

# DRAFT CONFIDENTIAL



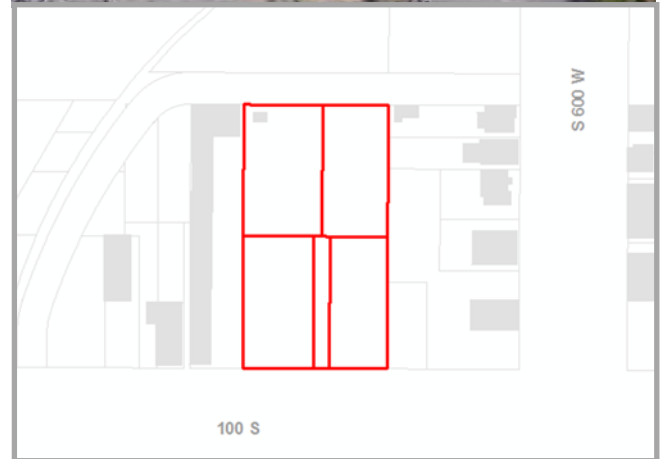
#2

## Homeless Services Potential Sites Score Sheet

### Property Worksheet 648 West 100 South

Current Use: Vacant land

**Property Owner:** RDA  
**Council District:** 4  
**Planning District:** Downtown  
**Zone:** GMU  
**Conditional Use:** No  
**Adjacent Zoning:** GMU  
**Adjacent Land Use:** Light industrial, entertainment  
**Site Size:** 1.78  
**On Market:** No    **Market Price:** -



**Comments:**

- RDA owned parcels along 100 South consisting of light industrial building and community garden space. Six lots to be consolidated.
- The site is currently being used for community garden space.

**Scoring and Recommendations:**

<b>Success Criteria</b>	<b>8</b>
<b>Development</b>	<b>8</b>
<b>Transaction</b>	<b>3</b>
<b>Total</b>	<b>19</b>

This site score well in all three categories. The site is located near transit and services, and is seen as not conducive to the regional drug trade due to its proximity to major roads or interstate off-ramps. The site will require significant utility upgrades and will require mitigation for the noise generated by the nearby heavy rail. The heavy rail also makes it very likely that some amount of environmental remediation will be required. Given that the property is wholly owned by the RDA, there should be limited barriers to completing the transaction.

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# Homeless Services Potential Sites Score Sheet

## Property Worksheet

### 648 West 100 South

Current Use: Vacant land

<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)	2
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
		<b>Subtotal</b>	<b>8</b>
<u>Development</u>			
Parcel Size	Yes	1.3 acres or greater	1
Parcel Configuration	Yes		1
Utility Capacity			0
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	0
Airport Flight Path	No		1
Riparian corridor	No		1
Navigable waterway	No		1
		<b>Subtotal</b>	<b>8</b>
<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
		<b>Subtotal</b>	<b>3</b>
		<b>Total</b>	<b>19</b>

Scoring: