

address: 6802 Greenwood Ave
 parcel: 9468200016
 location: NE corner N 68th St & Greenwood Ave N
 lot size: 11,700 sq. ft. (0.27 acres)
 ownership: privately owned
 site improvements: abandoned gas station
 use status: vacant
 appraised value: \$1.17M



SITE ADVANTAGES	SITE DISADVANTAGES
<ol style="list-style-type: none"> 1. within Residential Urban Village (RUV) 2. within 2008 Open Space gap 3. satisfies Open Space 2100 goals 4. currently vacant lot 5. site occupied temporarily 4/15/2010 thru 6/15/2011 (allows extra time for acquisition) 6. Corner site, very open with low slope 7. along main transit/bike route 8. visible and accessible to pedestrians & bikes 9. adjacent to low density businesses 10. adjacent to single family detached housing and multi-family housing 11. less susceptible to safety concerns & vandalism; activated during day and night (adjacent residences & businesses) 12. south sun exposure 13. would enhance existing pedestrian realm in south end of RUV 	<ol style="list-style-type: none"> 1. views to east blocked by residences 2. potential residual soil contamination from old gas station tanks (tanks removed) 3. 1 block from SDOT pocket parks (PNA maintained) 4. 2 blocks from planned PNA public park 5. approx. 1/2 mile to Woodland Park and Greenlake (which are large, regional Parks) 6. already pedestrian friendly area (no substantial need)