SW MULTNOMAH BLVD

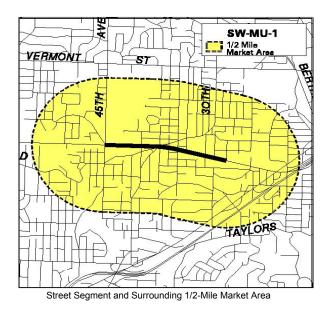
Boundaries: SW 28th to SW 45th Ave

Length: 0.85 miles

OVERVIEW

In the Region 2040 Growth Concept, this segment is designated a main street, along with nearby Capitol Highway, with which there is an overlap. This segment is very similar to the citywide average for people and households per acre, household size and income, and age distribution. However, housing costs are higher, and there is less racial diversity. There are 45% fewer businesses and 64% fewer employees in this segment than in all segments. This is reflected in the higher percentage of land-intensive, employee-sparse auto service/repair (9%) and industrial (21%) businesses, most of which have fewer than 5 employees.

Bike Lane:



TRANSPORTATION SUMMARY	
Traffic Source: PDOT	
TSP Street Classification ¹ :	District Collector Street
Average Daily Traffic Volume ² :	18,851
Number of Traffic Lanes:	2
Transit Sources: PDOT and Metro	
TSP Street Classification ¹ :	Transit Access Street
Transit Service:	No
Pedestrian Source: PDOT	
TSP Street Classification ¹ :	City Walkway
Pedestrian District:	Partial
Bicycle Source: PDOT	
TSP Street Classification ¹ :	City Bikeway

Street Segment ID: SW-MU-1

Yes

MARKET AREA SUMMARY for 1/2-mile area around the street segment

Demographic information	Source: CN	
	Segment	Portland
Total Population	5,181	530,638
People per Acre	5.0	5.5
Total Households	2,534	224,425
Households per Acre	2.4	2.3
Mean Household Size	2.0	2.4
Mean Household Income	\$54,399	\$52,020

Age Distribution Source: CN		
	Segment	Portland
0 - 17 Years Old	18%	21%
18 - 34 Years Old	31%	29%
35 - 64 Years Old	43%	39%
65+ Years Old	8%	12%

Ethnic and Racia	ii Composition	Source: CN

	Segment	Portland
Non-Hispanic	95.7%	93.2%
White	87.2%	75.5%
Black	1.6%	6.2%
Native American	0.9%	0.9%
Asian	2.6%	6.3%
Pacific Islander	0.4%	0.4%
Other Race	0.2%	0.2%
Two or More Races	3.0%	3.8%
Hispanic	4.3%	6.8%
Real Estate Sales Source: CA		
	Segment	Portland
Median SFR ³ Sales Price (00-04)	\$193,250	\$160,500
% Change in SFR ³ Sales Price	94%	114%
(from 1990-94 to 2000-04)		

DATA SOURCES / YEAR: Portland Office of Transportation, 2003 (PDOT); Metro, 2004 (Metro); US Census, 2000 (CN); County Assessor, 2004 (CA)

¹ Where more than one classification in Portland's Transportation System Plan (TSP) exists per category, the one that spans the greatest distance is reported.

² This figure represents the mean weighted Average Daily Traffic Volume for the segment.

³ Single-Family Residence

Street Segment ID: SW-MU-1

SW MULTNOMAH BLVD

Boundaries: SW 28th Ave to SW 45th Ave Length: 0.85 miles

LAND USE AND ZONING SUMMARY for lots that front the street segment

Number and Size of Lots by Zone Type Source: BOP

	Numbe	er of Lots		Size of Lots		Nu	mber of	Lots by	Size (SC	QFT)
ZONE TYPE	Total Lots	% of Total Lots	Total SQFT	% of Total SQFT	Average SQFT	0- 4,999	5,000- 19,999	20,000- 43,559	43,560- 99,999	100,000+
Commercial	20	48%	297,938	45%	14,897	3	12	5	0	0
Employment & Industrial	0	0%	0	0%	0	0	0	0	0	0
Residential	22	52%	360,713	55%	16,396	1	15	5	1	0
Other ¹	0	0%	0	0%	0	0	0	0	0	0
Total	42	100%	658,652	100%	15,682	4	27	10	1	0

Distribution of Lots by Zone Type	Source: BOP	
	Segment	All Segments ²
General Commercial	17%	23%
₹ Central Commercial	0%	4%
Storefront Commercial	19%	24%
Central Commercial Storefront Commercial Mixed Commercial/Residential Neighborhood Commercial	0%	2%
Neighborhood Commercial	12%	6%
Office Commercial	0%	1%
- Employment	0%	9%
□ Industrial	0%	2%
တ္က Single-Dwelling Residential	7%	4%
Multi-Dwelling Residential	45%	24%
Other ¹	0%	1%
- C	0 /0	1 /0

Approximate Lot Utilization (lots used as zoned) by Zone Type Sources: BOP and CA

	Segment	All Segments ²
Commercial	70%	79%
Employment & Industrial	N/A	82%
Residential	91%	91%

Approximate Lot Vacancy by Zone Type

Sources: BOP and CA

	Segment	All Segments ²
Commercial	10%	6%
Employment & Industrial	N/A	13%
Residential	5%	6%

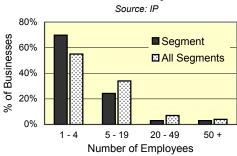
BUSINESS AND EMPLOYEE SUMMARY for lots that front the street segment

Businesses and Employees by Use Type Source: IP

USE TYPE	% of Bu	usinesses	% of En	nployees ³
USE TIPE	Segment	All Segments ²	Segment	All Segments ²
Retail	18%	34%	34%	34%
Personal Services	6%	8%	3%	5%
Other Services	12%	10%	37%	11%
Office	27%	28%	11%	26%
Auto Service/Repair	9%	5%	5%	3%
Auto Sales/Rental	0%	2%	0%	3%
Institutional	0%	4%	0%	10%
Industrial	21%	9%	8%	8%
Agriculture/Mining	6%	0%	1%	0%

Approximate Number of Businesses Source: IP	33
Businesses per Mile	39
Businesses per Mile for All Segments ²	70
% Different from All Segments ²	-45%
Estimated Number of Employees ³ Source: IP	257
Estimated Number of Employees ³ Source: IP Employees per Mile	257 302
Employees per Mile	302

Businesses by Size



DATA SOURCES / YEAR: Portland Bureau of Planning, 2004 (BOP); County Assessor, 2004 (CA); Inside Prospects, 2002-3 (IP)

¹ "Other" zone type includes Portland's Open Space (OS) and Institutional Residential (IR) zones, as well as commercial zones in other jurisdictions.

² "All Segments" figures derived from data from all ninety-three commercial street segments in this study.

³ Number of employees derived by multiplying number of businesses by average number of employees. See methodology section for further detail.