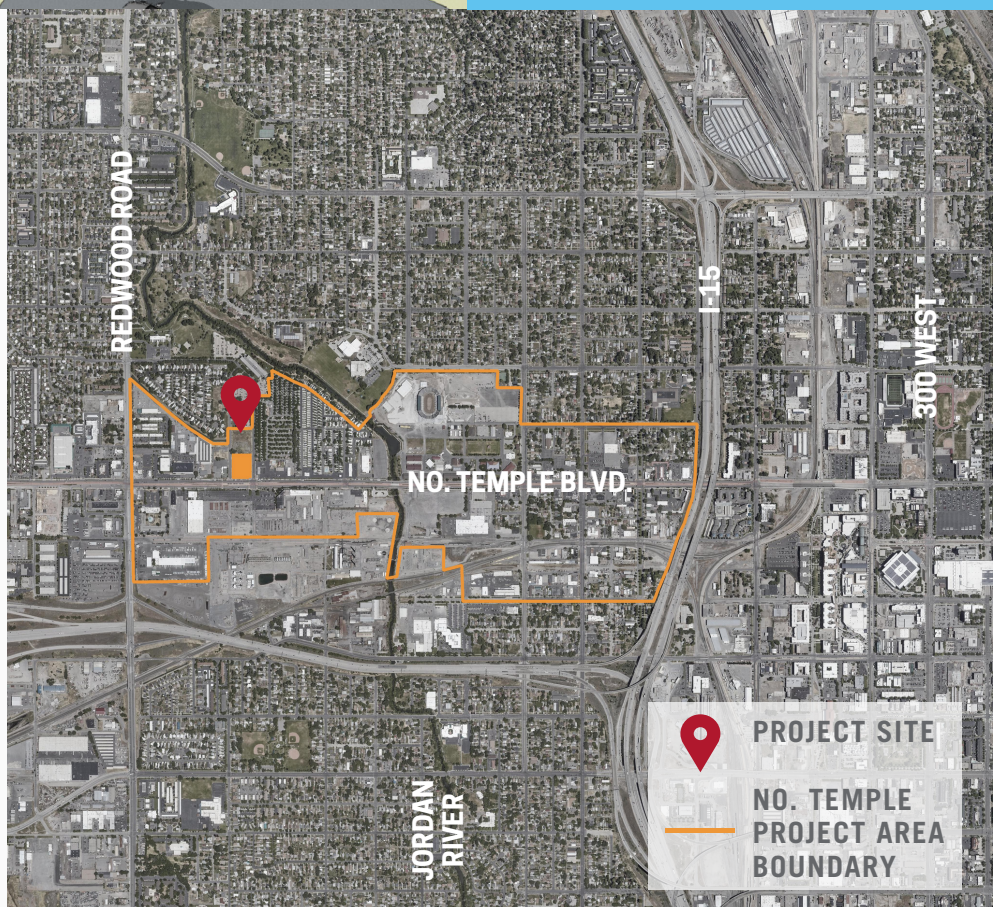
Brinshore Development, LLC & Housing Assistance Mngt. Enterprise (HAME)

HOUSING UNITS

163 affordable units:

- 63 at 20-60%
- 100 at 70-80%

37 market-rate units



PROJECT SITE

NO. TEMPLE
PROJECT AREA
BOUNDARY

MILESTONES

- ✓ RDA PROPERTY PURCHASE / Q4 2017
- ✓ RFP RELEASE / Q2 2018
- ✓ DEVELOPER SELECTION / Q3 2018
- ✓ DEMOLITION / 2021
- ✓ 4% + 9% LIHTC APPLICATION / 2021
- ✓ DUE DILIGENCE / 2019-2021
- ✓ DESIGN REVIEW / 2021
- ✓ FINANCING TERMS / 2021
- ✓ CLOSING (Q4/2022)
- CONSTRUCTION
- RIBBON CUTTING



SLCRDA

PROJECT CONTACT

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