



City of Fairview

# Industrial and Commercial Lands Inventory

October 2011

Prepared by: Erika Fitzgerald

## Introduction

The Citywide Industrial and Commercial Land Inventory is a site-by-site account of industrial and commercial lands within City boundaries. It is a crucial element in the facilitation of Fairview's efforts to enhance the City's potential for economic viability and sustainability. The Industrial and Commercial Land Inventory is not a static document and, therefore, modifications will be made as industrial and commercial properties are developed, redeveloped, and/or if zoning specifications are changed in the future.

The purpose of the inventory is to illustrate industrial and commercial land availability and location and to identify potential opportunities for re-development in the City. The Inventory will greatly enhance the City's readiness for identifying developable land resources and serves to aid the city's efforts to foster appropriate development.

### A. Features

The City of Fairview possesses features that make it a prime area for industrial and commercial expansion. These features include, but are not limited to:

Available sites: a variety and substantial quantity of available vacant and re-developable industrial and commercial sites

Access: exceptional freight and air access to PDX International Airport, Troutdale Airport, downtown Portland and the scenic Columbia River Gorge

Workforce: highly skilled workforce, network of training organizations, strong educational institutions

Incentives: Columbia Cascade Enterprise Zone – 100% property tax abatement program for qualified businesses for up to 3 or 5 years.

Lifestyle Advantages: parks and recreation, amenities, wide variety of housing, accredited Police Department, award-winning Fairview Village neo-traditional neighborhood.

### B. Methodology

The inventory area consists of three districts:

1. Columbia River/Lakes District includes all properties north of the Union Pacific railroad and south of the Columbia River.
2. Sandy Boulevard/Townsend Business Park District includes all properties south of the Union Pacific stubbed railroad and north of Interstate 84.
3. The Halsey Street/Fairview Village District includes all properties south of Interstate 84 and north of Glisan Street.

Descriptive data for the inventory was collected from the City of Fairview Geographical Information System using the most current Multnomah County Assessor's Office data, a current zoning map, and aerial photography. Sites are specified according to the geographical location of tax-lots, which are defined by county assessment and taxation records. It is then determined whether the sites are vacant, developable, or re-developable and any limitations or development constraints are identified.

"Sites," for the purposes of this inventory are identified tax lots with General Industrial (GI), Light Industrial (LI), Corridor Commercial (CC), Town Center Commercial (TCC), Village Commercial (VC), Village Mixed Use (VMU), or Village Office (VO) zoning classification. More detailed information about the allowed uses and design standards in these zones can be found in the Fairview Municipal Code

Sites that are not currently zoned industrial or commercial but are identified in the City's Comprehensive Plan as eligible to having their zoning changed to industrial or commercial zoning are also included in this inventory. These sites, which are zoned Agricultural Holding (AH) and Residential Multi-Family (R/MF) are included in the "Other" column in the table below.

"Districts," for purposes of this inventory, are located within the City of Fairview and identified by boundaries encompassing specific clusters of tax-lots indicating a particular study area. Each district is identified separately throughout this document but is evaluated in a consistent fashion. A brief description of the district's characteristics is given along with a district attribute chart and a map indicating the district location and the pertinent commercial and industrial sites. Site-specific information is compiled into "Inventory Data Sheets" which provide property owner information, development status, and regulatory standards.

This inventory is intended to be a general guide to commercial and industrial properties in the City of Fairview. It should be used for informational purposes only as information is subject to change.

### C. Overview of Industrial and Commercial Lands

The chart below illustrates the general statistics of industrial and commercial sites located in the City of Fairview:

<b>Zoning Classification</b>	<b>General Industrial (GI)</b>	<b>Light Industrial (LI)</b>	<b>Corridor Commercial (CC)</b>	<b>Town Center Commercial (TCC)</b>	<b>Village Commercial (VC)</b>	<b>Village Mixed Use (VMU)</b>	<b>Village Office (VO)</b>	<b>Other</b>
Number of sites Vacant	14	3	11	7	2	4	3	6
Number of acres Vacant	102.4	3.15	27.11	12.78	2.42	2.29	4.78	101.2
Number of sites Re-developable	12	8	18	30	-	-	-	3
Number of acres Re-developable	68.60	3.82	39.44	25.77	-	-	-	15.6
Vacant Commercial space	-	-	-	-	-	12,094 s.f.	-	-
Vacant Industrial space	185,000 s.f.	-	-	-	-	-	-	-
Number of sites Developed	11	5	6	10	-	52	2	2
Number of acres Developed	98.35	16.33	16.76	25.27	-	4.24	1.12	3.36
<b>Total Acres – 574.8</b>	<b>296.35</b>	<b>23.3</b>	<b>83.3</b>	<b>63.8</b>	<b>2.42</b>	<b>6.53</b>	<b>5.9</b>	<b>120.2</b>
<b>Total Sites - 209</b>	<b>37</b>	<b>16</b>	<b>35</b>	<b>47</b>	<b>2</b>	<b>56</b>	<b>5</b>	<b>11</b>

The chart indicates that approximately 56% percent of Fairview’s industrial land acreage is currently underutilized or vacant and that 71% percent of Fairview’s commercial land acreage is currently underutilized or vacant. It is important to note that not all of this vacant land is suitable for development due to variables such as wetland or natural resource designations, which constitutes a minor portion of land included in this inventory. The presence of natural resources on a site is indicated in the last column of the property inventory spreadsheets for each corresponding district.

## **D. Summary of Inventory**

This document contains the following elements:

Community Profile

Maps

- Zoning

- Property Development Status

- Transportation Access

- Columbia Cascade Enterprise Zone

- Columbia Cascade Enterprise Zone - Fairview Properties

District Inventories (Include maps and property spreadsheets):

- Columbia River/Lakes District Property Inventory

- Sandy Boulevard/Townsend Business Park Property Inventory

- Halsey Street/Fairview Village District Property Inventory

## Community Profile

### Introduction

The City of Fairview is a small community located on the eastern edge of the Portland/Vancouver metropolitan region, which includes Multnomah, Washington, Clackamas, and Clark counties. The community provides an ideal location as it is within close proximity of all the amenities that a major urban area has to offer but provides a small town feel away from the hustle and bustle of city life. Fairview sits along the Columbia River with breathtaking views of Mount Hood and is just minutes from the scenic Columbia River Gorge, which offers abundant recreational opportunities. The quality of life in Fairview is exceptional and its atmosphere exudes a small town charm.

### Neighborhoods

Fairview comprises a variety of neighborhoods ranging from the originally platted Historic Old Town to the award winning Fairview Village area, which was designed with the pedestrian in mind. Public parks are plentiful and range from pocket parks to a large regional park with public access to Blue Lake. These neighborhoods provide wide choice of housing options including apartments, townhouses, and larger executive style housing located on Fairview Lake with stunning views of Mt. Hood.

### Community Statistics

Fairview's population has grown at a rapid pace since the early 1990's. The City is close to reaching residential build-out, as demonstrated by this inventory, but still possesses a significant number of sites available for commercial and industrial growth. The following are general statistics pertaining to the Fairview community:

Incorporation:	1908
County:	Multnomah
Population:	8,980 (Source: US Census Bureau, 2010)
Land Area:	3.1 square miles (Source: US Census Bureau, 2010)
Zip Code:	97024
Nearest Major Highway:	I-84
Nearest Major City:	Portland, 15 miles
Property Taxes:	\$16.0866/\$1,000 of Assessed Value
State Minimum Wage:	\$8.50 (2011)
Number of Housing Units:	3,786 (Source: US Census Bureau, 2010)
Median Household Income <sup>1</sup> :	\$55,100
Per Capita Income <sup>2</sup> :	\$27,372
Median Home Value <sup>3</sup> :	\$233,900

---

<sup>1</sup> Source: U.S. Census Bureau, 2005-2009 American Community Survey Estimates

<sup>2</sup> Ibid.

<sup>3</sup> Ibid.

### Fairview Industries

Major Employers Include:

NACCO Material Handling Group - R&D/testing facility for Hyster and Yale lift trucks

Townsend Farms – Fruit growing and processing

FT Material Solutions – Manufacture and production of parts used in the solar industry

Intertek – Product testing facility

Conner Manufacturing – Precision metal framing

General Pacific – Electrical distributor

Knight Transportation – Freight transportation

Navistar – International Truck - Parts distribution center

ThermoKing – Transport Refrigeration Sales and Service

### Transportation

The Fairview community provides excellent transportation access due to its proximity to major interstate highways, two airports (Portland International and Troutdale), the Columbia River and dual Union Pacific rail lines. There are numerous motor freight carriers that service the area and the community's public transportation is provided by Tri-Met. There are two high frequency buses that run along major arterials in Fairview: the 77 bus, servicing Halsey Street and the 12 bus, servicing Sandy Boulevard.

### Education

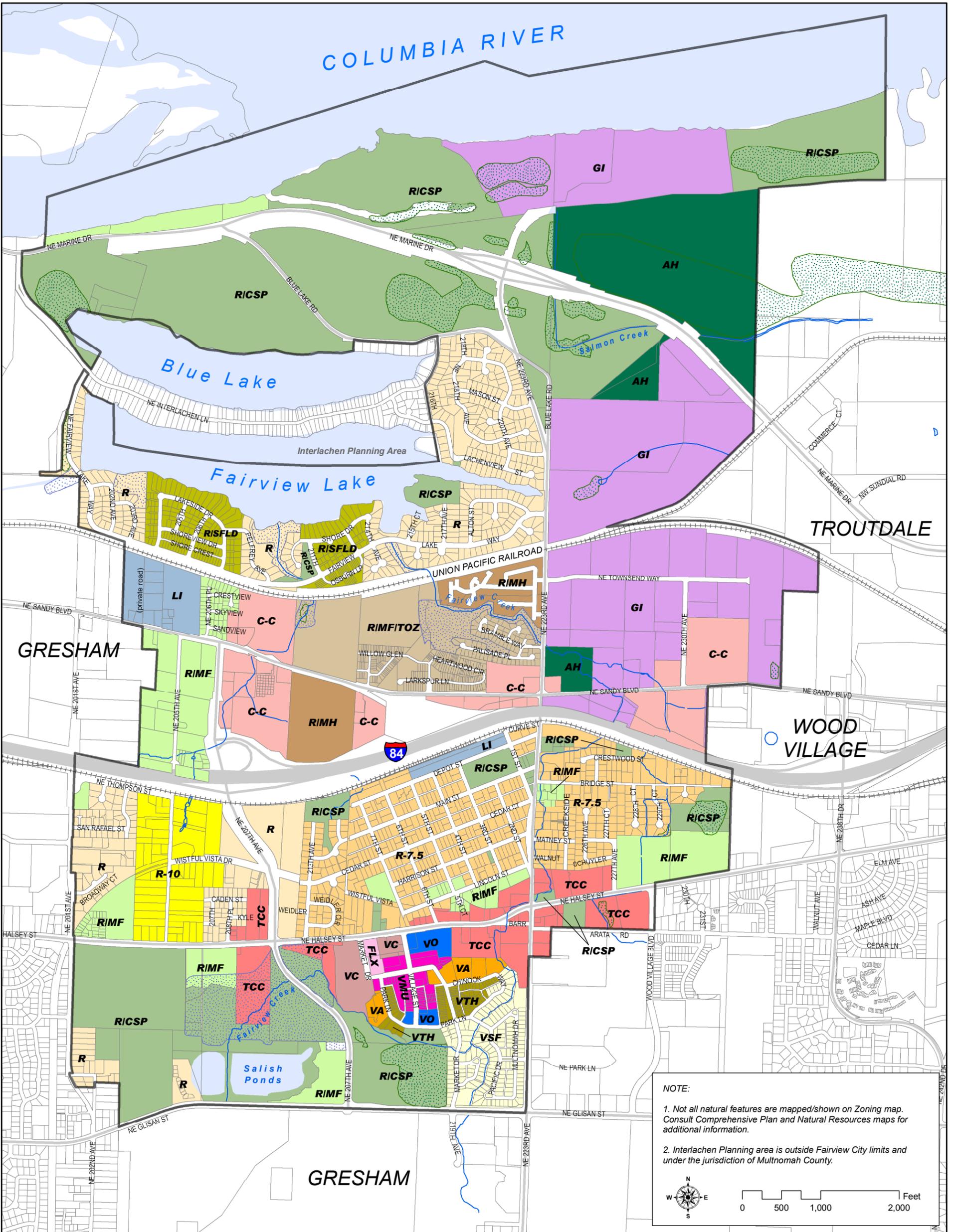
The Fairview community provides exceptional opportunities for the grade level, technical and higher education student. Within the city limits there are four elementary schools, one middle school, and one high school, including two specialized learning environments, which are all operated by the Reynolds School District. The administrative offices of the Reynolds School District are also located within the City of Fairview.

Higher public education opportunities are offered through Mount Hood Community College (5 min) and Portland Community College (20 min), Portland State University (15 min), Oregon Health Sciences University (20 min), University of Oregon satellite campus (20 min) and numerous private and technical colleges.

# Maps

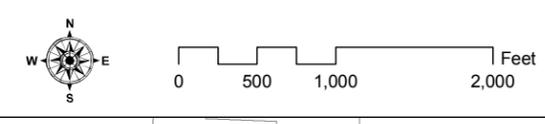
- City of Fairview Zoning Map
- Property Development Status Map
- Transportation Access Map
- Columbia Cascade Enterprise Zone
- Columbia Cascade Enterprise Zone – Fairview Properties

# COLUMBIA RIVER



**NOTE:**

- Not all natural features are mapped/shown on Zoning map. Consult Comprehensive Plan and Natural Resources maps for additional information.
- Interlachen Planning area is outside Fairview City limits and under the jurisdiction of Multnomah County.



### Zoning

	R		R/SFLD
	R/MF		AH
	R-10*		TCC
	R/MH		LI
	R/CSP		C-C
	R/MF/TOZ		GI
	R-7.5**		

### Fairview Village Zoning

	VMU
	VA
	FLX
	VC
	VO
	VTH
	VSF

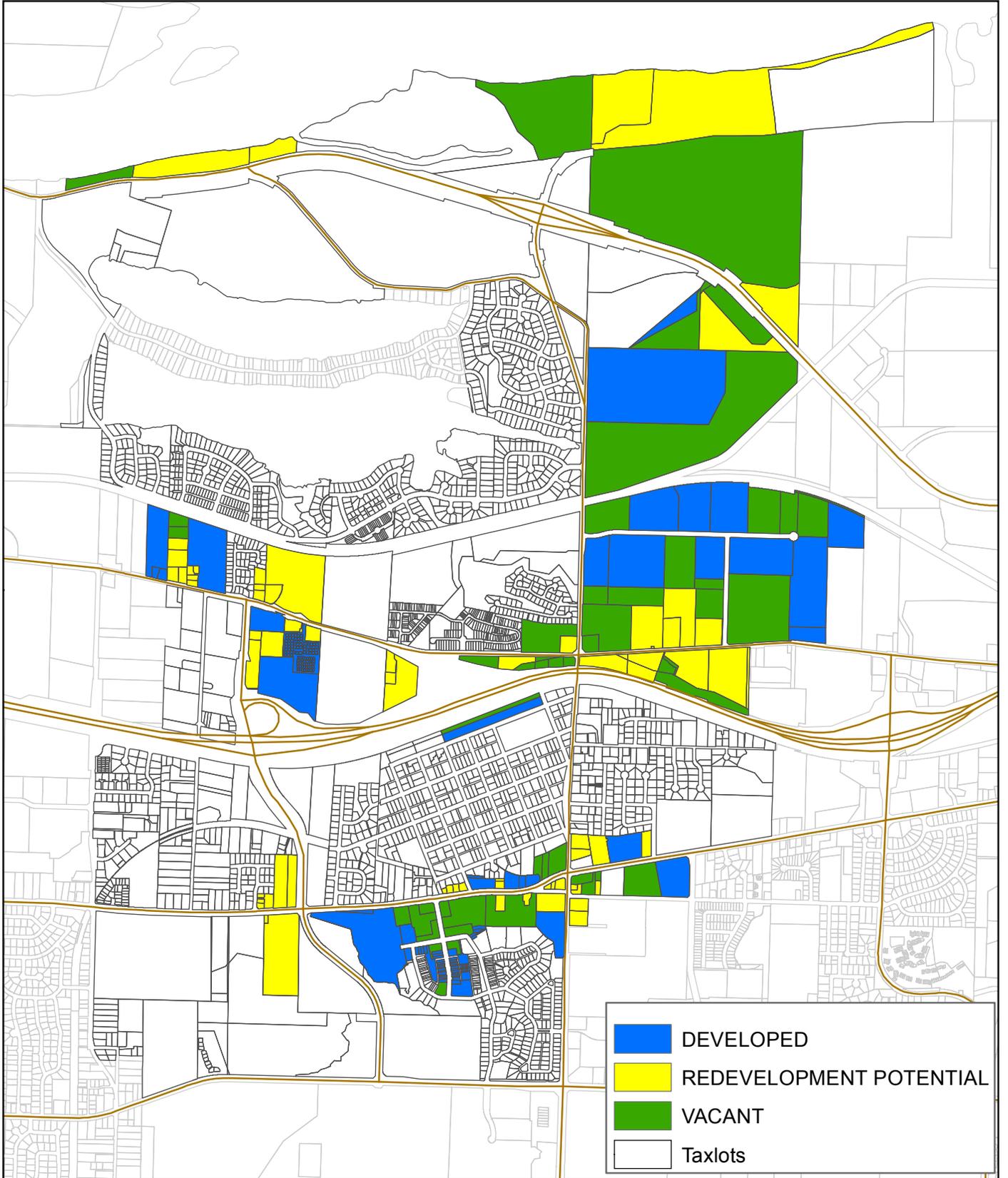
	Creeks
	Wetlands - Riparian
	Wetlands - SEC
	Water Features
	City Limits

\* Low Density Residential  
 \*\* Old Town Overlay



## ZONING

December 5, 2007



	DEVELOPED
	REDEVELOPMENT POTENTIAL
	VACANT
	Taxlots



City of Fairview  
 1300 NE Village Street  
 Fairview, OR 97024  
 (503) 665-7929  
[www.ci.fairview.or.us](http://www.ci.fairview.or.us)

## Property Development Status Map

Printed: September 23, 2011  
 Designed/Created By: E.Fitzgerald

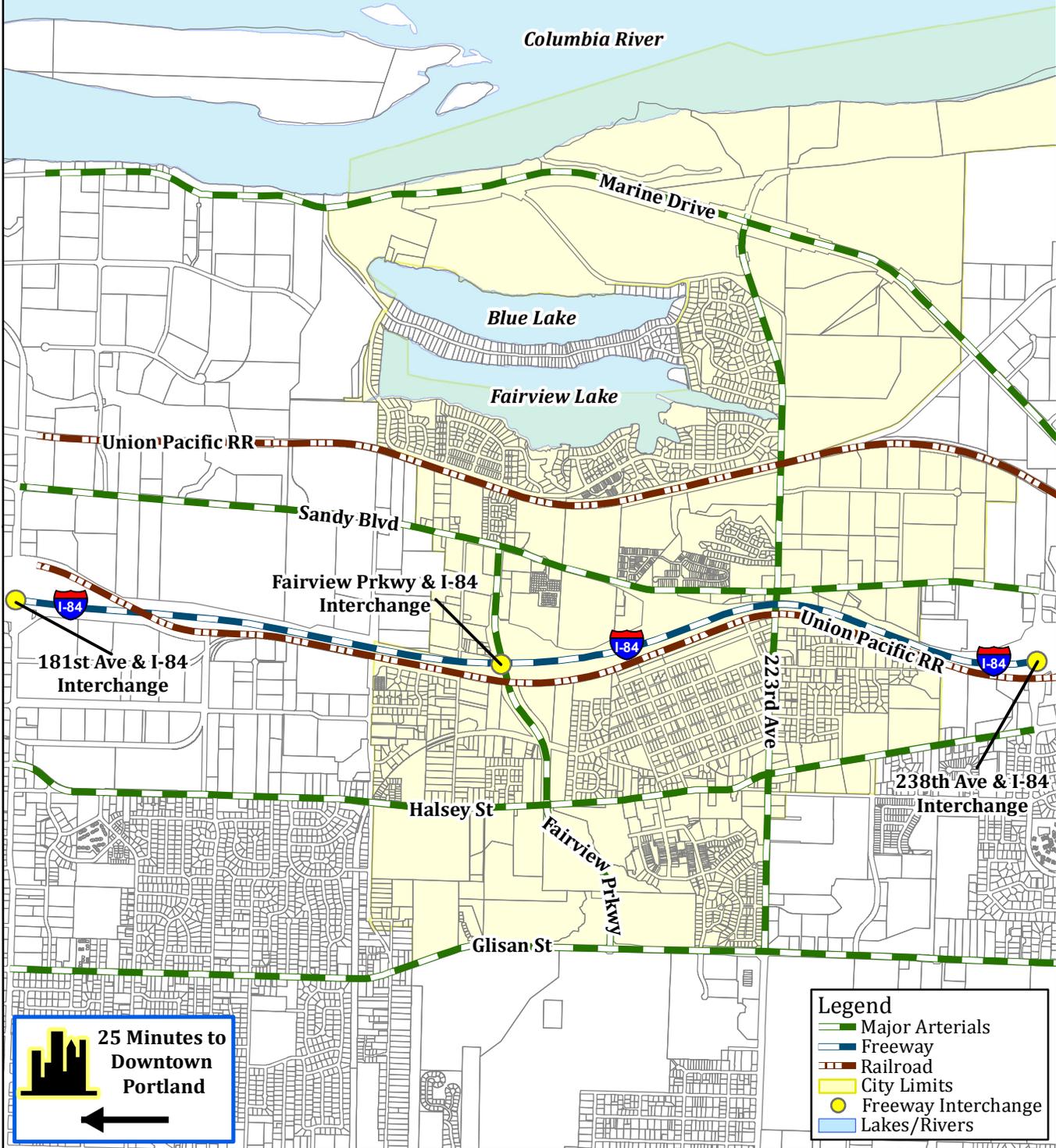


**Not To Scale**

The City of Fairview makes every effort to produce and publish the most current and accurate information possible. This map is for informational purposes only and the City cannot accept responsibility for any errors, omissions, or positional accuracy. This map is provided "AS-IS".

 **15 Minutes to Portland International Airport**  
←

 **10 Minutes to Troutdale Airport**  
→



 **25 Minutes to Downtown Portland**  
←



City of Fairview  
1300 NE Village Street  
Fairview, OR 97024  
(503) 665-7929  
www.ci.fairview.or.us

# City of Fairview Transportation Access Map

Printed: September 27, 2011  
Designed By: E.Fitzgerald  
Created By: J.Miles



**Not To Scale**

This map is for informational purposes only and the City cannot accept responsibility for any errors, omissions, or positional inaccuracy. This map is provided "AS-IS".

# Enterprise Zones Troutdale/Fairview/ Wood Village

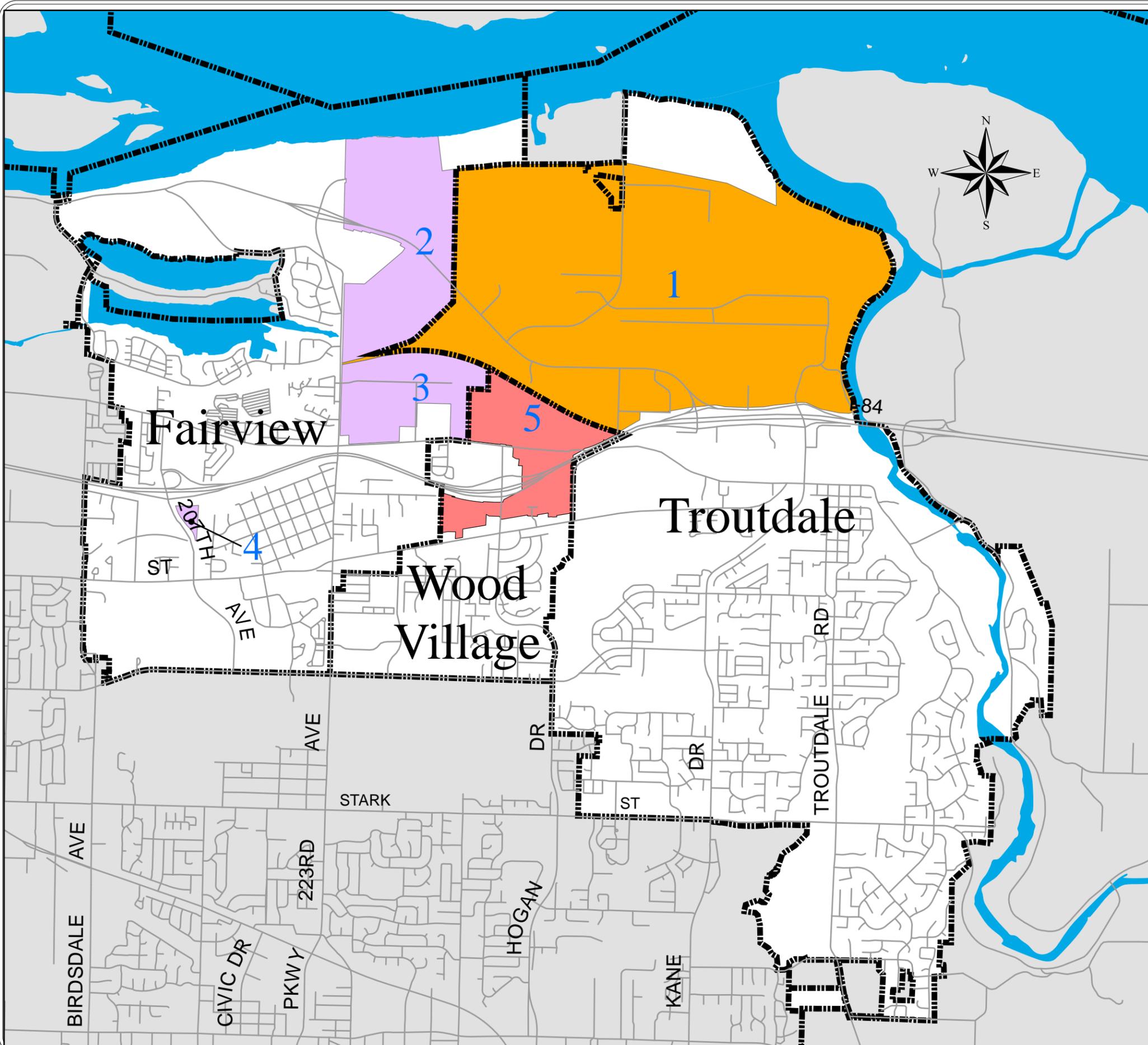
AREA	SQUARE FEET	ACRES
1	52,216,515	1,199
2	10,848,074	249
3	5,342,201	123
4	231,088	5
5	6,734,599	155
<b>Total:</b>	<b>75,372,477</b>	<b>1,731</b>

Total 2.7 square miles.

### Legend

- Fairview Enterprise Zones
- Troutdale Enterprise Zones
- Wood Village Enterprise Zones
- Water Body
- City Boundaries

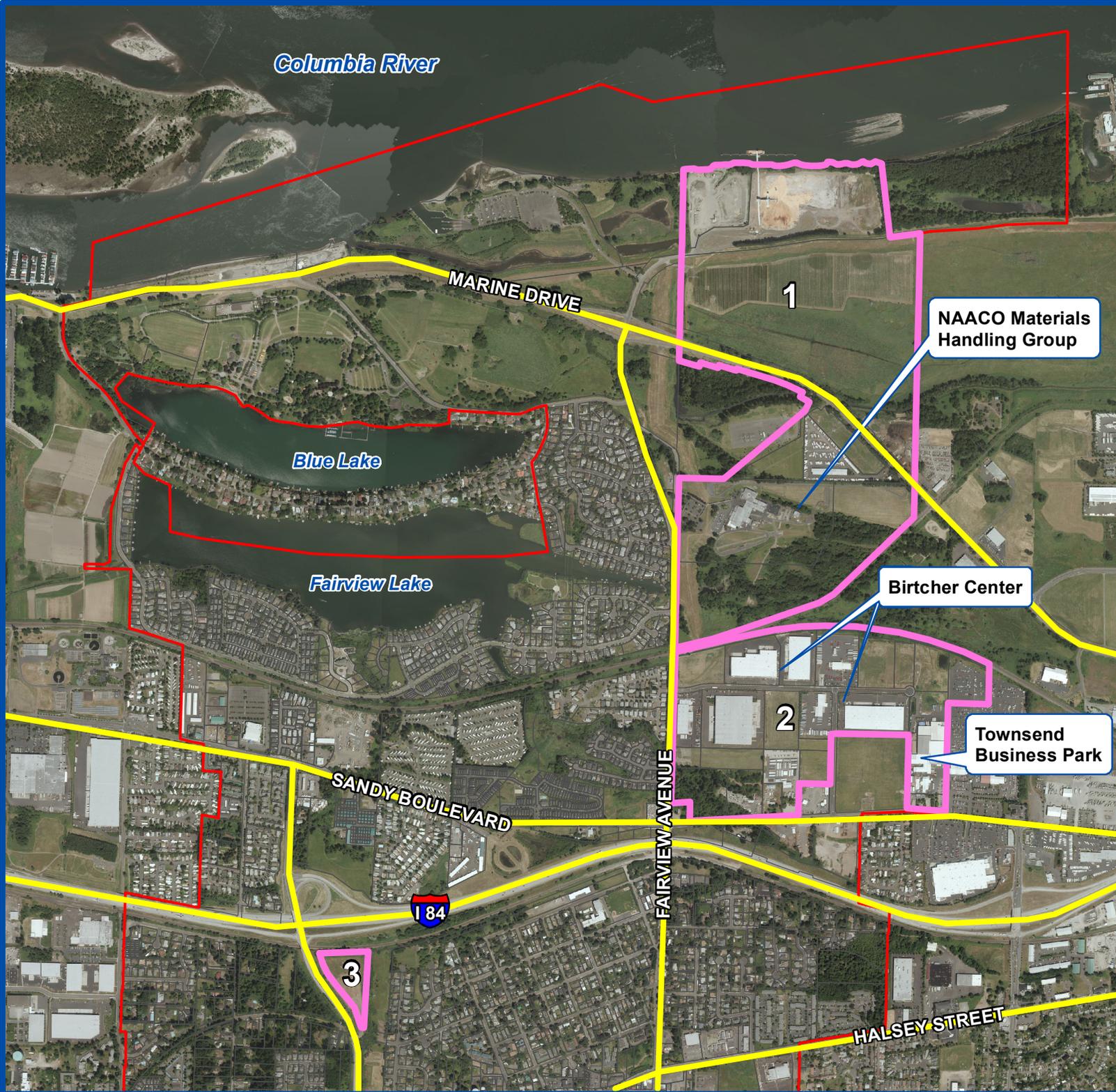
Disclaimer:  
We have been trying to get current, correct, and complete information for the purposes of mapping. However, it is not error-free. The information is also subject to change without notice. Please contact the city staff for more in-depth and up-to-date information.



Columbia River

# City of Fairview

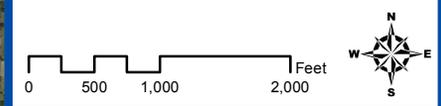
## Columbia Cascade Enterprise Zone



-  City of Fairview Boundary
-  Fairview Enterprise Zone Boundary
-  Major Arterial Streets

### TOTAL AREA OF FAIRVIEW ENTERPRISE ZONE

	SQUARE FEET	ACRES
1	10,848,074	249
2	5,342,201	123
3	231,088	5
<b>TOTAL:</b>	<b>16,421,363</b>	<b>377</b>



# Columbia River/Lakes District



## Columbia River/Lakes District

### Location

This area is located in the northern portion of Fairview. All industrial lands in this district are located north of Sandy Boulevard and the northern most Union Pacific rail line. The properties span across the north and south sides of Marine Drive just east of Fairview Lake and Blue Lake. Compared to other industrial properties in the study area, this district is located closest to the Columbia River.

### Land Use

Most of the identified sites in this district are used for industrial purposes. However, there are properties that are currently zone Agricultural Holding (AH) and Residential/Multi-Family (R/MF), which are slated for future General Industrial zoning or River Oriented Use in the City of Fairview Comprehensive Plan. Once the aforementioned zoning changes have occurred, all intended industrial lands will be zoned General Industrial.

### Statistics

	GI	AH	R/MF
Number of sites – vacant	3	3	1
Number of acres – vacant	70.22	91.18	2.05
Number of sites- re-developable	3	1	2
Number of acres – re-developable	51.57	6.40	9.20
Vacant commercial space	-	-	-
Vacant industrial space	-	-	-
Number of sites – developed	1	1	-
Number of acres - developed	34.73	2.43	-
<b>TOTAL ACRES - 267.78</b>	156.52	100.1	11.25

### Access

Access to this district is provided by:

- Marine Drive
- NE 223<sup>rd</sup> Avenue
- Columbia River (three loading facilities located along this portion of the river)

### Special Features

This district has the unique attribute of being located adjacent to the Columbia River. The future home of the USS Ranger is also adjacent to multiple properties in this district. Future use of the properties will be heavily influenced by the USS Ranger's location along this portion of the Columbia River. This district is also located close to Blue Lake Park and other natural amenities. Blue Lake Regional Park offers a wide array of amenities including a swimming and play area, the Lake House (available for rental through Metro Parks), an intact and highly functioning wetland with viewing areas, and a future 18 hole disc golf course.



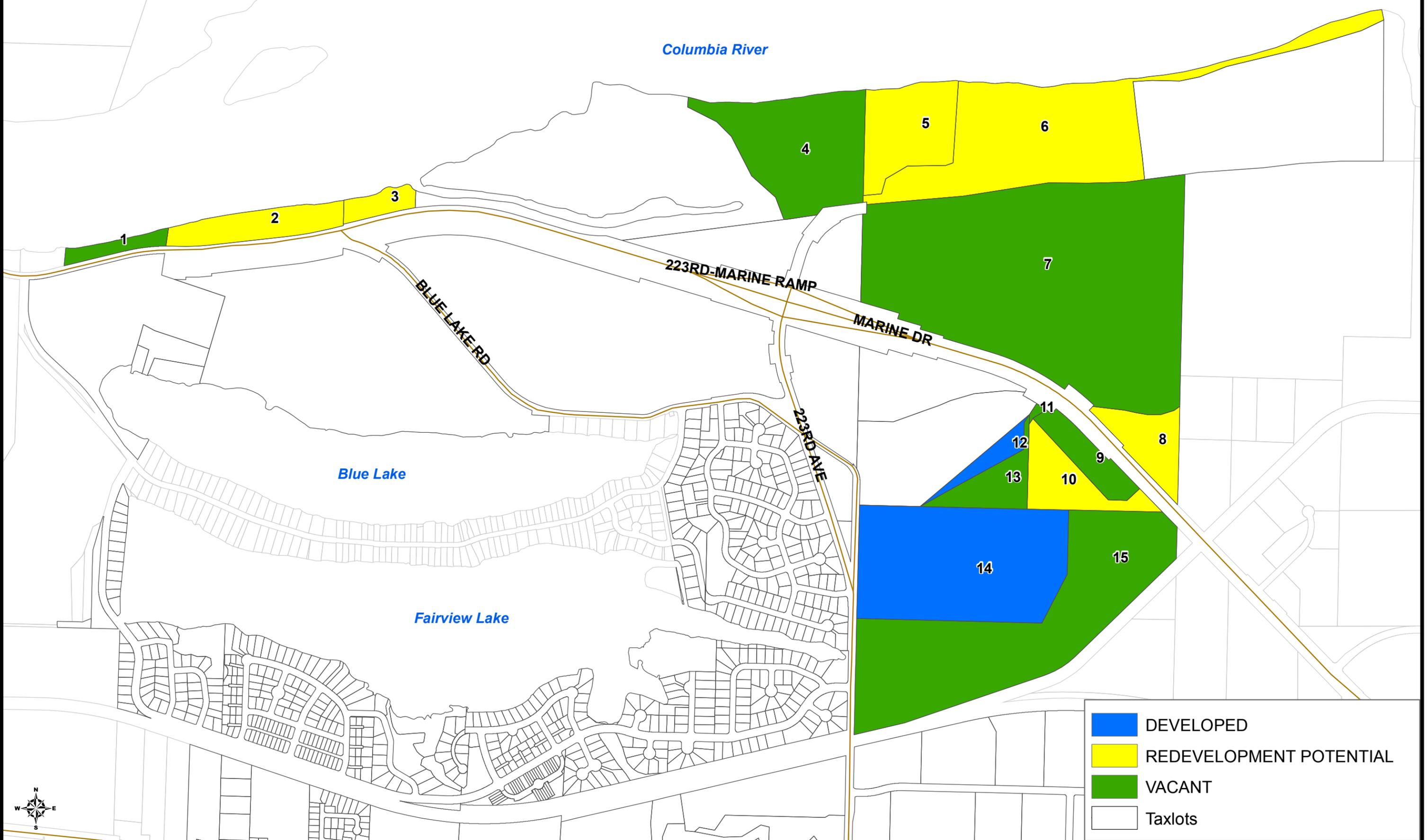
JULY 2010

TOWNSEND

MARNE

FIND

# Columbia River/Lakes District

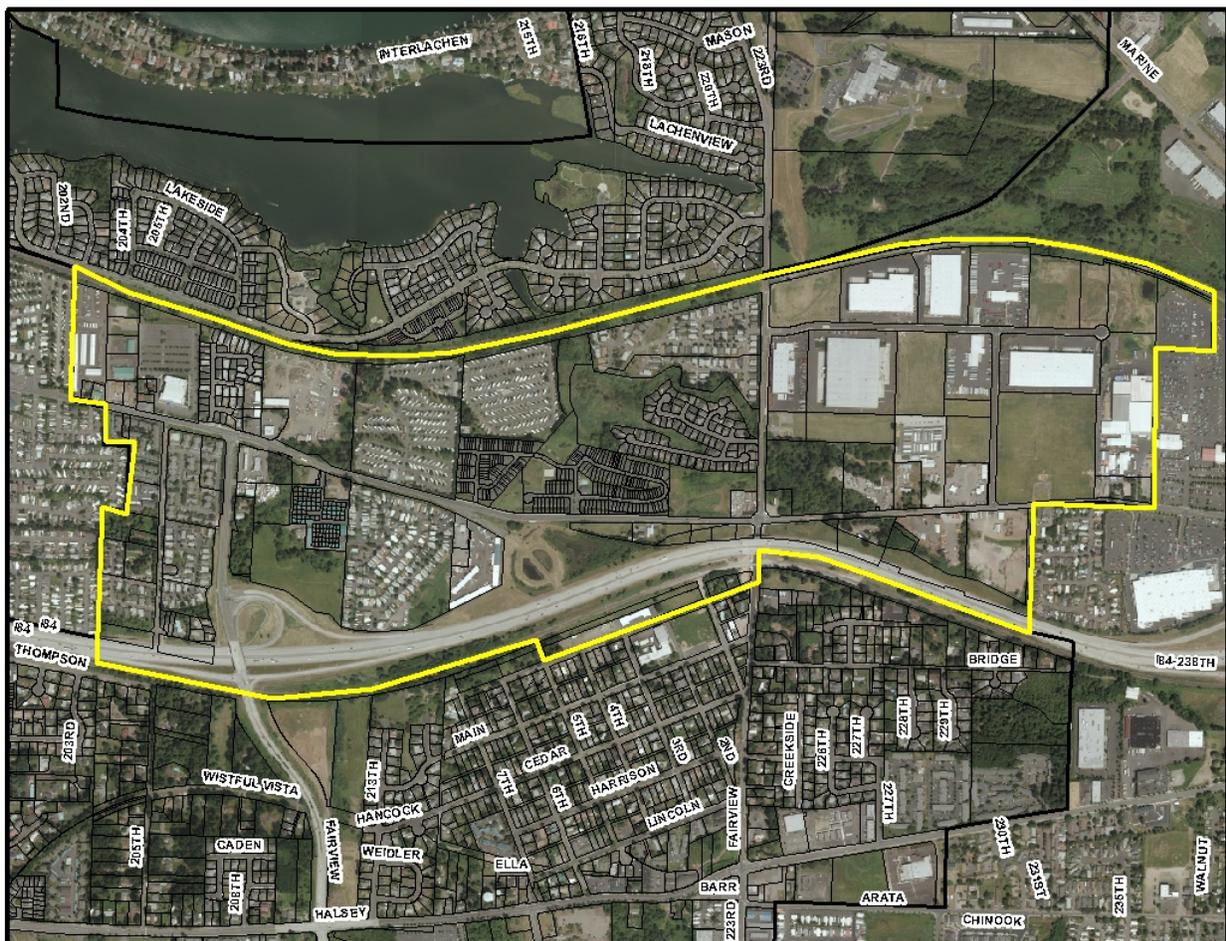


- DEVELOPED
- REDEVELOPMENT POTENTIAL
- VACANT
- Taxlots





# Sandy Boulevard/Townsend Business Park District



## Sandy Boulevard/Townsend Business Park District

### Location

This district is located south of the northern most Union Pacific rail line stub and north of Interstate 84.

### Land Use

The district contains a mix of industrial, light industrial and commercial properties with the addition of a light industrial property located on the northern edge of the Historic Old Town neighborhood adjacent to the Union Pacific rail line. Properties west of NE 223<sup>rd</sup> Avenue are nestled among various land uses including single family, multi-family residential and institutional uses. The Sandy Boulevard Refinement Plan, completed in 2001, includes goals for future industrial and commercial development along the corridor.

### Townsend Business Park

Townsend Business Park (TBP) is strategically located on Interstate 84, just seven miles east of the Interstate 205 junction, which represents the only full intersection of freeways between San Francisco to the south, and Seattle to the north. Located adjacent to rail, within sight of the Columbia River, and actually in the flight path for air traffic to the Portland International Airport less than 10 miles away, TBP is uniquely positioned to take advantage of the benefits that a Port City can offer. Companies locating at TBP have quick and ready access to a multitude of transportation alternatives. Furthermore, TBP is less than one mile from the freeway interchange to the east and just over a mile from the freeway interchange to the west, providing uninterrupted access for employees and products alike.

The property is listed on the State of Oregon Governor's list of shovel ready sites, indicating that it has undergone an extensive analysis including soils testing, environmental testing and other jurisdictional reviews to verify that the property is ready to build on. The ownership of TBP has been working on the development of the complex for more than 5 years. This effort has culminated with the construction of streets internal to the site, allowing for the development of numerous site configurations, all having properly sized utilities stubbed out to the site. Furthermore, comprehensive CC&R's ensure the creation of a controlled development that will protect the value and investment of owners for years to come.

TBP has and will continue to attract world class manufacturers and distributors. Thermo King, the pre-eminent manufacturer and distributor of over the road van refrigeration systems elected to locate at TBP, as did Knight Transportation, a national third party logistics company, after executing an extensive year-long search for the best northwest location for their transportation operations. Finally, Navistar has elected to have a 210,000 square foot facility constructed at TBP to further implement their national supply chain strategy.

Other existing businesses in the business park include: Townsend Farms, General Pacific, Intertek, FT Material Solutions, Archive Systems, and Conner Manufacturing.

### Statistics

	GI	LI	CC	AH
Number of sites – vacant	11	3	11	1
Number of acres – vacant	32.15	3.15	27.11	7.00
Number of sites- re-developable	9	8	18	-
Number of acres – re-developable	17.03	3.82	39.44	-
Vacant industrial space	Approximately 185,000 square feet in the Birtcher Center	-	-	-
Number of sites – developed	10	5	6	-
Number of acres - developed	63.62	16.33	16.76	-
<b>TOTAL ACRES – 226.4</b>	112.8	23.3	83.31	7

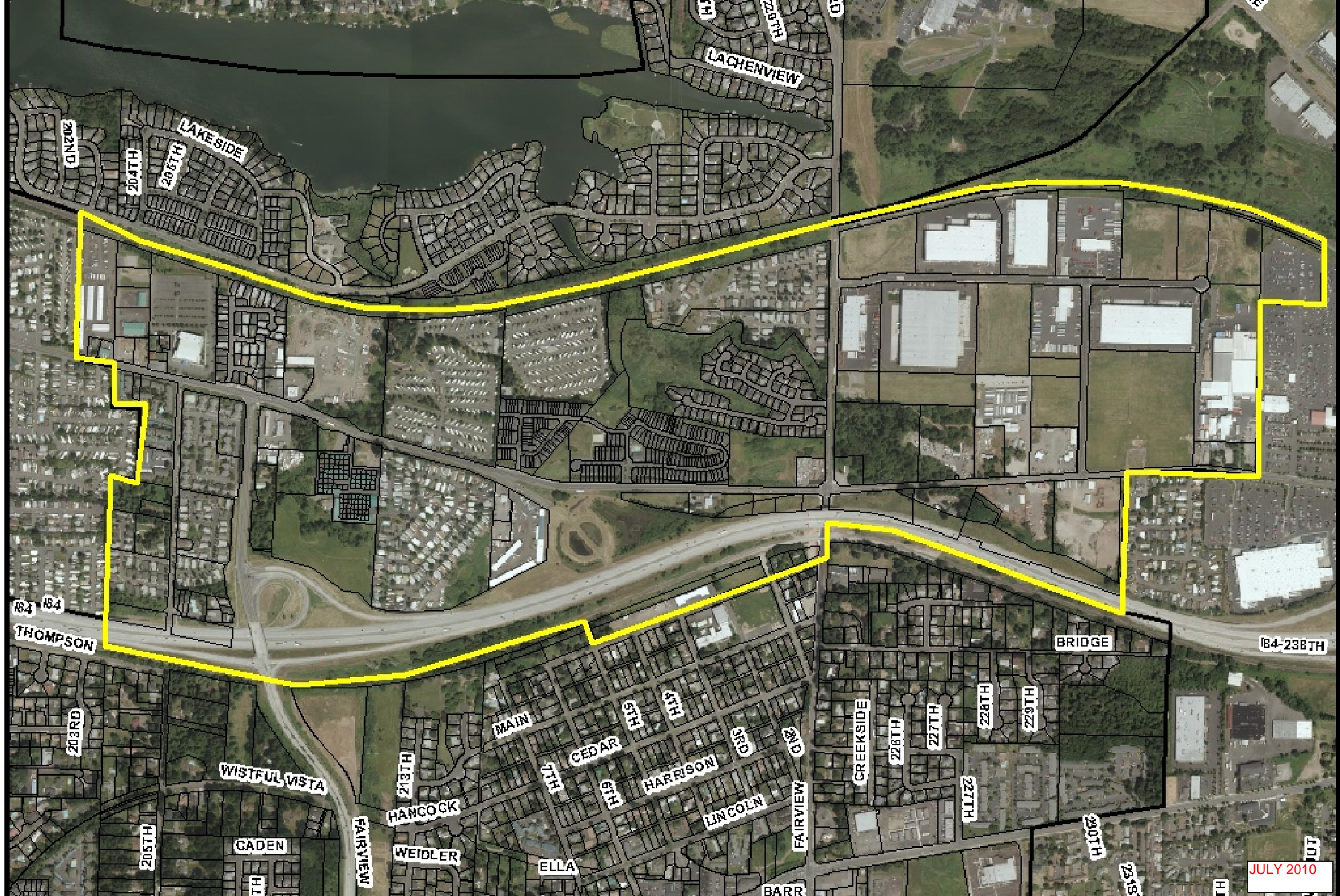
### Access

Access to this district is provided by:

- Interstate 84
- NE 223<sup>rd</sup> Avenue
- Sandy Boulevard

### Special Features

Birtcher Buildings – build to suit industrial flex space, LEED (Leadership in Energy and Environmental Design) Gold Certified – awarded by the United States Green Energy Council. There is currently approximately 185,000 square feet of vacant industrial flex space available in the three Birtcher Buildings.



LAKENVIEW

LAKE SIDE

184 184  
THOMPSON

BRIDGE

184-238TH

WISTFUL VISTA

MAIN

CEDAR

HARRISON

LINCOLN

CREEKSIDE

205TH

CADEN

WEIDLER

ELLA

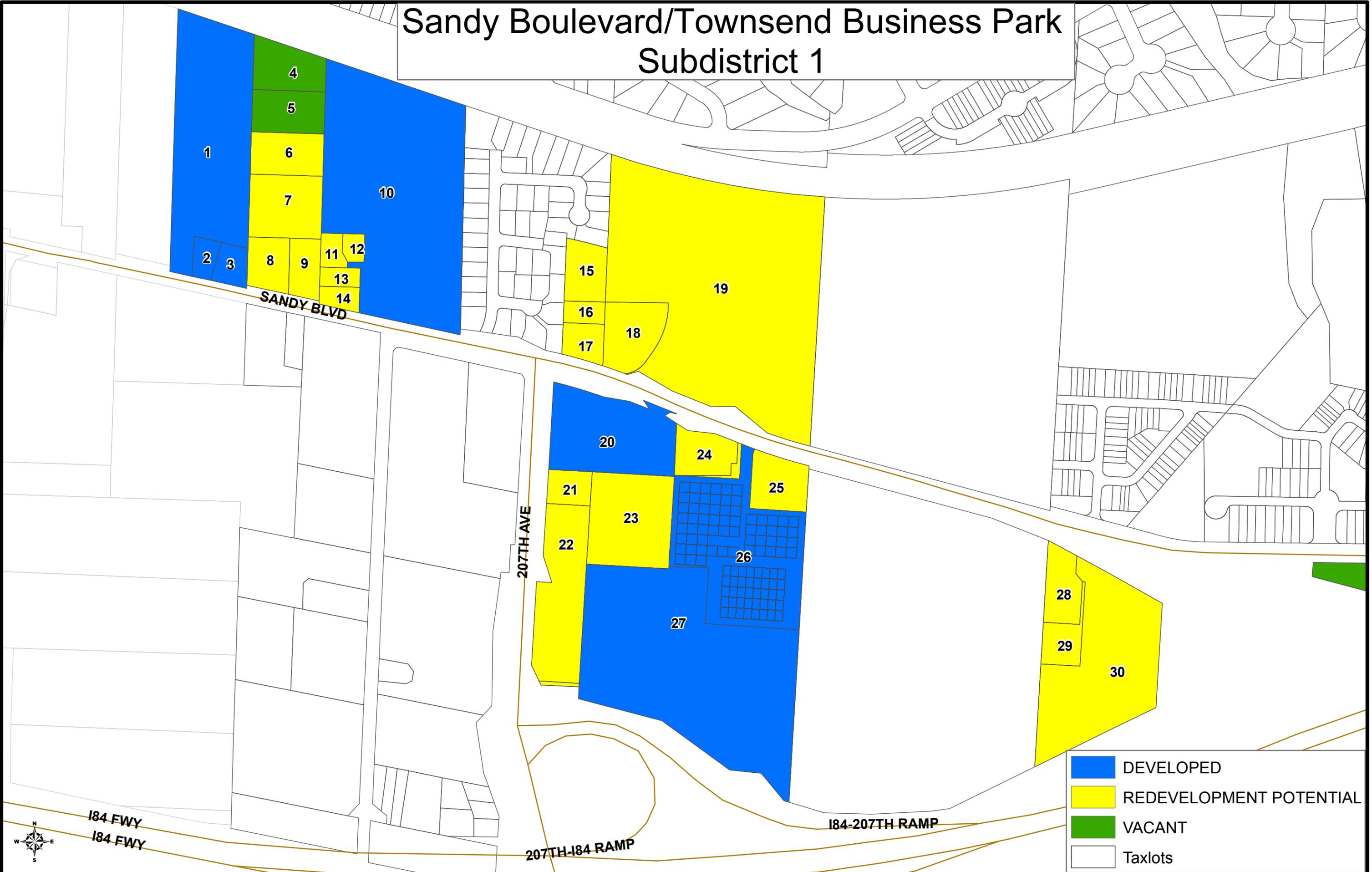
BARR

227TH

230TH

JULY 2010

# Sandy Boulevard/Townsend Business Park Subdistrict 1



- DEVELOPED
- REDEVELOPMENT POTENTIAL
- VACANT
- Taxlots



184 FWY  
184 FWY

207TH-184 RAMP

184-207TH RAMP

SANDY BLVD

207TH AVE

# Sandy Boulevard/Townsend Business Park Subdistrict 2



**Property Inventory  
Sandy Boulevard/Townsend Business Park District**

#	ADDRESS	Tax Lot ID	OWNER	SIZE (IN ACRES)	CURRENT LAND USE	ZONING	Development Status	COMP PLAN DESIGNATION	BUILDING VALUE	LAND VALUE	TOTAL ASSESSED VALUE	Front Setback	Side Setback	Rear Setback	Max. Building Height	Max. Lot Coverage	Max. Building Size	FAR	Riparian Buffer/SEC
1	20315 NE SANDY RD	1N3E28BB -00900	FIVE STAR STORAGE CO	4.67	MINI STORAGE	LI	DEVELOPED	LIGHT INDUSTRIAL	\$1,733,710	\$646,190	\$2,379,900	No min/No max.	None; 20ft from residential	None; 20ft from residential	45 ft	85%	None	None	No
2	20315 W/ NE SANDY RD	1N3E28BB -00800	FIVE STAR STORAGE CO	0.25	MINI STORAGE	LI	DEVELOPED	LIGHT INDUSTRIAL	\$0	\$51,260	\$51,260	No min/No max.	None; 20ft from residential	None; 20ft from residential	45 ft	85%	None	None	No
3	20321 NE SANDY RD	1N3E28BB -00700	GILLUM RICHARD A &	0.33	TREE SERVICE	LI	DEVELOPED	LIGHT INDUSTRIAL	\$204,080	\$37,660	\$241,740	No min/No max.	None; 20ft from residential	None; 20ft from residential	45 ft	85%	None	None	No
4	20575 W/ NE SANDY RD	1N3E28BB -00506	SLAVIC EVANGELICAL CHURCH	0.86	VACANT	LI	VACANT	LIGHT INDUSTRIAL	\$0	\$181,030	\$181,030	No min/No max.	None; 20ft from residential	None; 20ft from residential	45 ft	85%	None	None	No
5	20575 W/ NE SANDY RD	1N3E28BB -00505	SLAVIC EVANGELICAL CHURCH	0.80	VACANT	LI	VACANT	LIGHT INDUSTRIAL	\$0	\$168,670	\$168,670	No min/No max.	None; 20ft from residential	None; 20ft from residential	45 ft	85%	None	None	No
6	20435 NE SANDY RD	1N3E28BB -00504	RAD PROPERTIES LLC	0.80	WAREHOUSING	LI	REDEVELOPMENT POTENTIAL	LIGHT INDUSTRIAL	\$212,560	\$166,160	\$378,720	No min/No max.	None; 20ft from residential	None; 20ft from residential	45 ft	85%	None	None	No
7	20437 NE SANDY RD	1N3E28BB -00503	TASH ROGER & JANET	1.20	WAREHOUSING	LI	REDEVELOPMENT POTENTIAL	LIGHT INDUSTRIAL	\$327,970	\$199,400	\$527,370	No min/No max.	None; 20ft from residential	None; 20ft from residential	45 ft	85%	None	None	No
8	NE SANDY BLVD	1N3E28BB -00502	RAD PROPERTIES LLC	0.56	VACANT	LI	REDEVELOPMENT POTENTIAL	LIGHT INDUSTRIAL	\$0	\$237,320	\$237,320	No min/No max.	None; 20ft from residential	None; 20ft from residential	45 ft	85%	None	None	No
9	20435 NE SANDY RD	1N3E28BB -00501	RAD PROPERTIES LLC	0.47	VACANT	LI	REDEVELOPMENT POTENTIAL	LIGHT INDUSTRIAL	\$0	\$156,500	\$156,500	No min/No max.	None; 20ft from residential	None; 20ft from residential	45 ft	85%	None	None	No
10	20575 NE SANDY RD	1N3E28BB -13200	SLAVIC EVANGELICAL CHURCH	8.08	CHURCH PROPERTY	LI	DEVELOPED	LIGHT INDUSTRIAL	\$5,893,450	\$1,141,500	\$7,034,950	No min/No max.	None; 20ft from residential	None; 20ft from residential	45 ft	85%	None	None	No
11	20445 NE SANDY RD	1N3E28BB -00200	MARTINEZ PRISCILIANO &	0.20	RESIDENTIAL	LI	REDEVELOPMENT POTENTIAL	LIGHT INDUSTRIAL	\$63,250	\$81,500	\$144,750	No min/No max.	None; 20ft from residential	None; 20ft from residential	45 ft	85%	None	None	No
12	20447 NE SANDY RD	1N3E28BB -00100	SLAVIC EVANGELICAL CHURCH	0.16	CHURCH PROPERTY	LI	REDEVELOPMENT POTENTIAL	LIGHT INDUSTRIAL	\$105,880	\$87,500	\$193,380	No min/No max.	None; 20ft from residential	None; 20ft from residential	45 ft	85%	None	None	No
13	20443 NE SANDY RD	1N3E28BB -00300	RAGONTON JULIA P	0.20	RESIDENTIAL	LI	REDEVELOPMENT POTENTIAL	LIGHT INDUSTRIAL	\$54,550	\$79,000	\$133,550	No min/No max.	None; 20ft from residential	None; 20ft from residential	45 ft	85%	None	None	No
14	20441 NE SANDY RD	1N3E28BB -00400	SLAVIC EVANGELICAL CHURCH	0.23	VACANT	LI	REDEVELOPMENT POTENTIAL	LIGHT INDUSTRIAL	\$6,600	\$71,810	\$78,410	No min/No max.	None; 20ft from residential	None; 20ft from residential	45 ft	85%	None	None	No
15	20757 W/ NE SANDY RD	1N3E28BD -00200	SONAS CAPITAL GROUP LLC	0.63	COMMERCIAL USE	CC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$0	\$92,730	\$92,730	No min/No max.	No min. but building must comply with other sections of the FMC	9 ft - street access 8 ft - alley access	45 ft	None	None	None	No
16	20757 NE SANDY RD	1N3E28BD -00300	SONAS CAPITAL GROUP LLC	0.23	COMMERCIAL USE	CC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$132,030	\$28,660	\$160,690	No min/No max.	No min. but building must comply with other sections of the FMC	8 ft - street access 8 ft - alley access	45 ft	None	None	None	No
17	20725 W/ NE SANDY RD	1N3E28BD -00400	CHOI KIN HUNG &	0.40	PARKING	CC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$14,400	\$71,080	\$85,480	No min/No max.	No min. but building must comply with other sections of the FMC	7 ft - street access 8 ft - alley access	45 ft	None	None	None	No
18	20725 NE SANDY RD	1N3E28BD -00100	CHOI KIN HUNG &	0.95	RESTAURANT	CC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$481,280	\$89,200	\$570,480	No min/No max.	No min. but building must comply with other sections of the FMC	10 ft - street access 8 ft - alley access	45 ft	None	None	None	No
19	20905 NE SANDY RD	1N3E28 -00800	DIRT & AGGREGATE INTERCHANGE I	11.64	DIRT & AGGREGATE	CC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$480,520	\$3,553,670	\$4,034,190	No min/No max.	No min. but building must comply with other sections of the FMC	13 ft - street access 8 ft - alley access	45 ft	None	None	None	Yes
20	20800 NE SANDY RD	1N3E28BD -00600	PAC WEST ENERGY LLC	2.47	GAS STATION/RESTAURANT	CC	DEVELOPED	COMMERCIAL	\$1,031,870	\$538,620	\$1,570,490	No min/No max.	No min. but building must comply with other sections of the FMC	5 ft - street access 8 ft - alley access	45 ft	None	None	None	Yes
21	2650 NE 207TH AVE	1N3E28BD -00700	SIVERTSON TODD A	0.39	RV REPAIR & STORAGE	CC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$127,760	\$175,890	\$303,650	No min/No max.	No min. but building must comply with other sections of the FMC	4 ft - street access 8 ft - alley access	45 ft	None	None	None	No
22	2610 NE 207TH AVE	1N3E28BD -00500	SIVERTSON TODD A	2.17	RESIDENTIAL	CC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$211,500	\$191,000	\$402,500	No min/No max.	No min. but building must comply with other sections of the FMC	6 ft - street access 8 ft - alley access	45 ft	None	None	None	Yes
23	2650 W/ NE 207TH AVE	1N3E28BD -00800	SIVERTSON TODD A	2.00	RESOURCE AREA/RV REPAIR & STORAGE	CC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$0	\$207,600	\$207,600	No min/No max.	No min. but building must comply with other sections of the FMC	3 ft - street access 8 ft - alley access	45 ft	None	None	None	Yes
24	20914 NE SANDY RD	1N3E28BD -00903	ALL-STOR STORAGE CONDOMINIUMS	0.67	STORAGE CONDOS	CC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$0	\$289,770	\$289,770	No min/No max.	No min. but building must comply with other sections of the FMC	2 ft - street access 8 ft - alley access	45 ft	None	None	None	No
25	20922 NE SANDY RD	1N3E28BD -00904	ALL-STOR STORAGE CONDOMINIUMS	0.78	RESIDENTIAL	CC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$71,310	\$337,250	\$408,560	No min/No max.	No min. but building must comply with other sections of the FMC	1 ft - street access 8 ft - alley access	45 ft	None	None	None	No

**Property Inventory  
Sandy Boulevard/Townsend Business Park District**

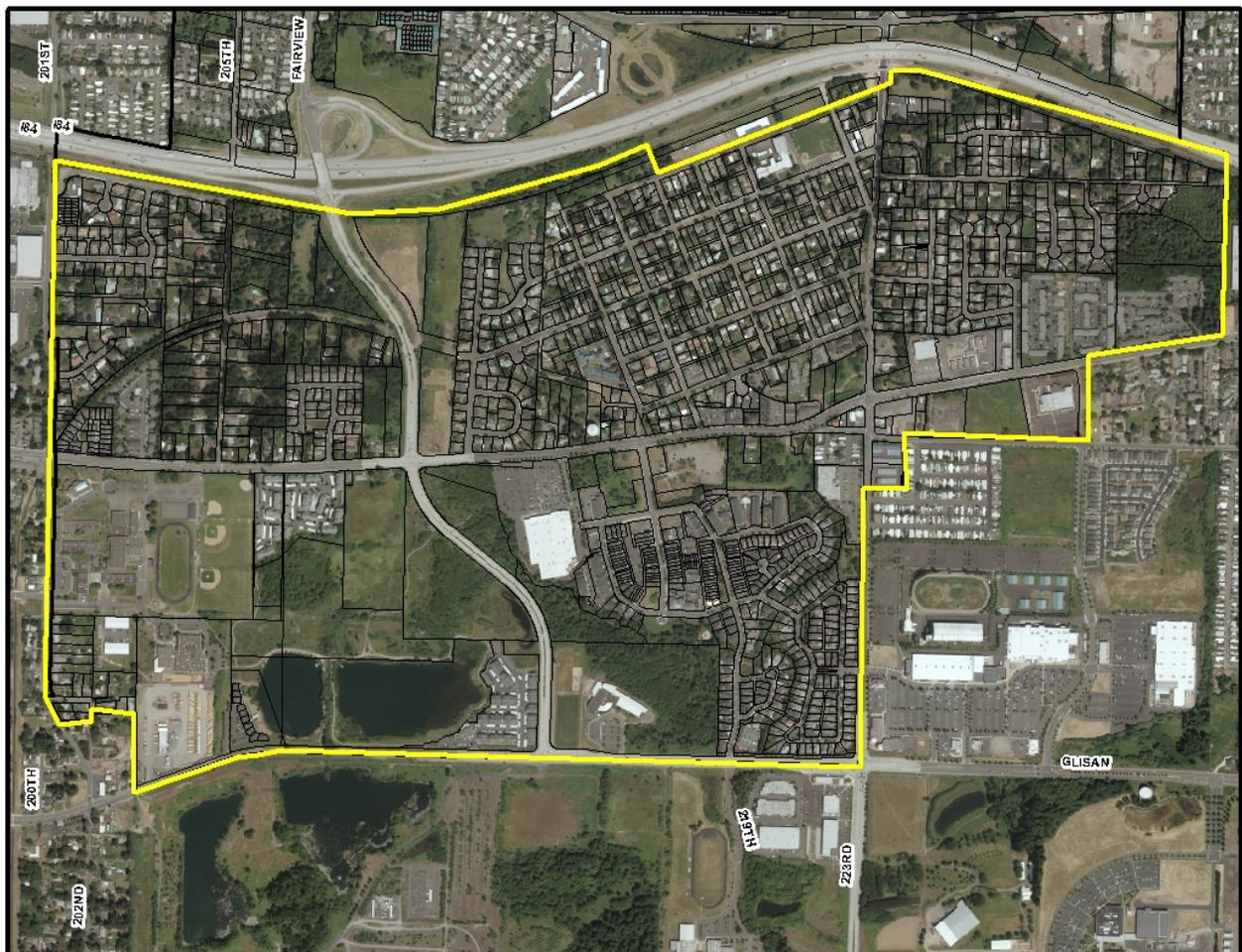
#	ADDRESS	Tax Lot ID	OWNER	SIZE (IN ACRES)	CURRENT LAND USE	ZONING	Development Status	COMP PLAN DESIGNATION	BUILDING VALUE	LAND VALUE	TOTAL ASSESSED VALUE	Front Setback	Side Setback	Rear Setback	Max. Building Height	Max. Lot Coverage	Max. Building Size	FAR	Riparian Buffer/SEC
26	20918 W/ NE SANDY RD	1N3E28 -90000	ALL-STOR STORAGE CONDOMINIUMS	4.19	STORAGE CONDOS	CC	DEVELOPED	COMMERCIAL	\$0	\$0	\$0	No min/No max.	No min. but building must comply with other sections of the FMC	13 ft - street access 8 ft - alley access	45 ft	None	None	None	No
27	20918 NE SANDY RD	1N3E28 -02100	ALL-STOR STORAGE CONDOMINIUMS	8.57	FUTURE STORAGE CONDOS	CC	DEVELOPED	COMMERCIAL	\$273,040	\$1,227,730	\$1,500,770	No min/No max.	No min. but building must comply with other sections of the FMC	13 ft - street access 8 ft - alley access	45 ft	None	None	None	Yes
28	21404 NE SANDY RD	1N3E28AC -00200	HILL SCOTT H	0.67	COMMERCIAL USE	CC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$144,110	\$76,970	\$221,080	No min/No max.	No min. but building must comply with other sections of the FMC	12 ft - street access 8 ft - alley access	45 ft	None	None	None	No
29	21404 W/ NE SANDY RD	1N3E28AC -00300	HILL SCOTT H	0.46	COMMERCIAL USE	CC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$1,400	\$69,760	\$71,160	No min/No max.	No min. but building must comply with other sections of the FMC	11 ft - street access 8 ft - alley access	45 ft	None	None	None	No
30	21414 NE SANDY RD	1N3E28AC -00100	MEADOW OUTDOOR	4.00	LIGHT INDUSTRIAL PARK/VEHICLE STORAGE	CC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$5,470	\$0	\$5,470	No min/No max.	No min. but building must comply with other sections of the FMC	13 ft - street access 8 ft - alley access	45 ft	None	None	None	No
31		1N3E28 -01200	UNION PACIFIC LAND	1.49	RR ROW	LI	VACANT	LIGHT INDUSTRIAL	\$0	\$0	\$0	No min/No max.	None; 20ft from residential	None; 20ft from residential	45 ft	None	None	None	No
32	255 DEPOT ST	1N3E28 -01100	LEATHERS LIMITED PARTNERSHIP	3.00	FUEL COMPANY	LI	DEVELOPED	LIGHT INDUSTRIAL	\$0	\$0	\$0	No min/No max.	None; 20ft from residential	None; 20ft from residential	45 ft	None	None	None	No
33	22020 W/ NE SANDY RD	1N3E28AD -00200	AQUINO DAVID A &	1.15	VACANT	CC	VACANT	COMMERCIAL	\$0	\$95,710	\$95,710	No min/No max.	No min. but building must comply with other sections of the FMC	13 ft - street access 8 ft - alley access	45 ft	None	None	None	No
34	22020 NE SANDY RD	1N3E28AD -00300	AQUINO DAVID A & TERESA L	1.25	RESIDENTIAL/COMMERCIAL USE	CC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$331,270	\$104,050	\$435,320	No min/No max.	No min. but building must comply with other sections of the FMC	13 ft - street access 8 ft - alley access	45 ft	None	None	None	No
35		1N3E28AD -00301	OREGON STATE OF(DEPT OF	0.41	ODOT PROPERTY	CC	VACANT	COMMERCIAL	\$0	\$42,750	\$42,750	No min/No max.	No min. but building must comply with other sections of the FMC	13 ft - street access 8 ft - alley access	45 ft	None	None	None	No
36		1N3E28AD -00400	OREGON STATE OF(DEPT OF	0.36	ODOT PROPERTY	CC	VACANT	COMMERCIAL	\$0	\$210	\$210	No min/No max.	No min. but building must comply with other sections of the FMC	13 ft - street access 8 ft - alley access	45 ft	None	None	None	No
37	22020 E/ NE SANDY RD	1N3E28AD -00401	MULTNOMAH COUNTY	0.22	ODOT PROPERTY	CC	VACANT	COMMERCIAL	\$0	\$50,250	\$50,250	No min/No max.	No min. but building must comply with other sections of the FMC	13 ft - street access 8 ft - alley access	45 ft	None	None	None	No
38	NE SANDY BLVD	1N3E27BC -00600	OREGON STATE OF(DEPT OF	0.49	ODOT PROPERTY	CC	VACANT	COMMERCIAL	\$0	\$108,700	\$108,700	No min/No max.	No min. but building must comply with other sections of the FMC	13 ft - street access 8 ft - alley access	45 ft	None	None	None	No
39	22231 NE SANDY RD	1N3E27BC -00700	OREGON STATE OF(DEPT OF	0.37	ODOT PROPERTY	CC	VACANT	COMMERCIAL	\$0	\$6,360	\$6,360	No min/No max.	No min. but building must comply with other sections of the FMC	13 ft - street access 8 ft - alley access	45 ft	None	None	None	No
40	NWC/ 223RD & NE SANDY RD	1N3E28AD -05300	MCDONALD BROTHERS INC	4.79	VACANT	CC	VACANT	MEDIUM DENSITY RESIDENTIAL	\$0	\$1,828,620	\$1,828,620	No min/No max.	No min. but building must comply with other sections of the FMC	13 ft - street access 8 ft - alley access	45 ft	None	None	None	No
41	22231 NE SANDY RD	1N3E27BC -00500	TRADER INC	0.98	BOAT REPAIR & STORAGE	CC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$157,440	\$240,950	\$398,390	No min/No max.	No min. but building must comply with other sections of the FMC	13 ft - street access 8 ft - alley access	45 ft	None	None	None	No
42	22404 NE SANDY RD	1N3E27BC -00801	OREGON STATE OF	2.13	ODOT PROPERTY	GI	REDEVELOPMENT POTENTIAL	INDUSTRIAL	\$0	\$354,710	\$354,710	None - certain conditions apply	None	None	45 ft	85%	Max. 5,000 sq. ft for retail/commercial uses	None	No
43		1N3E27BC -00800	OREGON STATE OF	0.10	ODOT PROPERTY	GI	REDEVELOPMENT POTENTIAL	INDUSTRIAL	\$0	\$210	\$210	None - certain conditions apply	None	None	45 ft	85%	Max. 5,000 sq. ft for retail/commercial uses	None	No
44		1N3E27BC -00901	OREGON STATE OF	1.28	ODOT PROPERTY	GI	REDEVELOPMENT POTENTIAL	INDUSTRIAL	\$0	\$143,460	\$143,460	None - certain conditions apply	None	None	45 ft	85%	Max. 5,000 sq. ft for retail/commercial uses	None	Yes

**Property Inventory  
Sandy Boulevard/Townsend Business Park District**

#	ADDRESS	Tax Lot ID	OWNER	SIZE (IN ACRES)	CURRENT LAND USE	ZONING	Development Status	COMP PLAN DESIGNATION	BUILDING VALUE	LAND VALUE	TOTAL ASSESSED VALUE	Front Setback	Side Setback	Rear Setback	Max. Building Height	Max. Lot Coverage	Max. Building Size	FAR	Riparian Buffer/SEC
45	22612 NE SANDY RD	1N3E27BC -00900	JEWETT BRAD W	1.58	UNIDENTIFIED USE	GI	REDEVELOPMENT POTENTIAL	INDUSTRIAL	\$120,100	\$108,000	\$228,100	None - certain conditions apply	None	None	45 ft	85%	Max. 5,000 sq. ft for retail/commercial uses	None	Yes
46	22816 NE SANDY RD	1N3E27B -01003	FAIRVIEW CITY OF	0.63	VACANT	GI	VACANT	PARKS/OPEN SPACE	\$0	\$115,930	\$115,930	None - certain conditions apply	None	None	45 ft	85%	Max. 5,000 sq. ft for retail/commercial uses	None	No
47		1N3E27B -01001	OREGON STATE OF(DEPT OF	3.50	ODOT PROPERTY	CC	VACANT	INDUSTRIAL	\$0	\$354,810	\$354,810	No min/No max.	No min. but building must comply with other sections of the FMC	13 ft - street access 8 ft - alley access	45 ft	None	None	None	No
49	22820 NE SANDY RD	1N3E27B -01004	CLEAR CHANNEL OUTDOOR INC	4.22	UNIDENTIFIED USE	CC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$95,940	\$0	\$95,940	No min/No max.	No min. but building must comply with other sections of the FMC	13 ft - street access 8 ft - alley access	45 ft	None	None	None	Yes
50	23012 W/ NE SANDY RD	1N3E27B -01100	CBS OUTDOOR INC	6.79	UNIDENTIFIED USE	CC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$80,390	\$0	\$80,390	No min/No max.	No min. but building must comply with other sections of the FMC	13 ft - street access 8 ft - alley access	45 ft	None	None	None	Yes
51	NEC/ 223RD & NE SANDY RD	1N3E27BC -00400	BHULLAR NAVKIRAN D	0.94	VACANT	CC	VACANT	COMMERCIAL	\$0	\$95,000	\$95,000	No min/No max.	No min. but building must comply with other sections of the FMC	13 ft - street access 8 ft - alley access	45 ft	None	None	None	No
52	NEC/ 223RD & NE SANDY RD	1N3E27BC -00300	BEAL HAROLD J &	7.00	VACANT/RESOURCE AREA	AH	VACANT	INDUSTRIAL	\$0	\$317,120	\$317,120								Yes
53	22601 NE SANDY RD	1N3E27BC -00100	BEAL HAROLD J &	4.78	UNIDENTIFIED USE	GI	REDEVELOPMENT POTENTIAL	INDUSTRIAL	\$9,810	\$272,900	\$282,710	None - certain conditions apply	None	None	45 ft	85%	Max. 5,000 sq. ft for retail/commercial uses	None	Yes
54	22713 NE SANDY RD	1N3E27B -00400	HUFFORD DAVID & PATRICIA D &	1.79	UNIDENTIFIED USE	GI	REDEVELOPMENT POTENTIAL	INDUSTRIAL	\$127,720	\$296,610	\$424,330	None - certain conditions apply	None	None	45 ft	85%	Max. 5,000 sq. ft for retail/commercial uses	None	Yes
55	22815 NE SANDY RD	1N3E27B -00101	TOWNSEND FARMS INC	4.83	SEASONAL WORKER HOUSING	GI	REDEVELOPMENT POTENTIAL	INDUSTRIAL	\$109,100	\$1,595,100	\$1,704,200	None - certain conditions apply	None	None	45 ft	85%	Max. 5,000 sq. ft for retail/commercial uses	None	Yes
56	22901 NE SANDY RD	1N3E27B -00300	TOWNSEND FARMS INC	2.57	TRU GREEN	CC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$380,860	\$474,500	\$855,360	No min/No max.	No min. but building must comply with other sections of the FMC	13 ft - street access 8 ft - alley access	45 ft	None	None	None	Yes
57	NE 223RD AVE	1N3E27B -00901	TOWNSEND FARMS INC	1.57	VACANT	GI	VACANT	INDUSTRIAL	\$9,920	\$321,590	\$331,510	None - certain conditions apply	None	None	45 ft	85%	Max. 5,000 sq. ft for retail/commercial uses	None	No
58	NE TOWNSEND WAY	1N3E27B -00902	TOWNSEND FARMS INC	3.56	VACANT	GI	VACANT	INDUSTRIAL	\$0	\$888,190	\$888,190	None - certain conditions apply	None	None	45 ft	85%	Max. 5,000 sq. ft for retail/commercial uses	None	No
59	3025 NE 230TH AVE	1N3E27B -00102	TOWNSEND FARMS INC	2.83	VACANT	GI	VACANT	INDUSTRIAL	\$0	\$810,550	\$810,550	None - certain conditions apply	None	None	45 ft	85%	Max. 5,000 sq. ft for retail/commercial uses	None	No
60	22414 NE TOWNSEND WAY	1N3E27B -00504	GENERAL PACIFIC INC	4.12	GENERAL PACIFIC	GI	DEVELOPED	INDUSTRIAL	\$4,000,000	\$1,123,060	\$5,123,060	None - certain conditions apply	None	None	45 ft	85%	Max. 5,000 sq. ft for retail/commercial uses	None	No
61	22638 NE TOWNSEND WAY	1N3E27B -00503	IAC 22638 TOWNSEND WAY LLC	10.27	NAVISTAR	GI	DEVELOPED	INDUSTRIAL	\$12,997,290	\$2,554,160	\$15,551,450	None - certain conditions apply	None	None	45 ft	85%	Max. 5,000 sq. ft for retail/commercial uses	None	No
62	22860 NE TOWNSEND WAY	1N3E27B -00501	TOWNSEND FARMS INC	5.64	VACANT	GI	VACANT	INDUSTRIAL	\$0	\$1,341,470	\$1,341,470	None - certain conditions apply	None	None	45 ft	85%	Max. 5,000 sq. ft for retail/commercial uses	None	No
63	3235 NE 230TH AVE	1N3E27B -00104	FAIRVIEW REAL ESTATE	4.28	THERMO KING	GI	DEVELOPED	INDUSTRIAL	\$1,435,310	\$1,416,720	\$2,852,030	None - certain conditions apply	None	None	45 ft	85%	Max. 5,000 sq. ft for retail/commercial uses	None	No
64	3109 NE 230TH AVE	1N3E27B -00103	TOWNSEND FARMS INC	1.04	VACANT	GI	VACANT	INDUSTRIAL	\$0	\$297,010	\$297,010	None - certain conditions apply	None	None	45 ft	85%	Max. 5,000 sq. ft for retail/commercial uses	None	No



# Halsey Street/Fairview Village District



## Halsey Street/Fairview Village District

### Location

This district is located south of Interstate 84 and north of Glisan Street

### Land Use

The district contains a mix of primarily commercial properties, residential properties along the Halsey Street Corridor and the Fairview Village neighborhood. There are three major gateways to the city located within this district – Fairview Parkway/Halsey Street, 223<sup>rd</sup> Avenue/Halsey Street, and 223<sup>rd</sup> Avenue/Glisan Street. Adjacent land uses include a large amount of single family and multi-family residential uses as well as five schools – Reynolds Learning Academy, Reynolds Middle School, Fairview Elementary, Salish Ponds Elementary and Woodland Elementary and multiple parks.

This area has been identified by Metro as a Town Center, meaning that mixed-use pedestrian and bicycle friendly development should be a priority for future development.

Fairview Village, built in the 1990's, is a neo-traditional neighborhood with a focus on a mix of housing options, commercial uses and parks developed with the pedestrian and strong community feel in mind. There are a handful of vacant commercial properties ripe for future development within and on the edge of Fairview Village including a site which was purchased by Providence Health System and is slated to be developed in 2014.

### Statistics

	TCC	VC	VMU	VO	FLEX
Number of sites – vacant	7	2	4	3	1
Number of acres – vacant	12.78	2.42	2.29	4.78	0.97
Number of sites- re-developable	30	-	-	-	-
Number of acres – re-developable	25.77	-	-	-	-
Vacant commercial space	-	-	12.094 s.f.	-	-
Vacant industrial space	-	-	-	-	-
Number of sites – developed	10	-	52	2	1
Number of acres – developed	25.27	-	4.24	1.12	0.93
<b>TOTAL ACRES – 80.57</b>	<b>63.82</b>	<b>2.42</b>	<b>6.53</b>	<b>5.9</b>	<b>1.9</b>

### Access

Access to this district is provided by:

- Interstate 84
- NE 223<sup>rd</sup> Avenue
- Halsey Street
- Glisan Street

### Special Features

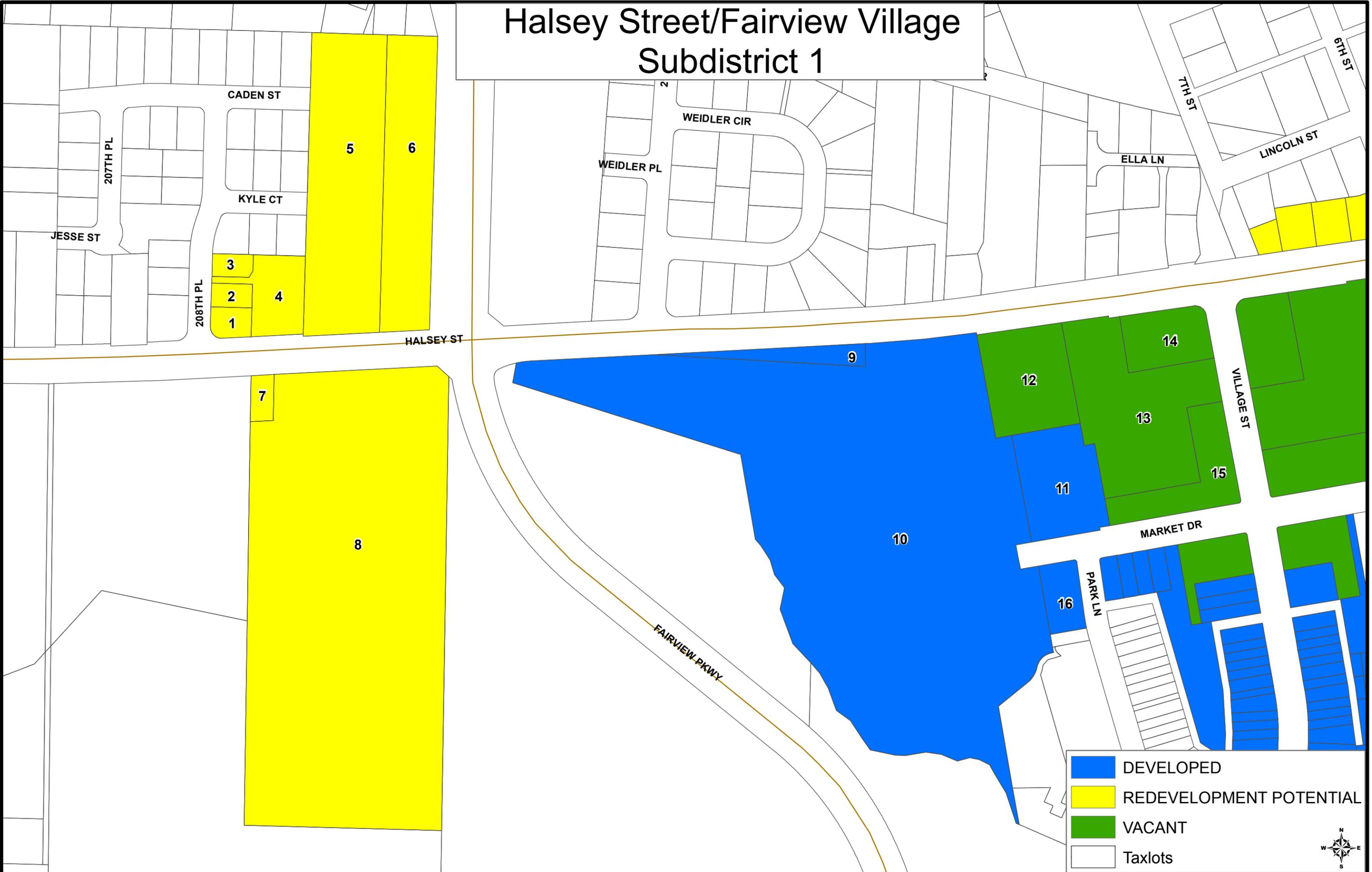
The award winning pedestrian friendly Fairview Village Neo-Traditional Neighborhood development has first class housing, retail and civic uses, and stunning parks.

Salish Ponds Wetland Park – This city park offers a wide range of recreational opportunities - fishing around the west pond, walking along the nature trail that winds through the park and along the ponds, and observing the diverse habitats of wildlife and vegetation. There is easy access to the trails from the Reynolds School Property, Community Park, or the Target Parking Lot.

This district is adjacent to the Wood Village Town Center which provides varied retail opportunities including Fred Meyer, Lowe's, and Kohl's Department Store along with restaurants and coffee shops.



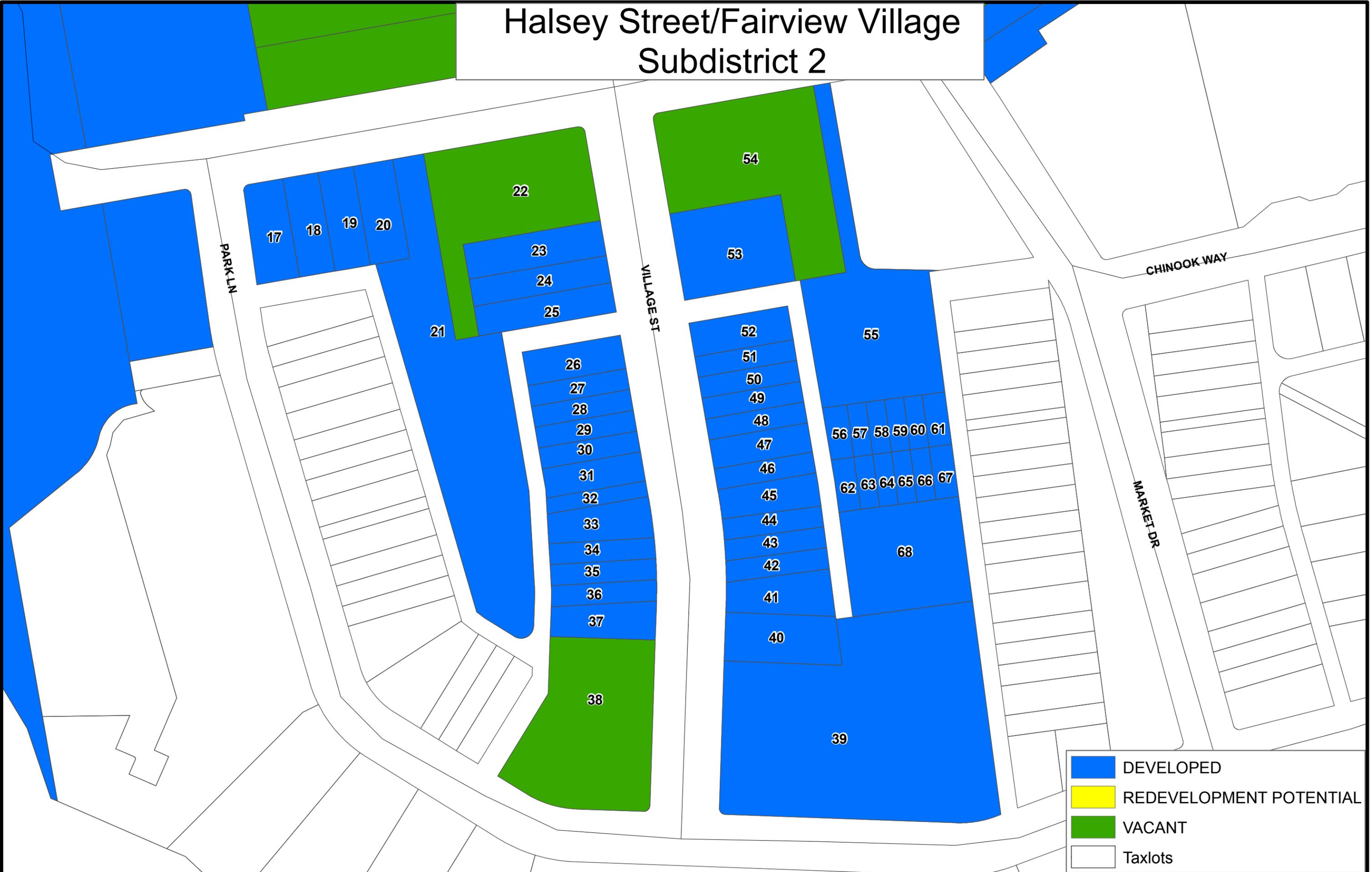
# Halsey Street/Fairview Village Subdistrict 1



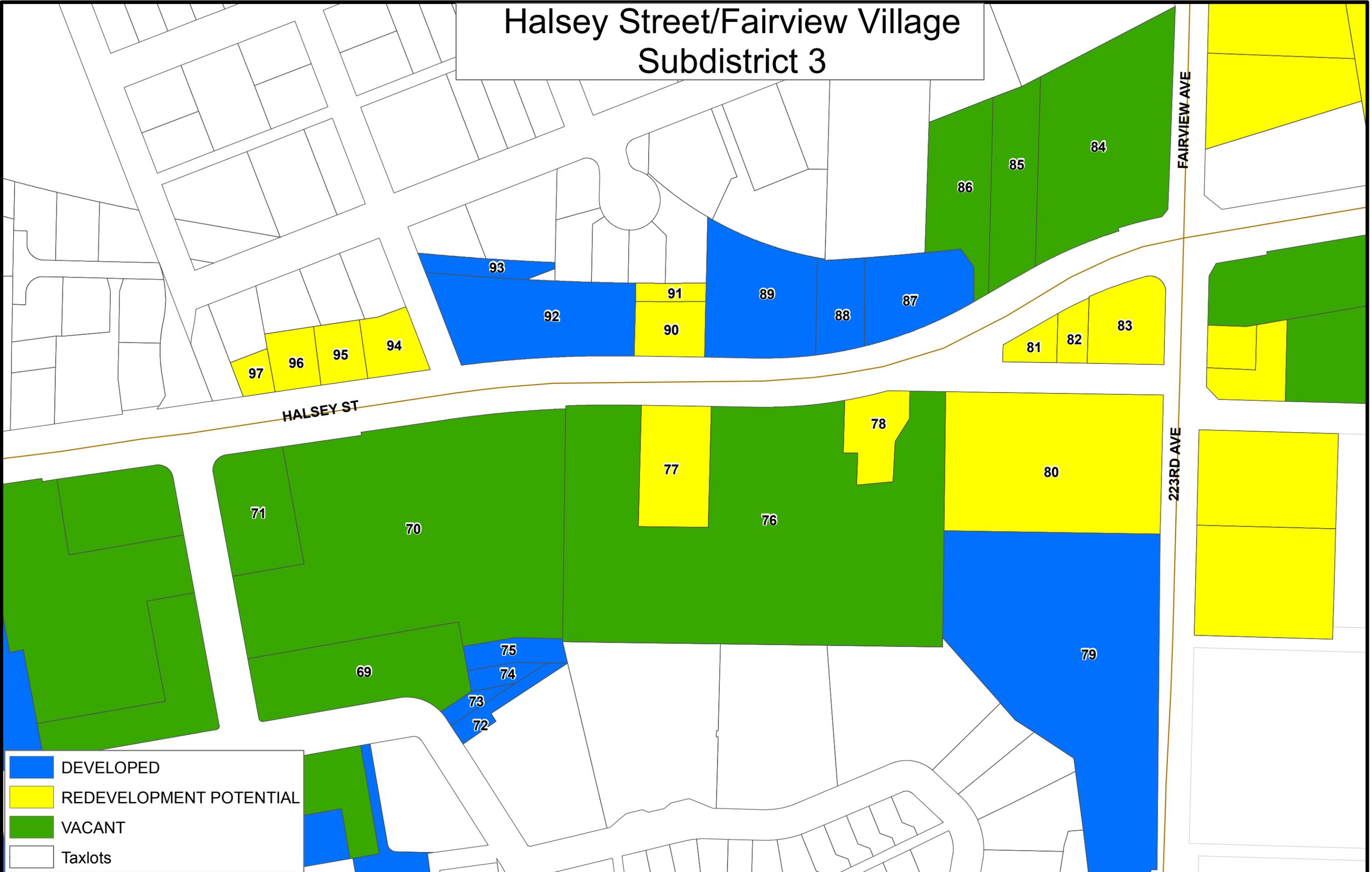
	DEVELOPED
	REDEVELOPMENT POTENTIAL
	VACANT
	Taxlots



# Halsey Street/Fairview Village Subdistrict 2



# Halsey Street/Fairview Village Subdistrict 3



# Halsey Street/Fairview Village Subdistrict 4

FAIRVIEW AVE

223RD AVE

HALSEY ST

112

111

110

109

108

102

105

100

103

104

101

106

107

99

98

	DEVELOPED
	REDEVELOPMENT POTENTIAL
	VACANT
	Taxlots



**Property Inventory**

**Halsey Street/Fairview Village District**

#	ADDRESS	Tax Lot ID	OWNER	SIZE (IN ACRES)	CURRENT LAND USE	ZONING	Development Status	COMP PLAN DESIGNATION	BUILDING VALUE	LAND VALUE	TOTAL ASSESSED VALUE	Front Setback	Side Setback	Rear Setback	Max. Building Height	Max. Lot Coverage	Max. Building Size	FAR	Riparian Buffer/SEC
1	1510 NE 208TH PL	1N3E28CD -01238	FAIRVIEW HOLDINGS LLC	0.13	RESIDENTIAL	TCC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$0.00	\$83,000	\$83,000	No min/Max. 10 ft.	None	8 ft - alley access lots 15 ft - abuts res. District	3 stories or 45 ft	None	60,000 square feet	1.0	no
2	1520 NE 208TH PL	1N3E28CD -01237	FAIRVIEW HOLDINGS LLC	0.10	RESIDENTIAL	TCC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$0.00	\$85,000	\$85,000	No min/Max. 10 ft.	None	8 ft - alley access lots 15 ft - abuts res. District	3 stories or 45 ft	None	60,000 square feet	1.0	no
3	1550 NE 208TH PL	1N3E28CD -01236	FAIRVIEW HOLDINGS LLC	0.10	RESIDENTIAL	TCC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$0.00	\$85,000	\$85,000	No min/Max. 10 ft.	None	8 ft - alley access lots 15 ft - abuts res. District	3 stories or 45 ft	None	60,000 square feet	1.0	no
4	20901 NE HALSEY ST	1N3E28CD -01239	FAIRVIEW HOLDINGS LLC	0.49	RESIDENTIAL	TCC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$273,970.00	\$253,000	\$526,970	No min/Max. 10 ft.	None	8 ft - alley access lots 15 ft - abuts res. District	3 stories or 45 ft	None	60,000 square feet	1.0	no
5	20925 NE HALSEY ST	1N3E28CD -01900	FAIRVIEW HOLDINGS LLC	2.51	RESIDENTIAL	TCC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$92,780.00	\$247,400	\$340,180	No min/Max. 10 ft.	None	8 ft - alley access lots 15 ft - abuts res. District	3 stories or 45 ft	None	60,000 square feet	1.0	no
6	20939 NE HALSEY ST	1N3E28CD -02000	AFTAB RUBY	1.63	RESIDENTIAL	TCC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$59,570.00	\$847,260	\$906,830	No min/Max. 10 ft.	None	8 ft - alley access lots 15 ft - abuts res. District	3 stories or 45 ft	None	60,000 square feet	1.0	no
7	20848 NE HALSEY ST	1N3E33BA -00200	WILCOX GLORIA D &	0.11	RESIDENTIAL	TCC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$53,070.00	\$81,500	\$134,570	No min/Max. 10 ft.	None	8 ft - alley access lots 15 ft - abuts res. District	3 stories or 45 ft	None	60,000 square feet	1.0	no
8	20932 NE HALSEY ST	1N3E33BA -00100	CLARK ELVEN J TR-1/2 &	9.86	RESIDENTIAL	TCC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$0.00	\$6,070,250	\$6,070,250	No min/Max. 10 ft.	None	8 ft - alley access lots 15 ft - abuts res. District	3 stories or 45 ft	None	60,000 square feet	1.0	Wetlands, Fairview Creek
9	21500 WI/ NE HALSEY ST	1N3E28DC -05500	TARGET CORPORATION T-1406	0.27	PARKING	TCC	DEVELOPED	COMMERCIAL	\$0.00	\$175,840	\$175,840	No min/Max. 10 ft.	None	8 ft - alley access lots 15 ft - abuts res. District	3 stories or 45 ft	None	60,000 square feet	1.0	Wetlands, Fairview Creek
10	21500 NE HALSEY ST	1N3E33A -00400	TARGET CORPORATION T-1406	12.16	TARGET	VC	DEVELOPED	VILLAGE & COMMERCIAL	\$9,762,700.00	\$7,683,200	\$17,445,900								Wetlands, Fairview Creek
11	1700 NE MARKET DR	1N3E33AB -00500	LADY SLIPPER L L C	0.93	POST OFFICE	FLEX	DEVELOPED	VILLAGE	\$1,436,390.00	\$484,590	\$1,920,980	None - certain conditions apply	None	None	45 ft	75%	None	None	no
12	SEC/ MARKET & NE HALSEY ST	1N3E33AB -00600	DONATI PROPERTIES	0.97	VACANT	FLEX	VACANT	VILLAGE	\$0.00	\$149,230	\$149,230	None - certain conditions apply	None	None	45 ft	75%	None	None	no
13	NE HALSEY ST	1N3E33AB -00700	DONATI PROPERTIES	1.90	VACANT	VC	VACANT	VILLAGE	\$0.00	\$1,167,110	\$1,167,110	None - certain conditions apply	None	None	45 ft	75%	None	None	no
14	SWC/ HALSEY & NE VILLAGE ST	1N3E33AB -00300	DONATI PROPERTIES	0.52	VACANT	VC	VACANT	VILLAGE	\$0.00	\$487,830	\$487,830	None - certain conditions apply	None	None	45 ft	75%	None	None	no
15	NWC/ VILLAGE & NE MARKET DR	1N3E33AB -00800	DONATI PROPERTIES	0.70	VACANT	VMU	VACANT	VILLAGE	\$0.00	\$108,840	\$108,840	None - certain conditions apply	None	None	45 ft	75%	None	None	no
16	1531 NE PARK LN	1N3E33AB -08400	OREGON FIRST COMM CREDIT UNION	0.28	BANK	VMU	DEVELOPED	VILLAGE	\$526,400.00	\$187,370	\$713,770	None - certain conditions apply	None	None	45 ft	75%	None	None	no
17	1659-1663 NE MARKET DR	1N3E33AB -07704	PROM STEVEN J &	0.08	MIXED USE	VMU	DEVELOPED	VILLAGE	\$483,410.00	\$126,500	\$609,910	None - certain conditions apply	None	None	45 ft	75%	None	None	no
18	1655 NE MARKET DR	1N3E33AB -07703	ARNOLD JEFFREY M &	0.07	MIXED USE	VMU	DEVELOPED	VILLAGE	\$478,240.00	\$126,500	\$604,740	None - certain conditions apply	None	None	45 ft	75%	None	None	no
19	1647 NE MARKET DR	1N3E33AB -07702	WOODARD JENNIFER S	0.07	MIXED USE	VMU	DEVELOPED	VILLAGE	\$483,990.00	\$126,500	\$610,490	None - certain conditions apply	None	None	45 ft	75%	None	None	no
20	1639 NE MARKET ST	1N3E33AB -07701	PHAM CHAU D &	0.08	MIXED USE	VMU	DEVELOPED	VILLAGE	\$480,430.00	\$126,500	\$606,930	None - certain conditions apply	None	None	45 ft	75%	None	None	no
20	MARKET DR	1N3E33AB -07600	EVERHART GARTH C	0.67	PARKING	VMU	DEVELOPED	VILLAGE	\$59,070.00	\$224,200	\$283,270	None - certain conditions apply	None	None	45 ft	75%	None	None	no
22	SWC/ VILLAGE & NE MARKET DR	1N3E33AB -00901	EVERHART RODNEY P TR-40% &	0.36	VACANT	VMU	VACANT	VILLAGE	\$0.00	\$205,200	\$205,200	None - certain conditions apply	None	None	45 ft	75%	None	None	no
23	1535-1537 NE VILLAGE ST	1N3E33AB -00904	HARBISON SHAUNA	0.10	VACANT COMM	VMU	DEVELOPED	VILLAGE	\$284,200.00	\$120,500	\$404,700	None - certain conditions apply	None	None	45 ft	75%	None	None	no
24	1525-1527 NE VILLAGE ST	1N3E33AB -00905	MERITAGE CONSTRUCTION CO INC	0.07	VACANT COMM	VMU	DEVELOPED	VILLAGE	\$279,130.00	\$120,500	\$399,630	None - certain conditions apply	None	None	45 ft	75%	None	None	no
25	1515-1517 NE VILLAGE ST	1N3E33AB -00906	MERITAGE CONSTRUCTION CO INC	0.08	VACANT COMM	VMU	DEVELOPED	VILLAGE	\$285,420.00	\$120,500	\$405,920	None - certain conditions apply	None	None	45 ft	75%	None	None	no
26	1505 NE VILLAGE ST	1N3E33AB -01000	ALL AROUND HAWAII LLC-40% &	0.07	MIXED USE	VMU	DEVELOPED	VILLAGE	\$299,000.00	\$105,000	\$404,000	None - certain conditions apply	None	None	45 ft	75%	None	None	no

**Property Inventory**

**Halsey Street/Fairview Village District**

#	ADDRESS	Tax Lot ID	OWNER	SIZE (IN ACRES)	CURRENT LAND USE	ZONING	Development Status	COMP PLAN DESIGNATION	BUILDING VALUE	LAND VALUE	TOTAL ASSESSED VALUE	Front Setback	Side Setback	Rear Setback	Max. Building Height	Max. Lot Coverage	Max. Building Size	FAR	Riparian Buffer/SEC
27	1495 NE VILLAGE ST	1N3E33AB -01100	PHILLIPS SHEILA	0.04	MIXED USE	VMU	DEVELOPED	VILLAGE	\$149,400.00	\$82,500	\$231,900	None - certain conditions apply	None	None	45 ft	75%	None	None	no
28	1485 NE VILLAGE ST	1N3E33AB -01200	SCHMIEDESKAMP WILLIAM	0.04	MIXED USE	VMU	DEVELOPED	VILLAGE	\$149,400.00	\$82,500	\$231,900	None - certain conditions apply	None	None	45 ft	75%	None	None	no
29	1475 NE VILLAGE ST	1N3E33AB -01300	MC CUTCHAN STEVEN L &	0.04	MIXED USE	VMU	DEVELOPED	VILLAGE	\$149,400.00	\$82,500	\$231,900	None - certain conditions apply	None	None	45 ft	75%	None	None	no
30	1465 NE VILLAGE ST	1N3E33AB -01400	SIEGEL THOMAS J &	0.04	MIXED USE	VMU	DEVELOPED	VILLAGE	\$153,420.00	\$102,500	\$255,920	None - certain conditions apply	None	None	45 ft	75%	None	None	no
31	1455 NE VILLAGE ST	1N3E33AB -01500	JORGENSEN CRAIG R &	0.06	MIXED USE	VMU	DEVELOPED	VILLAGE	\$239,760.00	\$102,500	\$342,260	None - certain conditions apply	None	None	45 ft	75%	None	None	no
32		1N3E33AB -01600	FAIRVIEW CITY OF	0.03	MIXED USE	VMU	DEVELOPED	VILLAGE	\$3,990.00	\$10,000	\$13,990	None - certain conditions apply	None	None	45 ft	75%	None	None	no
33	1425 NE VILLAGE ST	1N3E33AB -01700	JAMES CHARLES D III &	0.07	MIXED USE	VMU	DEVELOPED	VILLAGE	\$162,230.00	\$102,500	\$264,730	None - certain conditions apply	None	None	45 ft	75%	None	None	no
34	1405 NE VILLAGE ST	1N3E33AB -01800	SHULL PETER W	0.04	MIXED USE	VMU	DEVELOPED	VILLAGE	\$119,690.00	\$82,500	\$202,190	None - certain conditions apply	None	None	45 ft	75%	None	None	no
35	1391 NE VILLAGE ST	1N3E33AB -01900	OLIVERO JOHN	0.04	MIXED USE	VMU	DEVELOPED	VILLAGE	\$186,530.00	\$82,500	\$269,030	None - certain conditions apply	None	None	45 ft	75%	None	None	no
36	1385 NE VILLAGE ST	1N3E33AB -02000	WONG EUGENE W &	0.04	MIXED USE	VMU	DEVELOPED	VILLAGE	\$115,760.00	\$82,500	\$198,260	None - certain conditions apply	None	None	45 ft	75%	None	None	no
37	1371 NE VILLAGE ST	1N3E33AB -02100	HORTON KIMBERLEY	0.07	MIXED USE	VMU	DEVELOPED	VILLAGE	\$172,260.00	\$102,500	\$274,760	None - certain conditions apply	None	None	45 ft	75%	None	None	no
39	1300 NE VILLAGE ST	1N3E33AB -05500	FAIRVIEW CITY OF	1.01	CITY HALL	VO	DEVELOPED	VILLAGE	\$2,402,400.00	\$342,750	\$2,745,150	None - certain conditions apply	None	None	55 ft	None	None	None	no
39	1305 NE VILLAGE ST	1N3E33AB -05600	FULLARD-LEO MARCUS &	0.42	VACANT	VO	VACANT	VILLAGE	\$0.00	\$316,820	\$316,820	None - certain conditions apply	None	None	55 ft	None	None	None	no
40	1300 NE VILLAGE ST	1N3E33AB -02200	FAIRVIEW CITY OF	0.11	PARKING	VO	DEVELOPED	VILLAGE	\$0.00	\$90,000	\$90,000	None - certain conditions apply	None	None	55 ft	None	None	None	no
41	1380 NE VILLAGE ST	1N3E33AB -02300	ANDERSON STEPHANIE J &	0.08	MIXED USE	VMU	DEVELOPED	VILLAGE	\$211,390.00	\$102,500	\$313,890	None - certain conditions apply	None	None	45 ft	75%	None	None	no
42	1390 NE VILLAGE ST	1N3E33AB -02400	TARKER MICHAEL C	0.04	MIXED USE	VMU	DEVELOPED	VILLAGE	\$127,270.00	\$82,500	\$209,770	None - certain conditions apply	None	None	45 ft	75%	None	None	no
43	1410 NE VILLAGE ST	1N3E33AB -02500	BLACKWOOD BARTON S &	0.04	MIXED USE	VMU	DEVELOPED	VILLAGE	\$157,430.00	\$82,500	\$239,930	None - certain conditions apply	None	None	45 ft	75%	None	None	no
44	1420 NE VILLAGE ST	1N3E33AB -02600	CHRISTENSEN ANGELA P	0.04	MIXED USE	VMU	DEVELOPED	VILLAGE	\$121,480.00	\$102,500	\$223,980	None - certain conditions apply	None	None	45 ft	75%	None	None	no
45	1430 NE VILLAGE ST	1N3E33AB -02700	CLASS MICHELE Y ET AL	0.06	MIXED USE	VMU	DEVELOPED	VILLAGE	\$169,960.00	\$102,500	\$272,460	None - certain conditions apply	None	None	45 ft	75%	None	None	no
46	1440 NE VILLAGE ST	1N3E33AB -02800	FAIRVIEW CITY OF	0.04	MIXED USE	VMU	DEVELOPED	VILLAGE	\$7,210.00	\$30,000	\$37,210	None - certain conditions apply	None	None	45 ft	75%	None	None	no
47	1450 NE VILLAGE ST	1N3E33AB -02900	COX BRIAN G	0.06	MIXED USE	VMU	DEVELOPED	VILLAGE	\$311,670.00	\$102,500	\$414,170	None - certain conditions apply	None	None	45 ft	75%	None	None	no
48	1460 NE VILLAGE ST	1N3E33AB -03000	SNELLING WILLIAM T &	0.04	MIXED USE	VMU	DEVELOPED	VILLAGE	\$149,400.00	\$82,500	\$231,900	None - certain conditions apply	None	None	45 ft	75%	None	None	no
49	1470 NE VILLAGE ST	1N3E33AB -03100	EASTSIDE ELECTROLYSIS	0.04	MIXED USE	VMU	DEVELOPED	VILLAGE	\$149,400.00	\$82,500	\$231,900	None - certain conditions apply	None	None	45 ft	75%	None	None	no
50	1480 NE VILLAGE ST	1N3E33AB -03200	ATK HOLDINGS LLC	0.04	MIXED USE	VMU	DEVELOPED	VILLAGE	\$173,640.00	\$82,500	\$256,140	None - certain conditions apply	None	None	45 ft	75%	None	None	no
51	1490 NE VILLAGE ST	1N3E33AB -03300	ZIEGLER BRENDA	0.04	MIXED USE	VMU	DEVELOPED	VILLAGE	\$149,400.00	\$82,500	\$231,900	None - certain conditions apply	None	None	45 ft	75%	None	None	no
52	1510 NE VILLAGE ST	1N3E33AB -03400	HARDY STANLEY R &	0.07	MIXED USE	VMU	DEVELOPED	VILLAGE	\$282,180.00	\$108,500	\$390,680	None - certain conditions apply	None	None	45 ft	75%	None	None	no
53	1520 NE VILLAGE ST	1N3E33AB -03502	VN PROPERTIES LLC	0.20	LIBRARY	VMU	DEVELOPED	VILLAGE	\$969,090.00	\$134,860	\$1,103,950	None - certain conditions apply	None	None	45 ft	75%	None	None	no
54	SEC/ VILLAGE & NE MARKET DR	1N3E33AB -03501	EVERHART GARTH C-50% &	0.43	VACANT	VMU	VACANT	VILLAGE	\$0.00	\$216,600	\$216,600	None - certain conditions apply	None	None	45 ft	75%	None	None	no
55	MARKET DR	1N3E33AB -03600	EVERHART GARTH C-50% &	0.39	PARKING	VMU	DEVELOPED	VILLAGE	\$31,970.00	\$216,600	\$248,570	None - certain conditions apply	None	None	45 ft	75%	None	None	no
56	1443 NE VILLAGE ST	1N3E33AB -04400	MARGHEIM RONALD &	0.02	RESIDENTIAL	VMU	DEVELOPED	VILLAGE	\$80,730.00	\$81,000	\$161,730	None - certain conditions apply	None	None	45 ft	75%	None	None	no
57	1442 NE VILLAGE ST	1N3E33AB -04300	WILKINSON GAVIN B &	0.02	RESIDENTIAL	VMU	DEVELOPED	VILLAGE	\$95,650.00	\$76,000	\$171,650	None - certain conditions apply	None	None	45 ft	75%	None	None	no
58	1441 NE VILLAGE ST	1N3E33AB -04200	HOMESTREET BANK	0.02	RESIDENTIAL	VMU	DEVELOPED	VILLAGE	\$95,750.00	\$76,000	\$171,750	None - certain conditions apply	None	None	45 ft	75%	None	None	no
59	1439 NE VILLAGE ST	1N3E33AB -04100	TYLER KATHLEEN M	0.02	RESIDENTIAL	VMU	DEVELOPED	VILLAGE	\$95,680.00	\$76,000	\$171,680	None - certain conditions apply	None	None	45 ft	75%	None	None	no
60	1438 NE VILLAGE ST	1N3E33AB -04000	VAN BUREN JOANNE T	0.02	RESIDENTIAL	VMU	DEVELOPED	VILLAGE	\$97,220.00	\$76,000	\$173,220	None - certain conditions apply	None	None	45 ft	75%	None	None	no
61	1437 NE VILLAGE ST	1N3E33AB -03800	BOND DEBORAH M	0.11	RESIDENTIAL	VMU	DEVELOPED	VILLAGE	\$96,170.00	\$81,000	\$177,170	None - certain conditions apply	None	None	45 ft	75%	None	None	no

**Property Inventory**  
**Halsey Street/Fairview Village District**

#	ADDRESS	Tax Lot ID	OWNER	SIZE (IN ACRES)	CURRENT LAND USE	ZONING	Development Status	COMP PLAN DESIGNATION	BUILDING VALUE	LAND VALUE	TOTAL ASSESSED VALUE	Front Setback	Side Setback	Rear Setback	Max. Building Height	Max. Lot Coverage	Max. Building Size	FAR	Riparian Buffer/SEC
62	1431 NE VILLAGE ST	1N3E33AB -04500	COLLINS RALPH A	0.02	RESIDENTIAL	VMU	DEVELOPED	VILLAGE	\$95,520.00	\$76,000	\$171,520	None - certain conditions apply	None	None	45 ft	75%	None	None	no
63	1432 NE VILLAGE ST	1N3E33AB -04600	TABOR MARY JO	0.02	RESIDENTIAL	VMU	DEVELOPED	VILLAGE	\$95,520.00	\$76,000	\$171,520	None - certain conditions apply	None	None	45 ft	75%	None	None	no
64	1433 NE VILLAGE ST	1N3E33AB -04700	HANSON ERIC &	0.02	RESIDENTIAL	VMU	DEVELOPED	VILLAGE	\$95,520.00	\$76,000	\$171,520	None - certain conditions apply	None	None	45 ft	75%	None	None	no
65	1434 NE VILLAGE ST	1N3E33AB -04800	GALLAGHER DONALD E JR &	0.02	RESIDENTIAL	VMU	DEVELOPED	VILLAGE	\$95,520.00	\$76,000	\$171,520	None - certain conditions apply	None	None	45 ft	75%	None	None	no
66	1435 NE VILLAGE ST	1N3E33AB -04900	BURLESON TRACY L	0.02	RESIDENTIAL	VMU	DEVELOPED	VILLAGE	\$95,520.00	\$76,000	\$171,520	None - certain conditions apply	None	None	45 ft	75%	None	None	no
67	1436 NE VILLAGE ST	1N3E33AB -05100	KAIN EDWARD L	0.02	RESIDENTIAL	VMU	DEVELOPED	VILLAGE	\$96,170.00	\$76,000	\$172,170	None - certain conditions apply	None	None	45 ft	75%	None	None	no
68		1N3E33AB -05300	FAIRVIEW CITY OF	0.25	PARKING	VMU	DEVELOPED	VILLAGE	\$59,070.00	\$85,000	\$144,070	None - certain conditions apply	None	None	45 ft	75%	None	None	no
69	NEC/ VILLAGE & NE MARKET DR	1N3E33AB -00400	PROVIDENCE FAIRVIEW PROPERTIES	0.80	VACANT	VMU	VACANT	VILLAGE	\$0.00	\$457,680	\$457,680	None - certain conditions apply	None	None	45 ft	75%	None	None	no
70	NE HALSEY ST	1N3E33AB -00100	PROVIDENCE FAIRVIEW PROPERTIES	3.83	VACANT	VO	VACANT	VILLAGE	\$0.00	\$1,953,620	\$1,953,620	None - certain conditions apply	None	None	55 ft	None	None	None	no
71	SEC/ HALSEY & NE VILLAGE ST	1N3E33AB -00200	PROVIDENCE FAIRVIEW PROPERTIES	0.53	VACANT	VO	VACANT	VILLAGE	\$0.00	\$347,140	\$347,140	None - certain conditions apply	None	None	55 ft	None	None	None	no
72	1520-1522 MARKET DR	1N3E33AA -05601	AJTAI PETER &	0.11	VACANT COMM	VMU	DEVELOPED	VILLAGE	\$243,670.00	\$123,000	\$366,670	None - certain conditions apply	None	None	45 ft	75%	None	None	no
73	1524-1526 MARKET DR	1N3E33AA -05602	MERITAGE CONSTRUCTION CO INC	0.06	VACANT COMM	VMU	DEVELOPED	VILLAGE	\$227,980.00	\$118,000	\$345,980	None - certain conditions apply	None	None	45 ft	75%	None	None	no
74	1528-1530 MARKET DR	1N3E33AA -05603	EVERHART GARTH C	0.08	VACANT COMM	VMU	DEVELOPED	VILLAGE	\$267,910.00	\$120,500	\$388,410	None - certain conditions apply	None	None	45 ft	75%	None	None	no
75	1532-1534 MARKET DR	1N3E33AA -05604	EVERHART GARTH C	0.15	VACANT COMM	VMU	DEVELOPED	VILLAGE	\$269,210.00	\$120,500	\$389,710	None - certain conditions apply	None	None	45 ft	75%	None	None	no
76	22000 NE HALSEY ST	1N3E28DD -09300	DONATI PROPERTIES	4.90	VACANT	TCC	VACANT	COMMERCIAL	\$0.00	\$953,880	\$953,880	No min/Max. 10 ft.	None	8 ft - alley access lots 15 ft - abuts res. District	3 stories or 45 ft	None	60,000 square feet	1.0	Fairview Creek
77	21930 NE HALSEY ST	1N3E28DD -09200	HARVEY MAXINE M TR	0.52	VACANT	TCC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$125,300.00	\$168,900	\$294,200	No min/Max. 10 ft.	None	8 ft - alley access lots 15 ft - abuts res. District	3 stories or 45 ft	None	60,000 square feet	1.0	no
78	22000 NE HALSEY ST	1N3E28DD -09400	DONATI PROPERTIES	0.27	RESIDENTIAL	TCC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$59,010.00	\$93,500	\$152,510	No min/Max. 10 ft.	None	8 ft - alley access lots 15 ft - abuts res. District	3 stories or 45 ft	None	60,000 square feet	1.0	no
79	1415 NE 223RD AVE	1N3E33A -00100	AL-HADI FAROUK H ET AL	3.00	BALLY'S	TCC	DEVELOPED	COMMERCIAL	\$3,303,520.00	\$303,730	\$3,607,250	No min/Max. 10 ft.	None	8 ft - alley access lots 15 ft - abuts res. District	3 stories or 45 ft	None	60,000 square feet	1.0	no
80	22204 NE BARR RD	1N3E27CC -04400	FAIRVIEW MOBILE HOME COURT LLC	1.88	MOBILE HOME	TCC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$406,550.00	\$502,100	\$908,650	No min/Max. 10 ft.	None	8 ft - alley access lots 15 ft - abuts res. District	3 stories or 45 ft	None	60,000 square feet	1.0	Fairview Creek
81	22213-22215 NE BARR RD	1N3E27CC -04300	LINCOLN INVESTMENT	0.11	COMMERCIAL	TCC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$21,250.00	\$97,000	\$118,250	No min/Max. 10 ft.	None	8 ft - alley access lots 15 ft - abuts res. District	3 stories or 45 ft	None	60,000 square feet	1.0	no
82	22218 NE HALSEY ST	1N3E27CC -04200	HUBER KENNETH K & AMY R	0.11	COMMERCIAL	TCC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$114,120.00	\$31,750	\$145,870	No min/Max. 10 ft.	None	8 ft - alley access lots 15 ft - abuts res. District	3 stories or 45 ft	None	60,000 square feet	1.0	no
83	1601-1605 NE 223RD AVE	1N3E27CC -04100	ARSANJANI NASSER	0.38	GAS STATION	TCC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$757,360.00	\$131,620	\$888,980	No min/Max. 10 ft.	None	8 ft - alley access lots 15 ft - abuts res. District	3 stories or 45 ft	None	60,000 square feet	1.0	no
84	NWC/ 223RD & NE HALSEY ST	1N3E28DD -07900	HURFORD DEAN C	1.57	VACANT	TCC	VACANT	COMMERCIAL	\$0.00	\$800,960	\$800,960	No min/Max. 10 ft.	None	8 ft - alley access lots 15 ft - abuts res. District	3 stories or 45 ft	None	60,000 square feet	1.0	Fairview Creek
85	NE HALSEY ST	1N3E28DD -08001	HURFORD DEAN C	0.55	VACANT	TCC	VACANT	COMMERCIAL	\$0.00	\$310,100	\$310,100	No min/Max. 10 ft.	None	8 ft - alley access lots 15 ft - abuts res. District	3 stories or 45 ft	None	60,000 square feet	1.0	Fairview Creek

**Property Inventory**  
**Halsey Street/Fairview Village District**

#	ADDRESS	Tax Lot ID	OWNER	SIZE (IN ACRES)	CURRENT LAND USE	ZONING	Development Status	COMP PLAN DESIGNATION	BUILDING VALUE	LAND VALUE	TOTAL ASSESSED VALUE	Front Setback	Side Setback	Rear Setback	Max. Building Height	Max. Lot Coverage	Max. Building Size	FAR	Riparian Buffer/SEC
86	455 2ND ST	1N3E28DD -07800	HURFORD DEAN C	0.58	VACANT	TCC	VACANT	COMMERCIAL	\$0.00	\$285,920	\$285,920	No min/Max. 10 ft.	None	8 ft - alley access lots 15 ft - abuts res. District	3 stories or 45 ft	None	60,000 square feet	1.0	Fairview Creek
87	22015 NE HALSEY ST	1N3E28DD -08101	HURFORD DEAN C	0.50	COMMERCIAL	TCC	DEVELOPED	COMMERCIAL	\$322,490.00	\$327,490	\$649,980	No min/Max. 10 ft.	None	8 ft - alley access lots 15 ft - abuts res. District	3 stories or 45 ft	None	60,000 square feet	1.0	no
88	22001 NE HALSEY ST	1N3E28DD -08200	HURFORD DEAN C	0.27	COMMERCIAL	TCC	DEVELOPED	COMMERCIAL	\$182,830.00	\$174,800	\$357,630	No min/Max. 10 ft.	None	8 ft - alley access lots 15 ft - abuts res. District	3 stories or 45 ft	None	60,000 square feet	1.0	no
89	21935 NE HALSEY ST	1N3E28DD -08300	HURFORD DEAN C	0.80	COMMERCIAL	TCC	DEVELOPED	COMMERCIAL	\$1,269,080.00	\$520,890	\$1,789,970	No min/Max. 10 ft.	None	8 ft - alley access lots 15 ft - abuts res. District	3 stories or 45 ft	None	60,000 square feet	1.0	no
90	21929 NE HALSEY ST	1N3E28DD -08500	MARVEL HARRY E	0.28	RESIDENTIAL	TCC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$83,210.00	\$86,000	\$169,210	No min/Max. 10 ft.	None	8 ft - alley access lots 15 ft - abuts res. District	3 stories or 45 ft	None	60,000 square feet	1.0	no
91		1N3E28DD -08400	MARVEL HARRY E	0.08	RESIDENTIAL	TCC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$0.00	\$1,910	\$1,910	No min/Max. 10 ft.	None	8 ft - alley access lots 15 ft - abuts res. District	3 stories or 45 ft	None	60,000 square feet	1.0	no
92	21817 NE HALSEY ST	1N3E28DD -06500	SARYMOTLAGH DAWOOD &	0.93	COMMERCIAL	TCC	DEVELOPED	COMMERCIAL	\$1,265,660.00	\$610,330	\$1,875,990	No min/Max. 10 ft.	None	8 ft - alley access lots 15 ft - abuts res. District	3 stories or 45 ft	None	60,000 square feet	1.0	no
93		1N3E28DD -06700	SARYMOTLAGH DAWOOD &	0.13	RESIDENTIAL	TCC	DEVELOPED	LOW DENSITY RESIDENTIAL	\$0.00	\$6,630	\$6,630	No min/Max. 10 ft.	None	8 ft - alley access lots 15 ft - abuts res. District	3 stories or 45 ft	None	60,000 square feet	1.0	no
94	21745 NE HALSEY ST	1N3E28DD -06400	BROWN DAVID L &	0.20	RESIDENTIAL	TCC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$96,930.00	\$83,500	\$180,430	No min/Max. 10 ft.	None	8 ft - alley access lots 15 ft - abuts res. District	3 stories or 45 ft	None	60,000 square feet	1.0	no
95	21733 NE HALSEY ST	1N3E28DD -06300	EVANS DAVID M &	0.17	RESIDENTIAL	TCC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$85,220.00	\$81,200	\$166,420	No min/Max. 10 ft.	None	8 ft - alley access lots 15 ft - abuts res. District	3 stories or 45 ft	None	60,000 square feet	1.0	no
96	21715 NE HALSEY ST	1N3E28DD -06200	CUTSHALL CHRISTOPHER D	0.16	RESIDENTIAL	TCC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$88,790.00	\$97,500	\$186,290	No min/Max. 10 ft.	None	8 ft - alley access lots 15 ft - abuts res. District	3 stories or 45 ft	None	60,000 square feet	1.0	no
97		1N3E28DD -06100	RIGGS JUDITH	0.08	VACANT	TCC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$0.00	\$2,420	\$2,420	No min/Max. 10 ft.	None	8 ft - alley access lots 15 ft - abuts res. District	3 stories or 45 ft	None	60,000 square feet	1.0	no
98	1500 NE 223RD AVE	1N3E27CC -04500	ROYAL WORLD PROPERTIES LLC	0.93	MINI STORAGE	TCC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$1,410,280.00	\$245,150	\$1,655,430	No min/Max. 10 ft.	None	8 ft - alley access lots 15 ft - abuts res. District	3 stories or 45 ft	None	60,000 square feet	1.0	no
99	1560 NE 223RD AVE	1N3E27CC -04600	ROYAL WORLD PROPERTIES LLC	0.82	MINI STORAGE	TCC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$597,720.00	\$251,420	\$849,140	No min/Max. 10 ft.	None	8 ft - alley access lots 15 ft - abuts res. District	3 stories or 45 ft	None	60,000 square feet	1.0	no
100	1610 NE 223RD AVE	1N3E27CC -04800	KIM JOUNG CHEUL &	0.13	CONVENIENCE	TCC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$404,970.00	\$47,730	\$452,700	No min/Max. 10 ft.	None	8 ft - alley access lots 15 ft - abuts res. District	3 stories or 45 ft	None	60,000 square feet	1.0	no
101	1606 NE 223RD AVE	1N3E27CC -04700	KIM JOUNG CHEUL &	0.23	COMMERCIAL	TCC	REDEVELOPMENT POTENTIAL	COMMERCIAL	\$157,950.00	\$82,370	\$240,320	No min/Max. 10 ft.	None	8 ft - alley access lots 15 ft - abuts res. District	3 stories or 45 ft	None	60,000 square feet	1.0	no
102	22320 NE HALSEY ST	1N3E27CC -04900	ARNDT DENISE TR	0.69	VACANT	TCC	VACANT	COMMERCIAL	\$0.00	\$453,640	\$453,640	No min/Max. 10 ft.	None	8 ft - alley access lots 15 ft - abuts res. District	3 stories or 45 ft	None	60,000 square feet	1.0	no

