

DRAFT CONFIDENTIAL



#1

Homeless Services Potential Sites Score Sheet

Property Worksheet 1385 South State St.

Current Use: Commercial Office Building

Property Owner: State Building Ownership Authority

Council District: 5

Planning District: Central City

Zone: Commercial Corridor (CC)

Conditional Use: No

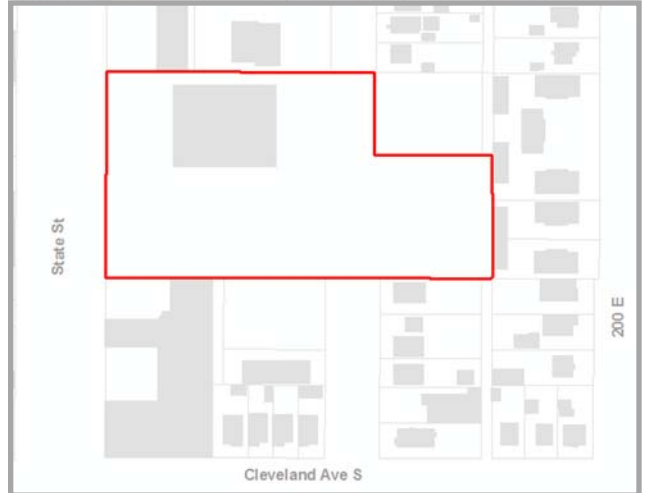
Adjacent Zoning: CC, Multi-Family Residential 45 (RMF45), and Single Family (R-1-5000)

Adjacent Land Use: Commercial Retail, Electric Substation, and Residential

Site Size: 3.1

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

Assessed Value: \$7,600,000



Comments:

- This site is adjacent to an electric substation and single-family zoned parcels, though the shape and size of the parcel should allow for sufficient buffering.
- The State currently occupies only one floor of the building.
- A structural study will need to be conducted to verify that the building can be adapted for use as a homeless resource center.

Scoring and Recommendations:

Success Criteria	6
Development	13
Transaction	3
Total	21

This site scores strongly in all three categories of evaluation. It is located near transit and services, which will benefit the individuals using the facility. The size of the site allows for opportunities to integrate the resource center into the neighborhood. Assuming the building can be adapted for use as a homeless resource center, there are few not many barriers to development. Additionally, dealing with a single public entity may result in an easier transaction.

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Property Worksheet

1385 South State St.

Current Use: Commercial Office Building

<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	1
Reuse of Existing Structure	No	Reuse +1 No Reuse 0	1
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	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
		Subtotal	13
<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	1
Title/Legal Issues		No issues 1 moderate 0 complex -1 final score based upon title report	1
		Subtotal	2
		Total	21

Scoring: