

DRAFT CONFIDENTIAL



#11

Homeless Services Potential Sites Score Sheet

Property Worksheet

171 North Redwood Rd.

Current Use: Vacant Land

Property Owner: Salt Lake City Corporation and KZT Utah LLC

Council District: 1

Planning District: Northwest

Zone: TSA-MUEC-T

Conditional Use: No

Adjacent Zoning: TSA-MUEC-T

Adjacent Land Use: Vacant Land, Residential Multi-Family, and Retail

Site Size: 1.99

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

Assessed Value: \$592,000

Comments:



Scoring and Recommendations:

Success Criteria	2
Development	10
Transaction	3
Total	15

This site scores well in the Development and Transaction categories. The site is vacant and would not require significant improvements to mitigate environmental factors. The site has one owner which simplify a potential transaction. The site has access to both light rail and bus routes, which makes it highly connected to the rest of the City, however there are no nearby homeless service providers or requisite neighborhood services. The transit connections should mitigate the service deficit. Overall this is a strong location.

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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	1
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		0
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: