

DRAFT CONFIDENTIAL



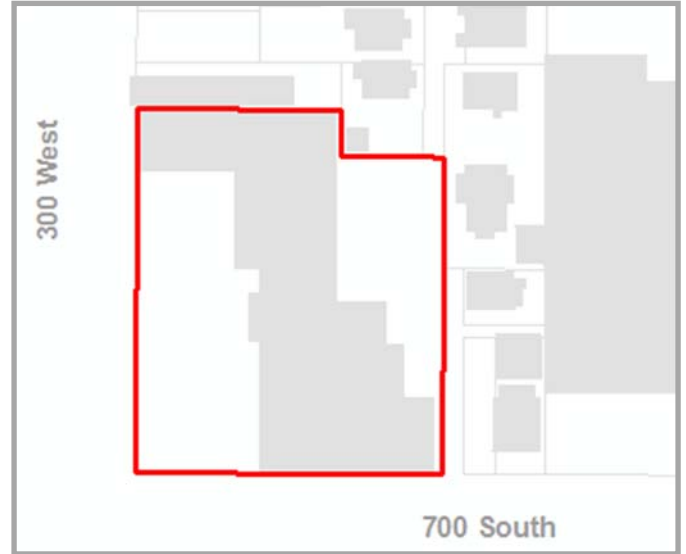
#7

Homeless Services Potential Sites Score Sheet

Property Worksheet 258 West 700 South

Current Use: Vacant Office/warehouse buildings

Property Owner: SL&5, LLC
Council District: 4
Planning District: Downtown
Zone: D-2
Conditional Use: Yes
Adjacent Zoning: D-2
Adjacent Land Use: Retail, Hospitality, light industrial
Site Size: 1.59
On Market: No **Market Price:** -
Assessed Value: \$1,620,000



Comments:

Scoring and Recommendations:

Success Criteria	3
Development	11
Transaction	2
Total	16

This site score well in the category of development. There are minimal barriers to developing the site and no factors that require mitigation. The site has some deductions in the success criteria and transaction categories. The site is located near transit, but is not located near homeless services. There are neighborhood services within walking distance of the site, but we deducted a point in this category to reflect the proximity of the VOA facility. The VOA has indicated in the past that it would like its new facility to be located a mile or more away from other homeless facilities. As for the transaction criteria, the site has a single owner, but it is not currently listed for sale. While the site does have some challenges, overall it still score well and is ranked in the top five sites.

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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	0
Close to Neighborhood Services	Yes	Access to community resources such as, libraries, food, social services and employment	1
		Subtotal	3
<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	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	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	0
Title/Legal Issues		No issues 1 moderate 0 complex -1 final score based upon title report	1
		Subtotal	2
		Total	16

Scoring: