

DRAFT CONFIDENTIAL



#5

Homeless Services Potential Sites Score Sheet

Property Worksheet 210 South Rio Grande St.

Current Use: Homeless Shelter

Property Owner: Shelter the Homeless Committee, Inc.

Council District: 4

Planning District: Downtown

Zone: D-3

Conditional Use: Yes

Adjacent Zoning: D-3 and GMU

Adjacent Land Use: Mixed-Use Residential, Retail, Social Services

Site Size: 1.17

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

Assessed Value: \$3,070,000

Comments:

- Active homeless shelter.



Scoring and Recommendations:

Success Criteria	6
Development	9
Transaction	1
Total	9

This site scores well in the Success Criteria and Development categories. The site is close to transit and services. The site will require the demolition of the existing structure, but otherwise will not require significant mitigating features in its design. The site does not score well in the transaction category, because the site is privately owned, currently being used, and the current owner has indicated an intent

to continue using the site into the future.

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<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	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	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	0
Airport Flight Path	No		1
Riparian corridor	No		1
Navigable waterway	No		1
		Subtotal	9
<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	16

Scoring: