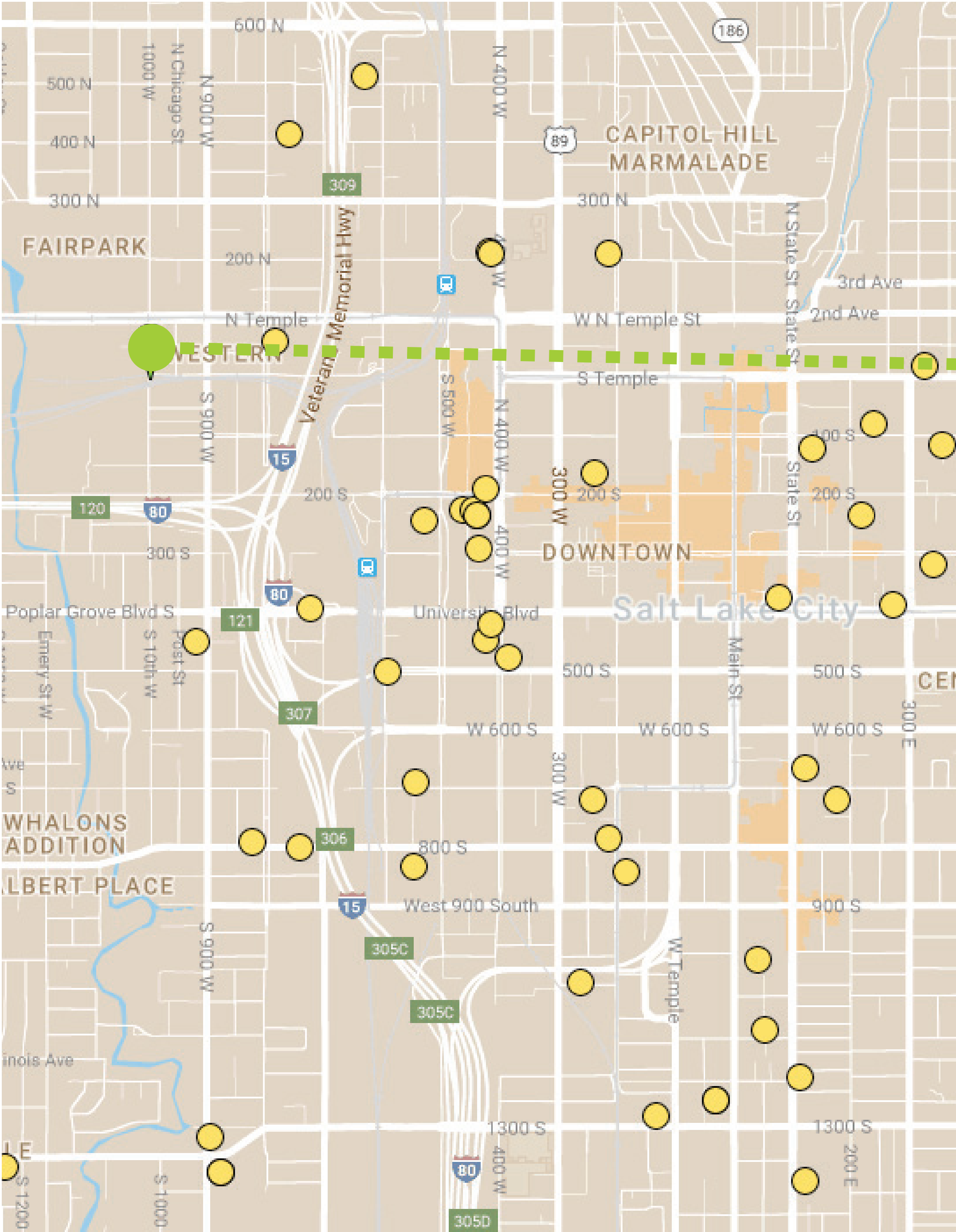


Site A: 3 S 1000 W



● Homeless and Neighborhood Services

Site Description

Property Owner: Salt Lake City Corporation, Huber & Rowland, and VPS
Current Use: Warehouse
Zone: Urban Neighborhood Transit Station (TSA-UN-T)
Resource Center Zoning Status: Not Permitted/No Conditional Use
Number of Parcels: 5
Site Size: 1.69
Purchase Price: \$1,389,000

Site Analysis

- Site will require the mitigation and accommodation of immediately adjacent heavy rail
- Site is within walking distance of homeless services
- Site is close to some neighborhood services
- Requires the closure of an alley and potential utility relocation

Neighborhood Description

Council District: 2
Planning District: North Temple Boulevard
Adjacent Zoning: TSA-UT-T
Adjacent Land Use: Heavy Rail and Light Industrial

Homeless Services

0.8 Miles from The Road Home
0.8 Miles from Weigand Center/St. Vincent's
1.0 Mile from 4th Street Clinic

Transit

0.2 Miles from Bus Stop
0.3 Miles from Fairpark Trax Station
0.7 Miles from Old Greektown Trax Station

Parks, Schools, and Daycare

350 Feet from Madsen Park
0.3 Miles from State Fairpark

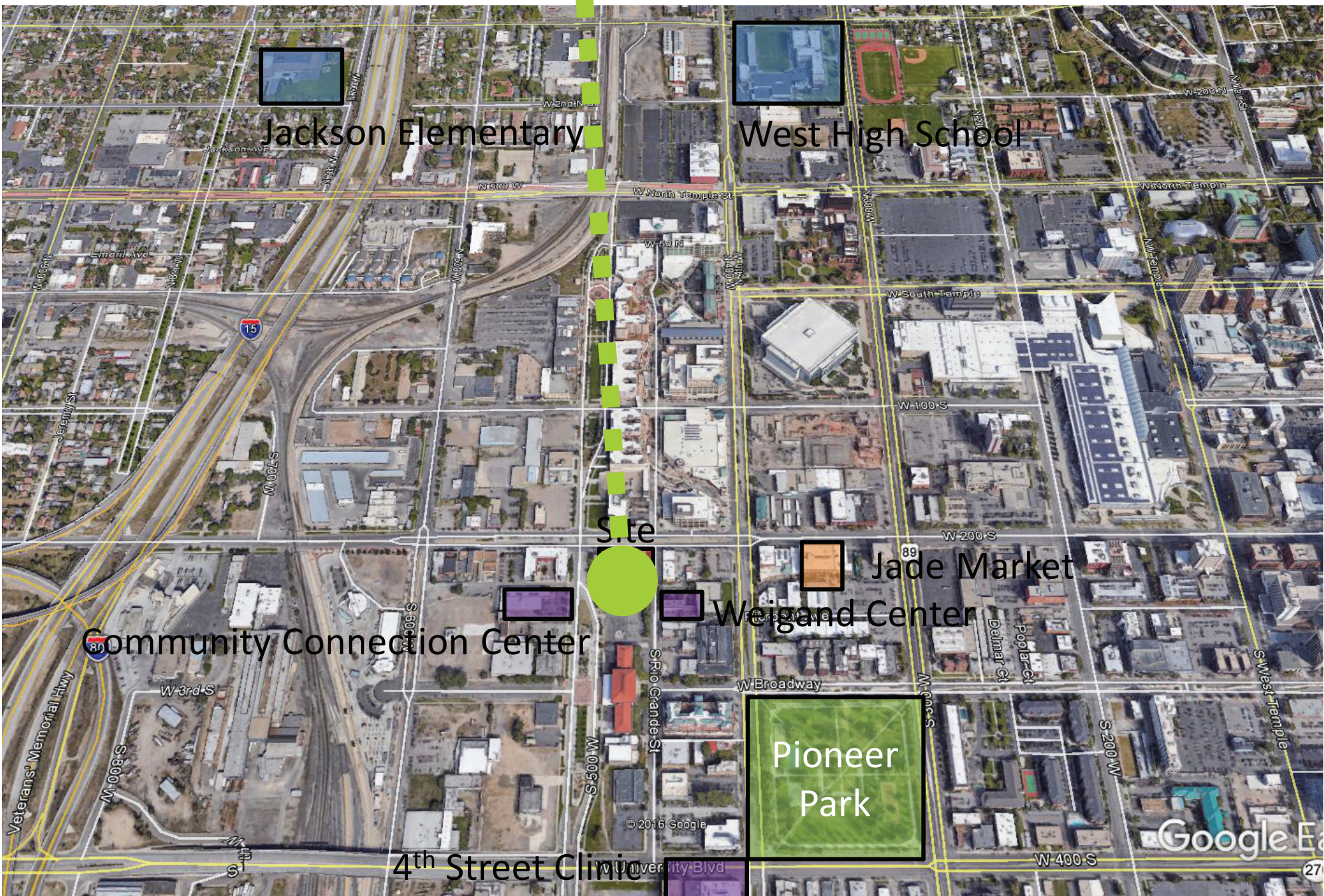
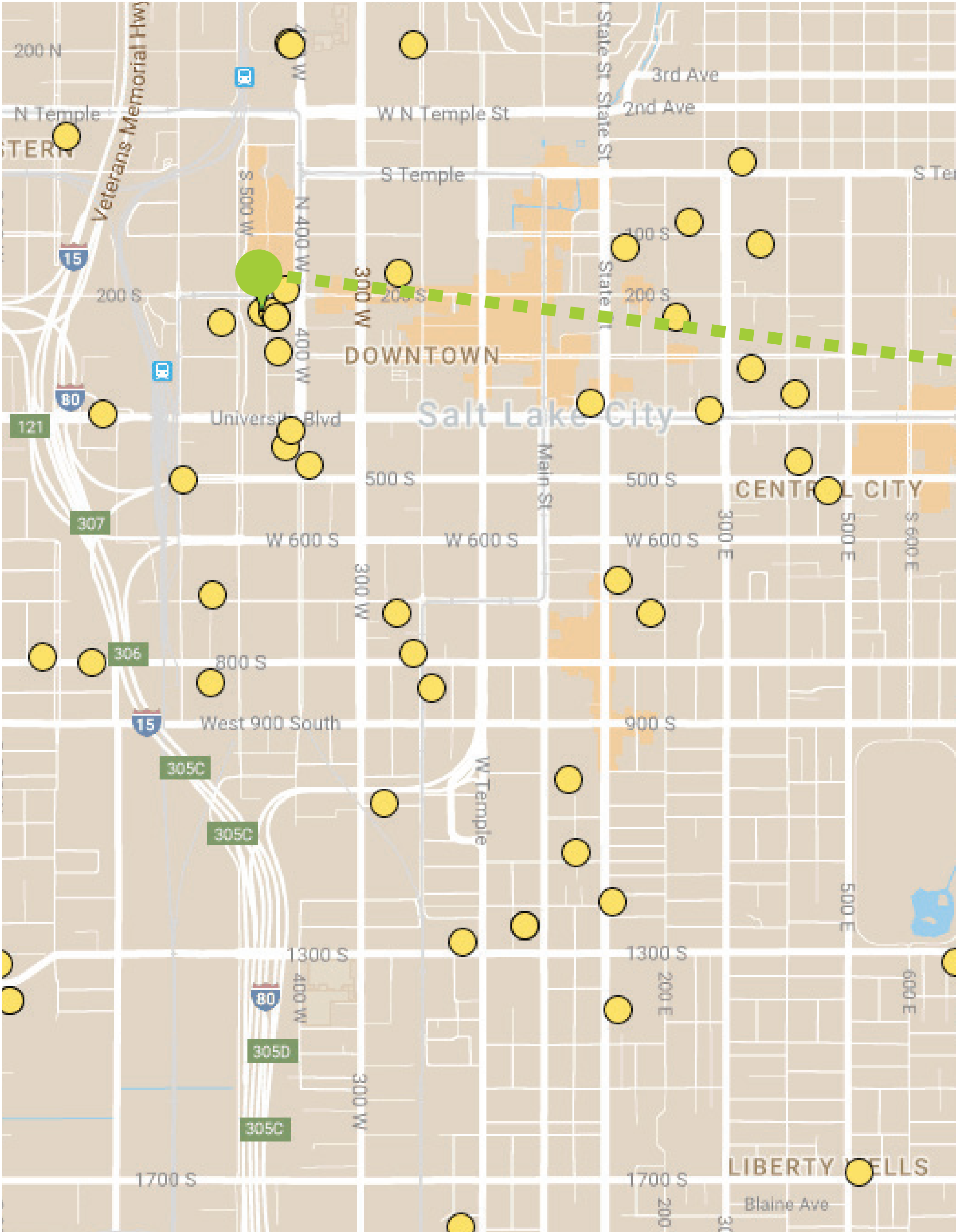
Neighborhood Services

0.1 Miles from La Dania Market
0.2 Miles from Family Dollar
0.3 Miles from Drivers License Services

Residential

0.1 Miles from Single Family Home
0.2 Miles from Residential Zone

Site C: 210 Rio Grande



● Homeless and Neighborhood Services

Site Description

Property Owner: Shelter the Homeless Committee, Inc.
Zone: Downtown Warehouse/Residential District
Resource Center Zoning Status: Conditional Use Required
Number of Parcels: Two
Site Size: 1.17
Purchase Price: \$3,070,000 (Assessed Value)

Site Analysis

- Close to transit, as well as neighborhood and homeless services.
- Will require the demolition of the existing structure, but otherwise will not require significant mitigating features in its design.
- A significant amount of utility improvements will likely be required.
- One private owner.

Neighborhood Description

Council District: 4
Planning District: Downtown
Adjacent Zoning: Gateway Mixed Use and Downtown Warehouse/Residential District
Adjacent Land Use: Mixed-Use Residential, Social Services, Retail, Public Facilities

Homeless Services:

Adjacent to Community Connection Center
Adjacent to Weigand Center/St. Vinny's
0.3 Miles from 4th Street Clinic

Transit

Adjacent to a Bus Stop
Adjacent to Trax Station (Old Greek Town Station)

Parks, Schools, and Daycare

0.1 Miles from Pioneer Park
0.7 Miles from Jackson Elementary
0.6 Miles from West High School

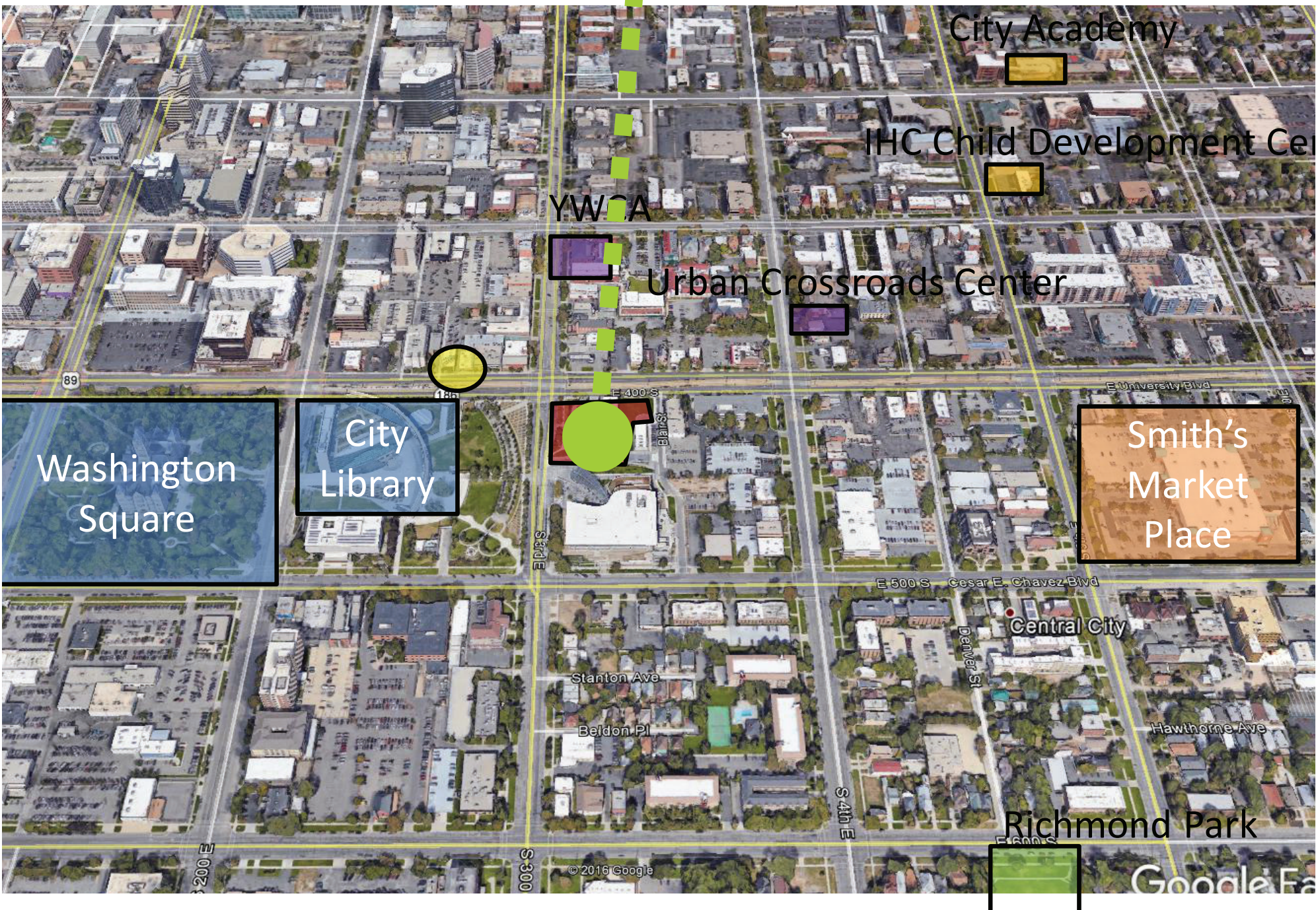
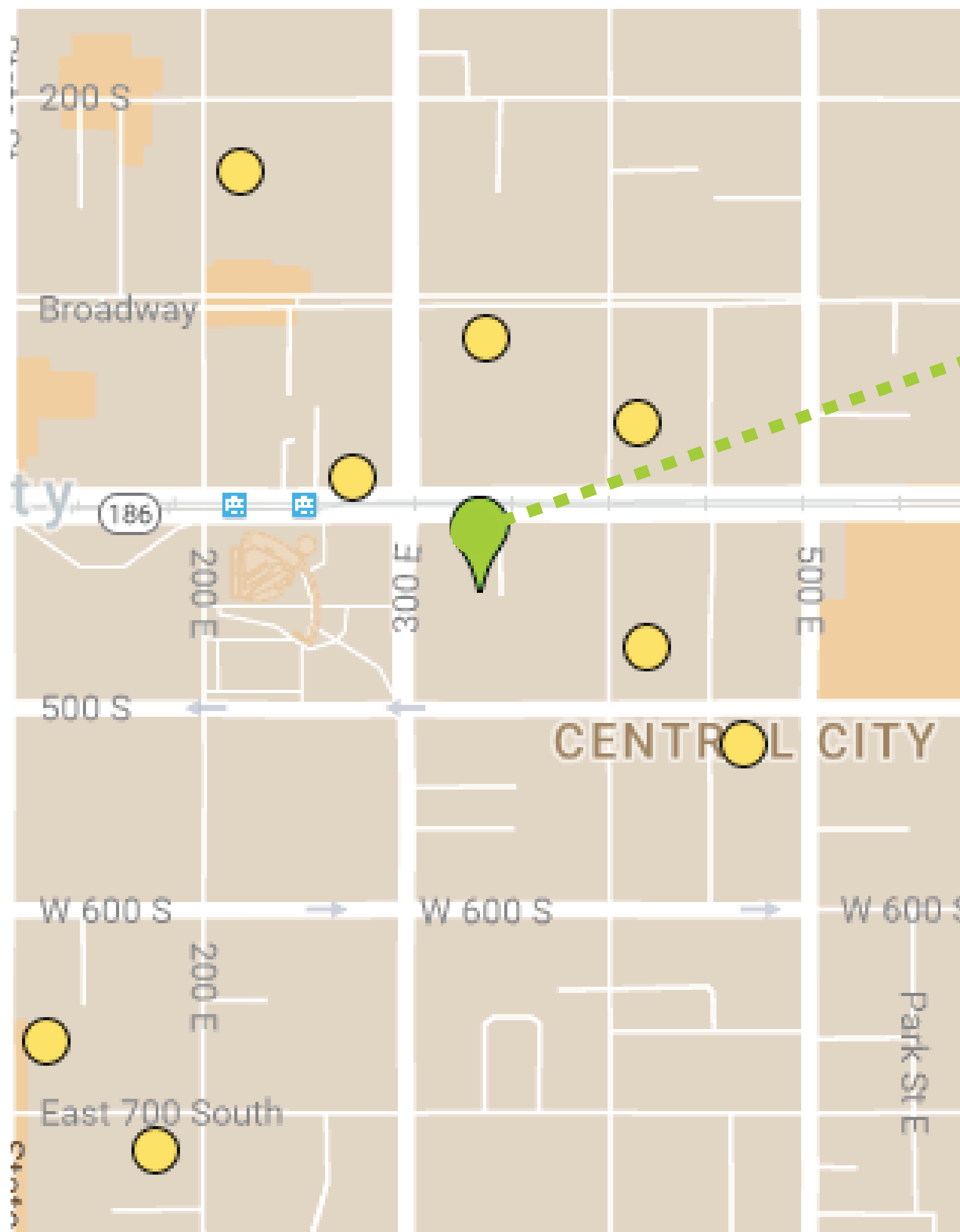
Neighborhood Services

Adjacent to Gateway Mall
0.2 Miles from Caputo's Market
0.1 Miles from Jade Market

Residential

0.5 Mile From a Single-Family Home
0.6 Miles From Residential Zone

Site D: 330 E 400 S



● Homeless and Neighborhood Services

Site Description

Property Owner: Salt Lake City Corporation
Current Use: Vacant Land and Buildings
Zone: Urban Center Transit Station
Resource Center Zoning Status: Not Permitted/No Conditional Use
Number of Parcels: Three
Site Size: 1.24 Acres (1.04 Acres Unencumbered)
Purchase Price: \$6,100,000 (Assessed Value)

Site Analysis

- Located near transit, neighborhood services, and homeless services.
- Not impacted by the sound or vibration of highways or heavy rail and would generally make a good development site.
- If the parking ramp on the southeast corner of the site is removed from the size calculation, the site falls below the minimum size criteria used for selecting sites for evaluation.
- Significant demolition will be required to prepare the site for development. The demolition cost will be one of the highest for considered sites.
- Owned by the City, which eliminates any risk of being unable to close.

Neighborhood Description

Council District: 4
Planning District: Central City
Adjacent Zoning: Public Land, Public Land (Library), and Urban Center Transit Station
Adjacent Land Use: Public Safety Building, Public Library, Open Space, and Office

Homeless Services

- 1.2 Miles from The Road Home
- 1.3 Miles from Community Connection Center
- 1.2 Miles from Weigand Center/St. Vinny's
- 1.1 Miles from 4th Street Clinic
- 0.1 Miles from YWCA
- 0.1 Miles from Crossroads Urban Center

Transit

- 0.1 Miles From a Bus Stop
- 0.1 Miles From a Trax Station (Library Station)

Parks, Schools, and Daycare

- 0.4 Miles from City Academy
- 0.7 Miles from Bennion Elementary School
- 0.8 Miles from Bryant Middle School
- 1.0 Miles Lincoln Elementary School
- 0.3 Miles from IHC Child Development Center
- 0.2 Miles from Washington Square
- 0.3 Miles from Richmond Park
- 0.9 Miles from Pioneer Park

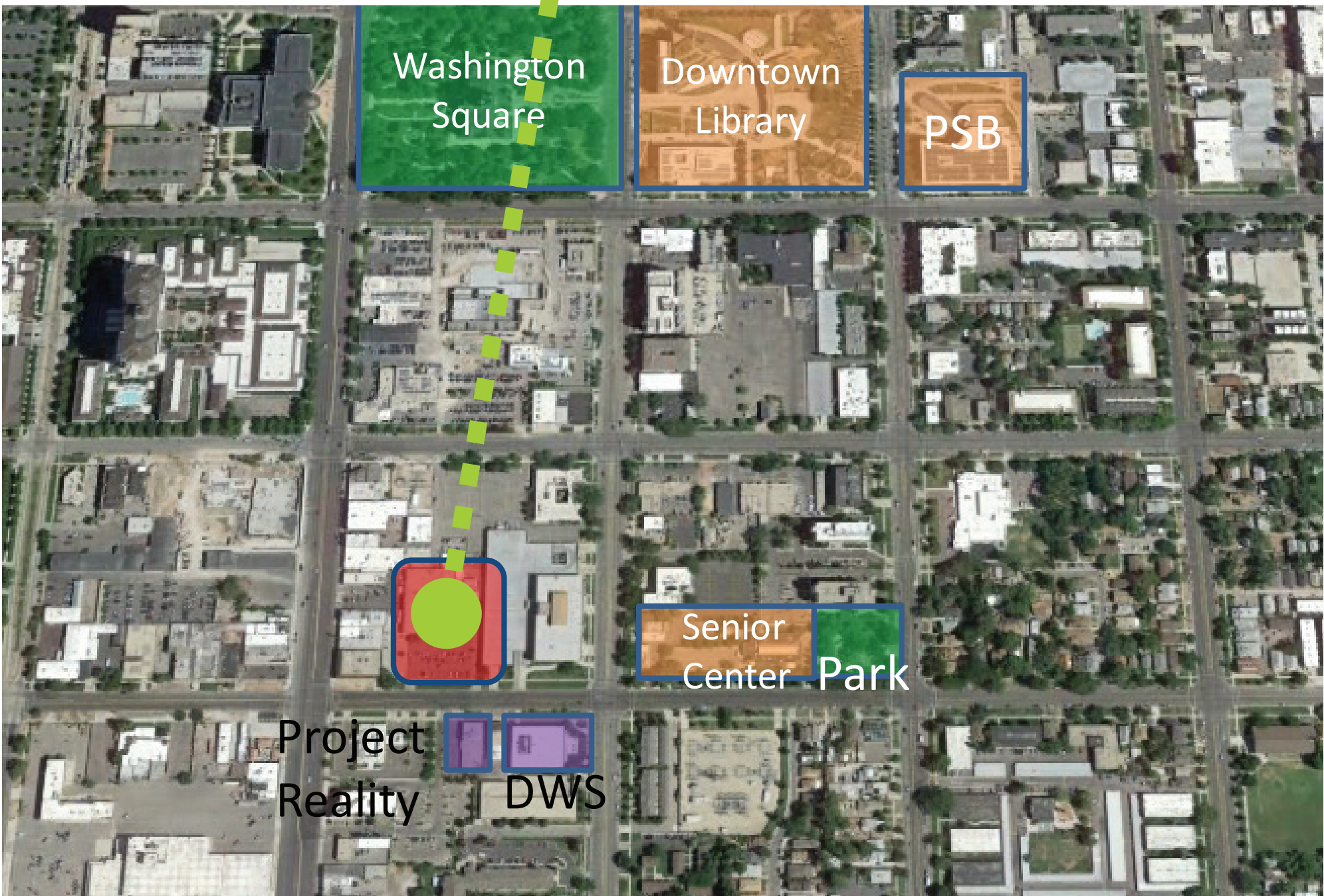
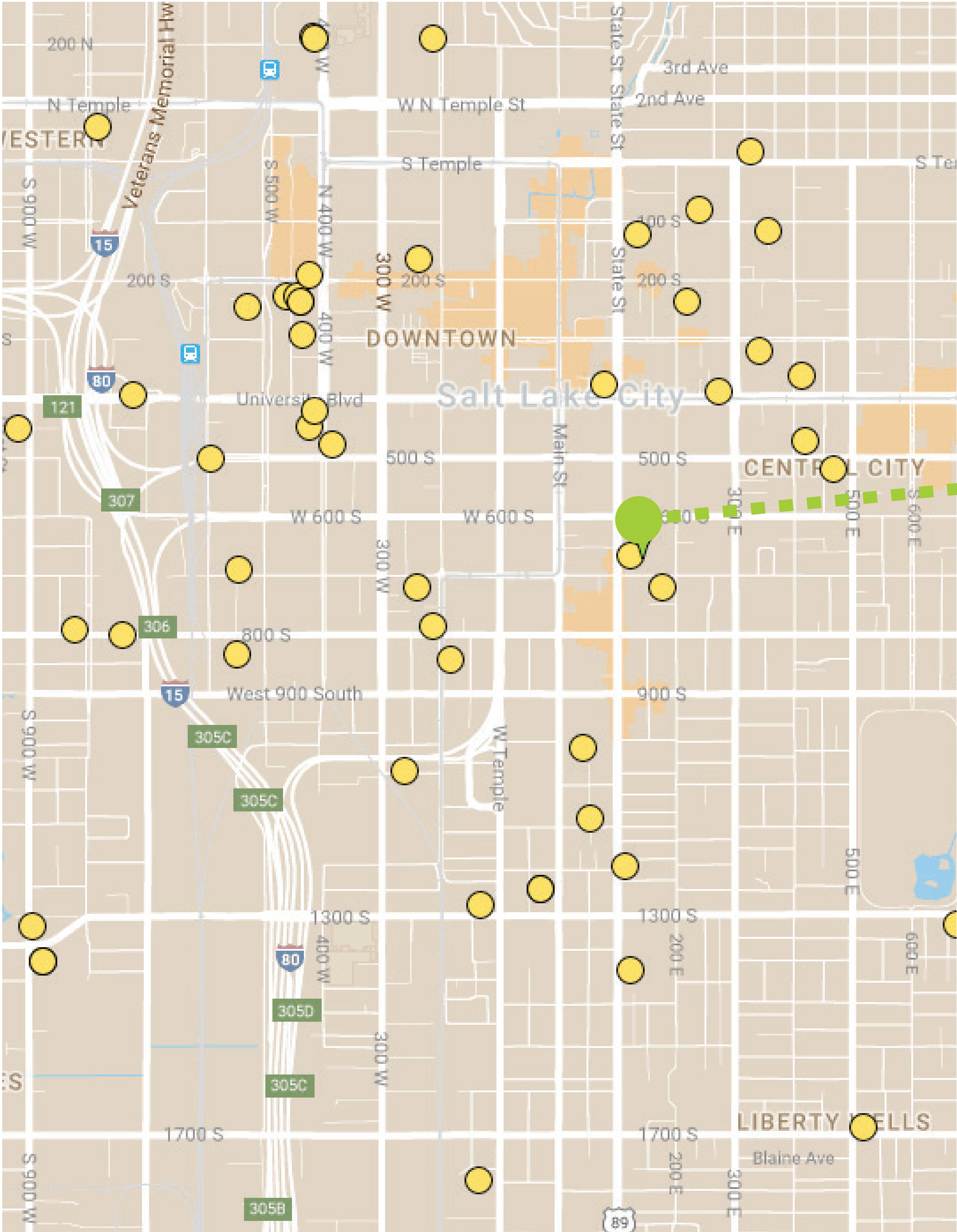
Neighborhood Services

- 0.1 Miles from City Library
- 0.3 Miles from Smith's Market Place
- 0.1 Miles from Salt Lake Community College

Residential

- 0.2 Miles From a Single-Family Home
- 0.2 Miles From Residential Zone

Site E: 131 E 700 S



● Homeless and Neighborhood Services

Site Description

Property Owner: LDS Church
Current Use: Deseret Industries
Zone: Downtown Support (D-2)
Resource Center Zoning Status: Conditional Use Required
Number of Parcels: One
Site Size: 1.29
Purchase Price: \$2,500,000

Site Analysis

- Close to transit and neighborhood services, but limited homeless services located near the site.
- Does not require significant mitigation for noise, vibration, or environmental contamination.
- Demolition will be required.
- Will need to find an alternate location for the current Deseret Industries.

Neighborhood Description

Council District: 4
Planning District: Central City
Adjacent Zoning: Downtown Support
Adjacent Land Use: Office and Retail

Homeless Services

- 350 Feet from Department of Workforce Services
- 0.9 Miles from 4th Street Clinic
- 1.1 Miles from The Road Home
- 1.1 Miles from Weigand Center / St. Vinny's

Transit

- 300 Feet from Bus Stop
- 0.4 Miles from Trax Stop

Parks, Schools, and Daycare:

- 0.2 Miles from Taufer Park
- 0.3 Miles from Salt Lake Arts Academy
- 0.5 Miles from Richmond Park
- 0.7 Miles from Lincoln Elementary
- 0.7 Miles from Liberty Park

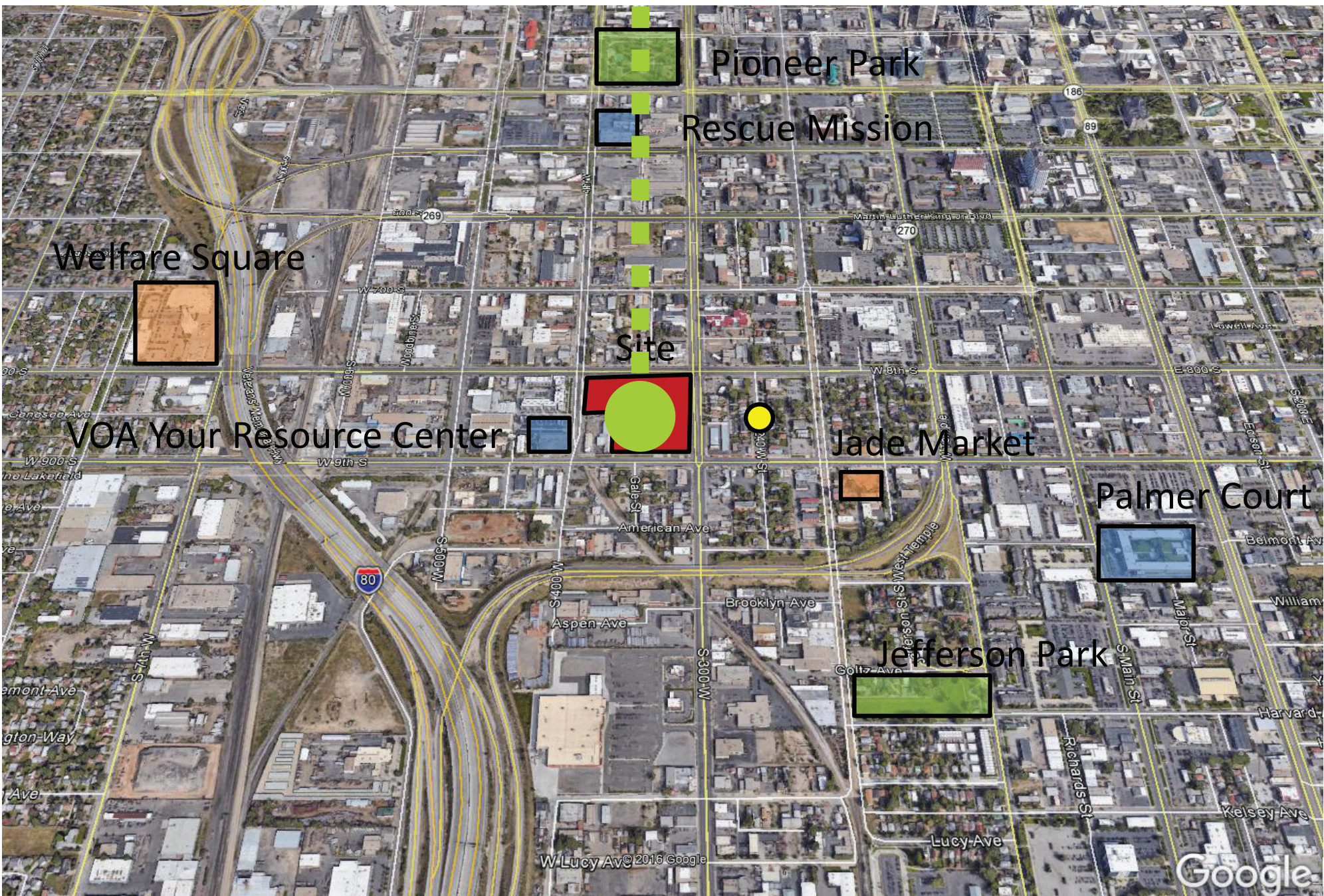
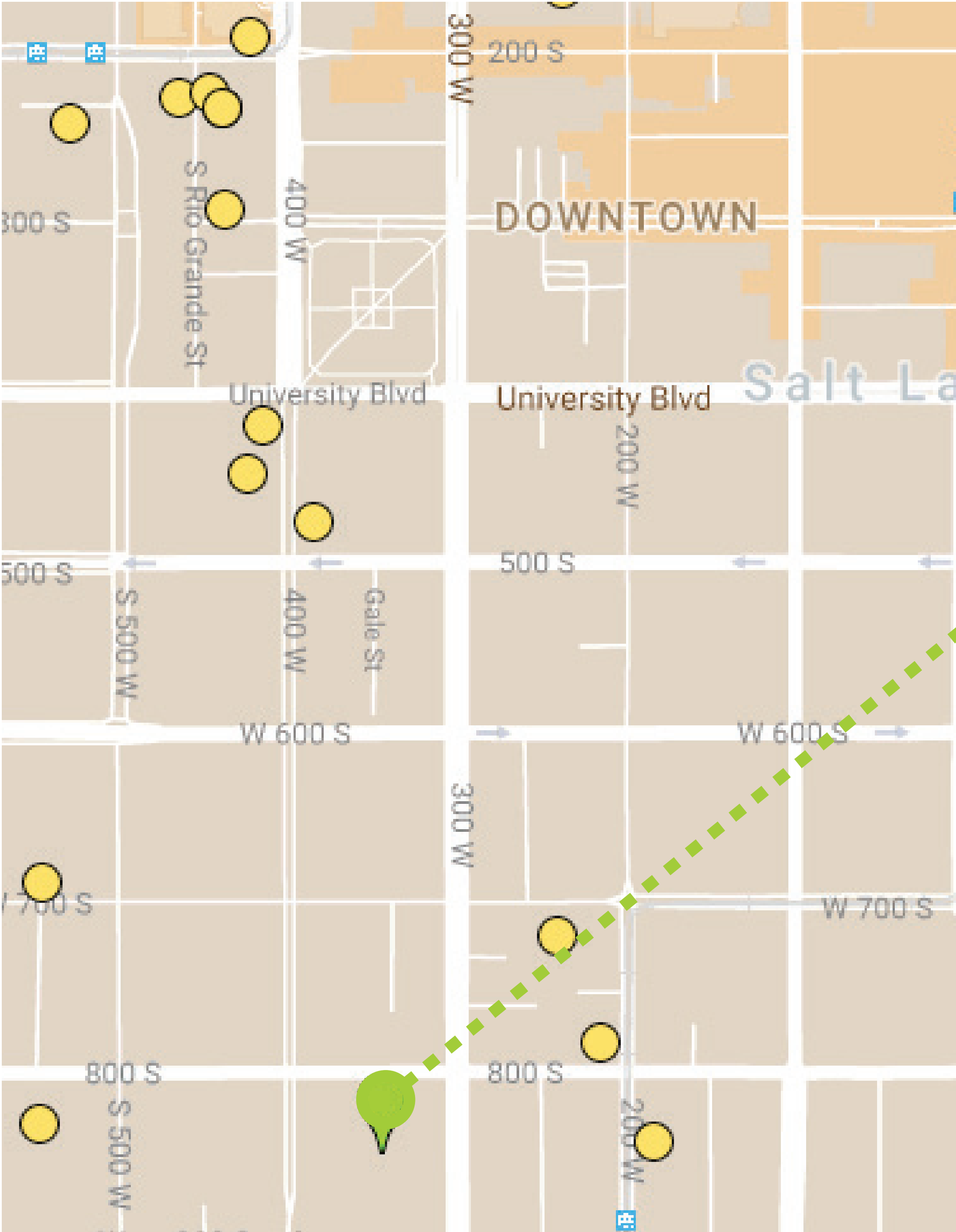
Neighborhood Services:

- 0.2 Miles from a 7-11
- 0.2 Miles from Liberty Senior Center
- 0.3 Miles from Central City Recreation Center
- 0.4 Miles from Downtown Library
- 0.7 Miles from Smith's Marketplace

Residential:

- 0.1 Miles from a Single Family Home
- 0.1 Miles from a Residential Zone

Site F: 850 S 300 W



● Homeless and Neighborhood Services

Site Description

Property Owner: Salt Lake City Corporation
Current Use: Vacant Land and Storage Facilities
Zone: Public Land
Resource Center Zoning Status: Not Permitted/No Conditional Use
Number of Parcels: One
Site Size: 8.5
Purchase Price: \$5,000,000 (Assessed Value)

Site Analysis

- Owned by Salt Lake City Corporation, which would remove transaction issues.
- Would need to be rezoned.
- Highly connected to the City and region by its proximity to light rail and I-15. The connectivity of the site can mitigate the lack of nearby services, but also connects the property to the regional drug trade.
- Would need to mitigate impacts from the I-15 and heavy rail, as well as its location in the flood plane and environmental contamination.
- While not a standard criteria, it is important to note that the VOA has indicated that their clients would be negatively impacted by an adult homeless center located near their facility.

Neighborhood Description

Council District: 4
Planning District: Downtown
Adjacent Zoning: General Commercial, Downtown Support, and Form Based Urban Neighborhood 1
Adjacent Land Use: Homeless Services, Mixed-Use, Residential, Retail

Homeless Services

0.9 Miles from The Road Home
0.9 Miles from Community Connection Center
0.8 Miles from Weigand Center/St. Vinny's
0.6 Miles from 4th Street Clinic
0.5 Miles from Rescue Mission of Salt Lake
Adjacent to VOA Youth Resource Center
0.7 Miles from Palmer Court

Transit

0.1 Miles from Bus Stop
0.1 Miles From a Streetcar Station (900 South Station)

Parks, Schools, and Daycare

0.8 Miles from Challenger School
0.6 Miles from Horizonte
0.8 Miles from Lincoln Elementary
0.4 Miles from Jefferson Park
0.9 Miles from Jordan Park
0.8 Miles from Pioneer Park
0.1 Miles from Miss Billie's Kids Kampus

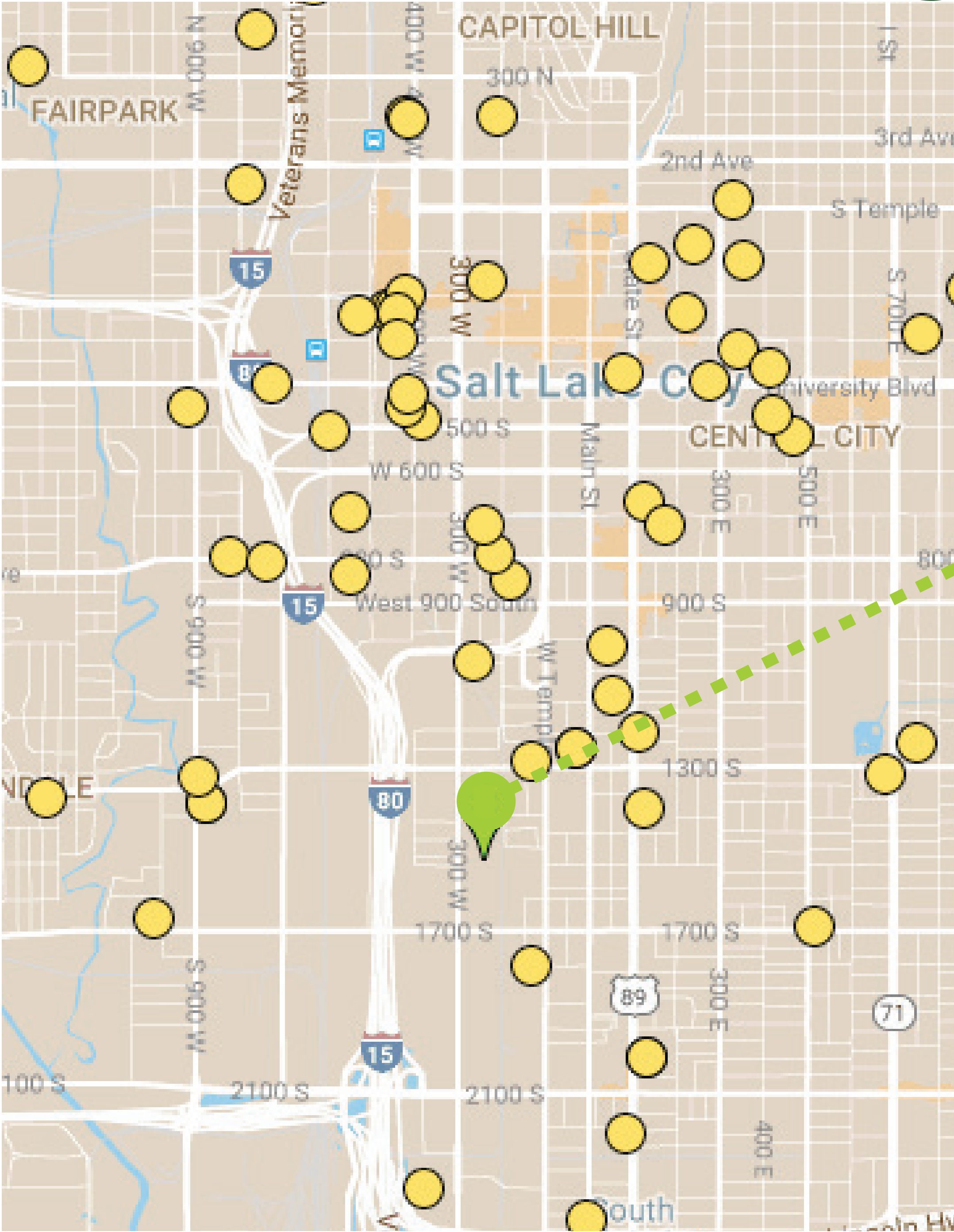
Neighborhood Services

0.8 Miles from Smith's
0.2 Miles from Jade Market
0.5 Miles from LDS Welfare Square

Residential

Adjacent to a Single-Family Home
0.1 Miles From Residential Zone

Site G: 275 W High



 Homeless and Neighborhood Services

Site Description

Property Owner: Mark Aletto
Zone: General Commercial (CG)
Resource Center Zoning Status: Conditional Use Permit Required
Number of Parcels: Two
Site Size: 3.01
Purchase Price: \$1,163,100 (Assessed Value)

Site Analysis

- Does not include significant structures, therefore no significant demolition will be required.
- Located within close proximity to public transit and neighborhood services. The site's proximity to transit should mitigate for the limited homeless services located within walking distance of the site.
- Limited mitigation will be required for noise and vibration.
- Given the sites history as vehicle storage yard, it is likely that significant environmental remediation will be required. Testing will be required to determine the extent of the contamination.

Neighborhood Description

Council District: 5
Planning District: Central City
Adjacent Zoning: General Commercial (CG)
Adjacent Land Use: General Commercial

Homeless Services
0.7 Miles VOA Adult Detoxification Center
1.3 Miles Palmer Court
1.1 Miles Recue Haven
1.6 First Step House Outpatient

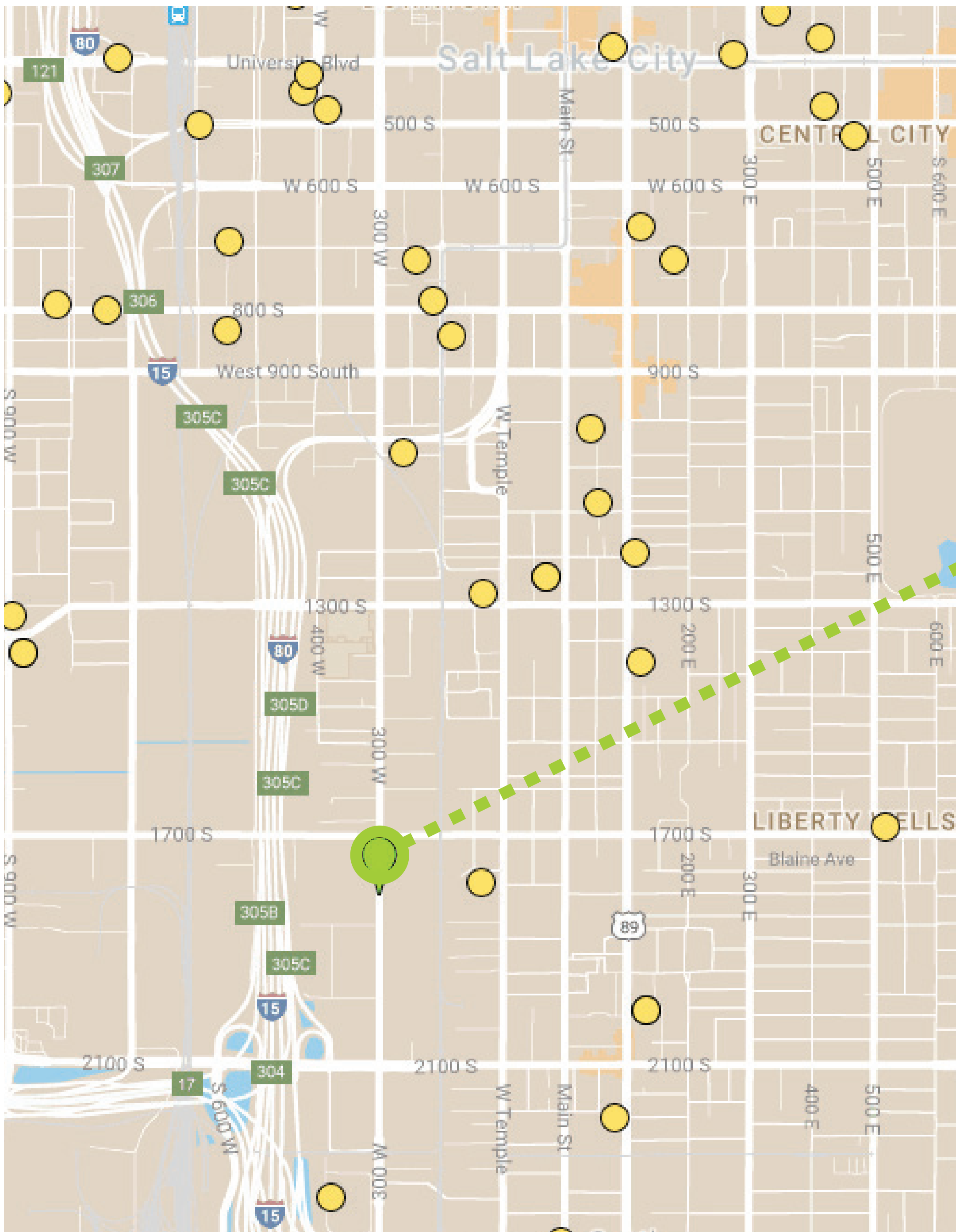
Transit
0.3 Miles Bust Stop
0.5 Miles Trax Station

Parks, Schools, and Daycare
0.8 Miles from People's Freeway Park
1.9 Miles from Liberty Park

Neighborhood Services
0.5 Cali's Natural Food
0.5 Costco Wholesale
1.3 Miles from 7-Eleven
2 Miles from Smith's Market

Residential
Adjacent to Multi-Family Residential
0.7 Miles from Residentail Zone

Site H: 1740 S 300 W



● Homeless and Neighborhood Services

Site Description

Property Owner: Costco Wholesale Corporation
Current Use: Vacant Land
Zone: General Commercial (CG)
Resource Center Zoning Status: Conditional Use Required
Number of Parcels: 5
Site Size: 2.75
Purchase Price: \$2,870,000

Site Analysis

- Close to transit and some neighborhood services
- Does not likely require significant mitigation for noise, vibration, or environmental contamination.
- Has limited barriers to development and will not require significant design changes to mitigate for issues associated with the proximity to I-15
- Not located near homeless services and the proximity to I-15 connect it with the regional drug trade. However, with the large size of the site, design and programming solutions may lessen these issues.

Neighborhood Description

Council District: 5
Planning District: Central City
Adjacent Zoning: General Commercial (CG)
Adjacent Land Use: Commercial Retail

Homeless Services

- 0.3 Miles from HASLC
- 1.9 Miles from 4th Street Clinic
- 2.2 Miles from Weigand Center / St. Vinny's
- 2.2 from The Road Home

Transit

- Adjacent to Bus Stop
- 0.6 from Trax Stop (Central Pointe Station)

Parks, Schools, and Daycare

- 0.3 Miles from a Park

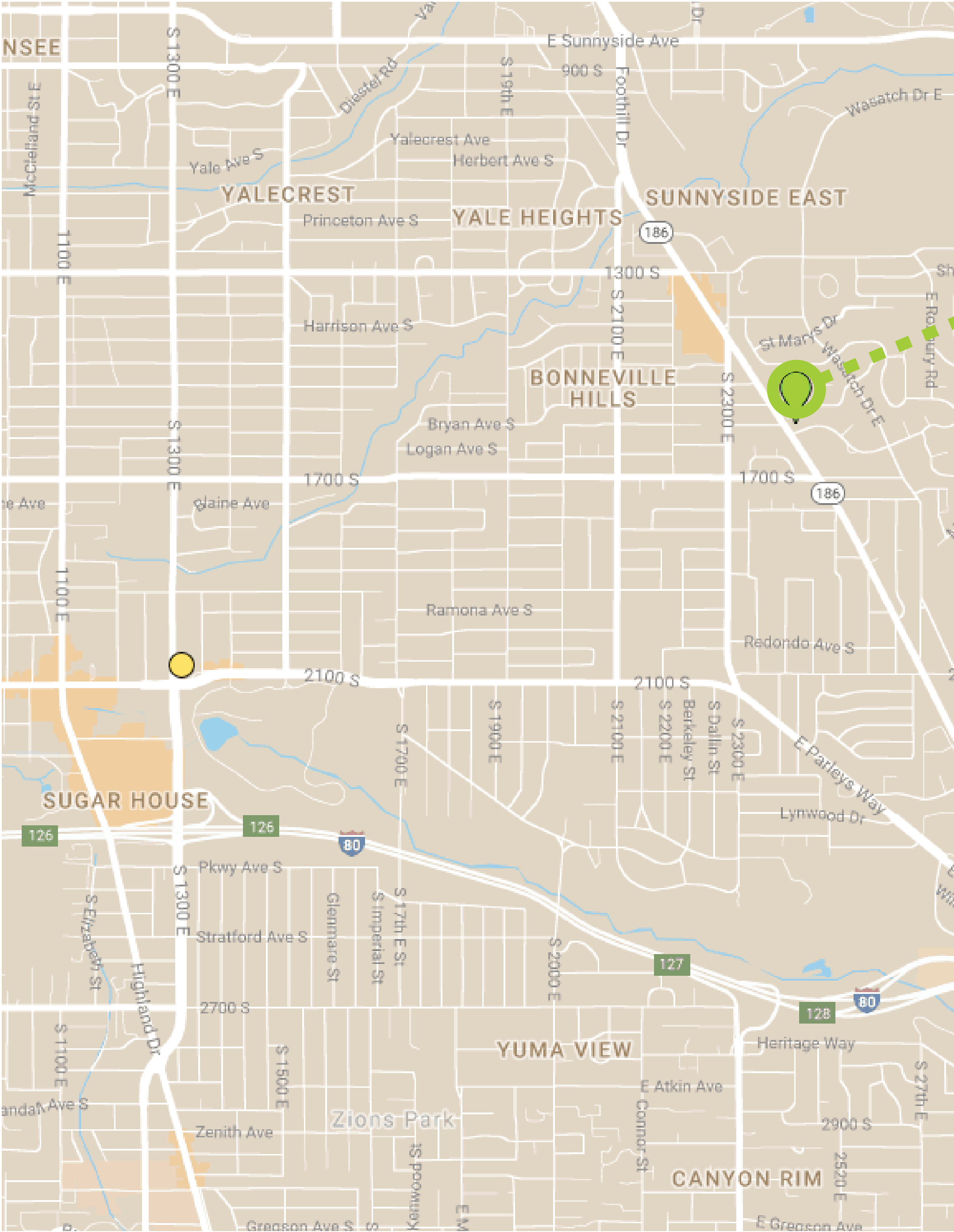
Neighborhood Services

- Adjacent to Costco
- 250 Feet from a Maverick
- 700 Feet from Cali's Natural Foods
- 0.5 Miles from Walmart

Residential

- 0.2 Miles from a Single Family Home
- 0.4 Miles from Residential Zone

Site I: 1565 S. Foothill



 Homeless and Neighborhood Services

Site Description

Property Owner: Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints

Current Use: Church

Zone: Institutional

Resource Center Zoning Status: Not Permitted/No Conditional Use

Number of Parcels: Two

Site Size: 1.73

Purchase Price: \$3,700,000 (Assessed Value)

Site Analysis

- Owned by the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints.
- Would need to be rezoned.
- Located in close proximity to a variety of neighborhood services, but is not located near any homeless services.
- Has significant access to bus service on Foothill Dr. Additionally, Foothill Dr. is a major transpiration corridor that connects the site to Downtown and Interstate 80. However, this connectivity also connects the site to the regional drug trade.
- Existing building will need to be demolished.
- It is not anticipated that significant mitigation will be required for noise, vibration, or environmental factors.

Neighborhood Description

Council District: 6

Planning District: East Bench

Adjacent Zoning: Neighborhood Commercial and Single Family Residential

Adjacent Land Use: Single-Family Homes, Multi-Family Residential, and Auto Repair

Homeless Services

- 4.7 Miles from the Road Home
- 4.8 Miles from Community Connection Center
- 4.7 Miles from Weigand Center/St. Vinny's
- 4.6 Miles from 4th Street Clinic
- 1.4 Miles from Valor House

Transit

- Adjacent to Bus Stop
- 1.9 Miles From a TRAX Station (University South Campus Station)

Parks, Schools, and Daycare

- 0.1 Miles from Montessori Community School
- 0.3 Miles from Indian Hills Elementary
- 0.3 Miles from Beacon Heights Elementary
- 0.3 Miles from Hillside Middle School
- 0.6 Miles from Dillworth Elementary
- 0.6 Miles from Dillworth Park
- 0.5 Miles from H-Rock Open Space

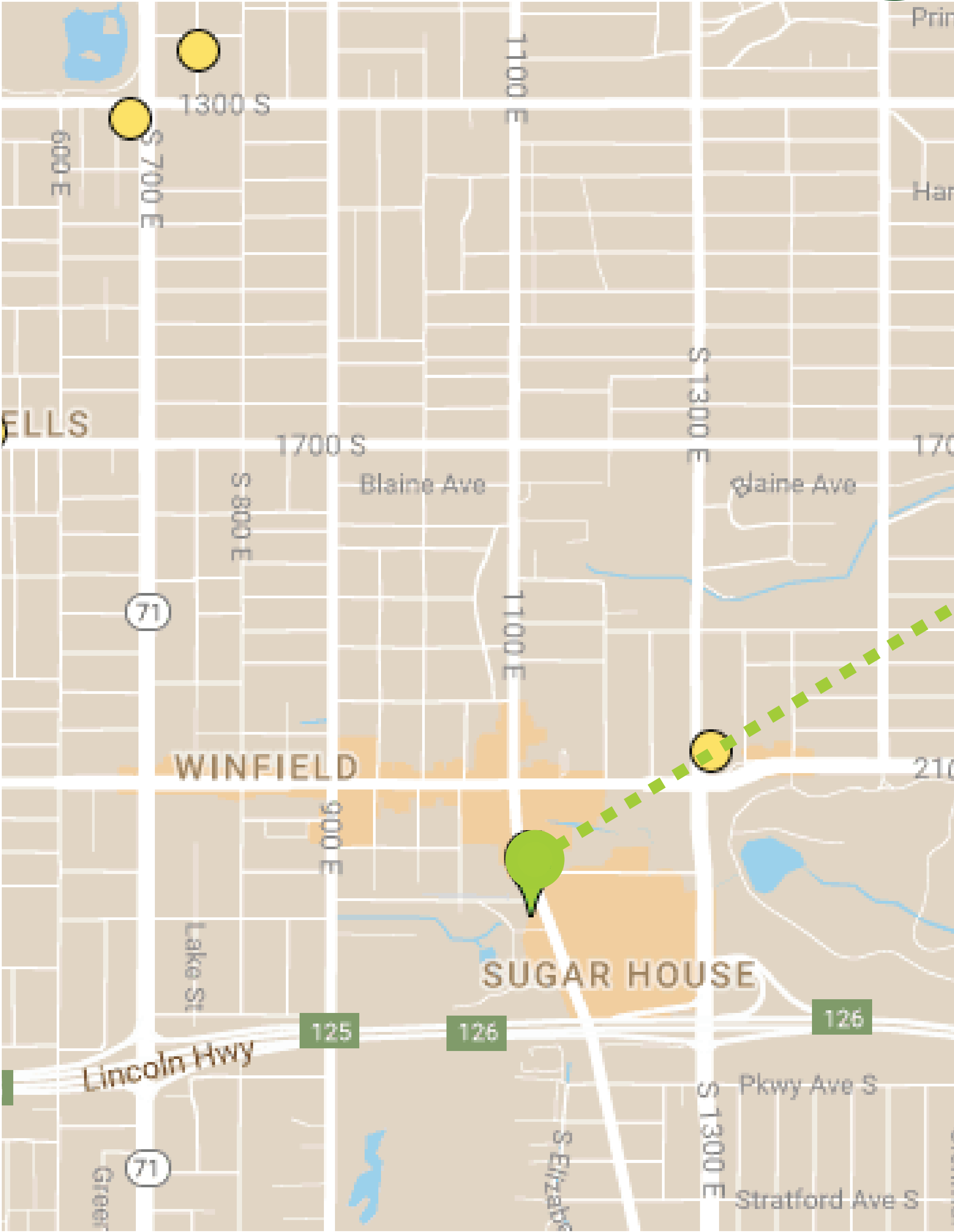
Neighborhood Services

- 0.3 Miles from Dan's Market
- 1.5 Miles from VA Hospital

Residential

- Adjacent to a Single-Family Home
- Adjacent to a Residential Zone

Site J: 2234 S Highland



● Homeless and Neighborhood Services

Site Description

Property Owner: Salt Lake City Corporation and Redevelopment Agency of Salt Lake City
Current Use: Fire Station #3, Municipal Services, and a Vacant Building
Zone: Sugar House Business District 1 and Public Land
Resource Center Zoning Status: Not Permitted/No Conditional Use
Number of Parcels: Five
Site Size: 1.48 Acres
Purchase Price: \$1,260,000 (Assessed Value)

Site Analysis

- Close to transit and neighborhood services.
- Does not require significant mitigation for noise, vibration, or environmental contamination.
- Some demolition will be required.
- Split ownership between the City and RDA, so their will not be a significant hurdle to complete a transaction.

Neighborhood Description

Council District: 7
Planning District: Sugar House
Adjacent Zoning: Open Space and Sugar House Business District 1
Adjacent Land Use: Open Space, Retail, and Residential

Homeless Services

- 3.7 Miles from The Road Home
- 3.7 Miles from Community Connection Center
- 3.7 Miles from Weigand Center/St. Vinny's
- 3.4 Miles from 4th Street Clinic
- 0.6 Miles from Sugar House Crisis Nursery
- 1.4 Miles from Salt Lake County Community Services

Transit

- Adjacent to Bus Stop
- 0.1 Miles From a Streetcar Station (Fairmont Station)

Parks, Schools, and Daycare

- 0.8 Miles from Highland High School
- 0.8 Miles from Kearns St. Ann School
- 0.2 Miles from Boys and Girls Club
- 0.5 Miles from Westminster College
- 0.8 Miles from Highland Park Elementary
- 0.2 Miles from Devlin Child Development
- Adjacent to Fairmont Park
- 0.2 Miles to Hidden Hollow
- 0.3 Miles from Sugar House Park

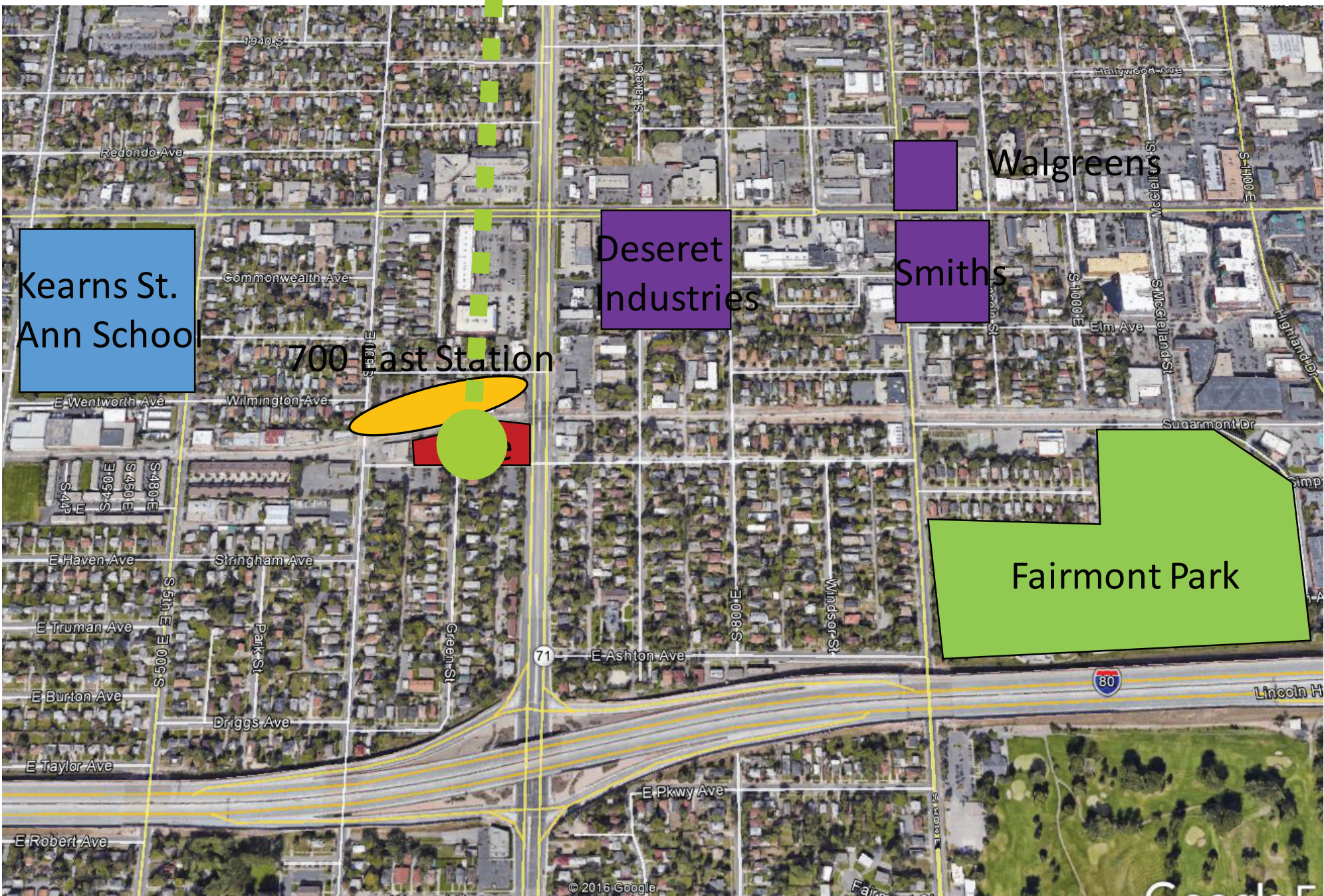
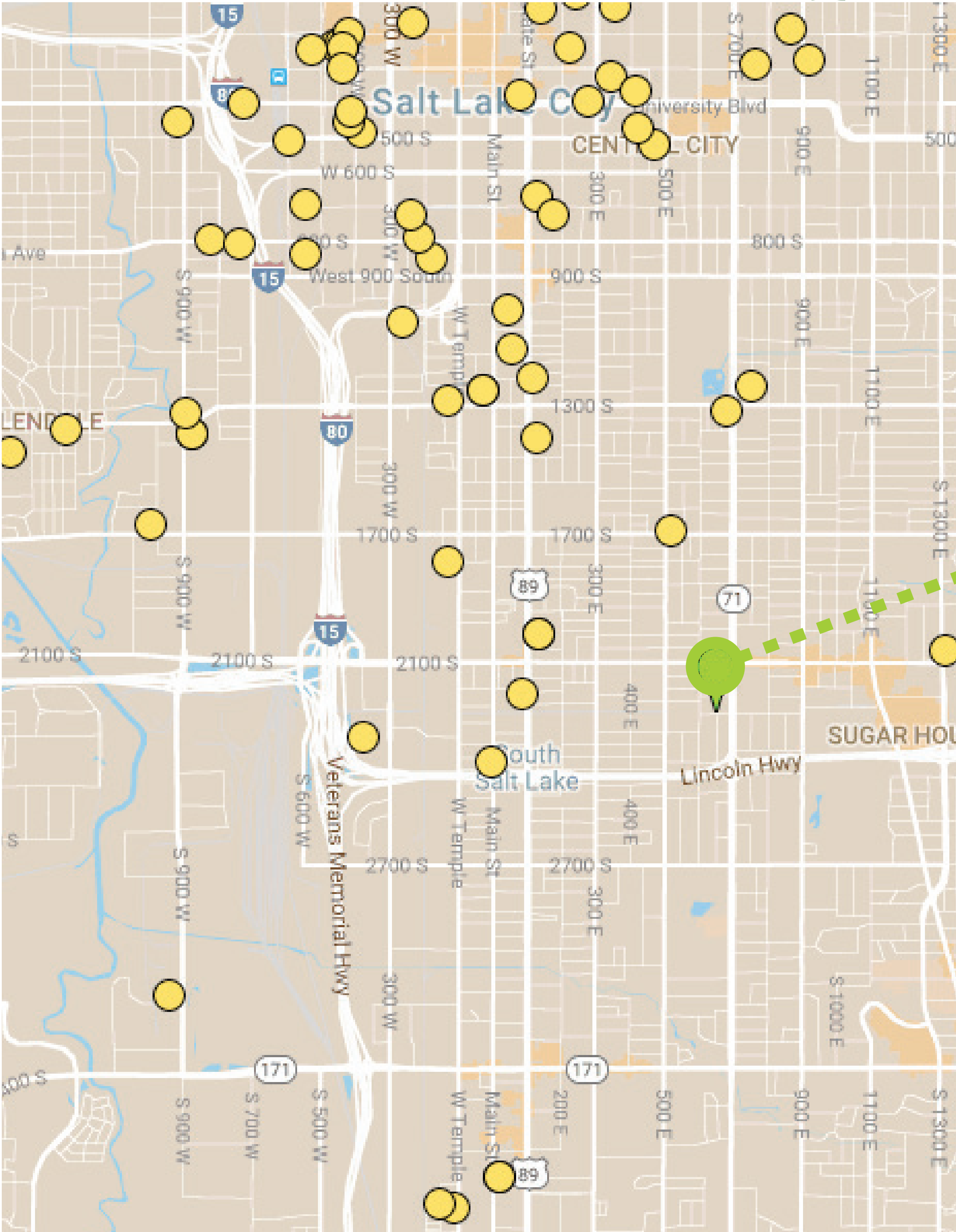
Neighborhood Services

- 0.5 Miles from Deseret Industries
- 0.3 Miles from Walgreens Pharmacy
- 0.1 Miles from Whole Foods

Residential

- 0.1 Miles From a Single-Family Home
- 0.1 Miles From Residential Zone

Site K: 653 Simpson Ave



● Homeless and Neighborhood Services

Site Description

Property Owner: Forest Company
Current Use: Retail, Dance Studios, and Education
Zone: Form Based Special Purpose Corridor Edge (FB-SE)
Resource Center Zoning Status: Not Permitted/No Conditional Use
Number of Parcels: One
Site Size: 1.24
Purchase Price: \$1,600,500 (Assessed Value)

Site Analysis

- This site is close to transit and neighborhood services.
- The site does not require significant mitigation for noise, vibration, or environmental contamination.
- Some demolition will be required.

Neighborhood Description

Council District: 7
Planning District: Sugar House
Adjacent Zoning: Open Space and Form Based Urban Neighborhood 1
Adjacent Land Use: Transit, Retail, Single-Family Home

Homeless Services

- 3.3 Miles from the Road Home
- 3.3 Miles from Community Connection Center
- 3.3 Miles from Weigand Center / St. Vinny's
- 3.0 Miles from 4th Street Clinic
- 0.3 Miles from Sugar House Crisis Nursery
- 0.7 Miles from Salt Lake County Community Services

Transit

- 0.2 From a Bus Stop
- Adjacent to Streetcar Station (700 East Station)

Parks, Schools, and Daycare

- 0.2 Miles from Kearns St. Ann School
- 0.4 Miles from Boys and Girls Club
- 1.3 Miles from Highland High School
- 0.8 Miles from Nibley Park Elementary
- 0.8 Miles from Hawthorne Elementary
- 0.4 Miles from Devlin Child Development
- 0.4 Miles From Fairmont Park
- 0.7 Miles From Hidden Hollow
- 0.1 Miles from Sugar House Park

Neighborhood Services

- 0.2 Miles from Deseret Industries
- 0.4 Miles from Walgreens Pharmacy
- 0.4 Miles from Smith's Grocery

Residential

- Adjacent to a Single-Family Home
- Adjacent to a Residential Zone