



Homeless Services Potential Sites Score Sheet

Property Worksheet 202 West 400 South

Current Use: Commerical Office Building

Property Owner: Durbano Properties, LLC
Principal Development, LLC

Planning District: Downtown

Zone: Downtown Support (D-2)

Adjacent Zoning: D-2 and Downtown Warehouse/
Residential (D-3)

Adjacent Land Use: Office, Hotel, and Multi-Family
Housing

Site Size: 1.16 acres

On Market: No

Price:



Comments:

Scoring and Recommendations:

Success Criteria	6
Development	8
Transaction	3
Total	17

This site scores well with regard to the Success Criteria. The site would be integrated into the neighborhood, is near transit, and is close to services. The site would require demolition of existing structures, but is otherwise developable. The transaction would be complicated by the need to deal with two owners.



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Current Use: Commerical Office Building

<u>Success Criteria</u>		<u>Comments</u>	<u>Points</u>
Close to public transit +2 1/2 Mile from Trax stops or frequent bus lines	Yes		2
Not conducive to drug trade +2	No		0
Close to other services +2	Yes		2
Part of larger neighborhood/ Integrated into surrounding area	Yes		2
		Subtotal	6
<u>Development</u>			
Site Size		1.16 Acres	0
Site Configuration		This site has a regular configuration	1
Conditional Use	Yes		0
Use Not Permitted in Zone	No		1
Utility Capacity		Unknown	0
Demolish Existing Structure (s)	Yes		0
Reuse of Existing Structure	No		0
Obstructions or Restrictions	No		0
1,000' from highways	Yes		1
Located in a floodplain	No	X Zone.	1
1 mile from Refinery Study Area	Yes		1
3,000' from Rail Lines	No		0
Airport Flight Path	No		1
Riparian corridor	No		1
Navigable waterway	No		1
		Subtotal	8
<u>Transaction</u>			
Listed for sale	Yes		1
Number of Owners		Two Owners	0
Public/Private Ownership Public =2 Private =1		Private	1
Title/Legal Issues	NO	Known Issues	1
		Subtotal	3
		Total	17

Scoring:

Basic: Site meets +1, requires mitigation 0, does not meet -1