



Memorandum

Department of Community & Neighborhoods

To: Jackie Biskupski, Mayor

From: Department of Community & Neighborhoods

Date: November 9, 2016

Re: Homeless Services Site Evaluation Commission, Site Selection
Facilitation

The following is a summary report of the facilitations conducted on November 7 and November 8, 2016 for the Homeless Services Site Evaluation Commission (HSSEC). The purpose of the facilitation was to review potential locations for homeless resource centers, and evaluate them based on the Criteria for Success developed by the Commission. As part of the Collective Impact process, 16 success criteria were established to help guide **location**, design, and service needs in future resource centers. These exercises focused solely on the location base criteria.

Location-based Criteria

- **Not Conducive for Regional Drug Trade/Safety is Key:** The Salt Lake City Police Department has determined that proximity to interstate on-and-off ramps is an indicator of local drug activity. Potential resource center sites will be evaluated based on their proximity to freeway ramps in Salt Lake City. Comments received during the meetings helped expand on this criteria to include considerations such as; proximity to liquor stores, existing crime issues in the neighborhood, and off of primary streets where observation and control are easier.
- **Close to Public Transportation as Appropriate to Access Needed Services:** Transportation is a major hurdle to treatment for many individuals experiencing homelessness. Potential sites will be evaluated based on their proximity to public transportation, which is defined as half a mile from TRAX stops and frequent bus lines. Comments received during the meetings built on this by stating that walkability is also an important consideration.

- **Includes Easy Access to Shelter, Day Services, Medical, Behavioral Health, Detox, Community Partners, and Space for Pets, Storage, Hot Box (Decontaminate Clothing and Personal Belongings):** While resource centers will have many treatment services inside the facility, potential sites will be evaluated based on their accessibility to existing, and future known services, both in terms of physical proximity and ease of transit.
- **Part of a Larger Neighborhood:** Resource centers will be a home for individuals experiencing homelessness and should be built in areas conducive to multi-family residential living. Potential sites will be evaluated based on residential livability factors, including proximity to grocery stores, and day-to-day amenities. Some of the comments received help build on this criteria that include considerations to have access to affordable shopping, service based employment.

The HSSEC received an information packet prior to the meeting which included background information, an agenda and information about land-use processes. They did not receive any property specific information or takeaways from the meeting which included property specific information. There was a discussion about privacy and non-disclosure of the information and/or specific address detail. To inform the Commission members about the potential sites property boards were developed. These boards contained a map of the site and highlighted supporting services in the area. The boards also listed property information such as owner, size, zoning and community information such as, transit, resources, and proximity to schools and parks, a copy of the boards has been as attached (Attachment B).

Workshop Activities

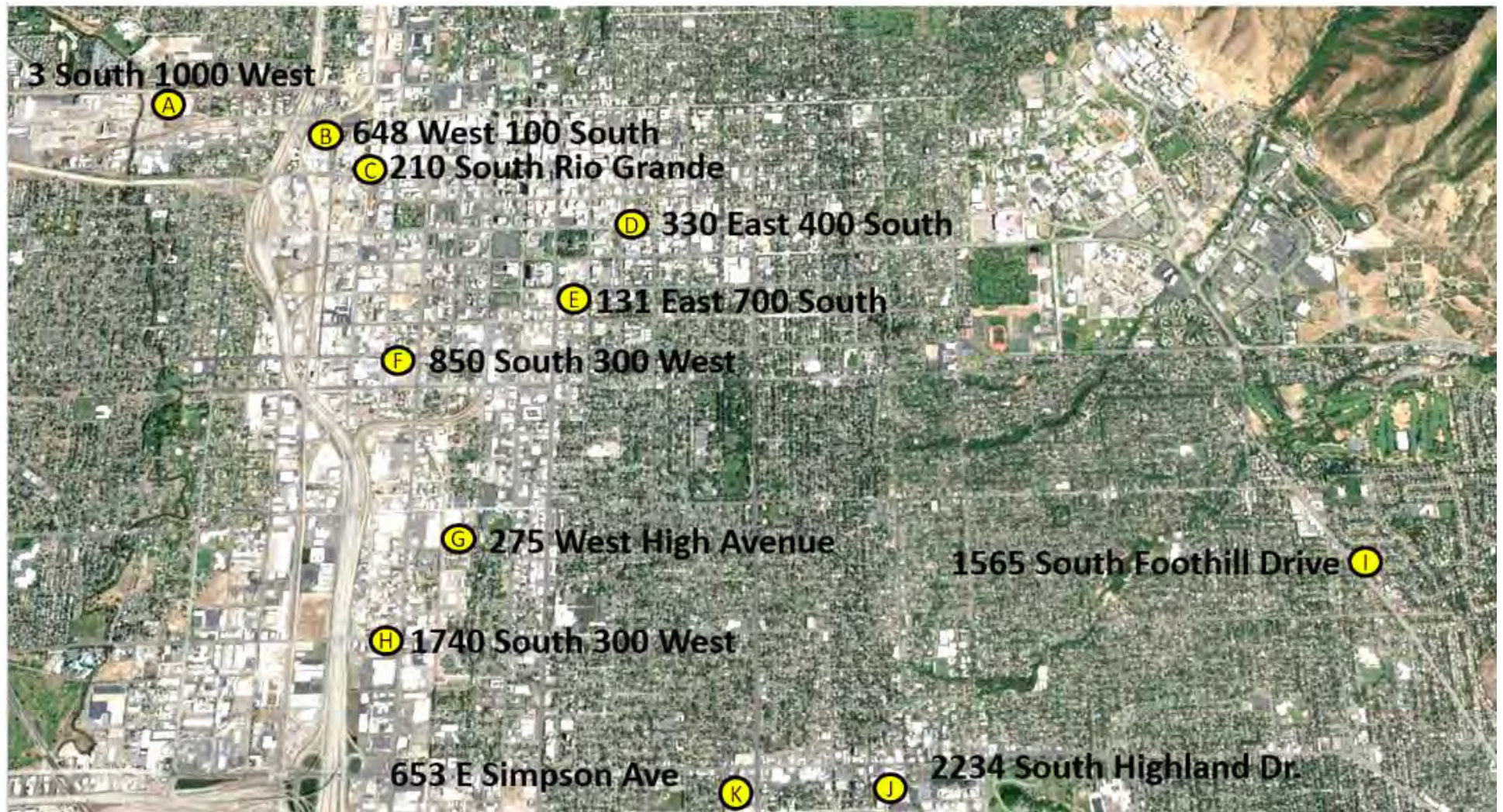
Following the review of the property list the commission members were given time to look over posters contacting property information and converse about the potential sites. After this each commission member was given four worksheets and asked to evaluate the four sites that they felt best meet the location based criteria. Upon completion of the worksheets the Civic Engagement Team entered the results of the worksheets in to a “Staff Only” Open City Topic for compilation and analysis. The completed worksheet results guided our second activity which was to first talk about the pros and cons of the sites that rose to the top and second talk about sites that didn’t and why. The attached summary report (Attachment A) is a property specific summary of the feedback.

Summary of Workshops

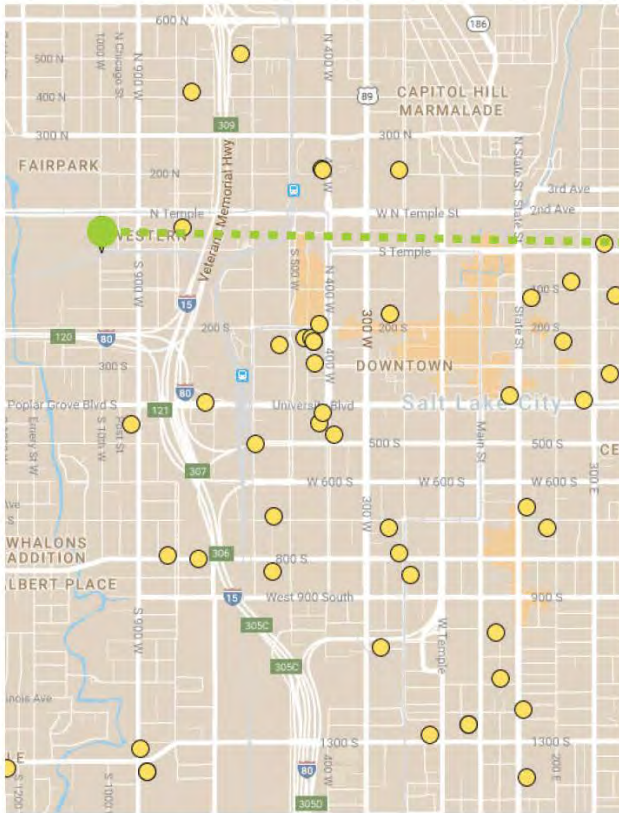
Participants in the workshop expressed appreciation for the opportunity to engage in this decision. They provided very high quality feedback based upon experience and personal commitments to the issues and needs of the community. There was participation by 18 of the Commission Members. The workshops went long as they wanted to continue the discussions and the discussions were complete in their reviews of each property. The details of the conversation can be seen in the attached summary report (Attachment A). There needs to be a clear message about how the Road Home fits into this process. There is confusion as to whether Salt Lake City is

looking at four shelters including the Road Home or if Salt Lake City is looking to add four shelters and maintain the Road Home.

ATTACHMENT A



Site A: 3 S 1000 W



● Homeless and Neighborhood Services

SITE A

SITE A		
SUMMARY	<p>Session 1: This property was a preferred site. There was support of the site as it had good proximity to transit and neighborhood services. There is already a population in the area that may be served by the location and it was not too close or isolated from other neighborhoods. There was concern about a half-way house in the neighborhood, and how existing drug trade and prostitution may be mitigated.</p>	<p>Session 2: This property was in the middle of their preferred choices. The pros and cons were similar to those of session one with additional concerns about proximity to liquor store and the impacts on the small park to the north.</p>
	PROS	CONS
SESSION 1	<ul style="list-style-type: none"> Transit nearby Affordable shopping Near services 	<ul style="list-style-type: none"> Close to I-15 Access to drug trade Prostitution Near halfway house
SESSION 2	<ul style="list-style-type: none"> Not overly residential near current populations of individuals experiencing homelessness. Near services. Homeless population in the area now. 	<ul style="list-style-type: none"> Safety and security Park nearby


WORKSHEET COMMENTS

	SESSION 1	SESSION 2
Safety/Regional Drug Trade	<ul style="list-style-type: none"> Not near freeways and away from direct drug trade access. 	<ul style="list-style-type: none"> The drug trade will move.
Easy Access to Support Services	<ul style="list-style-type: none"> Reasonable walk to services. Very good access to services by TRAX. Intermountain No. Temple Clinic can help support 4th St. clinic from its location adjacent to this site. 	<ul style="list-style-type: none"> Reasonable walking distance to and access to public transportation.
Part of Larger Neighborhood	<ul style="list-style-type: none"> Not much of a neighborhood. Close to markets, housing, etc. that are affordable. Not a traditional neighborhood, but this would be an improved land use over the status quo. 	<ul style="list-style-type: none"> Not located adjacent to residential, but could become its own community.
Close to Public Transportation	<ul style="list-style-type: none"> Great TRAX access. 	<ul style="list-style-type: none"> Very close to TRAX


CRITERIA RATING

How well does site "A" meet the selection criteria? (1=not well, 5=very well)?


Safety/Regional Drug Trade

		Response Percent	Response Count
2		12.5%	1
4		75.0%	6
5		12.5%	1

Easy Access to Support Services

		Response Percent	Response Count
3		50.0%	4
4		25.0%	2
5		25.0%	2

Part of Larger Neighborhood

		Response Percent	Response Count
3		12.5%	1
4		62.5%	5
5		25.0%	2

Close to Public Transportation

		Response Percent	Response Count
4		75.0%	6
5		25.0%	2

Session 2


How well does site "A" meet the selection criteria? (1=not well, 5=very well)?

Session 2

Safety/Regional Drug Trade

		Response Percent	Response Count
3		66.7%	2
4		33.3%	1

Easy Access to Support Services

		Response Percent	Response Count
5		100.0%	3

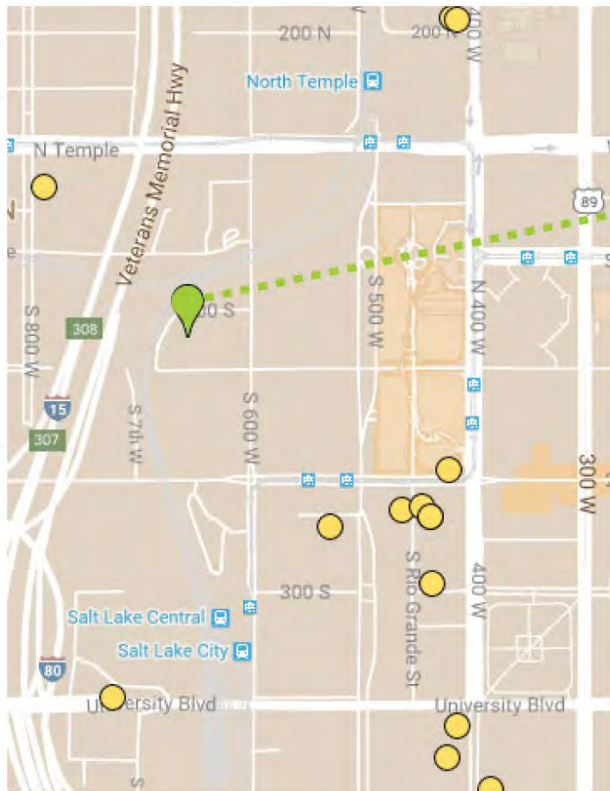
Part of Larger Neighborhood

		Response Percent	Response Count
4		33.3%	1
5		33.3%	1

Close to Public Transportation

		Response Percent	Response Count
4		33.3%	1
5		66.7%	2

Site B: 648 W 100 S



● Homeless and Neighborhood Services

SITE B

SUMMARY

Session 1: This site did not receive any preference from the Commission Members largely due to the proximity to the Rio Grande area and the strong desire to be consistent with the scattered sites model.

Session 2: This site landed in the middle of the preferences for the Commission Members but there was a strong feeling that it would only work if the Road Home was not in the area. There is an assumption that the Road Home is not moving and that this site along with the Road Home would be inconsistent with the scattered sites model.

PROS

- Without Rio Grande this would be a good site.
- This would be an ideal location to trade for existing Road Home site with the caveat that the current site closes.

CONS

- Too close to Rio Grande
- Too close to The Road Home
- Doesn't fit scattered site model (assuming Road Home is not going away)

SESSION 1

SESSION 2

WORKSHEET COMMENTS


	SESSION 1	SESSION 2
Safety/Regional Drug Trade	<ul style="list-style-type: none"> • Access to freeway is still too easy. • Limited access for drive-thru drug trade. 	
Easy Access to Support Services	<ul style="list-style-type: none"> • Walkable distance to services. • Very close to The Road Home. • Too many resources concentrating in one place. 	
Part of Larger Neighborhood	<ul style="list-style-type: none"> • Minimal impact on the neighborhood. • Existing Road Home site already a burden on neighborhood. Moving it even a little farther away would help. 	
Close to Public Transportation	<ul style="list-style-type: none"> • Very good access. • One block from TRAX and Hub for Frontrunner. 	

CRITERIA RATING


Session 1

How well does site "B" meet the selection criteria? (1=not well, 5=very well)?


Safety/Regional Drug Trade

		Response Percent	Response Count
1		25.0%	1
3		25.0%	1
4		25.0%	1
5		25.0%	1


Easy Access to Support Services

		Response Percent	Response Count
2		25.0%	1
3		25.0%	1
4		25.0%	1
5		25.0%	1

Part of Larger Neighborhood

		Response Percent	Response Count
3		25.0%	1
4		50.0%	2
5		25.0%	1



Close to Public Transportation

		Response Percent	Response Count
3		25.0%	1
4		25.0%	1
5		50.0%	2



Session 2

How well does site "B" meet the selection criteria? (1=not well, 5=very well)?



Safety/Regional Drug Trade

		Response Percent	Response Count
1		50.0%	1
3		50.0%	1



Easy Access to Support Services

		Response Percent	Response Count
4		50.0%	1
5		50.0%	1

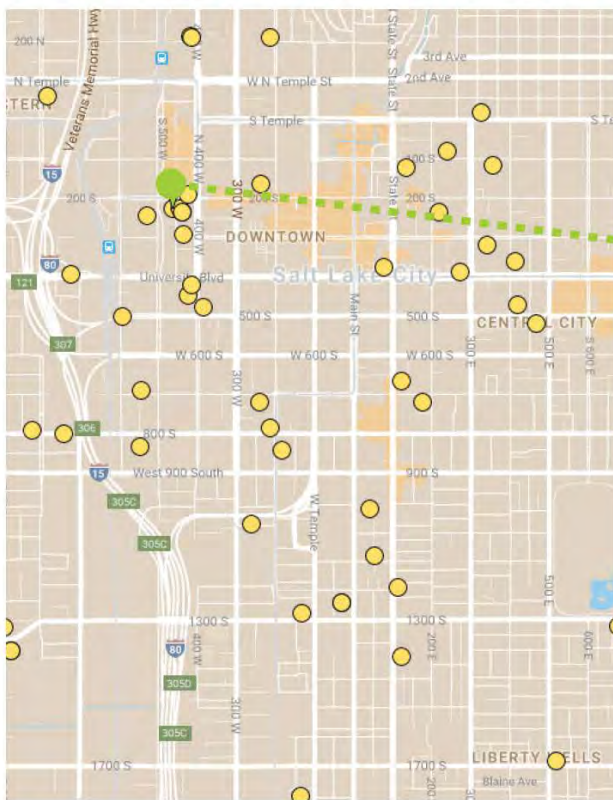
Part of Larger Neighborhood

		Response Percent	Response Count
1		50.0%	1
3		50.0%	1

Close to Public Transportation

		Response Percent	Response Count
4		50.0%	1
5		50.0%	1

Site C: 210 Rio Grande



Homeless and Neighborhood Services

SITE C

SUMMARY

Session 1: This site was not supported as there was a strong sentiment that the displacement during reconstruction could cause problems. The capacity needs are such that the property will continue to be needed for overflow purposes. There is not a clear understanding about how the Road Home fits into the four site model. Commission members believe there will be an additional four sites and this site does not count as one of the four.

Session 2: Session two shared largely the same sentiments as session one and felt that there could not be a closure or significant changes until the other facilities or some additional services are in place. The Commission members shared the same understanding that this site is not one of the four sites. Clarifications about the total number and expectation need to be made.

SESSION 1

PROS

CONS

SESSION 2

- Can't displace Road Home residents while building.
- Will still need Road Home as overflow
- Can't close until population does down
- Will likely still need The Road home

WORKSHEET COMMENTS

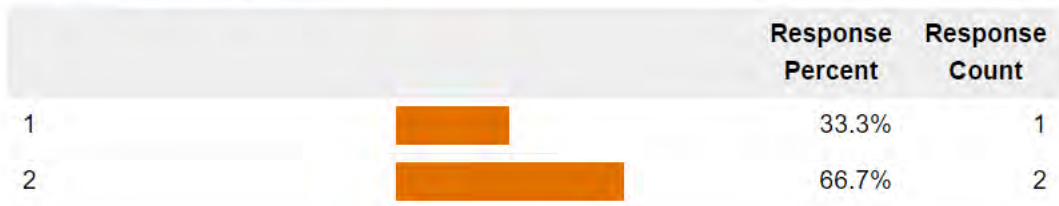
	SESSION 1	SESSION 2
Safety/Regional Drug Trade	<ul style="list-style-type: none"> Aggressive policing will help, as will a smaller footprint. The situation would be further improved if Pioneer Park could be 'privatized.' This is a site in the vicinity of existing safety concerns. Those could be mitigated through design. 	
Easy Access to Support Services	<ul style="list-style-type: none"> This site takes advantage of existing services and infrastructure. 	
Part of Larger Neighborhood	<ul style="list-style-type: none"> Most of the neighbors moved in after the shelter was there. A smaller footprint will dramatically help the present situation. The Gateway would disagree, but this site fits into the existing service approach. 	
Close to Public Transportation		

CRITERIA RATING

Session 1

How well does site "C" meet the selection criteria? (1=not well, 5=very well)?

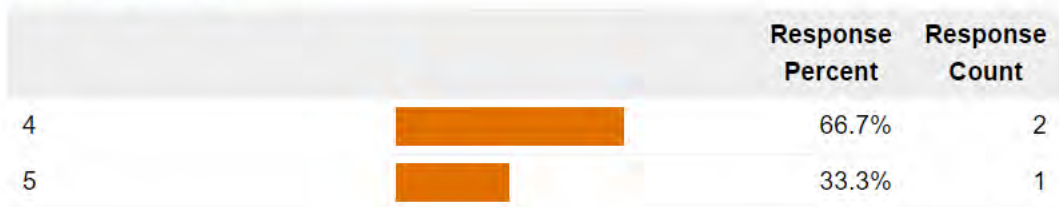
Safety/Regional Drug Trade



Easy Access to Support Services



Part of Larger Neighborhood



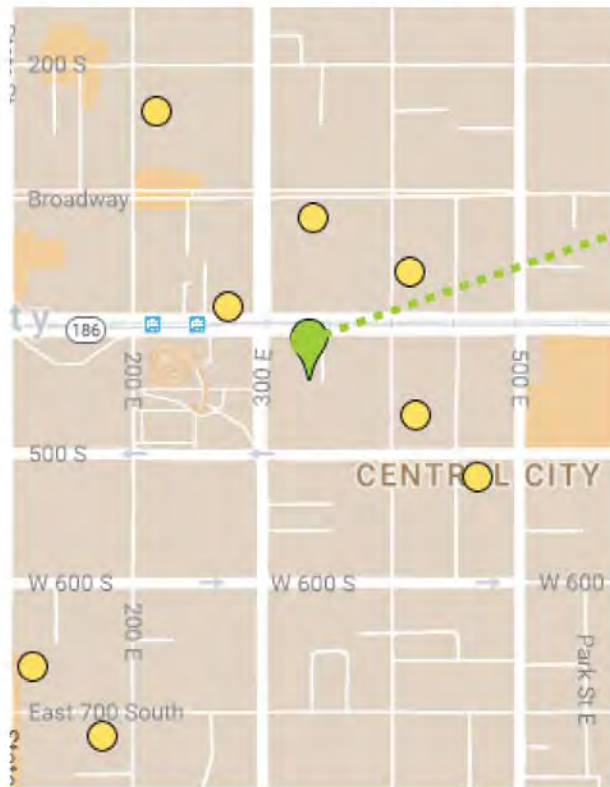
Close to Public Transportation



Session 2

Did not have any comments or feedback during this session.

Site D: 330 E 400 S



Homeless and Neighborhood Services

SITE D

SUMMARY	<p>Session 1: This site did not rise in preference and there was a concern that there could be better uses for this site. Supportive and/or affordable housing for this site were encouraged. There was also some concern about its proximity to the YWCA.</p>	<p>Session 2: This site landed in the middle of the pack. They felt that there was safety due to the adjacency to the Public Safety Building. The site is close to transit, services and neighborhood support. There was a concern about the impacts on the library and that this could be seen as the “safe” shelter. Those experiencing homelessness and are patrons of the Library are often those seeking a safe space.</p>
	PROS	CONS
SESSION 1		<ul style="list-style-type: none"> • Too close to YWCA • Too close to Library • Might make clients stay in homelessness longer. • More appropriate uses for this property – housing.
SESSION 2	<ul style="list-style-type: none"> • Safety – Public Safety Building • Close to services and transit • Not residential • Not conducive to drug trade • Could be the ‘safe shelter’ 	<ul style="list-style-type: none"> • Population will increase at the Library

WORKSHEET COMMENTS

	SESSION 1	SESSION 2
Safety/Regional Drug Trade		<ul style="list-style-type: none"> On 400 S. and TRAX line, but nearby Public Safety Building.
Easy Access to Support Services	<ul style="list-style-type: none"> Close to TRAX, which brings services closer. 	<ul style="list-style-type: none"> Easy access to existing services and community resources.
Part of Larger Neighborhood		<ul style="list-style-type: none"> Mostly commercial area, limited disruption to residential areas. Close to grocery store and other community resources.
Close to Public Transportation		<ul style="list-style-type: none"> Right on TRAX line.

CRITERIA RATING



Session 1

How well does site "D" meet the selection criteria? (1=not well, 5=very well)?



Safety/Regional Drug Trade

		Response Percent	Response Count
3		33.3%	1
4		33.3%	1
5		33.3%	1



Easy Access to Support Services

		Response Percent	Response Count
4		33.3%	1
5		33.3%	1

Part of Larger Neighborhood

		Response Percent	Response Count
4		66.7%	2
5		33.3%	1


Close to Public Transportation

		Response Percent	Response Count
4		33.3%	1
5		66.7%	2



Session 2

How well does site "D" meet the selection criteria? (1=not well, 5=very well)?




Safety/Regional Drug Trade

		Response Percent	Response Count
4		100.0%	3




Easy Access to Support Services

		Response Percent	Response Count
4		66.7%	2
5		33.3%	1

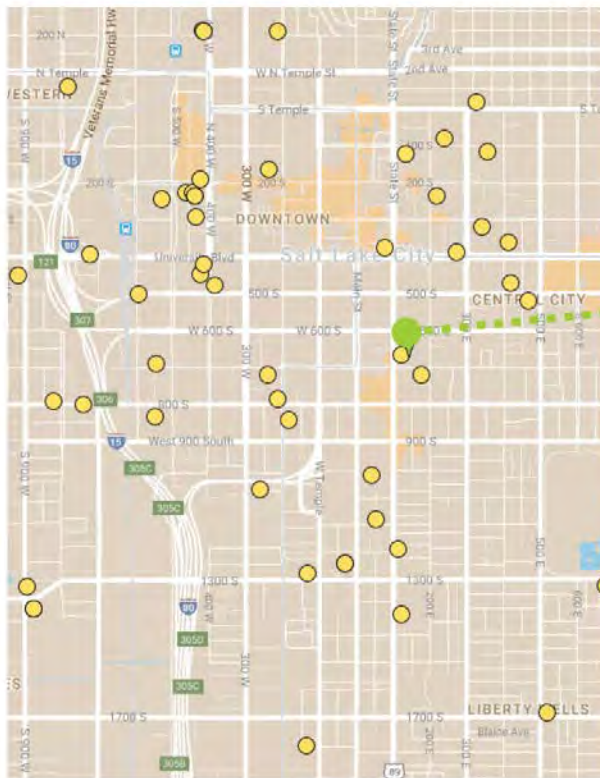
Part of Larger Neighborhood

		Response Percent	Response Count
3		33.3%	1
4		33.3%	1
5		33.3%	1

Close to Public Transportation

		Response Percent	Response Count
3		33.3%	1
4		33.3%	1
5		33.3%	1

Site E: 131 E 700 S



● Homeless and Neighborhood Services



SITE E

SITE E		
SUMMARY	<p>Session 1: This was a preferred site. There were a lot of positives noted including, safety and drug traffic management due to the wide open street. The parcel has three-sided boundary, which was seen as a plus for site configuration and development. There was some concern about proximity to existing services and there was a concern that shopping is not very close.</p>	<p>Session 2: This was a preferred site. There were few negative comments made. In addition to the positive comments from session one, there were comments from VOA managers that the area worked well for them and that they liked the neighborhood, but moved largely due to facility impediments. There is close access to transit and it may or may not be seen as a con that the area is improving and it is likely that there will be additional development investments in this area.</p>
	PROS	CONS
SESSION 1	<ul style="list-style-type: none"> • Wide street with little traffic. • Transit • Next to DWS and Project Reality • Not conducive to drug traffic • Part of larger neighborhood 	<ul style="list-style-type: none"> • Concerned about how usage of the Central City Rec Center would be impacted? • May be too small. • 3 blocks from Palmer Court • Fairly far from grocery store
SESSION 2	<ul style="list-style-type: none"> • Central City location but away from drug trade. • Low impact. • Close to services. • Worked well for VOA, YRC • Rapidly developing area • Transit 	

WORKSHEET COMMENTS





	SESSION 1	SESSION 2
Safety/Regional Drug Trade	<ul style="list-style-type: none"> • One block off State St., which is a through street for drug trade. • Too close to drug trade. 	<ul style="list-style-type: none"> • More residential and away from downtown. • Building needs courtyard space.
Easy Access to Support Services	<ul style="list-style-type: none"> • Project Reality and Workforce Services right across the street. • Not easy access. • Site a mile away from services but that distance could be mitigated by on-site services or a shuttle service. 	<ul style="list-style-type: none"> • Close to medical clinic, DWS and other services. • Centrally located and reasonable distance from other services.
Part of Larger Neighborhood	<ul style="list-style-type: none"> • Limited exposure to existing neighborhood. • Not part of a neighborhood. • This area is transitioning and would not face as much local opposition. 	<ul style="list-style-type: none"> • Near shopping and residential. • Fairly commercial area with limited residential. Could integrate well into neighborhood.
Close to Public Transportation	<ul style="list-style-type: none"> • Bus available within the area and TRAX on Main within a block and a half. 	<ul style="list-style-type: none"> • TRAX and bus very close.

CRITERIA RATING



Session 1

How well does site "E" meet the selection criteria? (1=not well, 5=very well)?

Safety/Regional Drug Trade

		Response Percent	Response Count
2		14.3%	1
3		28.6%	2
4		28.6%	2
5		28.6%	2



Easy Access to Support Services

		Response Percent	Response Count
3		42.9%	3
4		57.1%	4

Part of Larger Neighborhood

		Response Percent	Response Count
3		28.6%	2
4		71.4%	5


Close to Public Transportation

		Response Percent	Response Count
4		42.9%	3
5		57.1%	4

Session 2

How well does site "E" meet the selection criteria? (1=not well, 5=very well)?

Safety/Regional Drug Trade

		Response Percent	Response Count
4		100.0%	6

Easy Access to Support Services

		Response Percent	Response Count
4		66.7%	4
5		33.3%	2

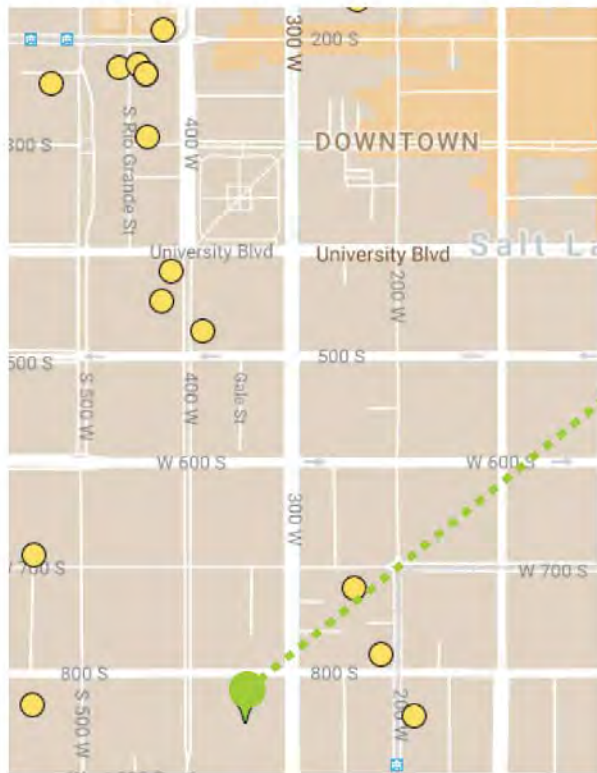
Part of Larger Neighborhood

		Response Percent	Response Count
4		33.3%	2
5		66.7%	4

Close to Public Transportation

		Response Percent	Response Count
4		16.7%	1
5		83.3%	5

Site F: 850 S 300 W



Homeless and Neighborhood Services

SITE F

SUMMARY

Session 1: This site was not discussed formally and did not rate high for the one person who rated it. Informally, it was discussed that the adjacency to the VOA facility was a large driver for that decision.

Session 2: This site was not discussed.

PROS

CONS

SESSION 1

SESSION 2

WORKSHEET COMMENTS

	SESSION 1	SESSION 2
Safety/Regional Drug Trade		
Easy Access to Support Services		
Part of Larger Neighborhood		
Close to Public Transportation		

CRITERIA RATING

Session 1

How well does site "F" meet the selection criteria? (1=not well, 5=very well)?

Safety/Regional Drug Trade



Easy Access to Support Services



Part of Larger Neighborhood



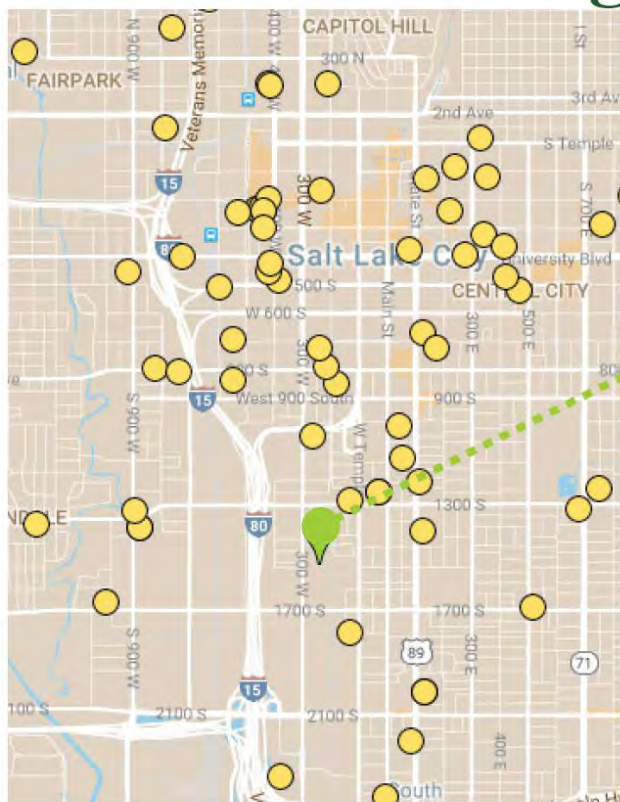
Close to Public Transportation



Session 2

Did not have any comments or feedback during this session.

Site G: 275 W High



● Homeless and Neighborhood Services



SITE G

SITE G		
SUMMARY	<p>Session 1: This property rose up as a preferred site, meeting many of the location-based criteria. The Session 1 group found little wrong with the location.</p> <p>Session 2: Like session 1, this site rose up as one that meets many of the location-based criteria.</p>	
	PROS	CONS
SESSION 1	<ul style="list-style-type: none"> Not conducive to drug trade Isolated dead-end street Access to neighborhood services – Walmart Close to transit Large acreage – potential for open space 	
SESSION 2	<ul style="list-style-type: none"> Large parcel size for outdoor space Close to neighborhood services Not conducive to drug trade. 	<ul style="list-style-type: none"> Area already has high density of clients – which could also help with outreach

WORKSHEET COMMENTS




	SESSION 1	SESSION 2
Safety/Regional Drug Trade	<ul style="list-style-type: none"> • Great deal of drug, prostitution and criminal activity between 900 and 1700 South from State to 300 W. • Not close to other congregating sites. • Away from freeway but looks hidden enough it could be a draw for drug activity. 	<ul style="list-style-type: none"> • Drug trade will move. • Tucked away with no easy freeway or main thoroughfare access.
Easy Access to Support Services	<ul style="list-style-type: none"> • Close to existing TRAX and detox center. • Walkable to services and close enough to TRAX and bus services. • Walmart and other support services nearby. 	<ul style="list-style-type: none"> • Far away from 4th Street • Easy access to TRAX, making services available. • Central location between downtown and 2100 South services.
Part of Larger Neighborhood	<ul style="list-style-type: none"> • Close to Franklyn Covey Field. • Near apartments, otherwise commercial. • Entire area is underutilized, resulting in minimal disruption. • Close but not part of residential neighborhood. 	<ul style="list-style-type: none"> • More commercial area – low impact on residential. Easy access to grocery stores and other community services. • Restaurants, shops and apartments nearby.
Close to Public Transportation	<ul style="list-style-type: none"> • TRAX hub is off 1300 So. • .5 miles to TRAX. • Concerned about frequency of bus service to a relatively isolated spot. 	<ul style="list-style-type: none"> • Good access. • Near TRAX and bus lines.

CRITERIA RATING





Session 1

How well does site "G" meet the selection criteria? (1=not well, 5=very well)?



Safety/Regional Drug Trade

		Response Percent	Response Count
3		37.5%	3
4		25.0%	2
5		25.0%	2




Easy Access to Support Services

		Response Percent	Response Count
2		12.5%	1
3		37.5%	3
4		25.0%	2
5		12.5%	1

Part of Larger Neighborhood

		Response Percent	Response Count
3		37.5%	3
4		50.0%	4




Close to Public Transportation

		Response Percent	Response Count
3		25.0%	2
4		62.5%	5
5		12.5%	1




Session 2

How well does site "G" meet the selection criteria? (1=not well, 5=very well)?




Safety/Regional Drug Trade

		Response Percent	Response Count
2		20.0%	1
4		40.0%	2
5		40.0%	2

Easy Access to Support Services

		Response Percent	Response Count
3		20.0%	1
4		60.0%	3
5		20.0%	1

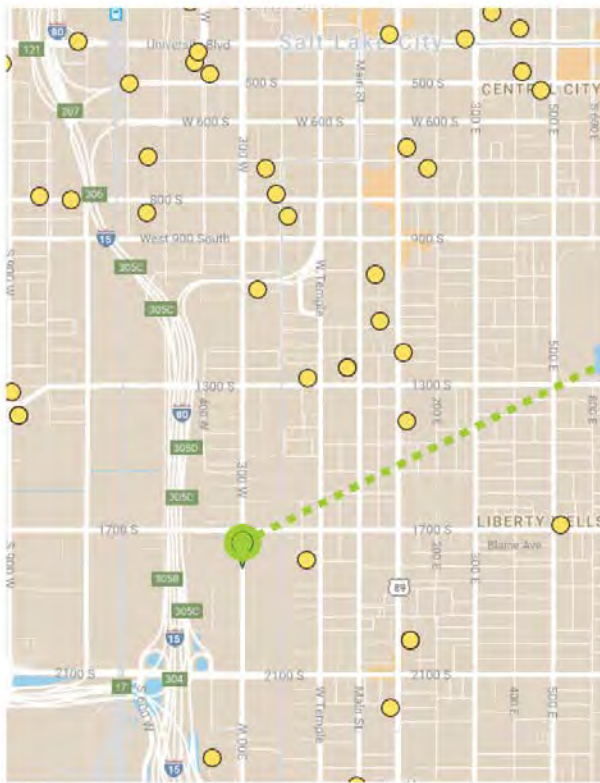
Part of Larger Neighborhood

		Response Percent	Response Count
3		20.0%	1
4		60.0%	3
5		20.0%	1

Close to Public Transportation

		Response Percent	Response Count
4		80.0%	4
5		20.0%	1

Site H: 1740 S 300 W



● Homeless and Neighborhood Services



SITE H

SUMMARY

Session 1: This site did not rise up as a preferred site largely due to the proximity to site F and it having strengths. The large parcel and geographic diversity supports the scattered sites model.

Session 2: Like session 1 this site did not rise as a preferred site and there was concern that it could be difficult to manage in relation to the drug trade and there were comments about double frontage being an issue.

PROS

CONS

SESSION 1

- Not as good as G, but may be an alternate.

SESSION 2

- Close to services
- Large parcel
- Either H or G – not both
- Similar pros to G, with exception of freeway access.

- Proximity to freeway makes it easier for drug trade

WORKSHEET COMMENTS

	SESSION 1	SESSION 2
Safety/Regional Drug Trade		<ul style="list-style-type: none"> 3-4 blocks from freeway ramp.
Easy Access to Support Services		<ul style="list-style-type: none"> 1.9 miles from 4th Street Clinic.
Part of Larger Neighborhood		
Close to Public Transportation		

CRITERIA RATING

Session 1

How well does site "H" meet the selection criteria? (1=not well, 5=very well)?

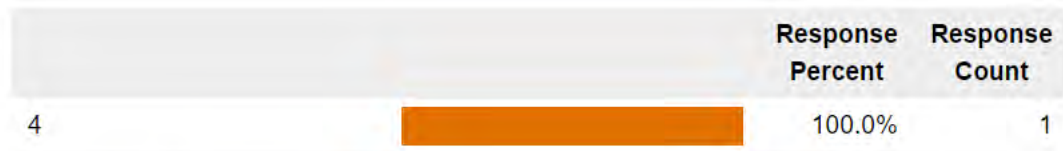
Safety/Regional Drug Trade



Easy Access to Support Services



Part of Larger Neighborhood






Close to Public Transportation



Session 2

How well does site "H" meet the selection criteria? (1=not well, 5=very well)?




Safety/Regional Drug Trade

		Response Percent	Response Count
2		33.3%	1
3		33.3%	1
4		33.3%	1

Easy Access to Support Services

		Response Percent	Response Count
3		33.3%	1
4		66.7%	2

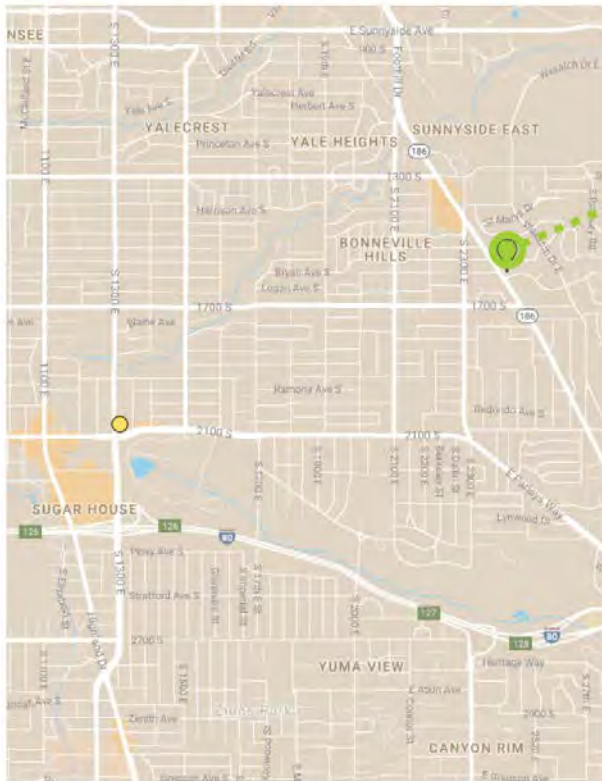
Part of Larger Neighborhood

		Response Percent	Response Count
3		33.3%	1
4		33.3%	1
5		33.3%	1

Close to Public Transportation

		Response Percent	Response Count
4		33.3%	1
5		66.7%	2

Site I: 1565 S. Foothill



Homeless and Neighborhood Services

SITE I

SUMMARY

Session 1: This site struggled to meet the criteria largely due to access and transit opportunities. It was also noted that the neighborhood services in this area are not affordable and walkability in the neighborhood is difficult.

Session 2: No worksheets were completed for this site.

SESSION 1

PROS

- Existing structure re-use.
- More security – specialized services may work.
- Not near a park.
- Geographic diversity.

CONS

- Poor transit
- Not good for pedestrians.
- Limited and expensive neighborhood services.

SESSION 2

WORKSHEET COMMENTS

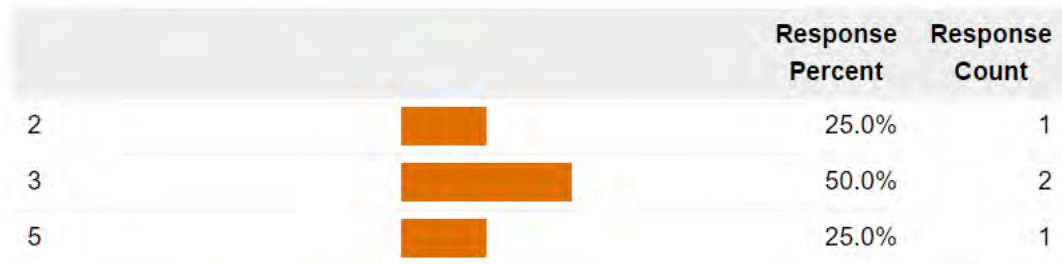
	SESSION 1	SESSION 2
Safety/Regional Drug Trade	<ul style="list-style-type: none">• Close proximity to the Skyline Hotel.• Too close to a major highway.	
Easy Access to Support Services	<ul style="list-style-type: none">• Close proximity to UNI and U of U.• Too far to walk for services.	
Part of Larger Neighborhood	<ul style="list-style-type: none">• Seems to be the best east side location. Not adjacent to a park, which is good.• Close to shopping area off of 1300 So.	
Close to Public Transportation	<ul style="list-style-type: none">• Bus transportation off of Foothill.• Infrequent bus service.	

CRITERIA RATING

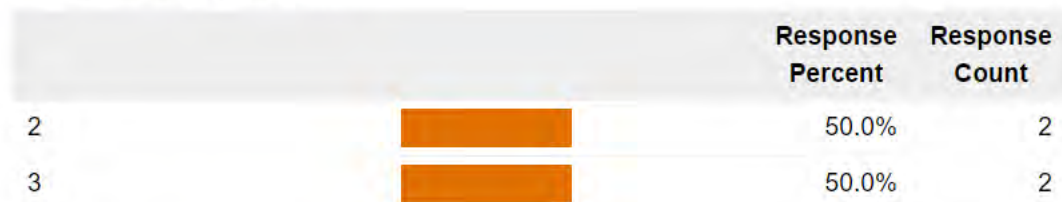
Session 1

How well does site "I" meet the selection criteria? (1=not well, 5=very well)?

Safety/Regional Drug Trade



Easy Access to Support Services



Part of Larger Neighborhood



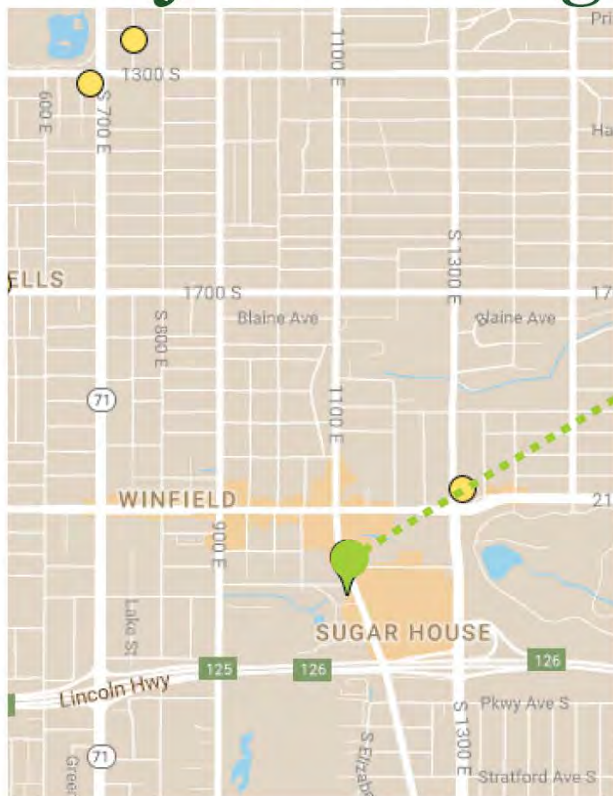
Close to Public Transportation



Session 2

Did not have any comments or feedback during this session.

Site J: 2234 S Highland



● Homeless and Neighborhood Services

SITE J

SUMMARY

Session 1: This is site that did rise on the list of preferred sites but it has complex pros and cons. There are many neighborhood benefits and there is opportunity for employment. But there is also an impact concern relating to Fairmont Park, the community rec center and its proximity to liquor stores.

Session 2: This site was less supported and largely shares the same concerns as session 1.

PROS

CONS

SESSION 1

- Urban density
- Part of neighborhood
- Need for services
- Mixed use
- Neighborhood services
- Transit
- Good for women's shelter
- Neighborhood can handle it

- Liquor store
- Fairmont Park population is resistant to services

SESSION 2

- Near current populations of homeless individuals, which would help support sub-populations.
- Services could help the neighborhood

- Liquor store
- RDA redeveloping the area

WORKSHEET COMMENTS

	SESSION 1	SESSION 2
Safety/Regional Drug Trade		<ul style="list-style-type: none"> Drugs available in the region but could be mitigated with structure and programming.
Easy Access to Support Services	<ul style="list-style-type: none"> Requires more outreach. Too far from support services. Good transportation 	<ul style="list-style-type: none"> Very close to public transportation, but not close to other support services. 3.5 miles is walkable. Not very close.
Part of Larger Neighborhood	<ul style="list-style-type: none"> Near Sugar House. Whole Foods is not for this populations. Walgreens one of the more expensive drug stores. 	<ul style="list-style-type: none"> Busy Sugar House area.
Close to Public Transportation	<ul style="list-style-type: none"> TRAX, S Line stop. Depends on the frequency of transit services – not great at this site. 	<ul style="list-style-type: none"> Very close.

CRITERIA RATING

Session 1

How well does site "J" meet the selection criteria? (1=not well, 5=very well)?

Safety / Regional Drug Trade

		Response Percent	Response Count
3		60.0%	3
5		40.0%	2

Easy Access to Support Services

		Response Percent	Response Count
1		20.0%	1
2		20.0%	1
3		60.0%	3

Part of Larger Neighborhood

		Response Percent	Response Count
3		20.0%	1
4		20.0%	1
5		60.0%	3

Close to Public Transportation

		Response Percent	Response Count
2		20.0%	1
4		80.0%	4

Session 2

How well does site "J" meet the selection criteria? (1=not well, 5=very well)?

Safety / Regional Drug Trade

		Response Percent	Response Count
4		100.0%	2

Easy Access to Support Services

		Response Percent	Response Count
3		100.0%	2

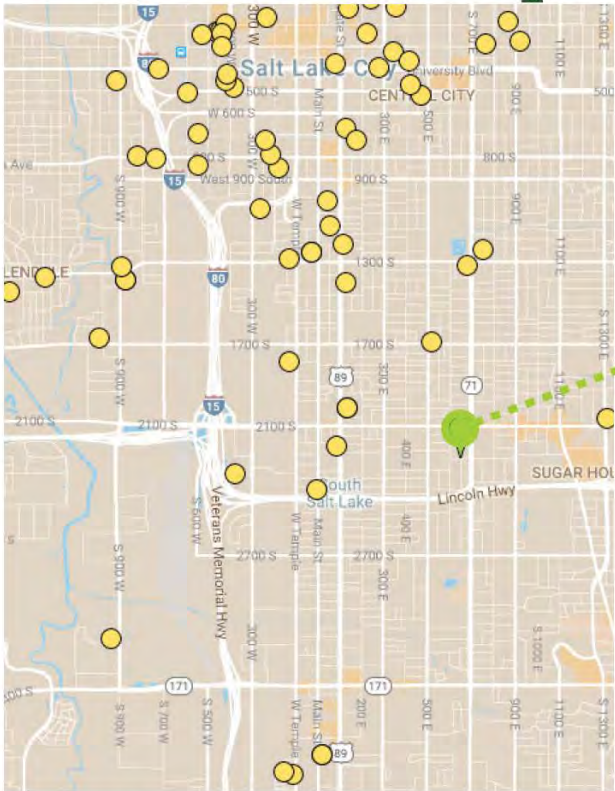
Part of Larger Neighborhood

		Response Percent	Response Count
4		50.0%	1
5		50.0%	1

Close to Public Transportation

		Response Percent	Response Count
5		100.0%	2

Site K: 653 Simpson Ave

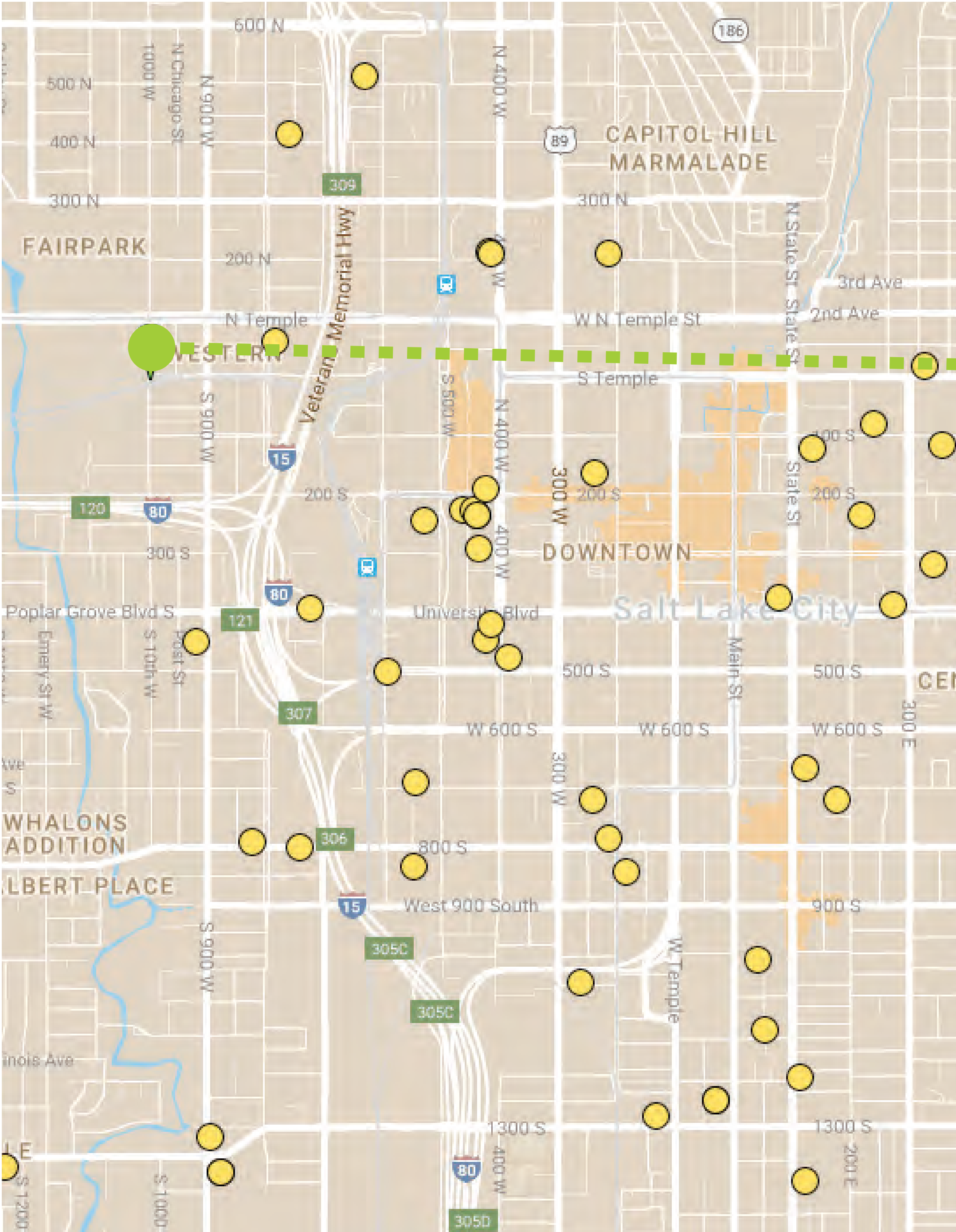


Homeless and Neighborhood Services

SITE K		
SUMMARY	Session 1: This site was not available for review by session 1.	Session 2: This site was available for review by session 2 but it did not receive any comments.
	PROS	CONS
SESSION 1		
SESSION 2		

ATTACHMENT B

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

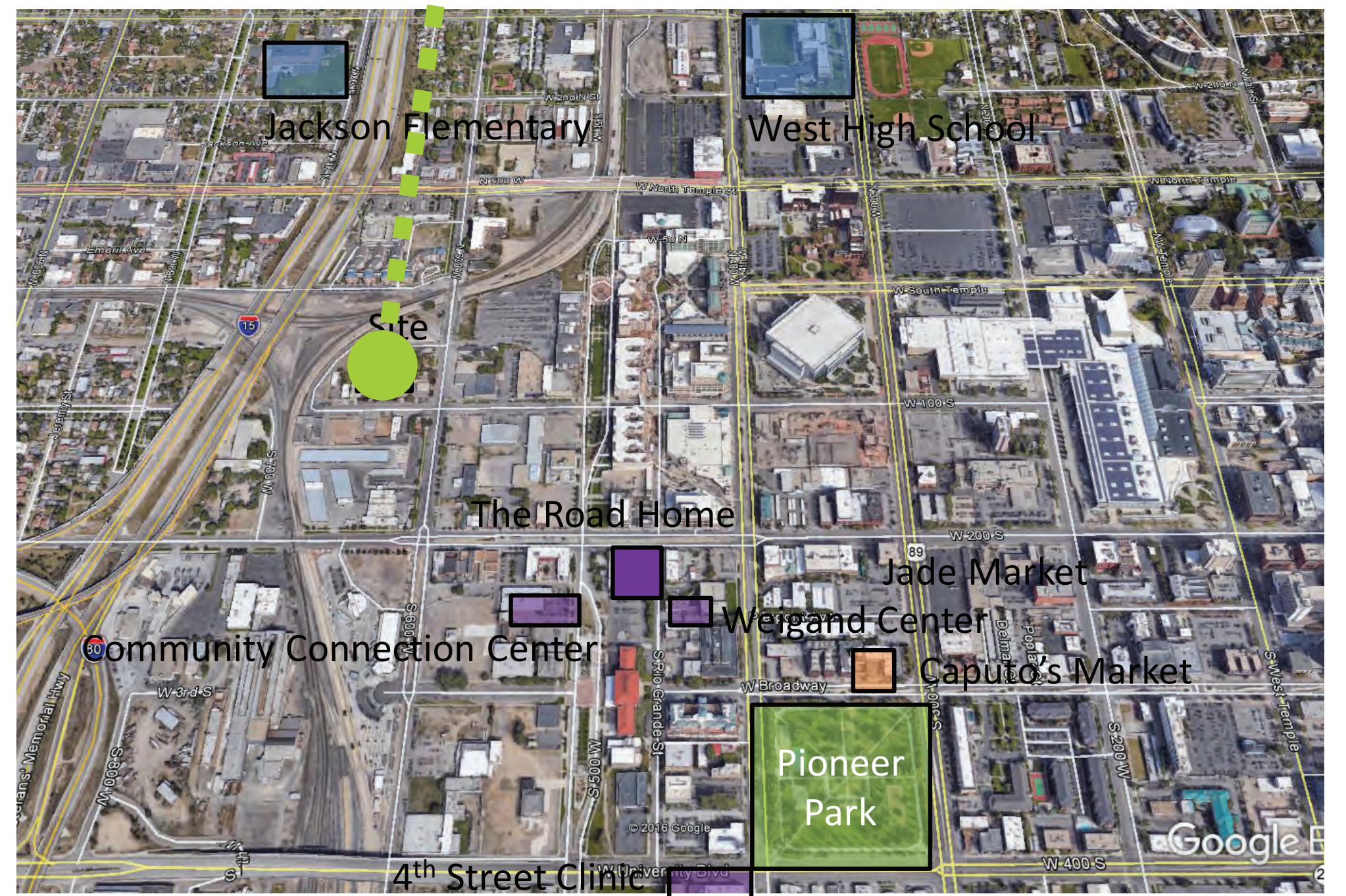
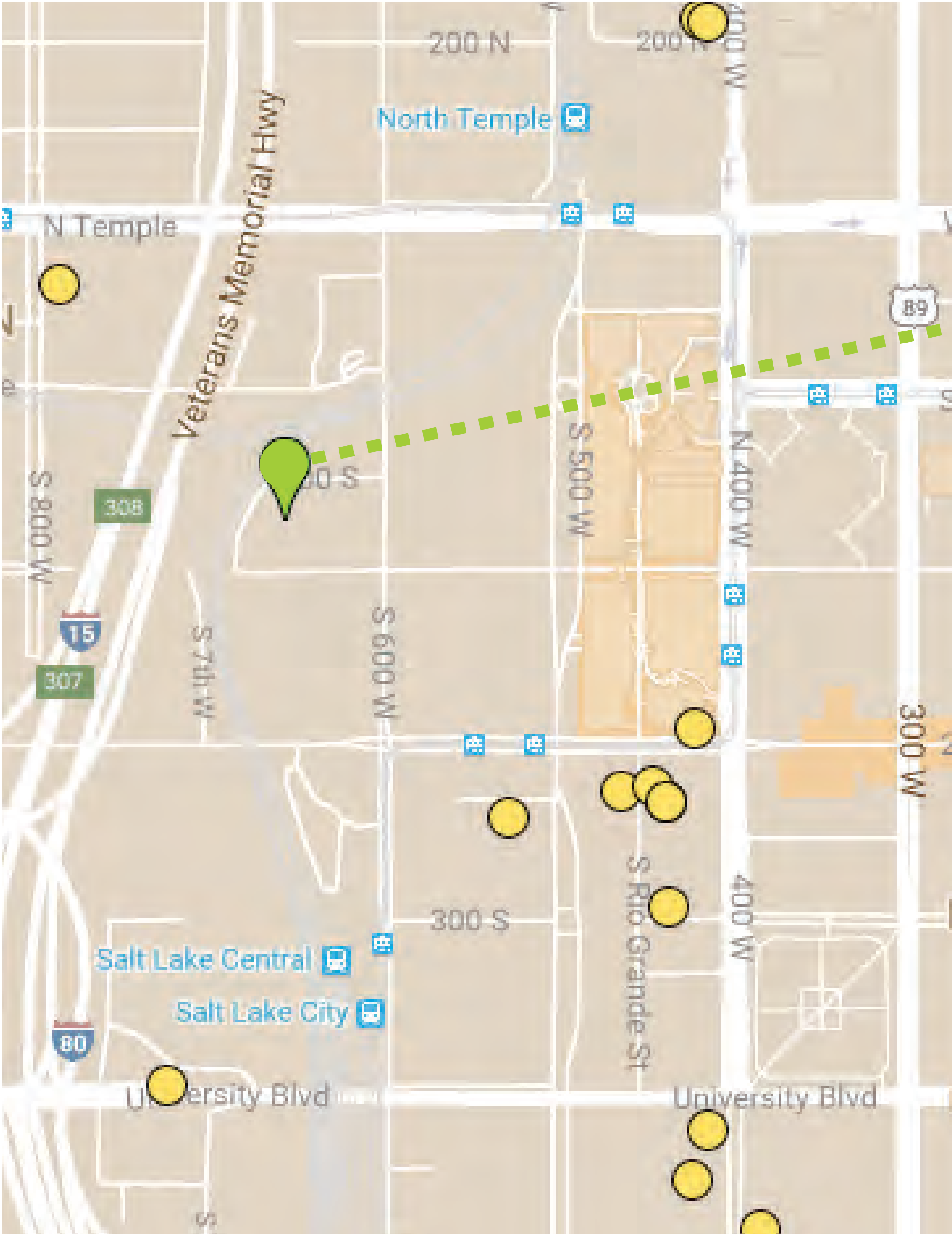
Neighborhood Services

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 B: 648 W 100 S



- Homeless and Neighborhood Services

Site Description

Property Owner: Redevelopment Agency of Salt Lake City

Current Use: Temporary Lease

Zone: Gateway Mixed Use

Resource Center Zoning Status: Not Permitted/No Conditional Use

Number of Parcels: Six

Site Size: 1.78 Acres

Purchase Price: \$717,000 (Assessed Value)

Site Analysis

- Located near transit and homeless services.
- Meets “not conducive to the regional drug trade,” because it is not located on or near major roads or interstate off-ramps. However, close proximity to current drug activities exists.
- Will require significant utility upgrades.
- Will require mitigation for the noise generated by the nearby heavy rail. The heavy rail also makes it very likely that some amount of environmental remediation will be required.
- Owned by the RDA, therefore should be no barriers to completing the transaction.

Neighborhood Description

Council District: 4

Planning District: Downtown

Adjacent Zoning: Gateway Mixed Use

Adjacent Land Use: Office, Single-Family Residential, and Vacant Land

Homeless Services

0.5 Miles from The Road Home

0.5 Miles from Community Connection Center

0.5 Miles from Weigand Center/St. Vinny's

1.2 Miles from 4th Street Clinic

Transit

0.2 Miles From a Bus Stop

0.4 Miles From a Trax Station (Old Greek Town Station)

Parks, Schools, and Daycare

1.1 Miles from Pioneer Park

No Schools within 1.5 Miles

Neighborhood Services

0.5 Miles from Gateway Mall

0.8 Miles from Caputo's Market

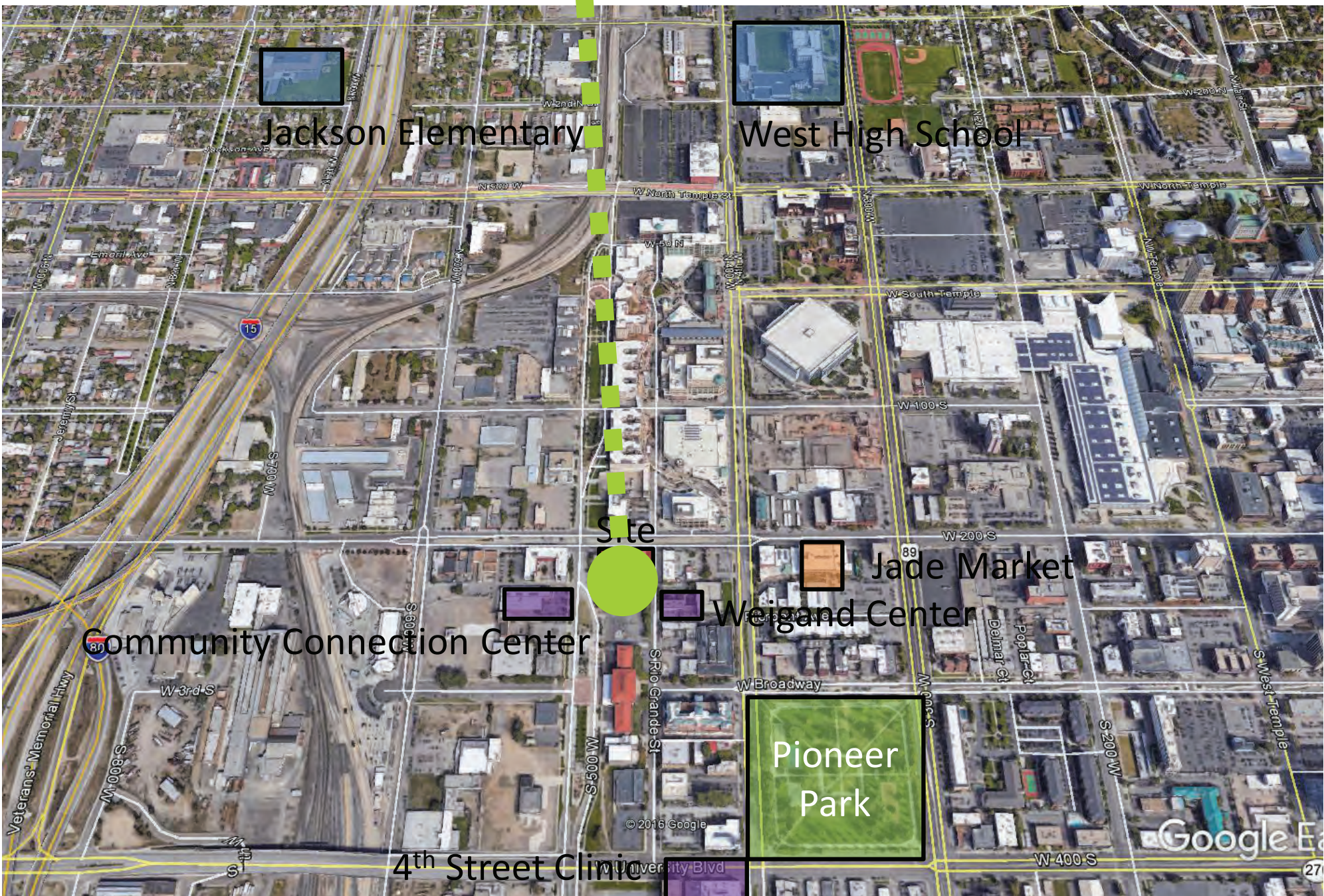
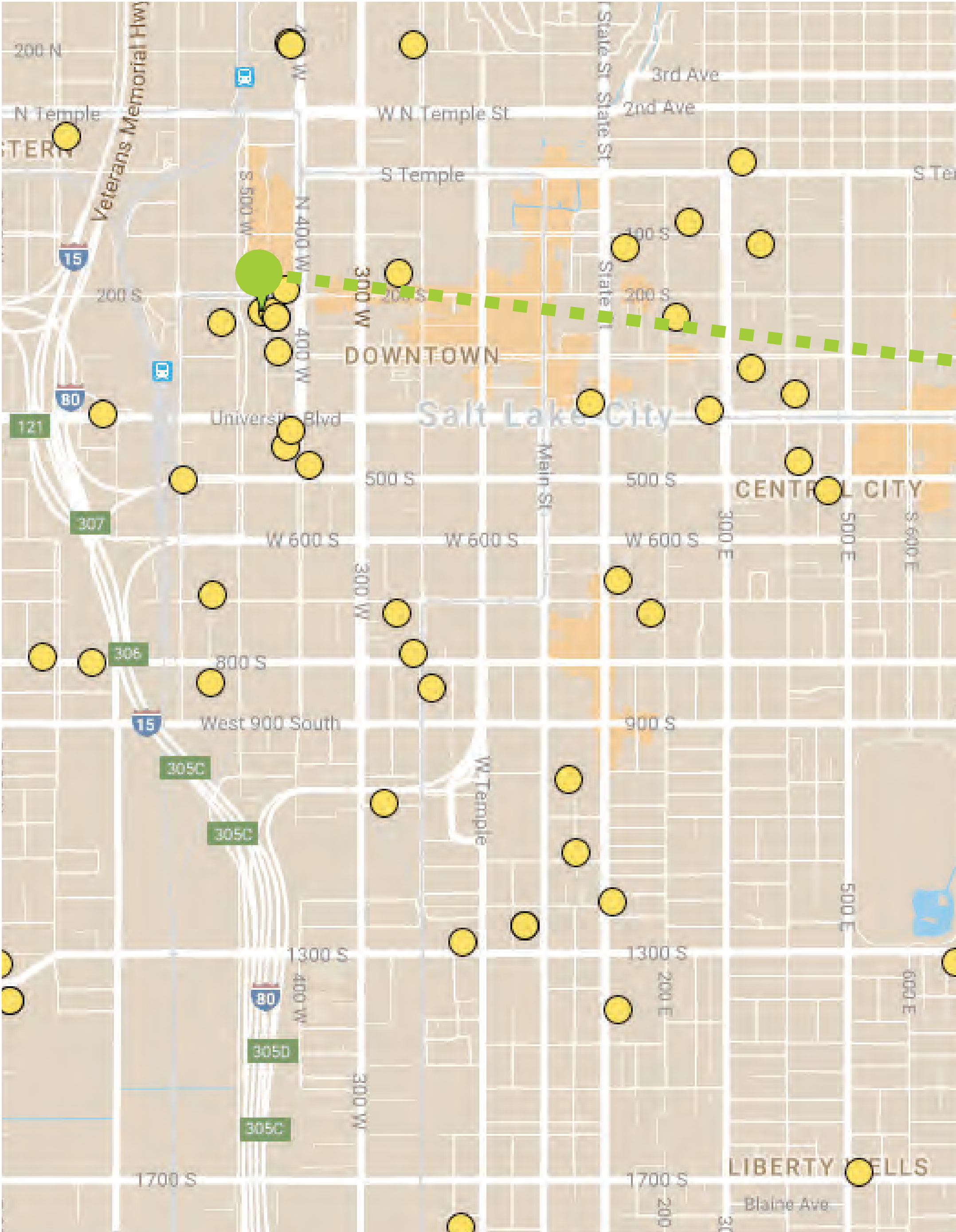
0.7 Miles from Jade Market

Residential

0.1 Mile From a Single-Family Home

0.5 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

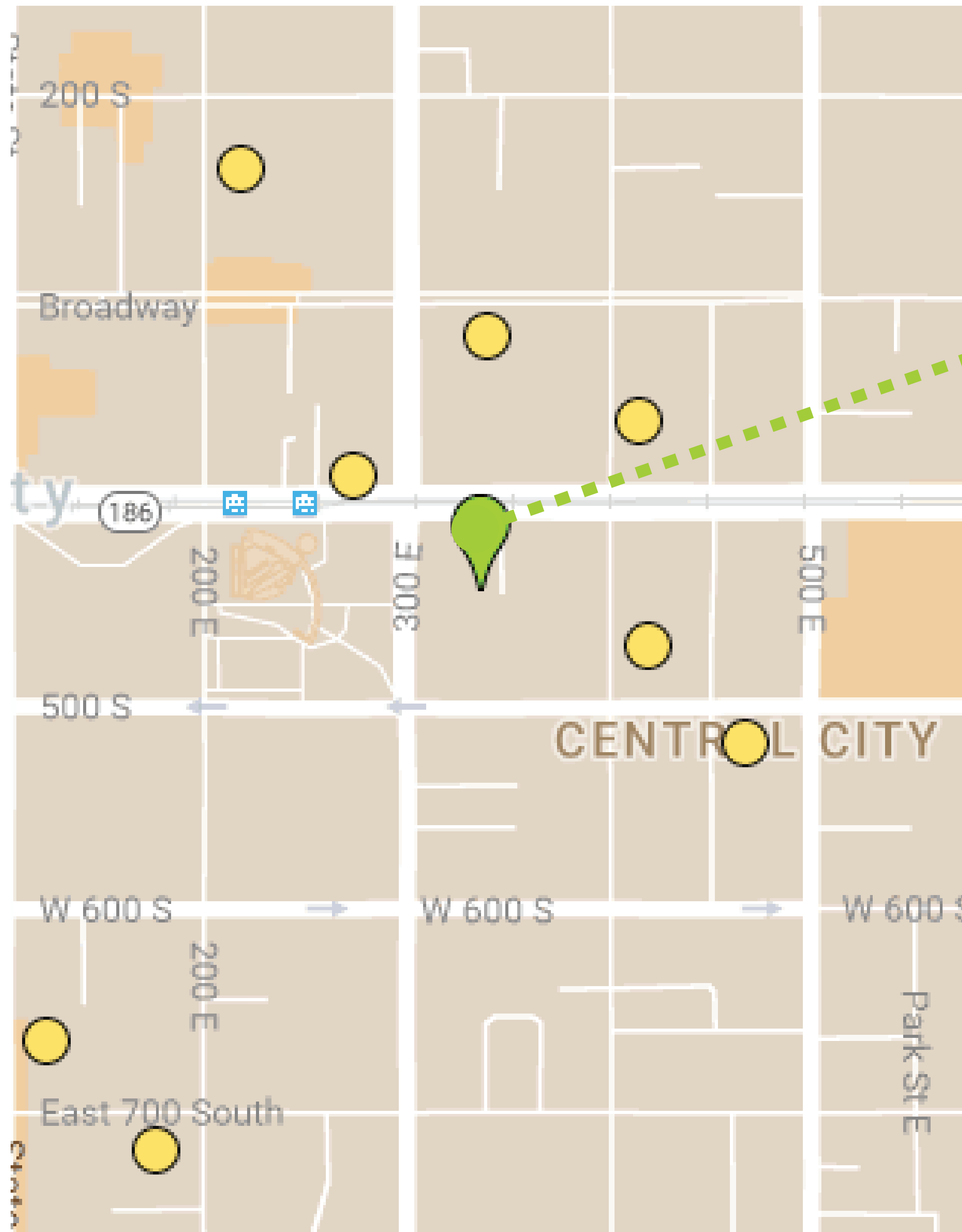
Neighborhood Services

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

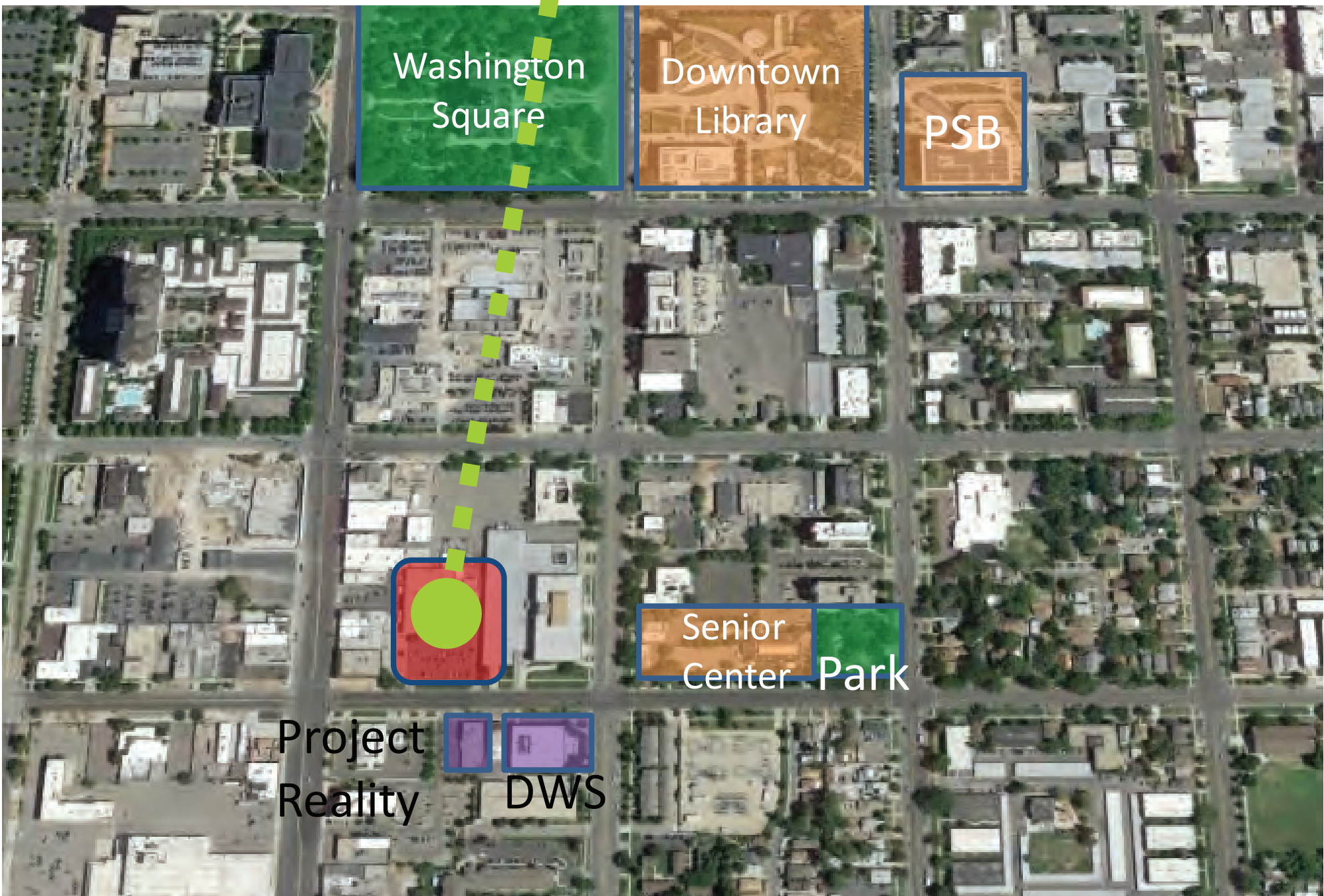
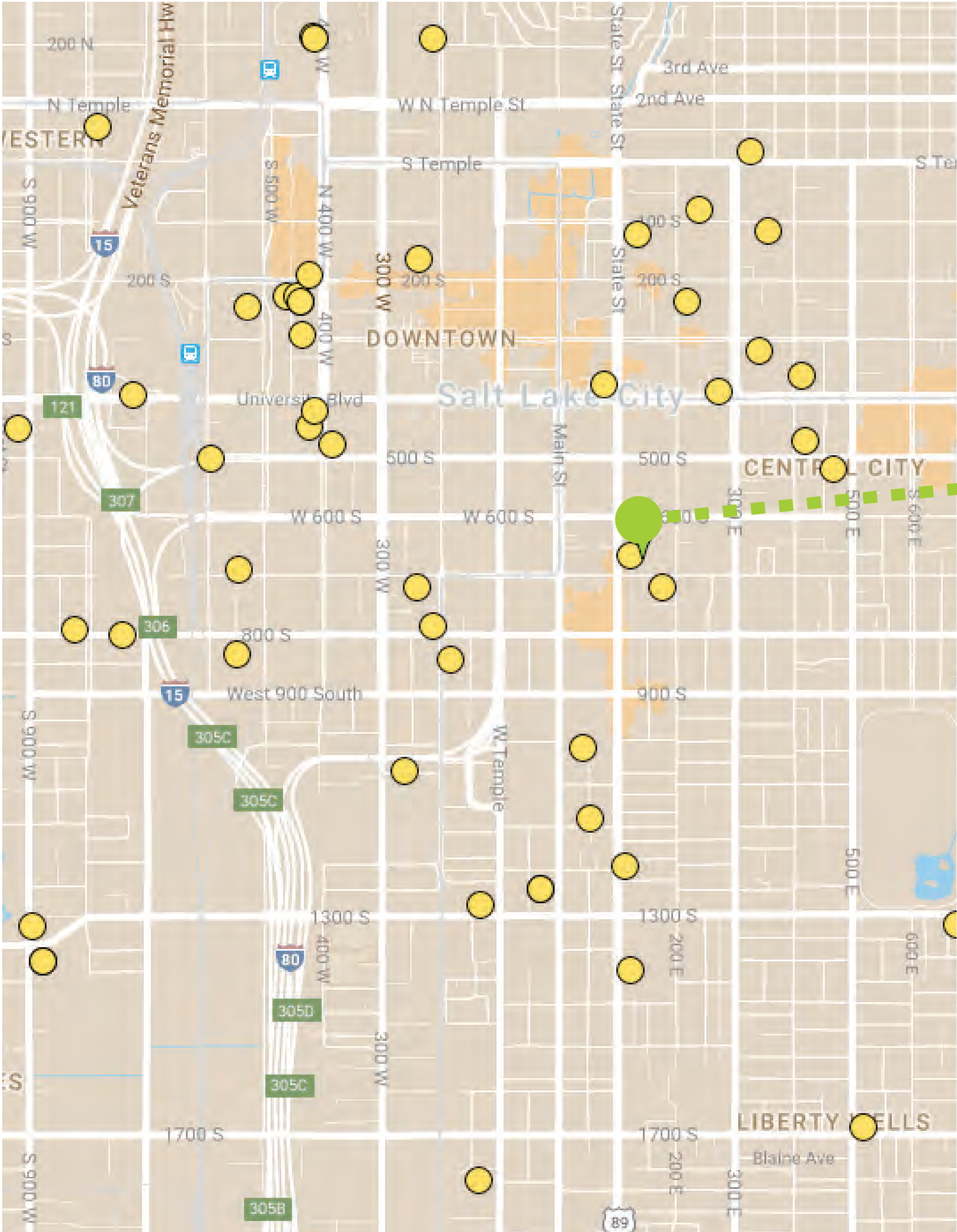
Neighborhood Services

- 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

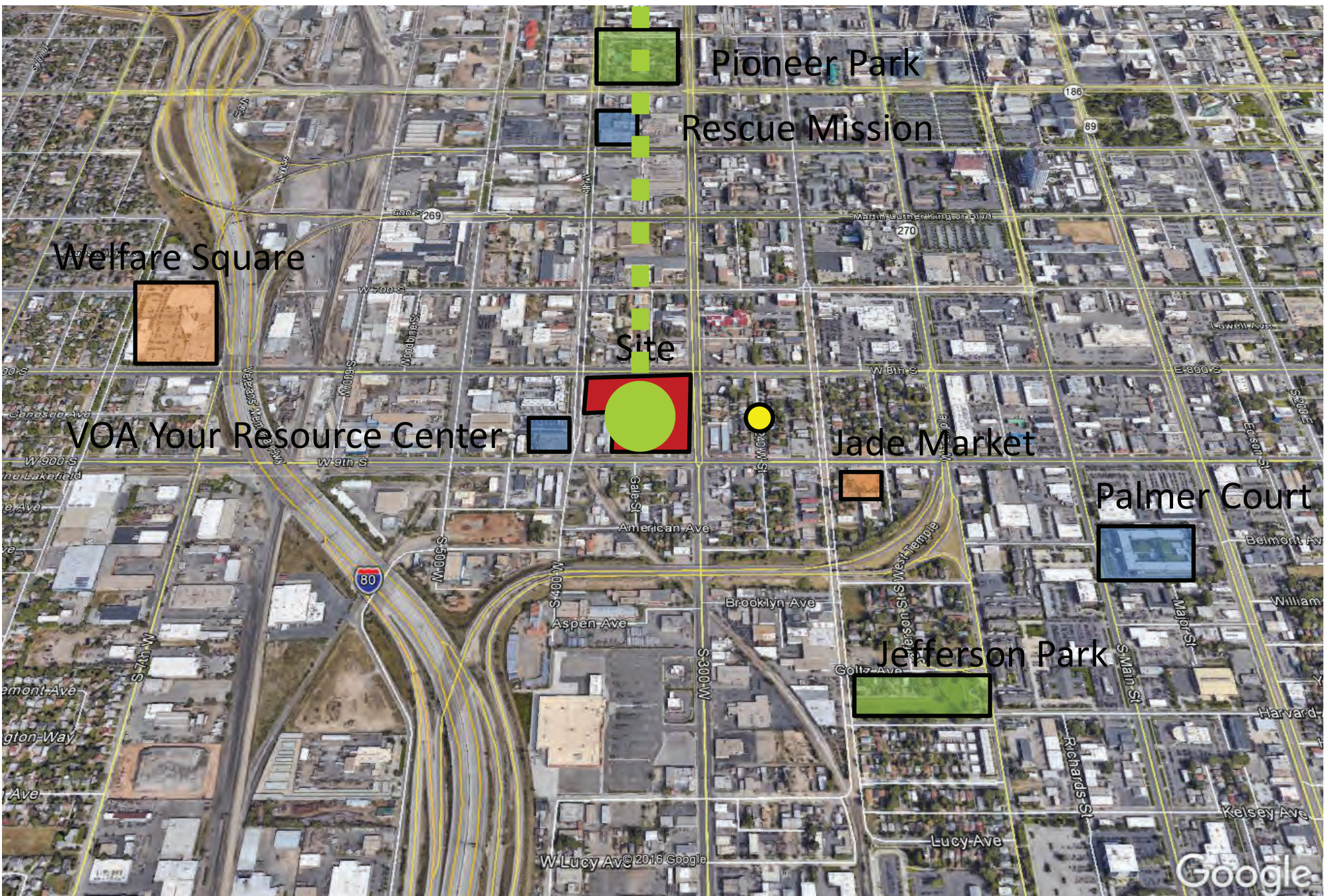
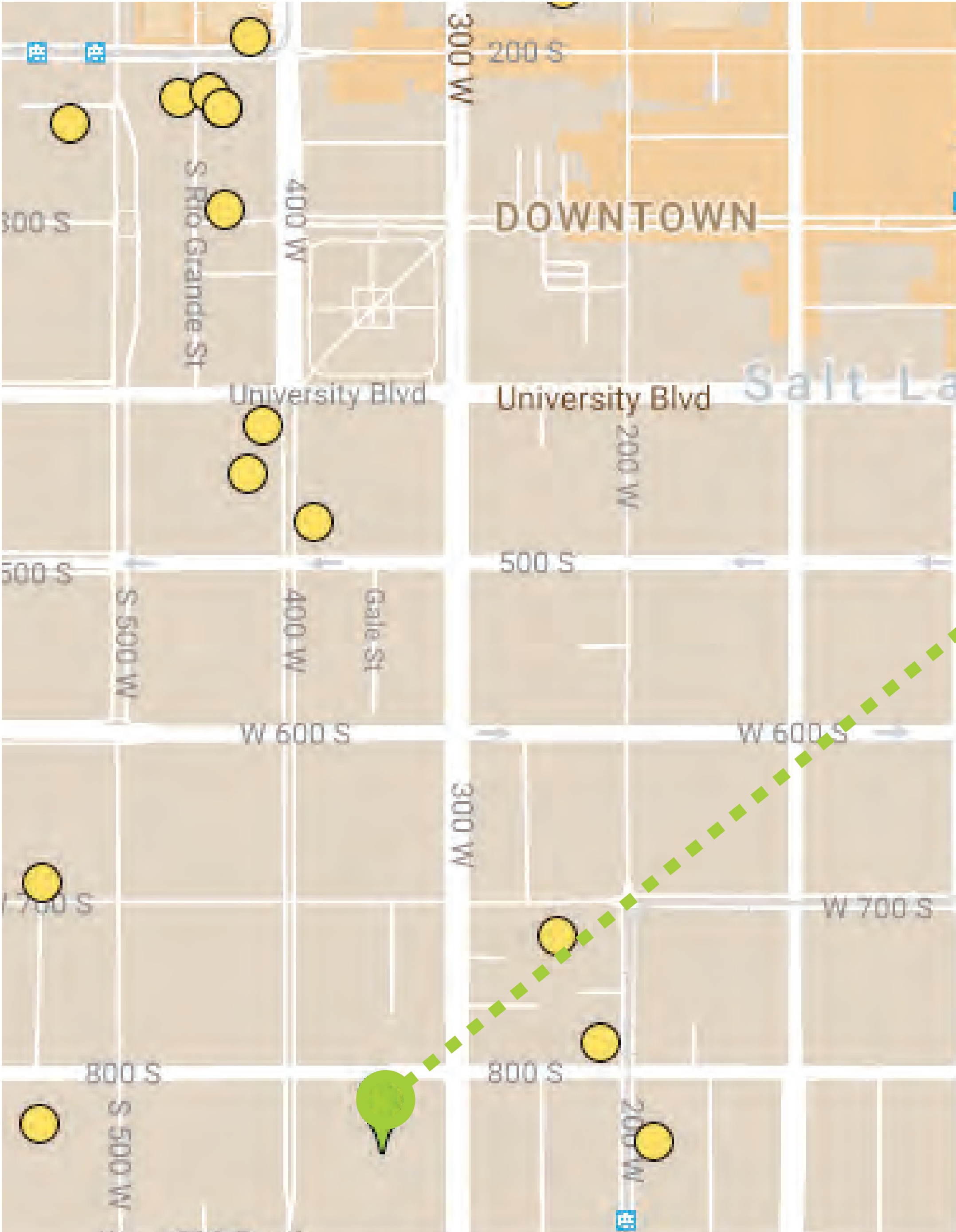
Neighborhood Services:

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

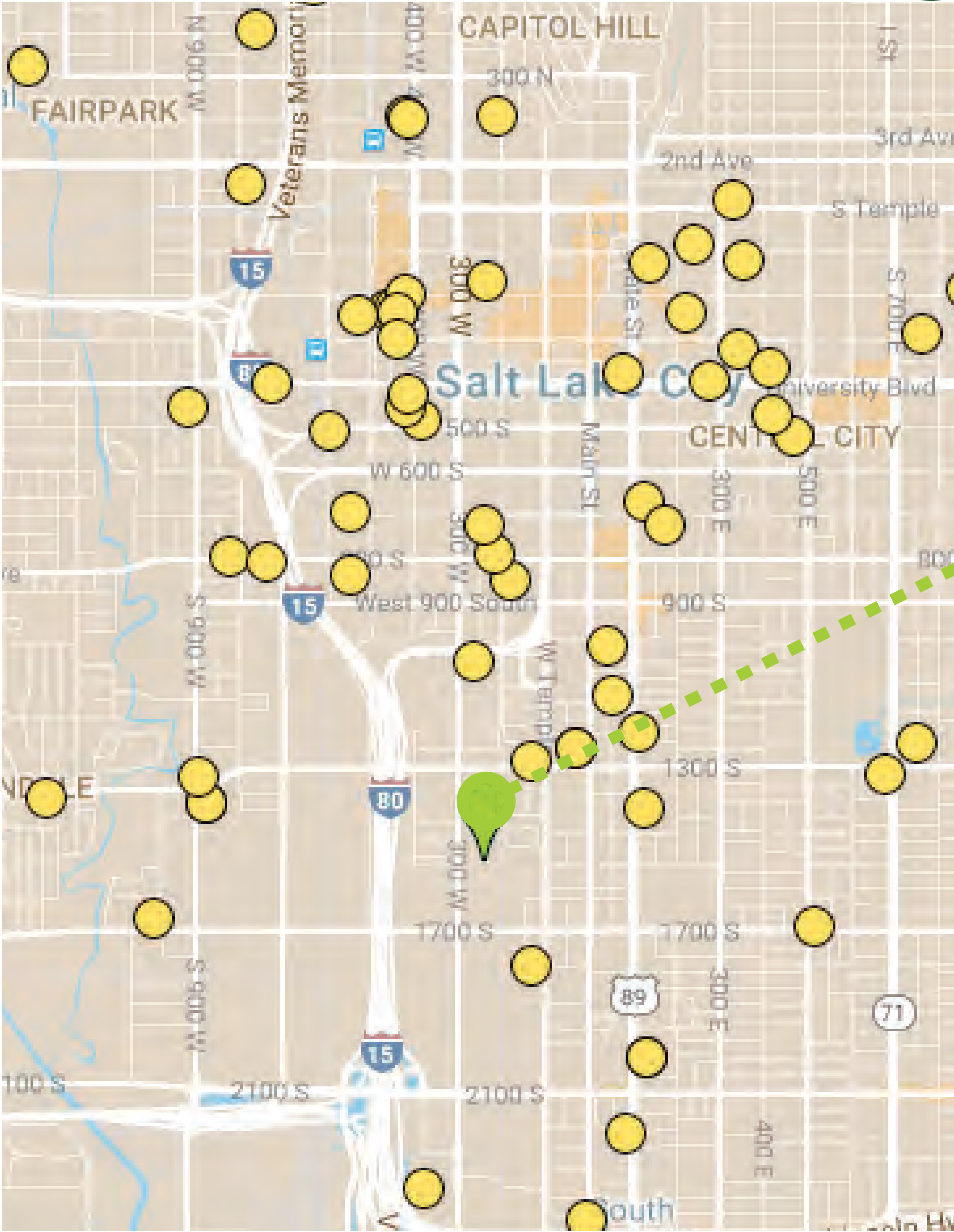
Neighborhood Services

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

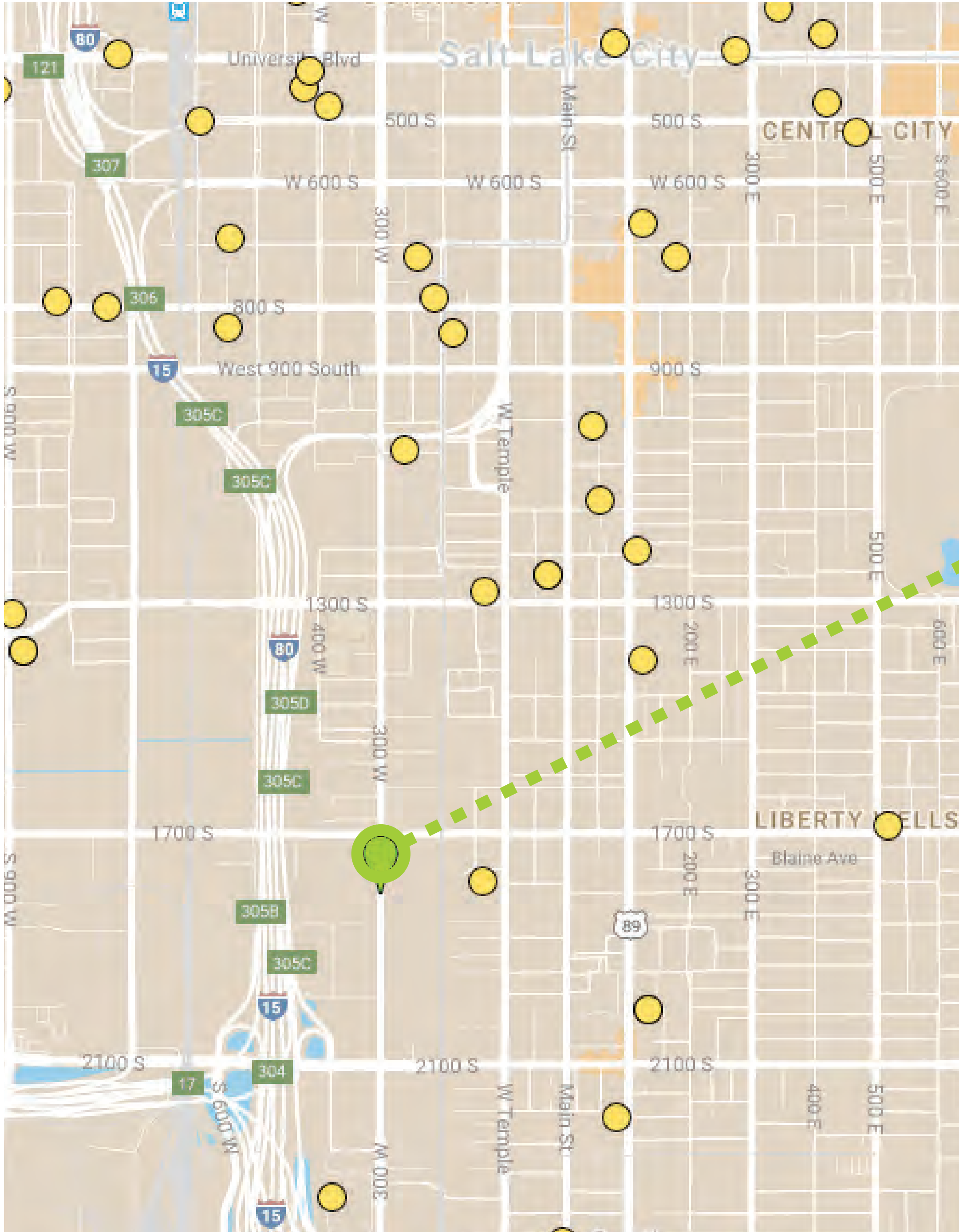
Transit
0.3 Miles Bust Stop
0.5 Miles Trax Station

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

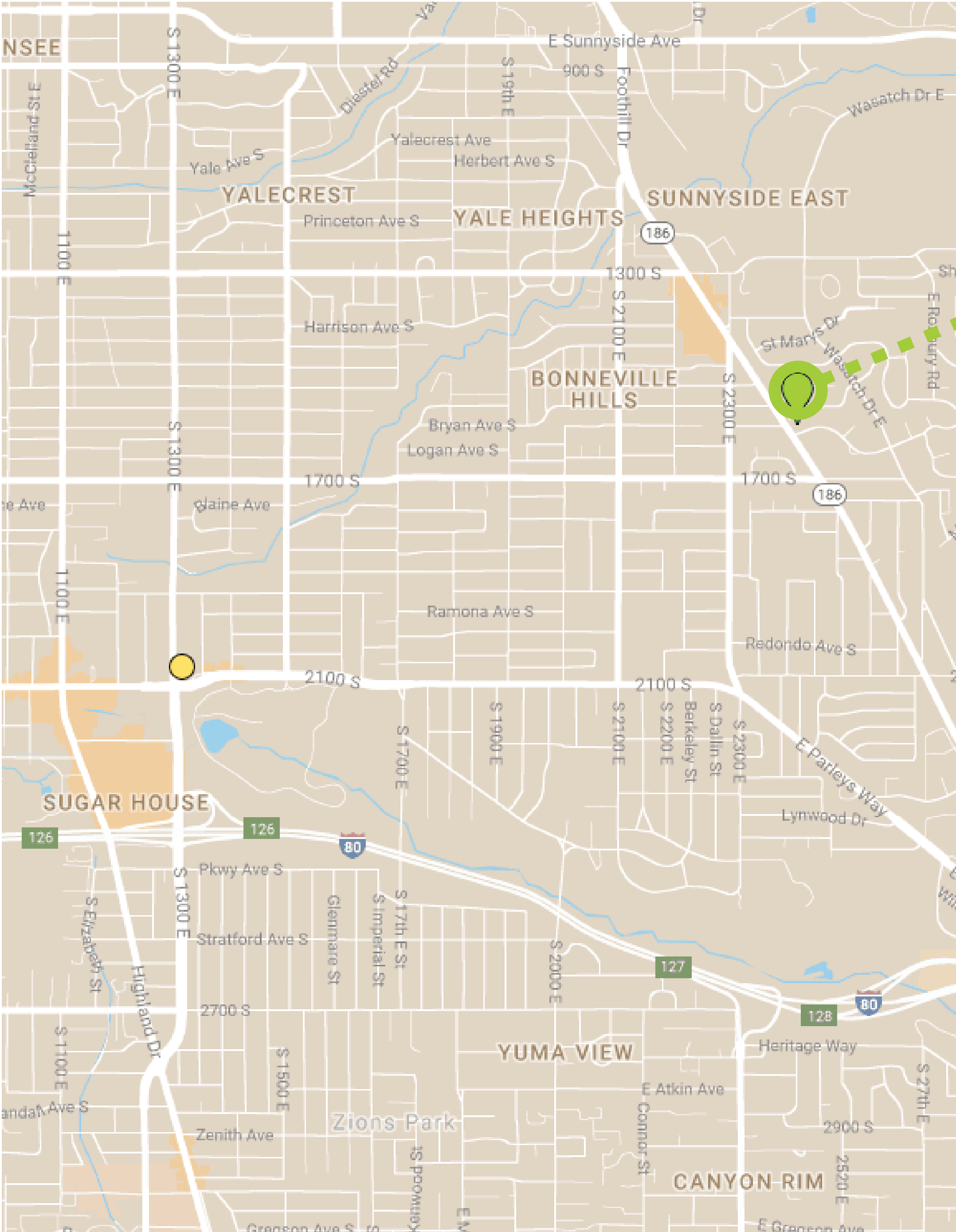
0.5 Miles from Walmart

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

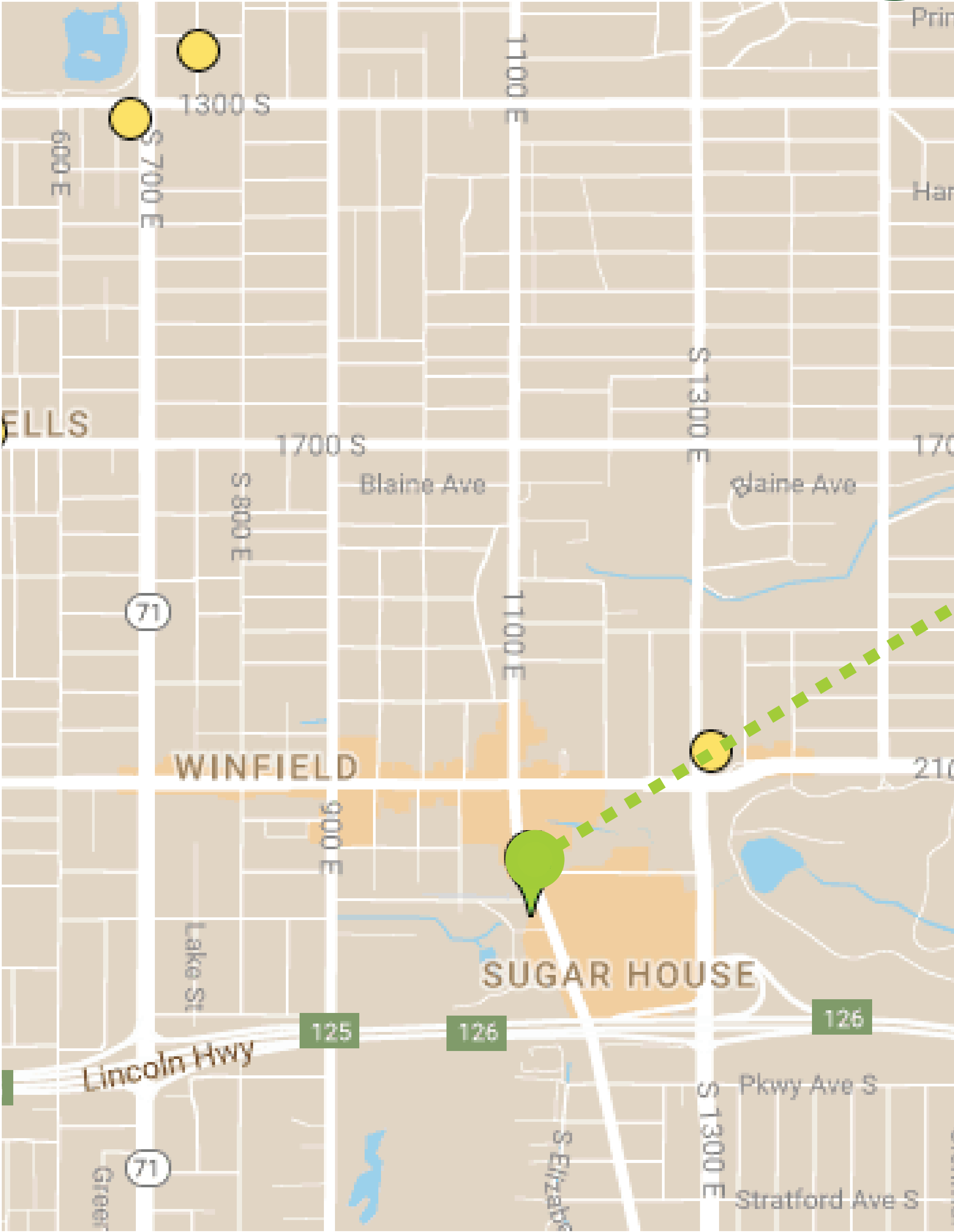
Neighborhood Services

- 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

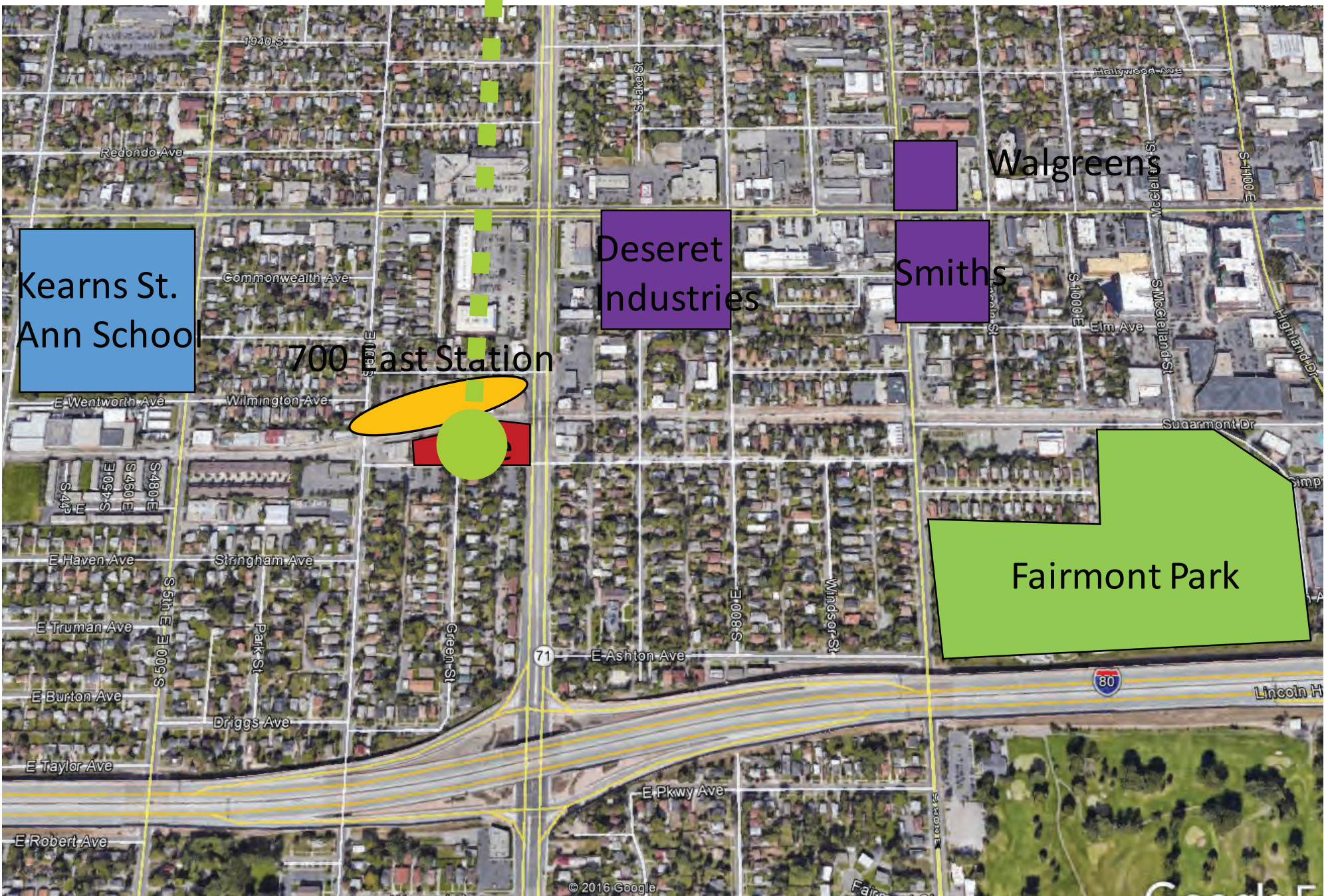
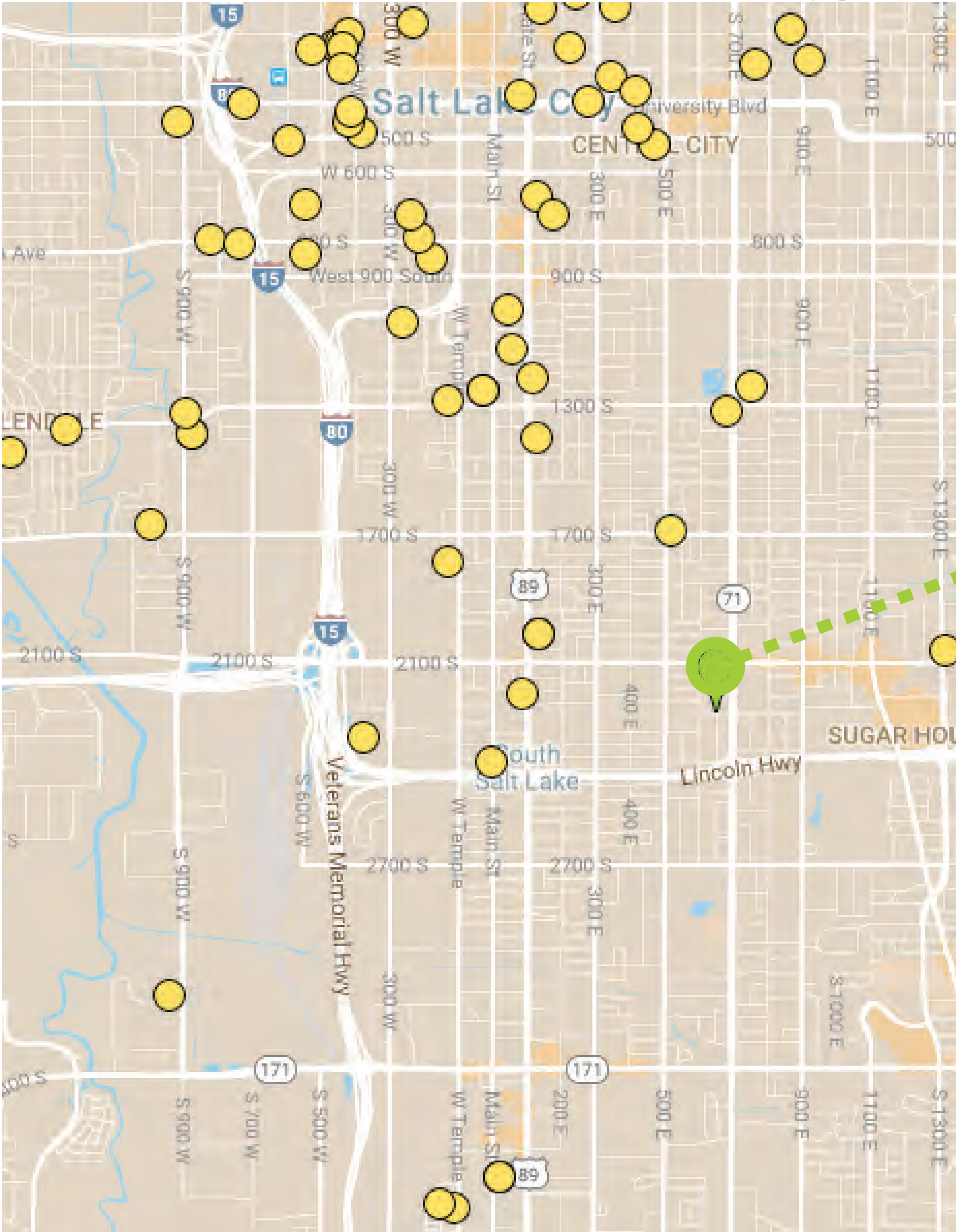
Neighborhood Services

- 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