

Former Sparks casinos to transform into housing, commercial space



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(Photo: Andy Barron/RGJ)

One week after construction began on the new Fountainhouse apartment development in Victorian Square, a new housing project broke ground on the other side of the parking lot.

The groundbreaking, which took place on Monday, marked the start of demolition and renovation at the former Silver Club Hotel and Bourbon Square Casino. The property is being re-developed into housing and commercial space by LandCap Investment Partners and GreenStreet Communities, with architects from the Nadel firm and Allco Construction.

“Think of a turbocharged Midtown,” said Stephen Hinckley, CEO of LandCap Investment Partners. “Midtown is a little spread out, whereas we have the opportunity with Victorian Square to really plan well. Each of the buildings connects with each other.”



Stephen Hinckley, CEO of LandCap Investment Partners, presents the renderings of the lofts and commercial space that the former Silver Club Hotel and Bourbon Square Casino will become. (Photo: Chanelle Bessette/RGJ)

The former Silver Club is to be converted into a 100-unit complex called the “C Street Lofts,” which will have studios and one-, two- and three-bedroom apartments. The building is going to be stripped down, including the exterior, and rebuilt with new, energy efficient systems including heating and cooling, fire protection systems, elevators, dual pane windows and plumbing systems.

The lofts will also include a fitness center, resident center, business center, cyber café, bike storage units and staff offices, as well as an outdoor recreation area with a fire pit, outdoor kitchen and community gardens for residents. According to the developer, the lofts will be priced within the range of \$750-1,100 per unit per month.

The former Bourbon Square Casino, which will be renamed “The Yard,” will be re-purposed as a new mix of restaurants and retail on the ground floor and office space on the upper two floors. The exterior will be re-done as well.

Hinckley estimates that the lofts will start to be rented out by summer 2016 and that commercial tenants will likely be in place by the end of next year. The total project cost is an estimated \$25 million.

In addition to renovating and re-designing the two buildings, the developers also own a couple of adjacent sites which are currently empty parking space. They don’t have any announcements yet on what those sites will become.

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An artist rendering of the new lofts at the former Silver Club Hotel. The new building was designed by architect Kelly Mier and the rendering was made by the team at Hi-Sun Drafting. (Photo: Rendering provided to RGJ)