



Metro 510 ribbon cutting.

Sage Partners* Recasts Harrison Street in Downtown Tampa: Preservation, New Construction, Employment

Metro 510, shown above, is named for its location by the transit station at 510 Harrison Street. It is across the street from what was Methodist Place, and is now known as Vista 400, for its views of the downtown skyline and location at 400 Harrison Street. Together, these developments provide long term affordable housing for the continuum of housing need in downtown Tampa, from housing for frail elderly and disabled living on fixed incomes, to the downtown moderate income workforce.

**OVER 2,000
JOBS CREATED:
628 ON-SITE
JOBS AT
METRO 510
113 ON-SITE
JOBS AT
VISTA 400**

Bill Clinton, Mary McLeod Bethune and Jackie Robinson. Metro 510 will preserve the past and provide for the future of the City of Tampa.

Vista 400, shown below, preserved a substandard aging 1971 facility in need of substantial rehabilitation. This development was part of the dwindling and precious housing stock of project-based Section 8 properties that provide rent subsidies allowing seniors to age in place when they can not afford to

Metro 510 is a unique community combining the rehabilitation of the historic St. Paul A.M.E. Church and the new construction of 120 workforce housing apartment homes. The development features four floors of residential above two floors of parking, an outdoor spray park, community garden, movie theatre area and an outdoor museum devoted to the history of the church. The restored St. Paul A.M.E. Church serves as a community center, leasing office, fitness facility, computer lab, library and a learning and play area for children. At the same time, the restoration of the church is a monument to its role in shaping the city's history. Its renovation also serves as a tribute to the noble individuals who addressed its congregation over the years, such as former President

pay market-rate rents. Because of the trauma to an elderly population that can result from relocation, Sage Partners did not relocate any residents offsite during the construction process. The rehabilitation took place two floors at a time as the apartments were refurbished to include: Energy Star interior light fixtures throughout residences, environmentally friendly flooring, Energy Star appliances, low-flow faucets and shower heads, grab bars in bathrooms, and ceiling fans. The Vista 400 residents enjoy a community garden, library, fitness center/yoga room, computer lab, a welcoming common area with a bocce ball court, laundry facility, resident assurance check-in and an emergency call system. **HNN**



*Vista 400 ribbon cutting. *Sage Partners, LLC, is based in Tampa. Debra Koehler, President; Todd Turner, Ex. V. P.*