



Homeless Services Potential Sites Score Sheet

Property Worksheet

10 South 800 West

Current Use: Warehouse, Single-Family Homes, Storage Yard

Property Owner: Jeremy LLC, Pure Water Tech, Guy Smith, Betty Parker, and Andrew Carter

Planning District: North Temple Boulevard

Zone: Urban Neighborhood Transit Station (TSA-UN-T)

Adjacent Zoning: TSA-UN-T

Adjacent Land Use: Light Industrial

Site Size: 1.56

On Market: Some parcels are on the market.



Comments:

Scoring and Recommendations:

Success Criteria	4
Development	5
Transaction	1
Total	10

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. 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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1338 South Jefferson St.

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		1.56 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.	-1
1,000' from highways		No	0
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	5
<u>Transaction</u>			
Listed for sale		No (Some parcels are listed)	0
Number of Owners		5 (Including Salt Lake City)	0
Public/Private Ownership Public =2 Private =1		Private	1
Title/Legal Issues		No Known Issues	0
		Subtotal	1
		Total	10

Scoring:

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