



#12

Homeless Services Potential Sites Score Sheet

Property Worksheet
657 West South Temple

Current Use: Vacant land

Property Owner: Western Pacific RR, RDA,
Standard Realty

Council District: 4

Planning District: Downtown

Zone: GMU

Conditional Use: No

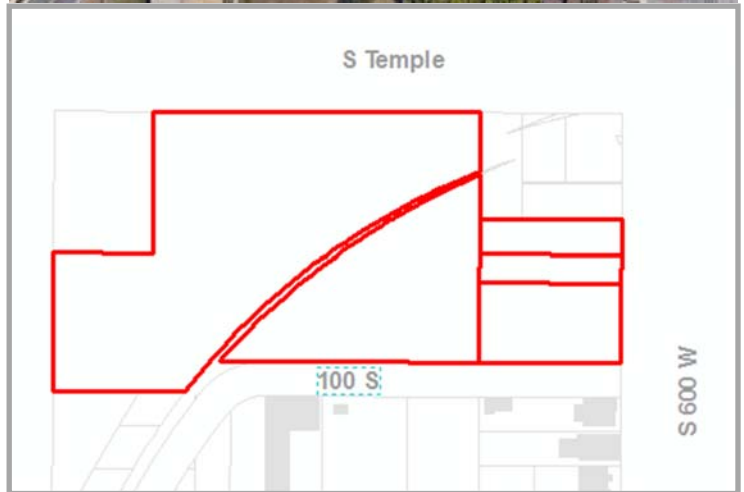
Adjacent Zoning: GMU

Adjacent Land Use: Light industrial, multi-family residential

Site Size: 1.99

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

Assed Value: \$1,982,000



Comments:

- The portion of the site west of the rail line would not be included in the development. Staff will attempt to acquire the site without the western portion.
- There is a chance that this site would be ineligible for federal funding due to its proximity to heavy rail. The project design would need to create as much distance between the rail and the resource center as possible.

Scoring and Recommendations:

Success Criteria	8	This site scores well in the success criteria category. It is located near transit and services and would serve the individuals that use the facility well. The site does not score as well in the development and transaction categories. The site would be challenging to develop, because of the mitigation that would be required for the noise and contamination caused by the heavy rail. The site has multiple owners, including a rail company, and may be challenging to acquire in a timely manner.
Development	7	
Transaction	0	
Total	15	

Due to the success criteria score, this site remains highly ranked.

DRAFT CONFIDENTIAL



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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	1mile from major transit access/on off ramp (driven not liner)	2
Close to Homeless Services	Yes	Programs supporting people experiencing homelessness	2
Close to Neighborhood Services	Yes	Access to community resources such as, libraries, food, social services and employment	2
		Subtotal	8
<u>Development</u>			
Parcel Size	Yes	1.3 acres or greater	1
Parcel Configuration	Yes		1
Utility Capacity			0
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		Easements, liens, development restrictions, environmental remediation, final determination based upon title report	-1
1,000' from highways	Yes	Measured linear from parcel line may be mitigated through construction	0
Located in a floodplain	No		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	0
Airport Flight Path	No		1
Riparian corridor	No		1
Navigable waterway	No		1
		Subtotal	7
<u>Transaction</u>			
Listed for sale		Yes 1 no 0	0
Number of Owners		Greater the number the greater the complexity	0
Public/Private Ownership		Public =2 Private =1	0
Title/Legal Issues		No issues 1 moderate 0 complex -1 final score based upon title report	0
		Subtotal	0
		Total	15

Scoring: