

DRAFT CONFIDENTIAL



#3

Homeless Services Potential Sites Score Sheet

Property Worksheet 444 South Main St.

Current Use: Parking Lot

Property Owner: City Creek Reserve, Inc.

Council District: 4

Planning District: Downtown

Zone: D-1

Conditional Use: No

Adjacent Zoning: D-1

Adjacent Land Use: Hotel, Mix-Use Office, Institutional

Site Size: 2.5

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

Assessed Value: \$3,200,000

Comments:

- This site is part of a 10.0 acre assemblage owned by City Creek Reserve.



Scoring and Recommendations:

Success Criteria	6
Development	11
Transaction	1
Total	18

This has strong scores in all three categories. The site is close to services and transit. There few impediments to development. The site is owned by an affiliate of the LDS church. Staff anticipates that the owners will not be likely to sell the property for a Homeless Resource Center. Additionally, neighboring property owners may retain rights over the eventual use of the property. Additional research

on the legal restrictions on the site will need to be performed.

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Property Worksheet

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Current Use: Parking

<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	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	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	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	1
Airport Flight Path	No		1
Riparian corridor	No		1
Navigable waterway	No		1
		Subtotal	11
<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	1
		Total	15

Scoring: