



#8

Homeless Services Potential Sites Score Sheet

Property Worksheet

1338 South Jefferson St.

Current Use: Warehouse

Property Owner: Gershman Properties & Sears
Roebuck & Co

Council District: 5

Planning District: Central City

Zone: General Commercial (CG)

Conditional Use: Yes

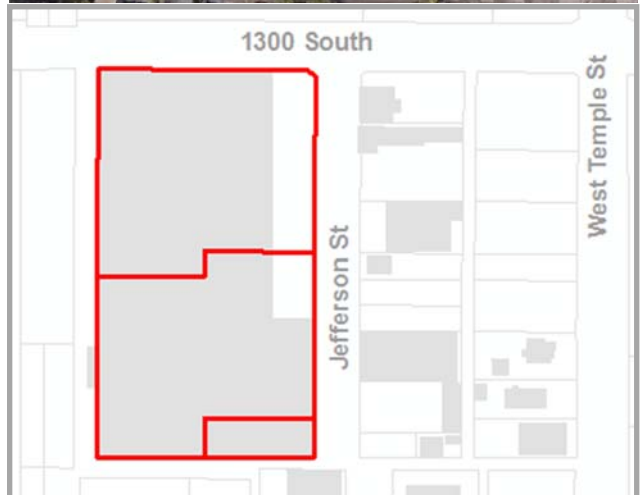
Adjacent Zoning: Residential Mixed-Use (R-MU),
General Commercial (CG)

Adjacent Land Use: Commercial and Vacant Land

Site Size: 4.03

On Market: Yes **Market Price:** \$5,426,500

Assessed Value: \$3,645,000



Comments:

- There will be a high cost to demolish this building.
- There is concern that the regular fireworks at the nearby baseball field may create a noise condition that can not be reasonably mitigated. This may result in being unable to use federal funds to construct the facility.

| | |
|-------------------------|-----------|
| Success Criteria | 6 |
| Development | 7 |
| Transaction | 2 |
| Total | 15 |

Scoring and Recommendations:

This site scores well in the development category. It has few issues that need to be mitigated, though the ability to mitigate for noise from the nearby baseball stadium may prove problematic. Additionally the cost to demolish the site will be high. The

site is located near transit and services, but is also located a major transportation corridor, which may create access for the regional drug trade, its is possible that their may be ways to mitigate this issue through design given the size of the site. One of the two owners is a large national company, which may complicate the transaction. Generally this is a strong site.

DRAFT CONFIDENTIAL



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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 | 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 | 2 |
| | | Subtotal | 6 |
| <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 | -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 | 1 |
| Located in a floodplain | No | | 0 |
| 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 | 7 |
| <u>Transaction</u> | | | |
| Listed for sale | | Yes 1 no 0 | 1 |
| Number of Owners | | Greater the number the greater the complexity | 0 |
| 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 | 15 |

Scoring: