

DRAFT CONFIDENTIAL



#13

Homeless Services Potential Sites Score Sheet

Property Worksheet 1714 South 500 West

Current Use: Storm Water Retention Area

Property Owner: Salt Lake City Corporation
Council District: 2
Planning District: West Side
Zone: CG
Conditional Use: Yes
Adjacent Zoning: CG
Adjacent Land Use: Light industrial and Vacant Land
Site Size: 1.48
On Market: No **Market Price:** -



Comments:

- This site is currently used as a storm water retention basin. Public Utilities has indicated that the site could be used for the development of a resource center, but some investigation is still required.
- The site is located in the 100-Year Flood Plain, which would make it challenging to receive Federal funding.

Scoring and Recommendations:

Success Criteria	4
Development	6
Transaction	4
Total	14

This is a strong option, though it does have some challenges. The site is owned by Salt Lake City and is currently vacant which would simplify the transaction. The site is challenged by its proximity to both heavy rail and I-15. Additionally, the site is not located near homeless services or neighborhood services. However the proximity to services could be mitigated by the site's proximity to two north/south bus routes.

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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)	2
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	4
<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	0
Located in a floodplain	Yes		0
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	6
<u>Transaction</u>			
Listed for sale		Yes 1 no 0	1
Number of Owners		Greater the number the greater the complexity	1
Public/Private Ownership		Public =2 Private =1	2
Title/Legal Issues		No issues 1 moderate 0 complex -1 final score based upon title report	0
		Subtotal	4
		Total	14

Scoring:

Basic: Site meets +1, requires mitigation 0, does not meet -1