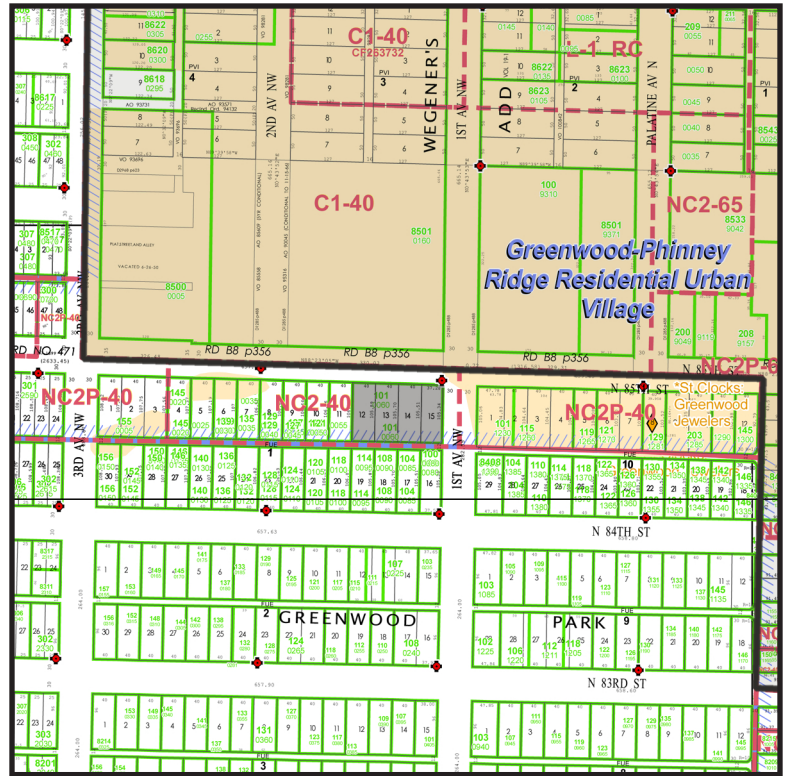


address: 101 NW 85th St  
 parcel: 2919200060  
 location: SW corner N 85th St & 1st Ave NW  
 lot size: 16,630 sq. ft. (0.38 acres)  
 ownership: privately owned  
 site improvements: abandoned restaurant  
 use status: vacant  
 appraised value: \$1.42M



SITE ADVANTAGES	SITE DISADVANTAGES
<ol style="list-style-type: none"> <li>1. within Residential Urban Village (RUV)</li> <li>2. within Town Center</li> <li>3. within 2008 Open Space gap</li> <li>4. satisfies Open Space 2100 goals</li> <li>5. corner site, very open with minimal slope</li> <li>6. long vacant/underdeveloped parcel</li> <li>7. enhances 1st NW “green street”; helps link 1st Ave NW corridor north &amp; south of 85th</li> <li>8. provide green respite on busy arterial with few pedestrian amenities</li> <li>9. encourages mid-block connection; adjacent to pedestrian signal crosswalk</li> <li>10. will complement proposed retail convenience store and housing redevelopment north of 85th St.</li> <li>11. visible and accessible to vehicle (transit), pedestrians &amp; bikes</li> <li>12. adjacent to higher density business development</li> <li>13. adjacent to single family detached housing (acts as buffer to retail development &amp; arterial road)</li> <li>14. less susceptible to safety concerns &amp; vandalism; activated during day and night (adjacent residences &amp; businesses)</li> <li>15. east sun exposure</li> <li>16. would assist in development of pedestrian realm in Town Center</li> </ol>	<ol style="list-style-type: none"> <li>1. 85th is not pedestrian friendly</li> <li>2. along arterial road</li> </ol>