

DRAFT CONFIDENTIAL



#4

Homeless Services Potential Sites Score Sheet

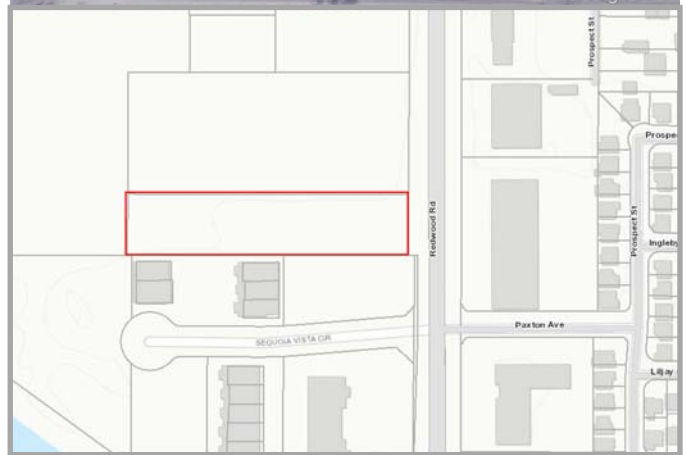
Property Worksheet 1146 South Redwood Road

Current Use: Vacant Land

Property Owner: Dorthy and George Dawson
Council District: 2
Planning District: West Salt Lake
Zone: CC
Conditional Use: No
Adjacent Zoning: M-1 and CC
Adjacent Land Use: Vacant Land and Retail
Site Size: 1.85
On Market: Yes **Market Price: -**
Assessed Value: \$443,200

Comments:

-



Scoring and Recommendations:

Success Criteria	4
Development	10
Transaction	3
Total	17

This site is currently vacant, it has one owner, and it is on the market. These factors should increase the ability to complete a transaction. The site is not impacted by many factors that would require mitigation and no demolition is required. This site is not located near many neighborhood services, but is near a Salt Lake Mission facility. The site is also served by bus routes that connect the site to the rest of the City. This site has a lot of positive characteristics.

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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)	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	0
		Subtotal	4
<u>Development</u>			
Parcel Size	Yes	1.3 acres or greater	1
Parcel Configuration	Yes		1
Utility Capacity	No		0
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	Yes	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	Yes		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	10
<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	3
		Total	17

Scoring: