

DRAFT CONFIDENTIAL



#6

Homeless Services Potential Sites Score Sheet Property Worksheet 1740 South 300 West

Current Use: Vacant Land

Property Owner: Costco Wholesale Corporation

Council District: 5

Planning District: Central City

Zone: General Commercial (CG)

Conditional Use: Yes

Adjacent Zoning: CG

Adjacent Land Use: Commercial Retail

Site Size: 2.75

On Market: Yes **Market Price:** \$2,870,000

Assessed Value: \$1,179,600

Comments:



Scoring and Recommendations:

Success Criteria	4
Development	9
Transaction	3
Total	16

This site well in the development and transaction categories. The site has limited barriers to development and will not require significant design changes to mitigate for issues associated with the proximity to I-15. The site has one owner and it is listed for sale. These factors increase the likelihood of a successful transaction. The site does not score as well in the success criteria category. The site is not located near homeless services and its access to I-15 via 300 West connect it to the regional drug trade. Fortunately the overall size of the site will allow for design and programming solutions to mitigate for some of the sites shortcomings.

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Property Worksheet

1740 South 300 West

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	0
Close to Neighborhood Services	Yes	Access to community resources such as, libraries, food, social services and employment	2
		Subtotal	4
<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	0
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
		Subtotal	9
<u>Transaction</u>			
Listed for sale		Yes 1 no 0	1
Number of Owners		Greater the number the greater the complexity	1
Public/Private Ownership		Public =2 Private =1	0
Title/Legal Issues		No issues 1 moderate 0 complex -1 final score based upon title report	1
		Subtotal	3
		Total	16

Scoring: