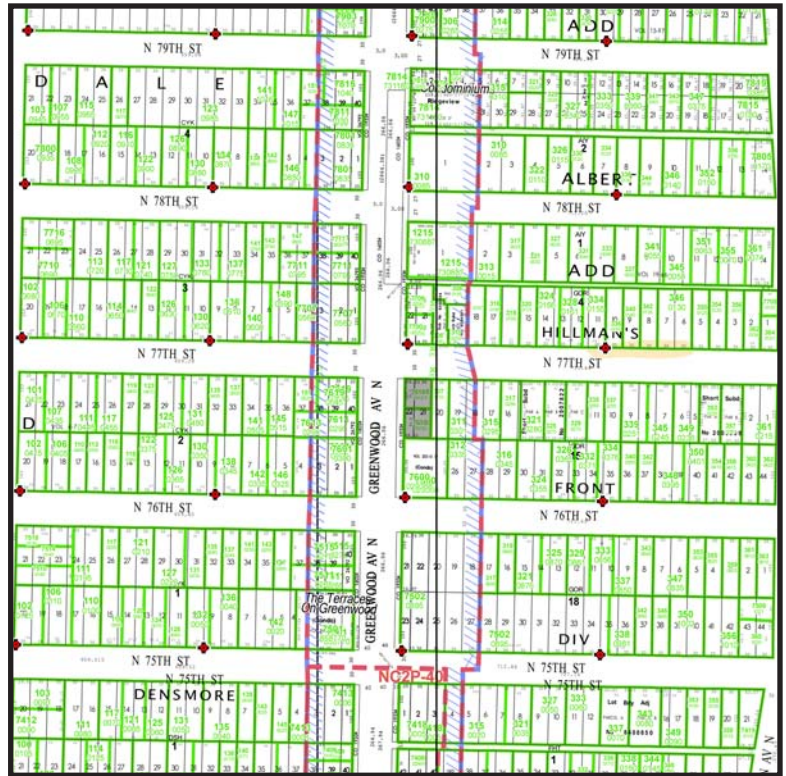


address: 7610 - 7618 Greenwood Ave
 parcel: 3362900315(N)/
 3362900316(S)
 location: SE corner 77th St &
 Greenwood Ave
 lot size: 4,788 sq. ft. (0.11 acres)
 ownership: privately owned
 site improvements: apartments / triplex
 use status: occupied
 appraised value: \$823,000



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. corner site, very open with low slope 5. accessible to vehicle (transit), pedestrians & bikes 6. adjacent to low density business development 7. adjacent to single family detached housing and multi-family housing 8. west sun exposure (partial east) 9. would enhance existing pedestrian realm and help link Greenwood and Phinney 10. site is substantially under-utilized and building is in disrepair 	<ol style="list-style-type: none"> 1. displaces residents (renters)