



#17

Homeless Services Potential Sites Score Sheet

Property Worksheet
820 South West Temple

Current Use: Vacant Land, Gas Station, and Multi-Family

Property Owner: Ralph Gatherum, Joyce Gill, William Gowen, Alvie Carter, Mike George, Eden Real Properties, Uintah Commercial Investment

Council District: 4

Planning District: Downtown

Zone: Form Based Urban Neighborhood 2 (FBUN-2)

Conditional Use: No

Adjacent Zoning: FBUN-2 and Form Based Urban Neighborhood 1 (FBUN-1)

Adjacent Land Use: Commercial Retail and Single-Family Homes

Site Size: 1.57

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

Assessed Value: \$1,775,000

Comments:

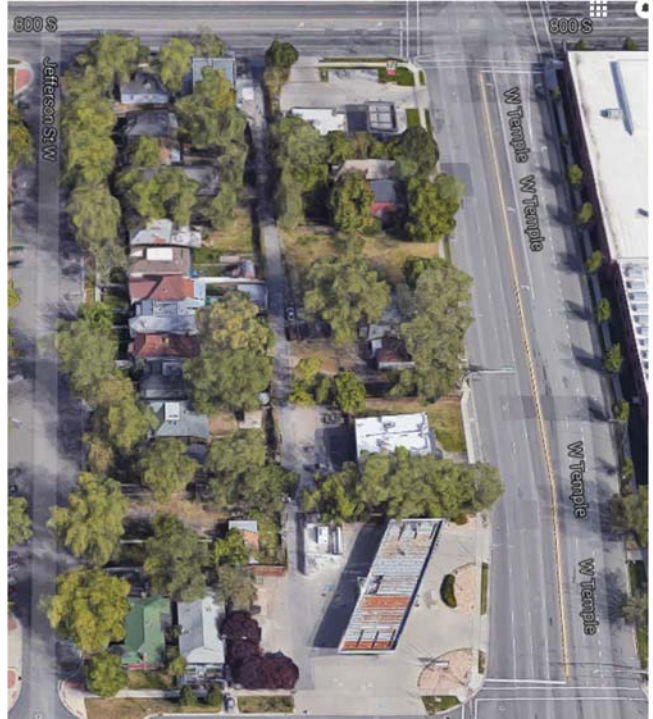
- Some of the Parcels are for sale.

Scoring and Recommendations:

Success Criteria	4
Development	5
Transaction	0
Total	9

This site does not score well in any category. Resource Centers built on this location will not integrate with the surrounding neighborhood, which is primarily single-

family residential. Additionally, dealing with seven private property owners, will be very difficult.



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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	2
		Subtotal	4
<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	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		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	5
<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	0
Title/Legal Issues		No issues 1 moderate 0 complex -1 final score based upon title report	-1
		Subtotal	0
		Total	9

Scoring: