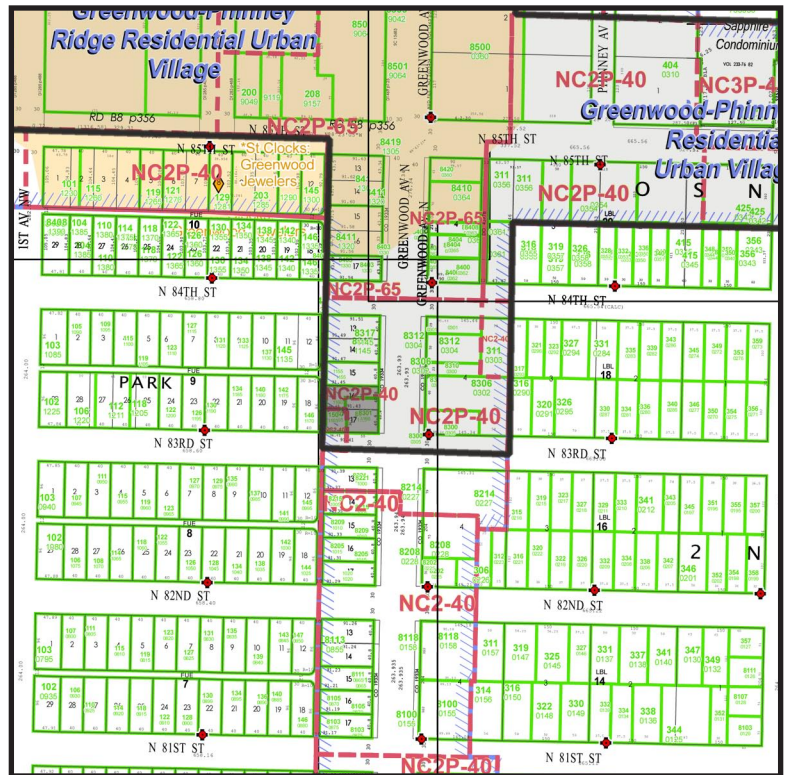


address: 8301 Greenwood Ave N
 parcel: 2919201166/160/155/165
 location: NW corner N 83rd St & Greenwood Ave N
 lot size: 11,190 sq. ft. (0.26 acres)
 ownership: privately owned
 site improvements: dry cleaner; 2 residences
 use status: occupied
 appraised value: \$1.14M



SITE ADVANTAGES	SITE DISADVANTAGES
<ol style="list-style-type: none"> 1. within Residential Urban Village (RUV) 2. within Town Center 3. within 2008 Open Space gap 4. satisfies Open Space 2100 goals 5. Corner site, very open with low slope to north and east 6. near Greenwood Library and Post Office and close to cafes and shop in Greenwood 7. 4 parcels with one owner 8. along main transit/bike route 9. visible and accessible to pedestrians & bikes 10. adjacent to medium density business development 11. adjacent to single family detached housing 12. less susceptible to safety concerns & vandalism; activated during day and night (adjacent residences & businesses) 13. south sun exposure 14. would enhance existing pedestrian realm in Town Center 	<ol style="list-style-type: none"> 1. displaces 1 business & 2 occupied residences 2. potential residual soil contamination