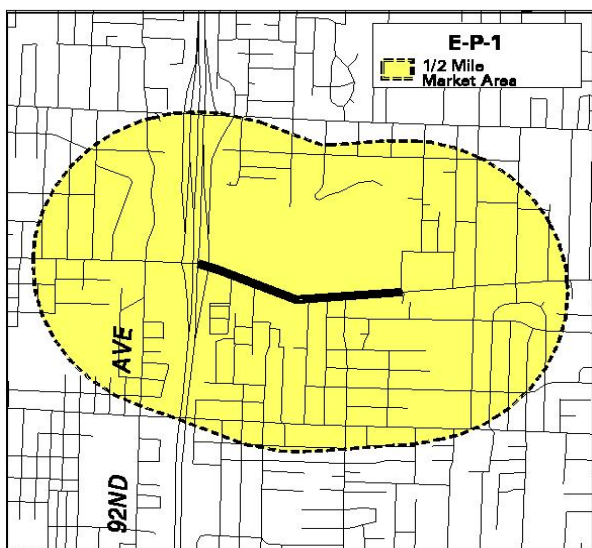


Boundaries: I-205 TO SE 108TH

Length: 0.64 miles

OVERVIEW

This short segment of Powell is a Region 2040 designated corridor. Compared to a citywide average, this segment's market area has significantly fewer people and households per acre, and household size is above average. Housing prices are lower than city average; and average incomes are substantially below the citywide average. The area is slightly more diverse racially than Portland overall, and has a higher than average Hispanic population (10.7%). The area has more children and seniors than the Portland average. The segment has a handful of businesses, and a very low average business density per mile. There is a very high percentage firms employing between five and fifty people. This segment has a high percentage of Office (50%) uses, followed by Auto Sales/Rental (17%) and Other Services (17%). Most of the employment is estimated in Office (48%) followed by Auto Sales/Rental (37%). It is notable that land in this segment is primarily zoned Industrial (30%) and Employment (12%), with 26% zoned for residential uses and 32% in the "Other" category (in this case, open space).



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 :	31,819
Number of Traffic Lanes:	2
Transit <i>Sources: PDOT and Metro</i>	
TSP Street Classification ¹ :	Transit Access Street
Transit Service:	Bus Route 9
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:	Partial

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

Demographic Information <i>Source: CN</i>	Segment	Portland
Total Population	4,327	530,638
People per Acre	4.7	5.5
Total Households	1,563	224,425
Households per Acre	1.7	2.3
Mean Household Size	2.8	2.4
Mean Household Income	\$37,851	\$52,020

Age Distribution <i>Source: CN</i>	Segment	Portland
0 - 17 Years Old	26%	21%
18 - 34 Years Old	22%	29%
35 - 64 Years Old	37%	39%
65+ Years Old	14%	12%

Ethnic and Racial Composition <i>Source: CN</i>	Segment	Portland
Non-Hispanic	89.3%	93.2%
White	74.1%	75.5%
Black	1.3%	6.2%
Native American	1.1%	0.9%
Asian	9.2%	6.3%
Pacific Islander	0.3%	0.4%
Other Race	0.0%	0.2%
Two or More Races	3.4%	3.8%
Hispanic	10.7%	6.8%

Real Estate Sales <i>Source: CA</i>	Segment	Portland
Median SFR ³ Sales Price (00-04)	\$131,500	\$160,500
% Change in SFR ³ Sales Price (from 1990-94 to 2000-04)	96%	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.

SE POWELL BLVD

Street Segment ID: E-P-1

Boundaries: I-205 TO SE 108TH
 Length: 0.64 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	0	0%	0	0%	0	0	0	0	0	0
Employment & Industrial	21	42%	1,806,890	58%	86,042	0	14	2	2	3
Residential	13	26%	1,122,553	36%	86,350	0	7	1	3	2
Other ¹	16	32%	206,565	7%	12,910	1	12	3	0	0
Total	50	100%	3,136,008	100%	62,720	1	33	6	5	5

Distribution of Lots by Zone Type *Source: BOP*

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

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

	Segment	All Segments ²
Commercial	N/A	79%
Employment & Industrial	90%	82%
Residential	85%	91%

Approximate Lot Vacancy by Zone Type

Sources: BOP and CA

	Segment	All Segments ²
Commercial	N/A	6%
Employment & Industrial	10%	13%
Residential	0%	6%

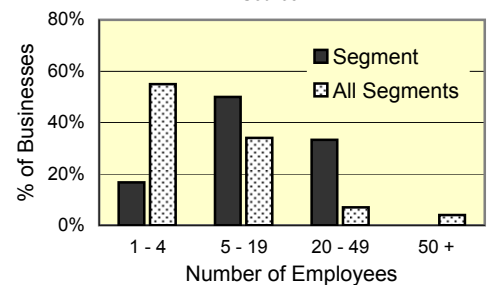
BUSINESS AND EMPLOYEE SUMMARY for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees ³	
	Segment	All Segments ²	Segment	All Segments ²
Retail	17%	34%	7%	34%
Personal Services	0%	8%	0%	5%
Other Services	17%	10%	7%	11%
Office	50%	28%	48%	26%
Auto Service/Repair	0%	5%	0%	3%
Auto Sales/Rental	17%	2%	37%	3%
Institutional	0%	4%	0%	10%
Industrial	0%	9%	0%	8%
Agriculture/Mining	0%	0%	0%	0%

Businesses by Size

Source: IP



Approximate Number of Businesses *Source: IP*

Businesses per Mile	9
Businesses per Mile for All Segments ²	70
% Different from All Segments ²	-87%

Estimated Number of Employees³ *Source: IP*

Employees per Mile	146
Employees per Mile for All Segments ²	837
% Different from All Segments ²	-83%

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.

