

DRAFT CONFIDENTIAL



#10

Homeless Services Potential Sites Score Sheet

Property Worksheet 1528 West North Temple

Current Use: Vacant Retail/Vehicle Storage

Property Owner: Power Station Investments, LLC

Council District: 1

Planning District: Northwest

Zone: TSA-MUEC-C

Conditional Use: No

Adjacent Zoning: TSA-MUEC-C

Adjacent Land Use: Vacant Land, Motel, Retail, and Single –Family Residential

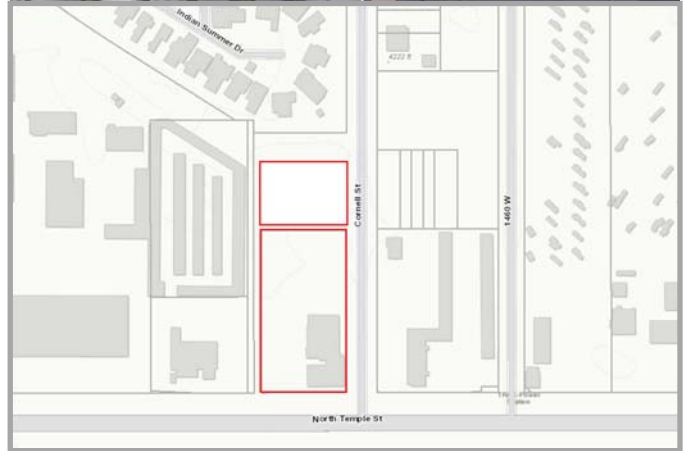
Site Size: 2.02

On Market: No **Market Price:** -

Assessed Value: \$1,458,000

Comments:

- There are plans in place to use the land to the north of this site for a multi-family development.



Scoring and Recommendations:

Success Criteria	2
Development	10
Transaction	3
Total	15

This site has one owner and is currently used to park vehicles for a private transportation company. The existing restaurant and home on the site would need to be demolished, but otherwise the site is not impacted by significant issues that would require mitigation. The site is not located near neighborhood or homeless services, though this issue could be mitigated by the immediate proximity to TRAX. Overall this site has many positive characteristics.

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<u>Success Criteria</u>		<u>Comments</u>	<u>Points</u>
Close to public transit +2	Yes	1/2 Mile from Trax stops or frequent bus lines	2
Not conducive to drug trade +2	No	1 mile from major transit access/on off ramp (driven not liner)	0
Close to Homeless Services	Yes	Programs supporting people experiencing homelessness	0
Close to Neighborhood Services	Yes	Access to community resources such as, libraries, food, social services and employment	0
		Subtotal	2
<u>Development</u>			
Parcel Size	Yes	1.3 acres or greater	1
Parcel Configuration	Yes		1
Utility Capacity	No		1
Demolish Existing Structure (s)	No	No demo required +1 basic demo 0 complex demolition -1	0
Reuse of Existing Structure	No	Reuse +1 No Reuse 0	0
Obstructions or Restrictions	Yes	Easements, liens, development restrictions, environmental remediation, final determination based upon title report	0
1,000' from highways	Yes	Measured linear from parcel line may be mitigated through construction	1
Located in a floodplain	Yes		1
1 mile from Refinery Study Area	Yes	Greater than 1 mile from the refinery?	1
3,000' from Rail Lines	Yes	Heavy rail linear	1
Airport Flight Path	No		1
Riparian corridor	No		1
Navigable waterway	No		1
		Subtotal	10
<u>Transaction</u>			
Listed for sale		Yes 1 no 0	0
Number of Owners		Greater the number the greater the complexity	1
Public/Private Ownership		Public =2 Private =1	1
Title/Legal Issues		No issues 1 moderate 0 complex -1 final score based upon title report	1
		Subtotal	3
		Total	15

Scoring: