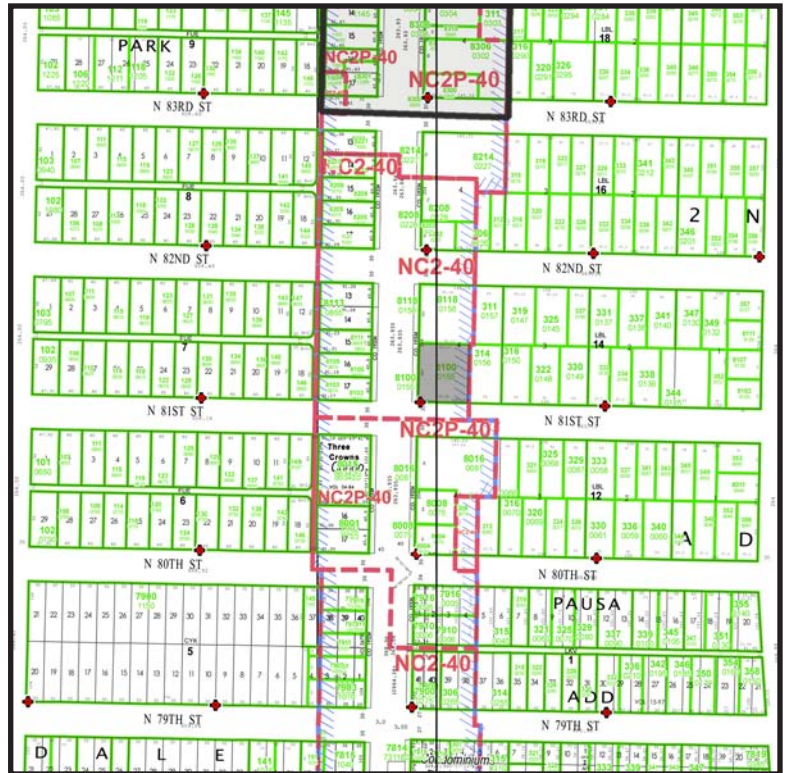


address: 8100 Greenwood Ave
 parcel: 6430500155
 location: NE Corner 81st St. & Greenwood Ave NW
 lot size: 9,089 sq. ft. (0.21 acres)
 ownership: privately owned
 site improvements: 2 restaurants & 1 retail
 use status: occupied
 appraised value: \$805,000



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 slight slope to east 5. adjacent Greenwood library (across street to south) 6. visible and accessible to vehicle (transit), pedestrians & bikes 7. adjacent to low density business development 8. adjacent to single family detached housing and multi-family housing 9. less susceptible to safety concerns & vandalism; activated during day and night (adjacent residences & businesses) 10. south & west sun exposure 11. would enhance existing pedestrian realm around library & near Town Center 12. may encourage adjacent pub could develop complementary "beer garden" 	<ol style="list-style-type: none"> 1. displaces long standing or successful businesses: mini-mart and 2 ethnic eateries; Greenwood Quik-Stop, Aloha Japanese Noodles, Manna Teriyaki