

# DRAFT CONFIDENTIAL



#14

## Homeless Services Potential Sites Score Sheet

### Property Worksheet 850 South 300 West

Current Use: Public and Private Storage

**Property Owner:** Salt Lake City Corporation

**Council District:** 4

**Planning District:** Downtown

**Zone:** PL

**Conditional Use:** No

**Adjacent Zoning:** CG, D-2, and FBUN-2

**Adjacent Land Use:** Homeless Services, Mixed-Use Residential, Retail, and Office

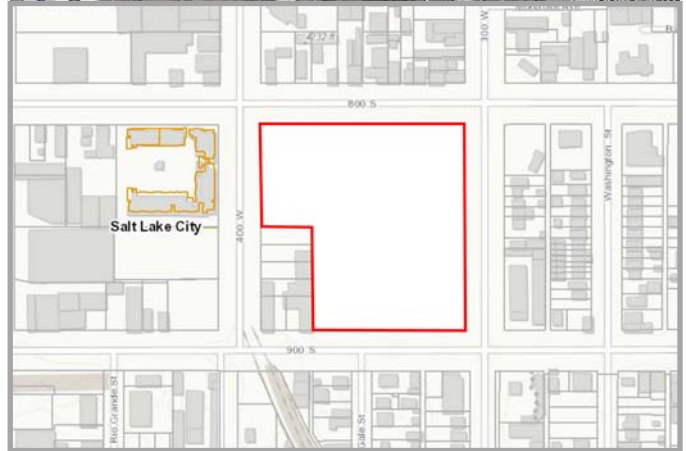
**Site Size:** 8.75

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

**Assessed Value:** \$5,000,000

**Comments:**

- This site is immediately adjacent to the Volunteers of America Facility on 900 South.



**Scoring and Recommendations:**

Success Criteria	2
Development	6
Transaction	5
<b>Total</b>	<b>9</b>

The primary benefit of this site is that it is owned by Salt Lake City Corporation, which would remove transaction issues. However, the site would need to be rezoned. The site is highly connected to the City and region by its proximity to light rail and I-15. The connectivity of the site can mitigate the lack of nearby services, but also connects the property to the regional drug trade. The development of the site will be impacted by the need to mitigate impacts from the I-15 and heavy rail, as well as its location in the flood plane and environmental contamination. While not a standard criteria consideration, it is important to note that the VOA has indicated that their clients would be negatively impacted by an adult homeless center located near their facility.

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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)	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
		<b>Subtotal</b>	<b>2</b>
<b><u>Development</u></b>			
Parcel Size	Yes	1.3 acres or greater	1
Parcel Configuration	Yes		1
Utility Capacity			-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		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	No		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
		<b>Subtotal</b>	<b>6</b>
<b><u>Transaction</u></b>			
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	1
		<b>Subtotal</b>	<b>5</b>
		<b>Total</b>	<b>15</b>

Scoring: