

# DRAFT CONFIDENTIAL



#3

## Homeless Services Potential Sites Score Sheet

### Property Worksheet 431 South 300 East

Current Use: Vacant Land and Buildings

**Property Owner:** Salt Lake City  
**Council District:** 4  
**Planning District:** Central City  
**Zone:** TSA-UC-C  
**Conditional Use:** No  
**Adjacent Zoning:** PL, PL2, and TSA-UC-C  
**Adjacent Land Use:** Institutional and Office  
**Site Size:** 1.24 (1.04 Unencumbered)  
**On Market:** No      **Market Price:** -  
**Assessed Value:** \$6,100,000

**Comments:**

- While the site is 1.24 acres in size, approximately 0.2 acres of the site is used as an access ramp for parking under the Public Safety Building, making the available area 1.04 acres. Unknown design accommodations will need to be made for the use of the site for a Homeless Resource Center.



**Scoring and Recommendations:**

<b>Success Criteria</b>	<b>4</b>
<b>Development</b>	<b>9</b>
<b>Transaction</b>	<b>5</b>
<b>Total</b>	<b>18</b>

This site scores high in all three criteria categories. The site is located near transit and neighborhood services, though it is not near homeless services. The site is not impacted by the sound or vibration of highways or heavy rail and would generally make a good development site. However, when the parking ramp on the southeast corner of the site is removed from the size calculation the site, falls below the minimum size used as a criteria for selecting sites for evaluation. Additionally, significant demolition will be required to prepare the site for development. The demolition cost will be one of the highest for considered sites. From a transaction perspective, the City's ownership of the site eliminate any risks of being unable to close.

# DRAFT CONFIDENTIAL



## Homeless Services Potential Sites Score Sheet

### Property Worksheet

### 431 South 300 East

Current Use: Vacant Land and Buidings

<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	2
		<b>Subtotal</b>	<b>4</b>
<b><u>Development</u></b>			
Parcel Size	Yes	1.3 acres or greater	0
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		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
		<b>Subtotal</b>	<b>9</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>9</b>

Scoring: