



Homeless Resource Center Site Selection

Proposed Sites Map





648 West 100 South – Site Description

Property Owner: Redevelopment Agency of Salt Lake City

Current Use: Temporary Lease – Arts ???

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

- This site is located near transit and homeless services.
- The site is not seen as not conducive to the regional drug trade because it is not located on or near major roads or interstate off-ramps.
- The site will require significant utility upgrades.
- The site 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.
- Given that the property is wholly owned by the RDA, there should be no barriers to completing the transaction.

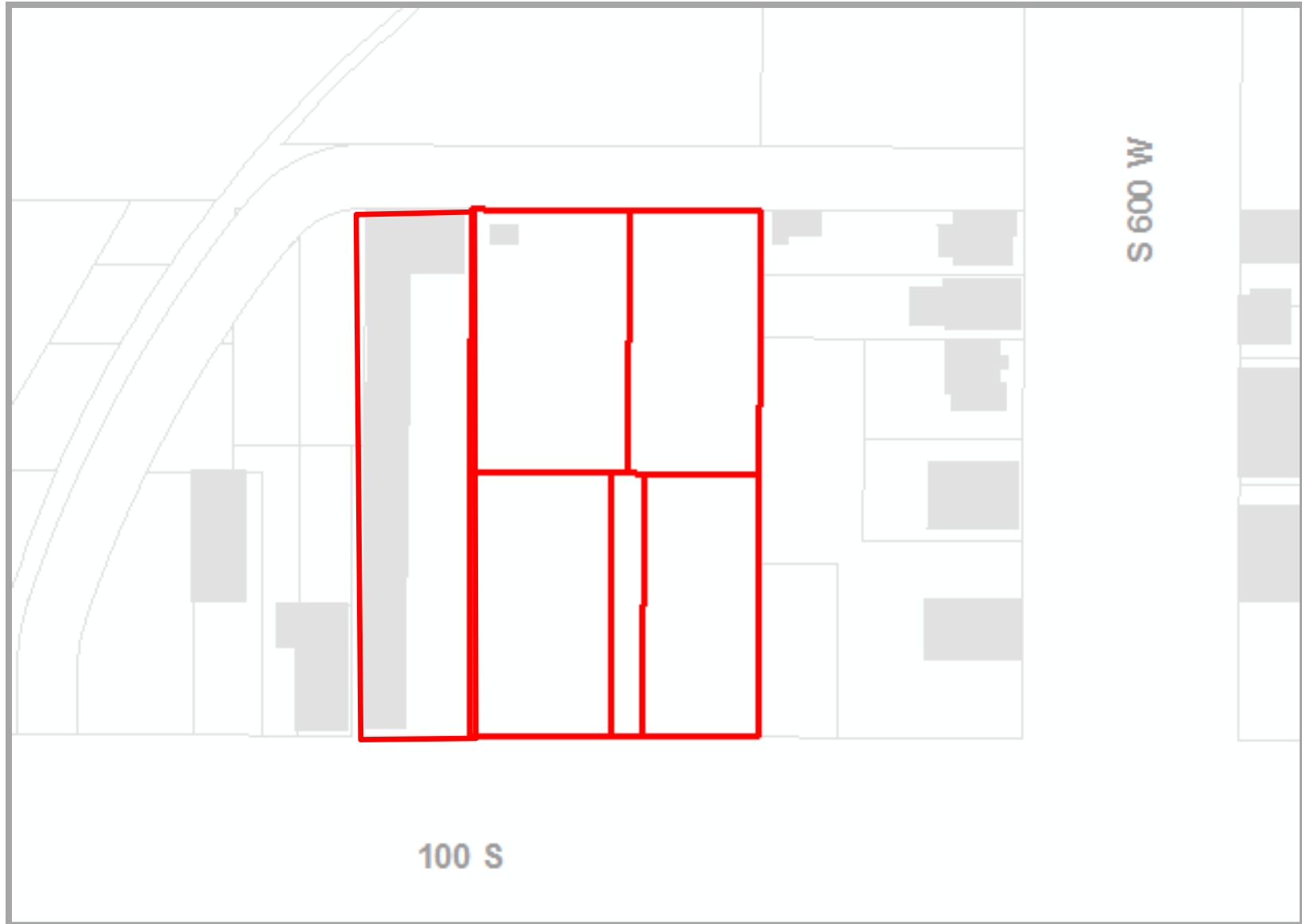


648 West 100 South – Site Map





648 West 100 South – Parcel Map





648 West 100 South – 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

- .2 Miles From a Bus Stop
- .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

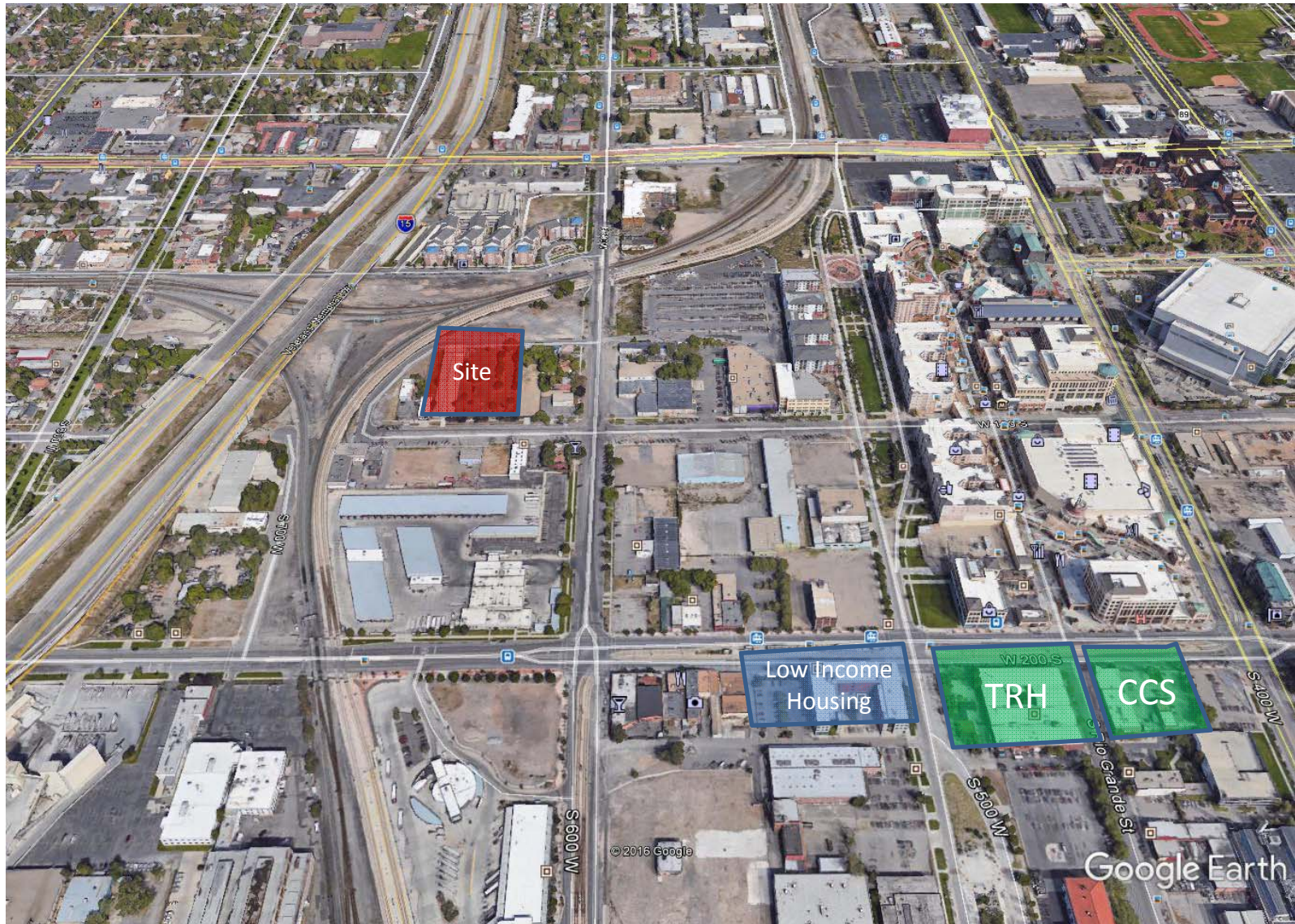
- 0.5 Miles from Gateway Mall
- 0.8 Miles from Caputo's Market
- 0.7 Miles from Jade Market

Residential

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



648 West 100 South – Neighborhood Map





330 East 400 South— 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

- The site is located near transit, neighborhood services, and homeless services.
- The site is 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.
- From a transaction perspective, the City's ownership of the site eliminate any risks of being unable to close.

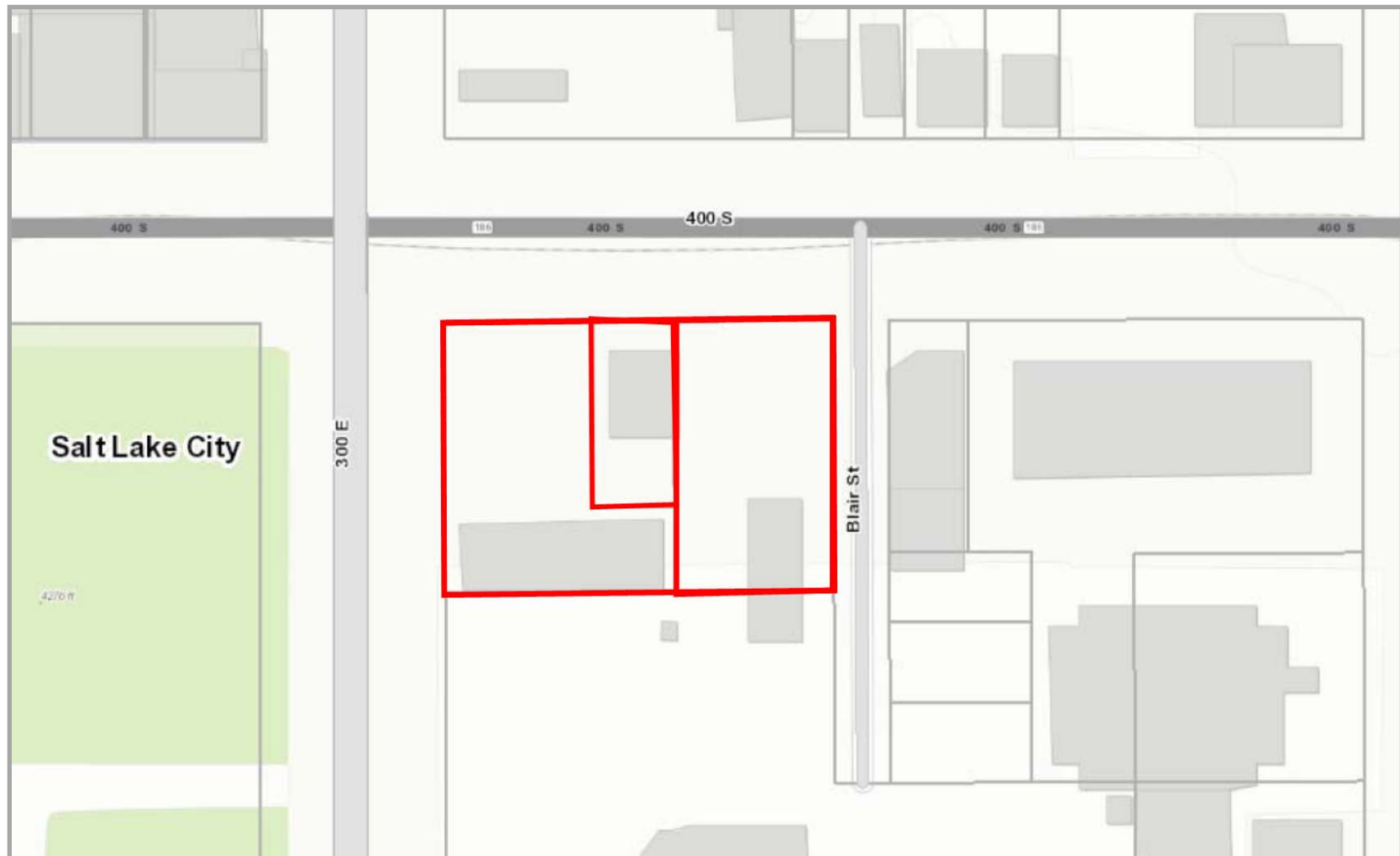


330 East 400 South – Site Map





330 East 400 South – Parcel Map





330 East 400 South – 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 from 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





2234 South Highland Dr. – 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

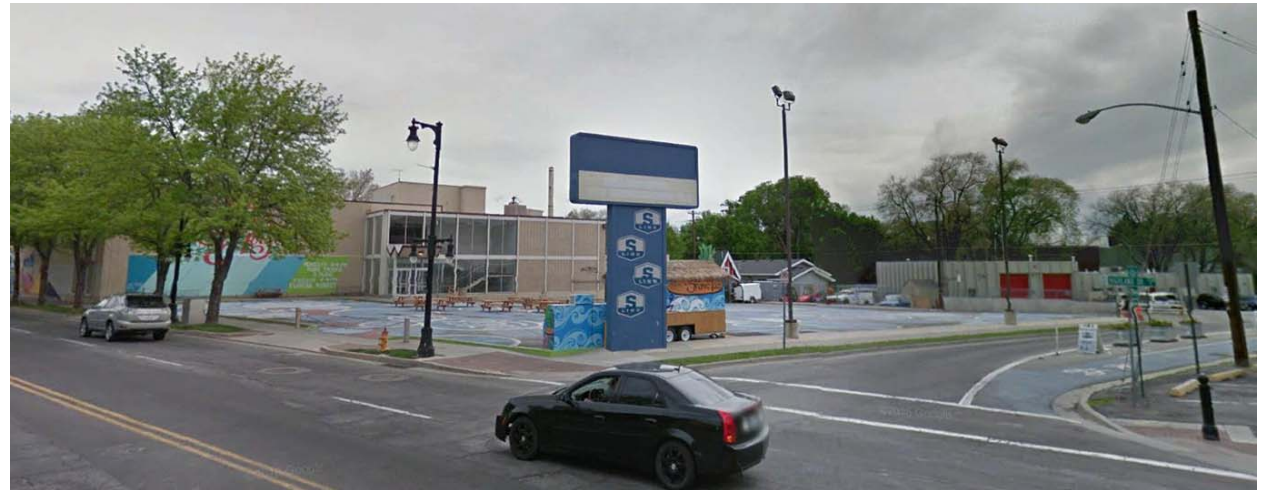
Purchase Price: \$1,260,000 (Assessed Value)

Site Analysis

- 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.
- This site has split ownership between the City and RDA, so their will not be a significant hurdle to complete a transaction.

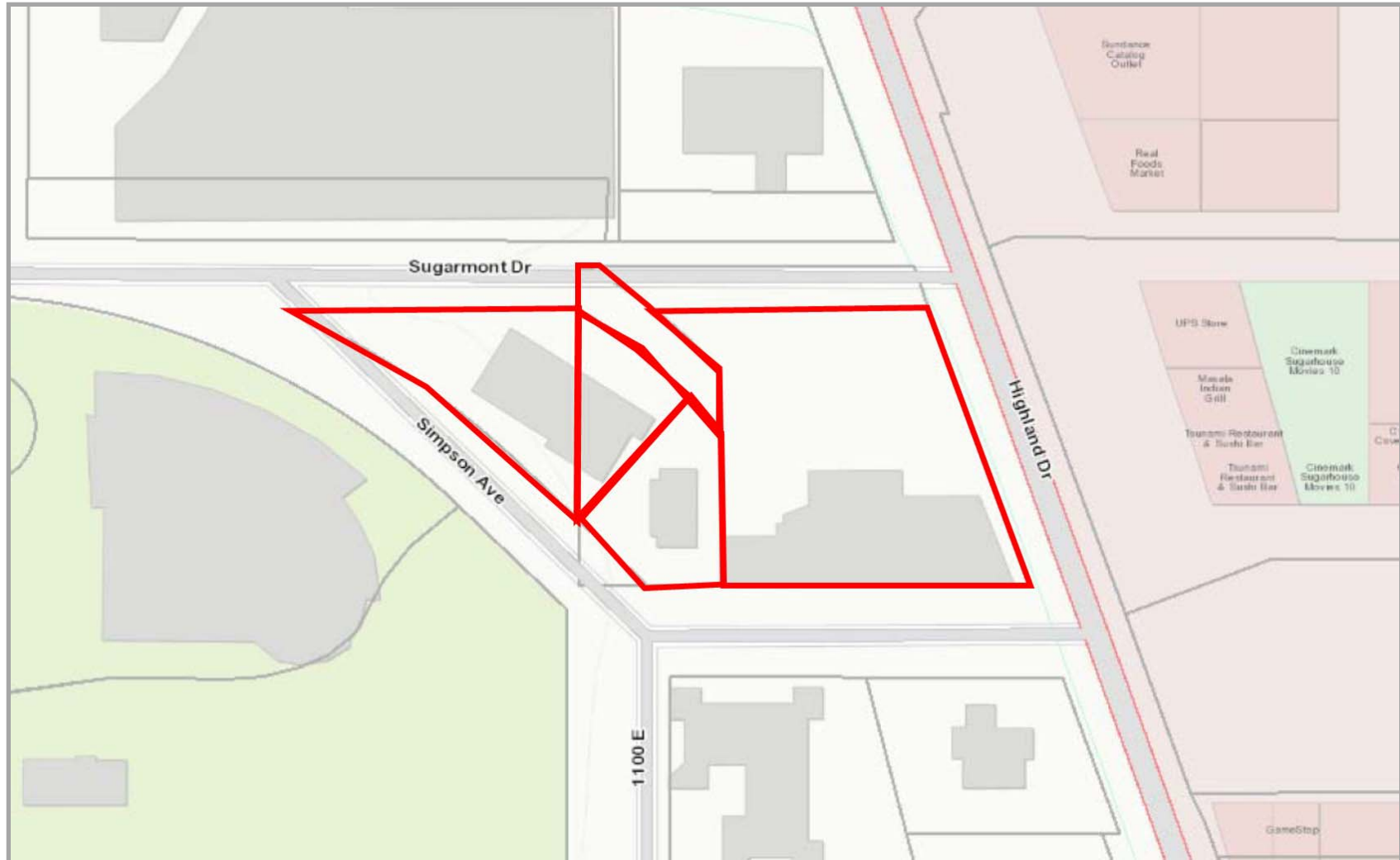


2234 South Highland Drive – Site Map





2234 South Highland Dr. – Parcel Map





2234 South Highland Dr. – 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
- 0.60 Miles from Sugar House Crisis Nursery
- 1.4 Miles from Salt Lake County Community Services

Transit

- Adjacent to Bus Stop
- 0.10 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
- 0.30 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



2234 South Highland Dr. – Neighborhood Map





850 South 300 West – 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

- The primary benefit of this site is that it is owned by Salt Lake City Corporation, which would remove transaction issues.
- The site would need to be rezoned.
- The site is 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.
- The development of the site will be impacted by the 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.

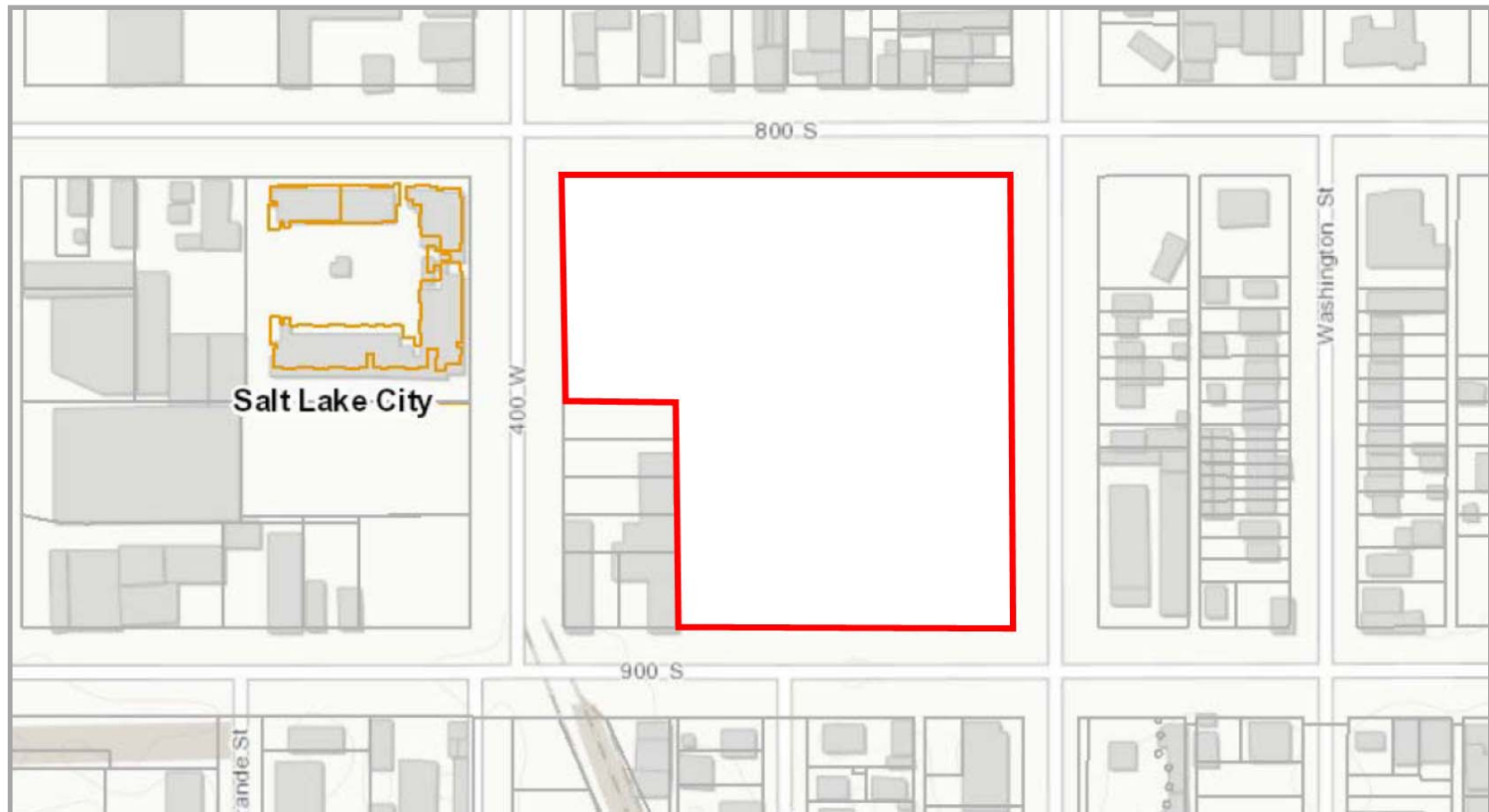


850 South 300 West – Site Map





850 South 300 West – Parcel Map





850 South 300 West – 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:

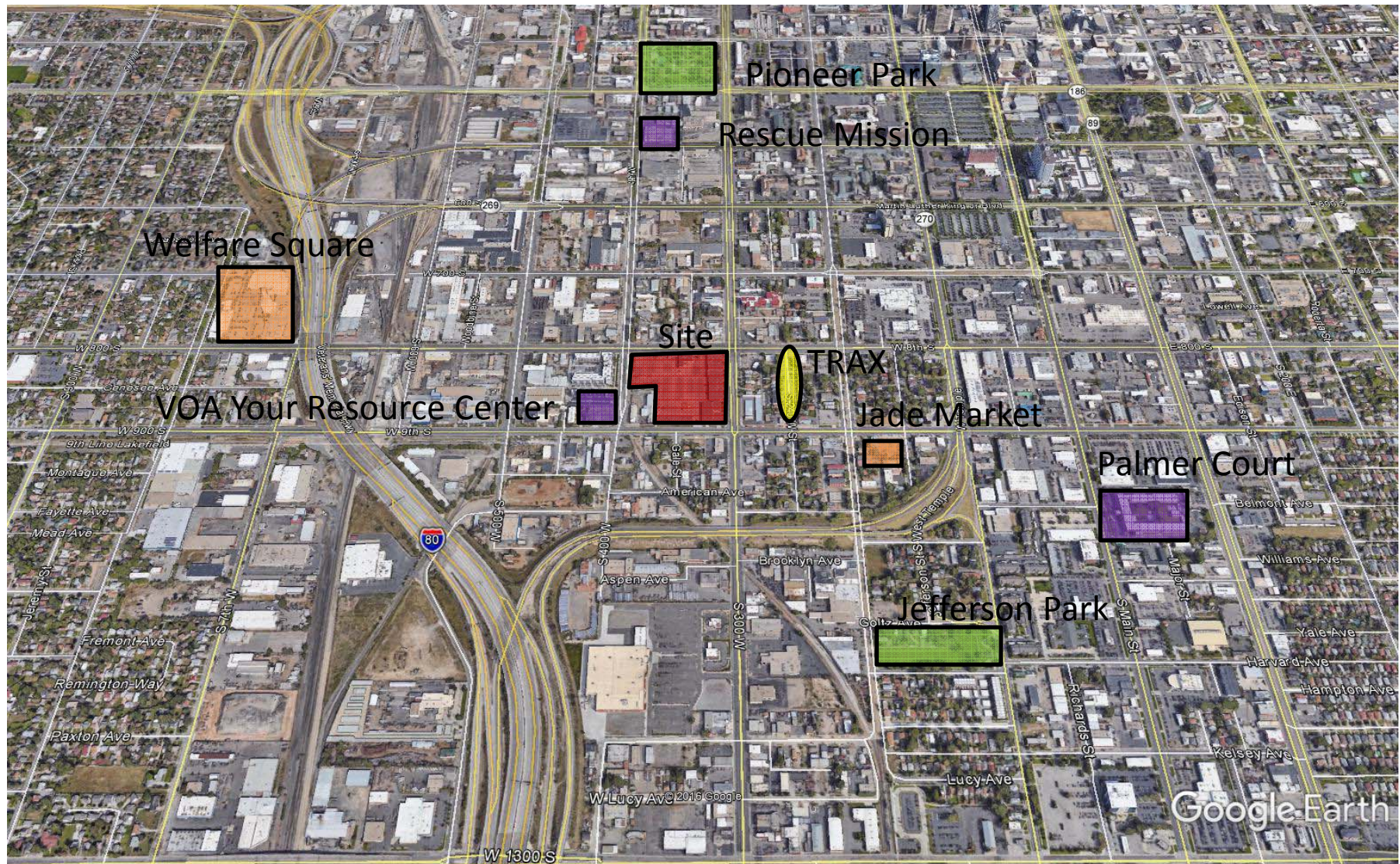
- 0.8 Miles from Smith's
- 0.2 Miles from Jade Market
- 0.5 Miles from LDS Welfare Square

Residential:

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



850 South 300 West – Neighborhood Map





131 East 700 South – 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

- This site is close to transit and neighborhood services.
There are limited homeless services located near the site.
- 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.



131 East 700 South – Site Map





131 East 700 South – Parcel Map





131 East 700 South– 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
- .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



131 East 700 South – Neighborhood Map





3 South 1000 West – Site Description

Property Owner: Salt Lake City Corporation, Huber & Rowland,
and VPS South Temple

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

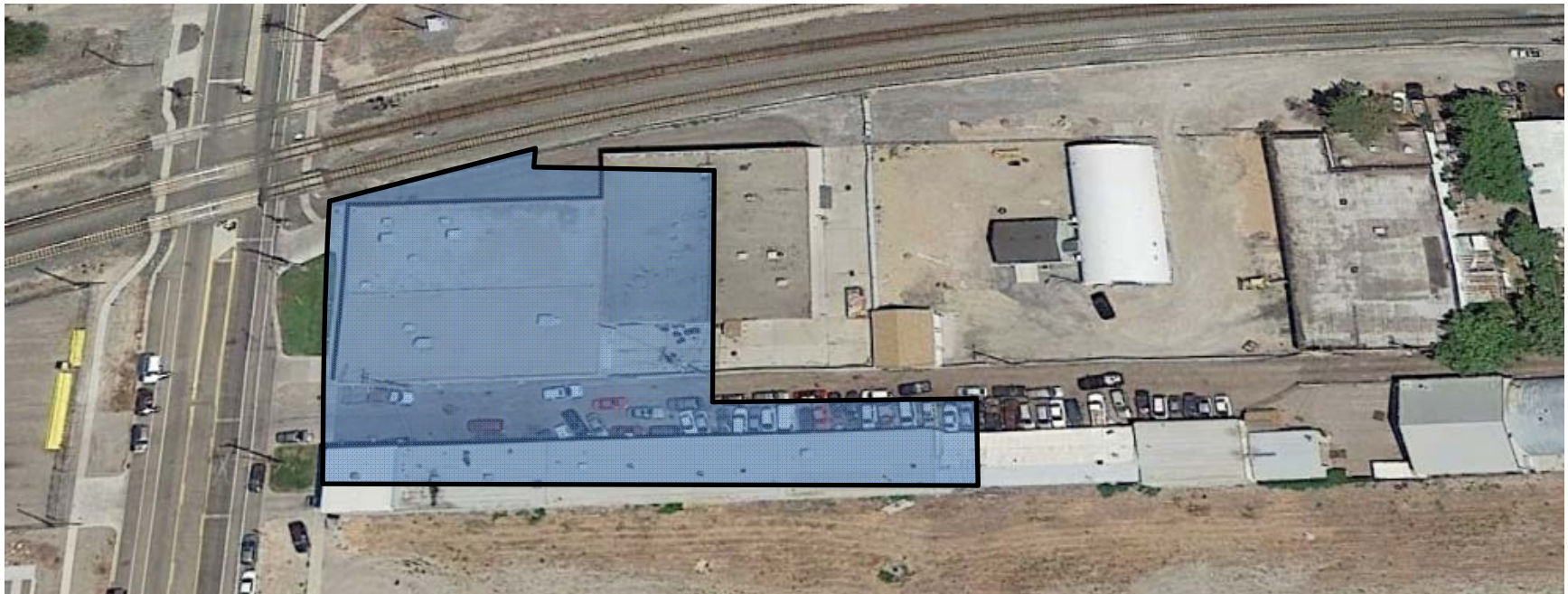
Purchase Price: \$1,389,000

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

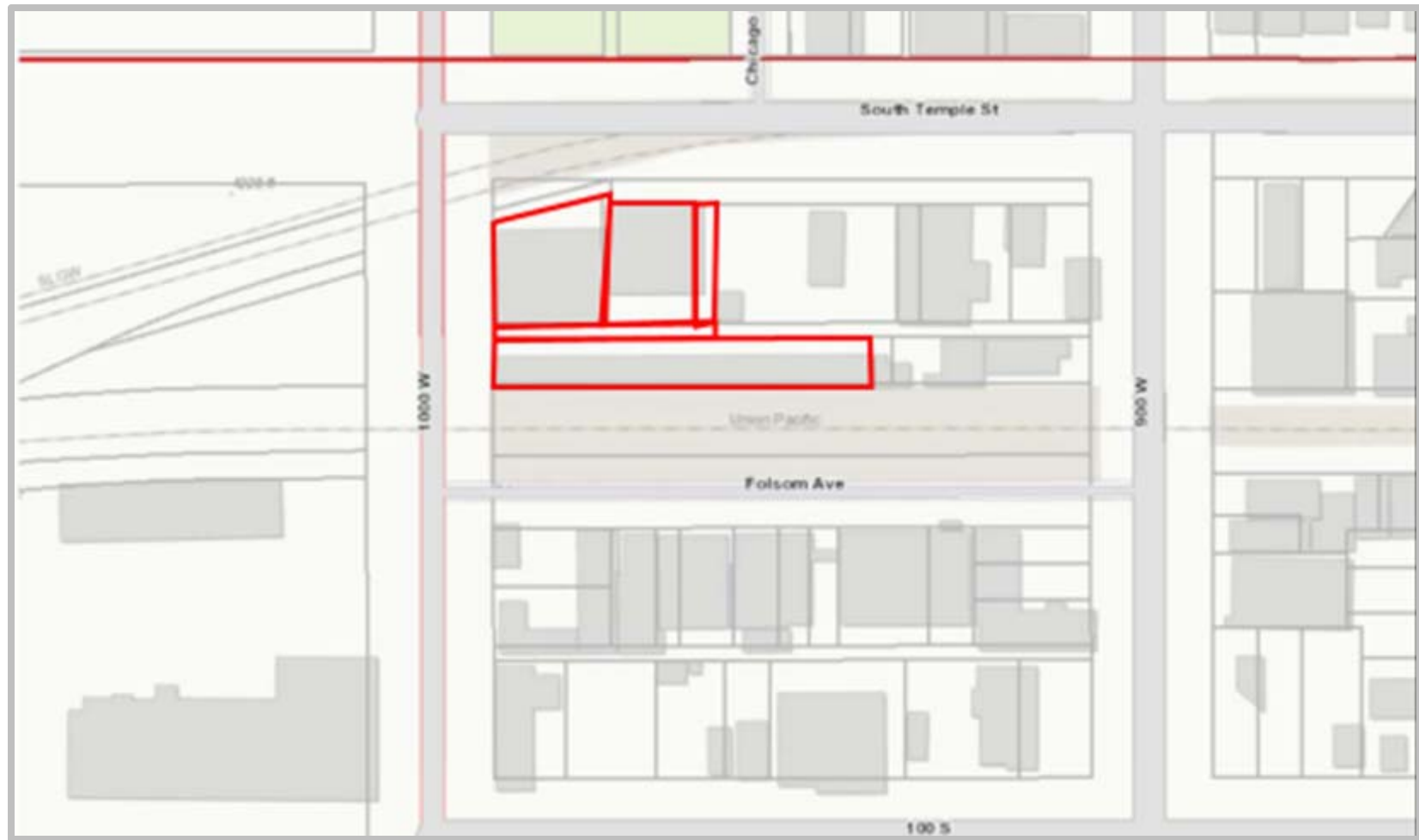


3 South 1000 West – Site Map





3 South 1000 West – Parcel Map





3 South 1000 West – 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



3 South 1000 West – Neighborhood Map





1740 South 300 West – 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

- This site is close to transit and some neighborhood services
- The site does not likely require significant mitigation for noise, vibration, or environmental contamination.
- This site has limited barriers to development and will not require significant design changes to mitigate for issues associated with the proximity to I-15
- This site is 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.

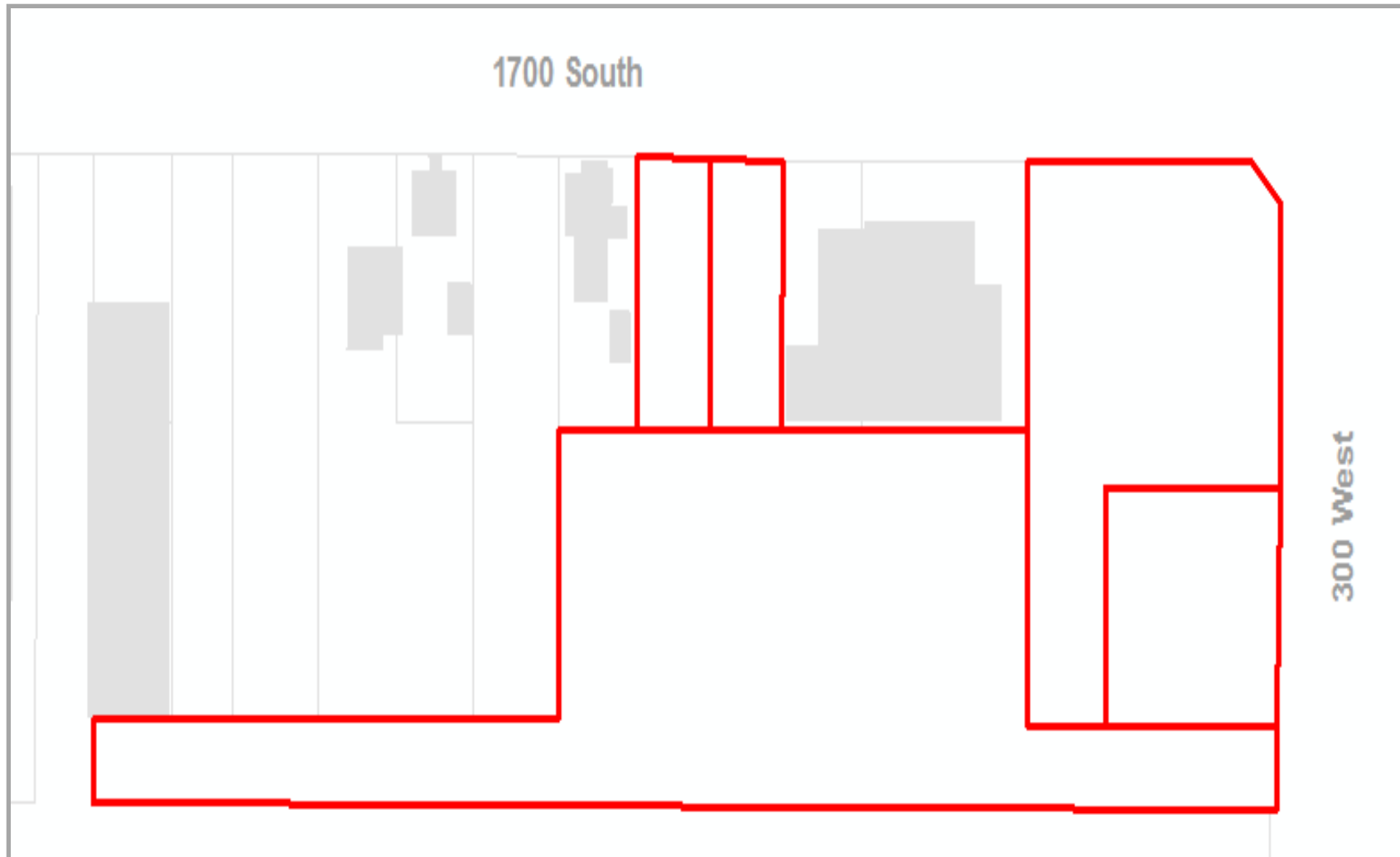


1740 South 300 West – Site Map





1740 South 300 West – Parcel Map





1740 South 300 West – 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

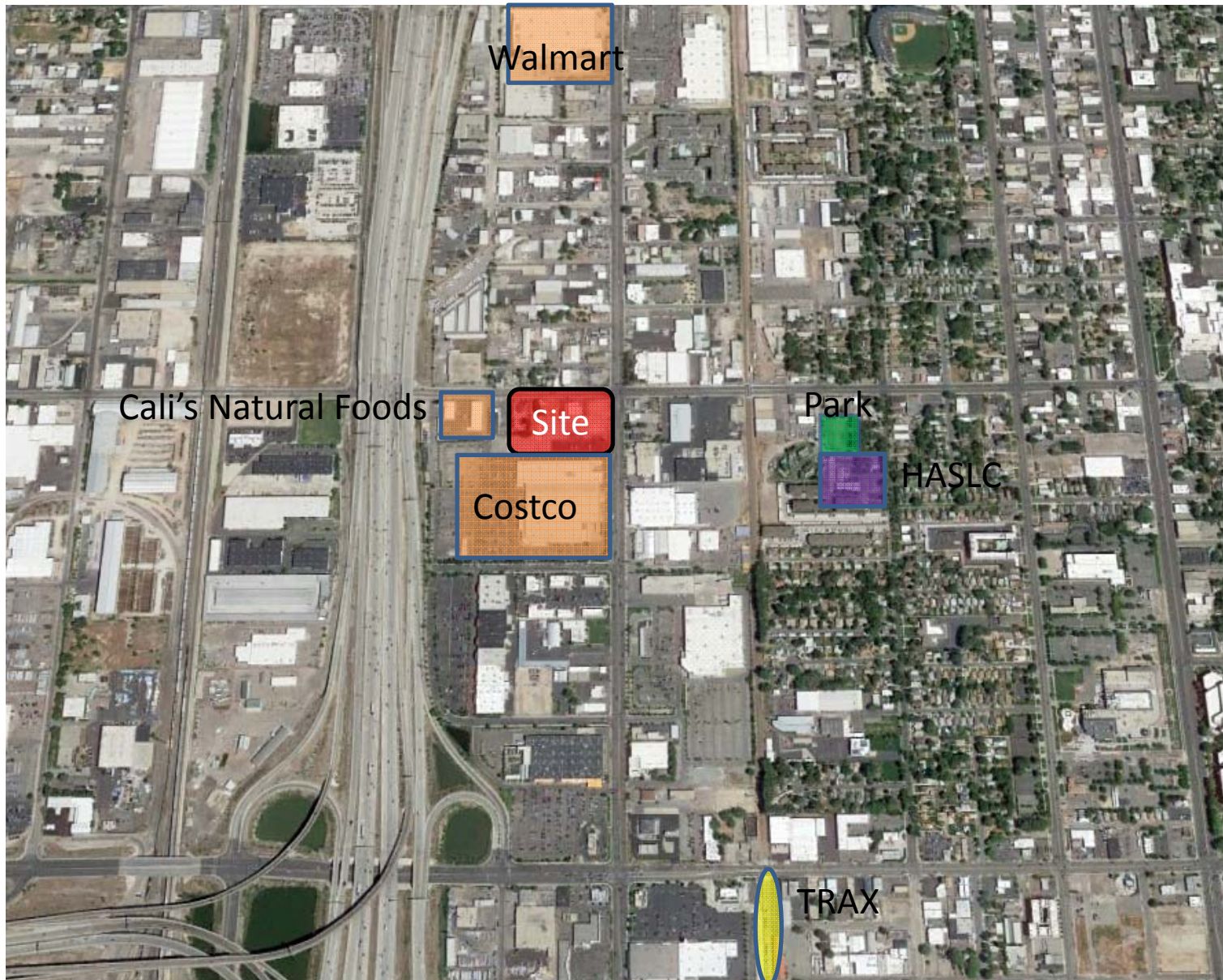
- Adjacent to Costco
- 250 Feet from a Maverick
- 700 Feet from Cali's Natural Foods
- 0.5 Miles from Walmart

Residential

- 0.2 Miles from a Single Family Home



1740 South 300 West – Neighborhood Map





275 W High Avenue – Site Description

Property Owner: Mark Aletto

Zone: General Commercial (CG)

Resource Center Zoning Status:

Number of Parcels: Two

Site Size: 3.01

Purchase Price: \$1,163,100 (Assessed Value)

Site Analysis

- This site does not include significant structures. No significant demolition will be required.
- This site is 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.

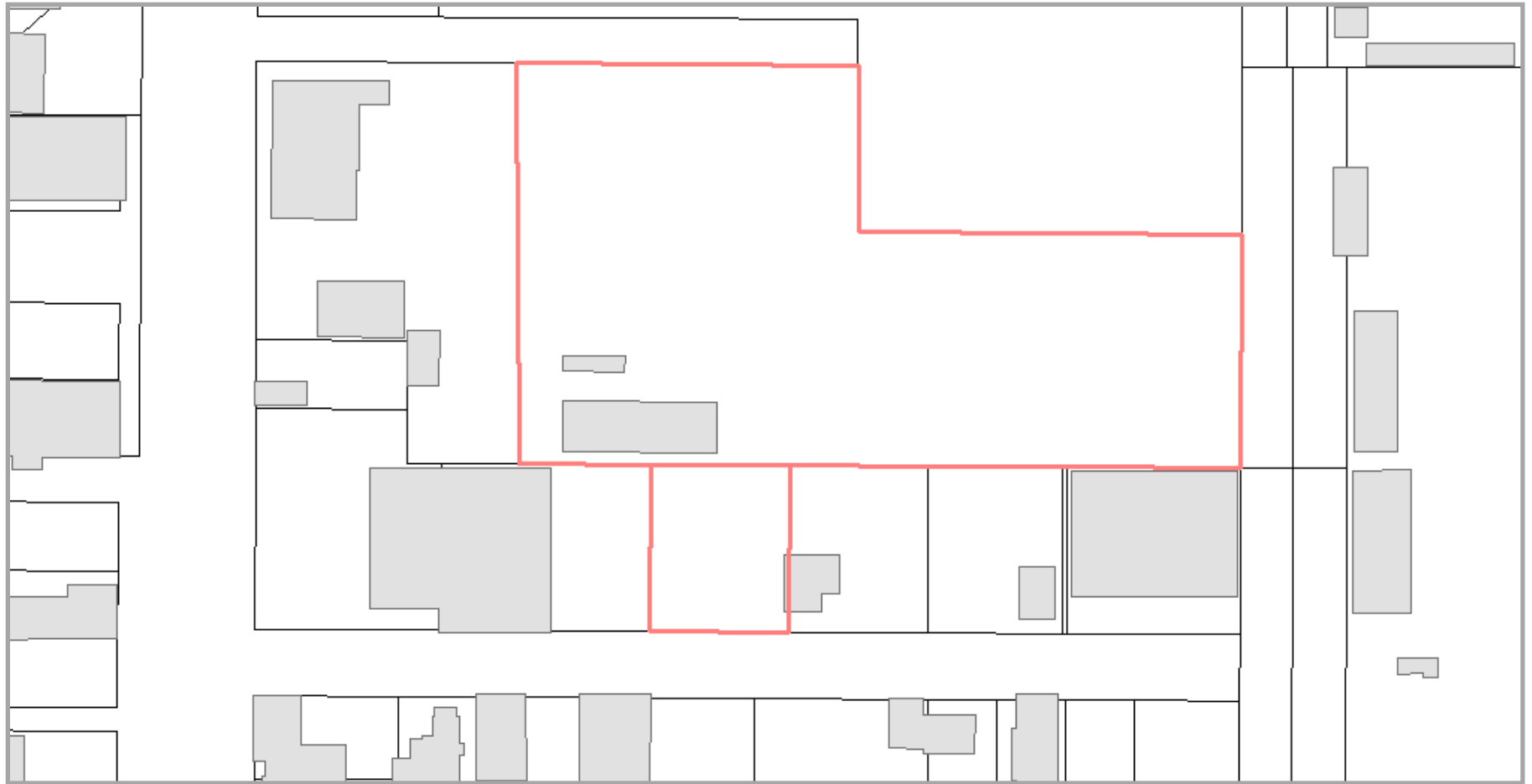


275 W High Avenue – Site Map





275 W High Avenue – Parcel Map





275 W High Avenue – Neighborhood Description

Council District: 5

Planning District:

Adjacent Zoning: CG

Adjacent Land Use:

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

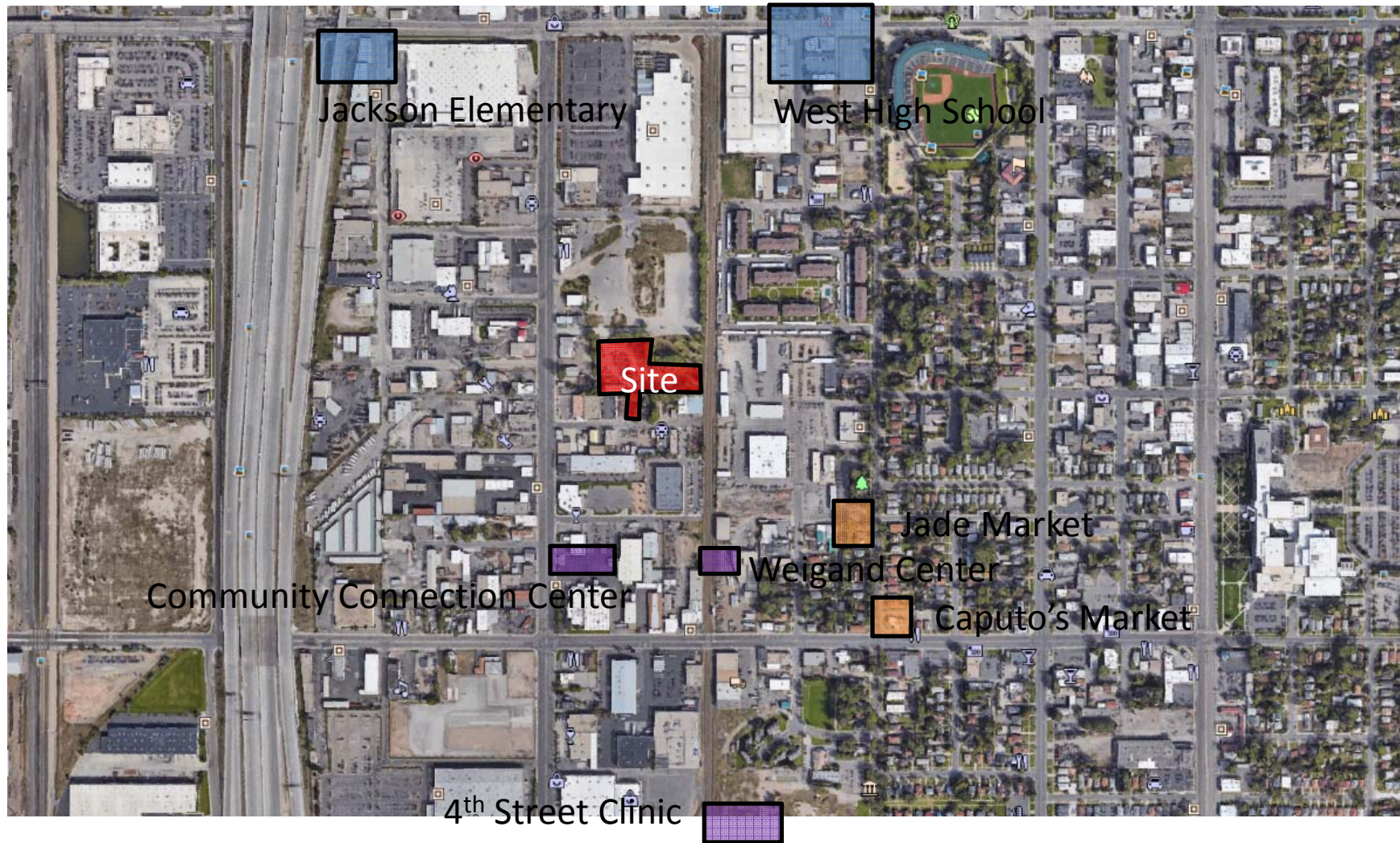
Neighborhood Services

- 1.3 Miles from 7-Eleven
- 2 Miles from Smith's Market

Residential



275 W High Avenue – Site Description





Site K 653 East Simpson Ave.— 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: 2.82 Acres

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.



Site J 653 East Simpson Ave.— Site Map





Site J 653 East Simpson Ave. – Parcel Map





Site J

653 East Simpson Ave. – 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



Site K 653 East Simpson Ave. – Neighborhood Map

