

DRAFT CONFIDENTIAL



#15

Homeless Services Potential Sites Score Sheet

Property Worksheet 998 South State St.

Vacant Land and Commercial Retail

Property Owner: Brent and Charlene Johnson Trust
Shelter the Homeless II LLC

Council District: 4

Planning District: Central City

Zone: Commercial Corridor (CC)
Downtown Support (D-2)

Conditional Use: No

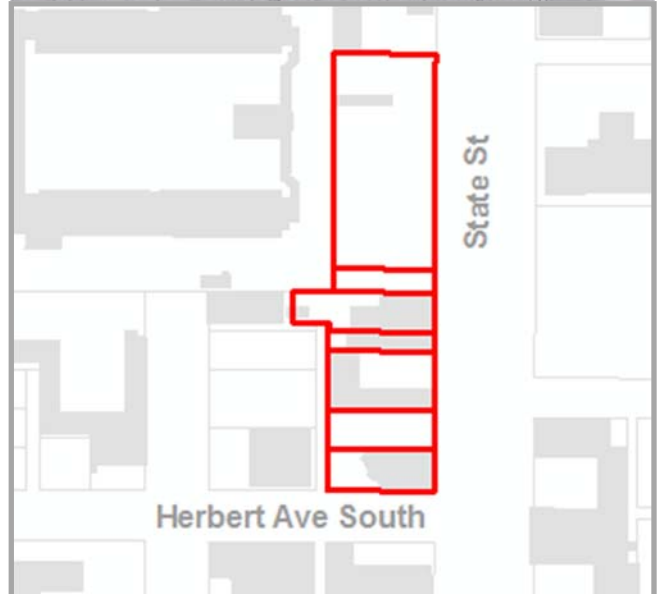
Adjacent Zoning: D-2 and CC

Adjacent Land Use: Commercial Retail and Multi-Family

Site Size: 1.51

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

Assessed Value: \$1,100,000



Comments:

- The Shelter the Homeless II LLC property is 0.91 Acres.
- Two Reagan billboards are located on this site. This could impact the transaction and complicate the design of a potential resource center.

Scoring and Recommendations:

Success Criteria	6
Development	8
Transaction	-1
Total	13

This site scores well with regard to the Success Criteria. The site would be integrated into the neighborhood, is near transit, and is close to services. The site would require demolition of existing structures, but is otherwise developable. The potential transaction issues significantly impact the site's overall score. The

transaction would be complicated by the need to deal with two owners, as well as by two billboards that are located on the site. This site has potential, but may be challenging to acquire.

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Property Worksheet

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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	2
Close to Neighborhood Services	Yes	Access to community resources such as, libraries, food, social services and employment	2
		Subtotal	6
<u>Development</u>			
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	-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	1
Airport Flight Path	No		1
Riparian corridor	No		1
Navigable waterway	No		1
		Subtotal	8
<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	-1
		Subtotal	-1
		Total	13

Scoring: