

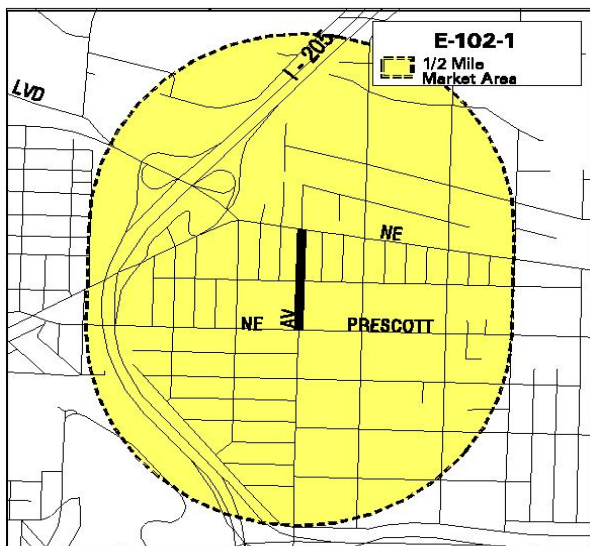
NE 102ND AVENUE

Street Segment ID: NE-102-1

Boundaries: NE Sandy to NE Prescott
 Length: 0.26 miles

OVERVIEW

This is a relatively short segment on 102nd Avenue north of Prescott Street. It does not have a designation in the Region 2040 Plan. Compared to a citywide average, this segment's market area has fewer people & households per acre; lower housing prices, and lower average incomes. The area is slightly more diverse racially and ethnically than Portland overall, and has fewer young adults. The area has a small total number of businesses. Office uses dominate (44%) this segment, and most employees (41%) are estimated to work in offices. Compared to all other segments, this segment has fewer businesses per mile, and a higher percentage of small businesses. Zoning in this segment is primarily General Commercial (59%) and Multi-Dwelling Residential (33%).



Street Segment and Surrounding 1/2-Mile Market Area

TRANSPORTATION SUMMARY

Traffic <i>Source: PDOT</i>	
TSP Street Classification ¹ :	Major City Traffic Street
Average Daily Traffic Volume ² :	10,159
Number of Traffic Lanes:	4
Transit <i>Sources: PDOT and Metro</i>	
TSP Street Classification ¹ :	Major Transit Priority Street
Transit Service:	Bus Route 15
Pedestrian <i>Source: PDOT</i>	
TSP Street Classification ¹ :	City Walkway
Pedestrian District:	No
Bicycle <i>Source: PDOT</i>	
TSP Street Classification ¹ :	City Bikeway
Bike Lane:	No

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

Demographic Information <i>Source: CN</i>		
	Segment	Portland
Total Population	3,125	530,638
People per Acre	4.7	5.5
Total Households	1,322	224,425
Households per Acre	2.0	2.3
Mean Household Size	2.4	2.4
Mean Household Income	\$40,810	\$52,020

Age Distribution <i>Source: CN</i>		
	Segment	Portland
0 - 17 Years Old	25%	21%
18 - 34 Years Old	23%	29%
35 - 64 Years Old	42%	39%
65+ Years Old	10%	12%

Ethnic and Racial Composition <i>Source: CN</i>		
	Segment	Portland
Non-Hispanic	92.9%	93.2%
White	71.3%	75.5%
Black	6.1%	6.2%
Native American	1.2%	0.9%
Asian	8.9%	6.3%
Pacific Islander	0.9%	0.4%
Other Race	0.0%	0.2%
Two or More Races	4.6%	3.8%
Hispanic	7.1%	6.8%

Real Estate Sales <i>Source: CA</i>		
	Segment	Portland
Median SFR ³ Sales Price (00-04)	\$134,500	\$160,500
% Change in SFR ³ Sales Price (from 1990-94 to 2000-04)	92%	114%

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

NE 102ND AVENUE

Street Segment ID: NE-102-1

Boundaries: NE SANDY TO NE PRESCOTT
Length: 0.26 miles

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

Number and Size of Lots by Zone Type *Source: BOP*

ZONE TYPE	Number of Lots		Size of Lots			Number of Lots by Size (SQFT)				
	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	16	59%	131,897	58%	8,244	10	4	2	0	0
Employment & Industrial	0	0%	0	0%	0	0	0	0	0	0
Residential	11	41%	95,186	42%	8,653	2	9	0	0	0
Other ¹	0	0%	0	0%	0	0	0	0	0	0
Total	27	100%	227,083	100%	8,410	12	13	2	0	0

Distribution of Lots by Zone Type *Source: BOP*

	Segment	All Segments ²
COMMERCIAL		
General Commercial	59%	23%
Central Commercial	0%	4%
Storefront Commercial	0%	24%
Mixed Commercial/Residential	0%	2%
Neighborhood Commercial	0%	6%
Office Commercial	0%	1%
E & I		
Employment	0%	9%
Industrial	0%	2%
RES		
Single-Dwelling Residential	7%	4%
Multi-Dwelling Residential	33%	24%
Other ¹	0%	1%

Approximate Lot Utilization (lots used as zoned)

by Zone Type *Sources: BOP and CA*

	Segment	All Segments ²
Commercial	44%	79%
Employment & Industrial	N/A	82%
Residential	100%	91%

Approximate Lot Vacancy by Zone Type

Sources: BOP and CA

	Segment	All Segments ²
Commercial	25%	6%
Employment & Industrial	N/A	13%
Residential	0%	6%

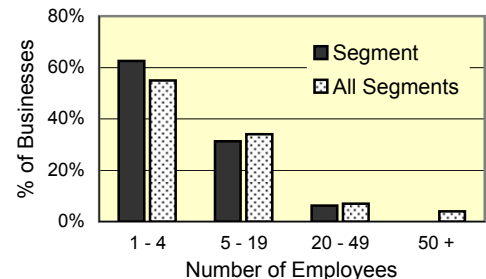
BUSINESS AND EMPLOYEE SUMMARY for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees ³	
	Segment	All Segments ²	Segment	All Segments ²
Retail	13%	34%	3%	34%
Personal Services	6%	8%	2%	5%
Other Services	13%	10%	5%	11%
Office	44%	28%	41%	26%
Auto Service/Repair	6%	5%	7%	3%
Auto Sales/Rental	0%	2%	0%	3%
Institutional	6%	4%	35%	10%
Industrial	13%	9%	9%	8%
Agriculture/Mining	0%	0%	0%	0%

Businesses by Size

Source: IP



Approximate Number of Businesses *Source: IP*

Businesses per Mile	62
Businesses per Mile for All Segments ²	70
% Different from All Segments ²	-12%

Estimated Number of Employees³ *Source: IP*

Employees per Mile	385
Employees per Mile for All Segments ²	837
% Different from All Segments ²	-54%

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.