



Homeless Services Potential Sites Score Sheet

Property Worksheet 3 South 1000 West

Current Use: Warehouse

- Property Owner:** Salt Lake City Corp., Huber & Rowland, and VPS South Temple
- Planning District:** North Temple Boulevard
- Zone:** Urban Neighborhood Transit Station (TSA-UN-T)
- Adjacent Zoning:** TSA-UN-T
- Adjacent Land Use:** Heavy Rail and Light Industrial
- Site Size:** 1.69
- On Market:** No



Comments:

Scoring and Recommendations:

Success Criteria	4
Development	6
Transaction	1
Total	11

The development and acquisition of this property will face significant challenges. The development of the site will require the mitigation and accommodation of immediately adjacent heavy rail. Madsen Park would also need to be closed to allow for the use of the site for a resource center. The transaction will be complicated by the need to work with multiple-owners. The transaction may also be complicated by the likely existence of environmental issues associated with being located adjacent to industrial uses and heavy rail.





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Property Worksheet

3 South 1000 West

Current Use: Vacant Land

<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		Yes	2
Close to other services +2		No	0
Part of larger neighborhood/ Integrated into surrounding area		No	0
Proximity to Emergency Services		No	0
		Subtotal	4
<u>Development</u>			
Site Size		1.69 Acres	1
Site Configuration		This site has a regular configuration	1
Conditional Use		Yes	0
Use Not Permitted in Zone		Yes	0
Utility Capacity		Unknown	0
Demolish Existing Structure (s)		Yes	0
Reuse of Existing Structure		No	0
Obstructions or Restrictions		The site is built immediately adjacent to heavy rail. Requires closure of Madsen Park.	-1
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		Yes	0
Riparian corridor		No	1
Navigable waterway		No	1
		Subtotal	6
<u>Transaction</u>			
Listed for sale		No	0
Number of Owners		3 (Including Salt Lake City)	0
Public/Private Ownership Public =2 Private =1		Private and Public	1
Title/Legal Issues		No Known Issues	0
		Subtotal	1
		Total	11

Scoring:

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