

Potential Opportunity Site Characteristic Analysis

DRAFT BASED ON SITES IDENTIFIED FOR PRELIMINARY STUDY BY RESPONDENTS

AREA	Map & TL	Address	Parcel Size sf / acres	Developed?	City Owned?	Within MUC?	Zoning	Plan Designation	Adjacent Uses	Adjacent Zoning	Nearby Amenities	Infrastructure	Street Class	Site Restrictions	Willing Owner	Interested Developer	Neighborhood Assoc.	Neighborhood Acceptance	Land Use Applications
Bruner Dryer	17-04-13-33 TL 4600 & 6200	1350, 1380, 1410 River Road	357,192 / 8.2 + 15,682 / 0.36	Current Proposal	N	N	R-1	MDR	S,R	R1,C1	Park, Bus	Y	Major Art.		current PUD proposed	River Road		(5/07) PDT 07-4/Z 07-9	
Lane County Fairgrounds	17-03-31-32 TL 9900	796 W. 13th	2,107,868 / 48.39	Y	LC	N	PL/WR	Gov't & Ed	S,M,G,D,P,L	R1,R2,R3	Park, Bus	Y	Minor Art.	A0 / AE/ FW X5 / WR overlay		Jefferson			
Temple Beth Israel	18-03-06-41 TL 8700	2550 Portland Street	22,216 / 0.51	Y	N	N	R-1	LDR/HDR	S,M,D	R1,R3	Park	Y	Not classed			Friendly			
Willard School	18-03-06-43 TL 7200 & 7300	29th	430,808/ 9.89	Y & Play fields	4J	N	PL	LDR	S,R,D,M,O	R1,R3,C2	Park, School, Bus	Y	Minor Art.			Friendly			
Jefferson Middle School	18-04-01-13 TL 100	1650 W. 22nd	770,141 / 17.68	Y & Play fields	4J	N	PL/WR	Govt & Ed	S,E,P,D	R1	Park, School	Y	Major Coll.	WR overlay		Friendly			
Adams School	18-04-01-14 TL 7800, 7900	950 W. 22nd	405,980 / 9.32	Y & Play fields	4J	N	PL	LDR	S,D,Z,J,G	R1	Park, School, Bus	Y	Major Coll.			Friendly	Low		
Near Santa Clara Square	17-04-11-41 TL 9100	SE Hunsaker & River Road	136,778 / 3.14	Y	4J	N	PL	Commercial/M DR	E,S,R,O,V	C-1, C-2, R-1, R-2	School, Bus	Y	Major Art.		Y	Santa Clara	RA 07-1; MA 07-2; Z 07-3		
Madison Meadow	18-03-06-24 TL's 13400, 13500, 13502 18-03-06-23 TL 7200-01	Madison St.	77,972 / 1.79	N/ Private park/vacant	N	N	R-1	LDR	S,D	R1	Park, School, Bus	Y	Minor Coll.			Friendly	Low		
Courthouse District	17-03-32-23 TL 3003	440 E 8th	11,326 / 0.26	?	Y	N	I-2		O,R,G,F,I,V	I2,I3,C2	Park, Bus	Y	Major Art.			Downtown			
	17-03-32-22 TL 1100	E 8th Avenue	12,632 / 0.29	?	Y	N	I-3		O,R,G,F,I,V	I2,I3,C3	Park	Y	Major Art.			Downtown			
	17-03-32-22 TL 1300	E 8th Avenue	3,049 / 0.07	Vacant	Y	N	I-3		O,R,G,F,I,V	I2,I3,C4	Park, Bus	Y	Major Art.			Downtown			
SW corner North Park and Maxwell	17-04-14-32 TL 3800	Maxwell and North Park Avenue	764,478 / 17.55	Vacant	N	N	R-1/UL/WR & C-1/UL/WR	Commercial	J,V,R,S,O,E,P G,D	R1,R2,C1, C2,PL	Park, School, Bus	Y	Major Art.	A flood areas/ WR overlay zones		River Road			
Lincoln and 15th Avenue	17-03-31-43 TL 2400, 2500	15th Ave. between Lawrence & Lincoln	18,296 / 0.42	Vacant	N	N	R-2, R-1	MDR	S,D (SFD's)	R1,R2	Park, Bus	Y	Neigh. Coll.	A5 flood zone		Jefferson			
	17-03-31-43 TL 1000	15th Ave. between Charnelton & Olive	5,227 / 0.12	Vacant	N	N	R-3/WR	HDR	W,G,S,V,M,D	R2,R3,R4	Park, Bus	Y	Not classed	WR overlay zone FEMA: 100 year flood zone		Jefferson			
13th & Chambers	17-04-36-42 TL 6501	1666 W. 12th	47,480 / 1.09	Y	N	N	GO		J,S,O,M,V,G	R2,R4,GO	Park, School, Bus	Y	Minor Art.	---		Jefferson			
	17-04-36-42 TL 10400	1520 W. 13th Ave.	133,729 / 3.07	Y	Y	N	PL		J,M,V,E,S	R1,R2,R4, PL	Park, School, Bus	Y	Minor Art.	---		Jefferson			
11th & Chambers (NE)	17-04-36-31 TL 100	1700 W. 11th Ave.	27007 / 0.62	Y	N	N	S-C/C-2	LDR Commercial	R, M	S-C/C2, R3	Park, Bus	Y	Minor Art.	Chambers Special Area Zone		Far Westside			