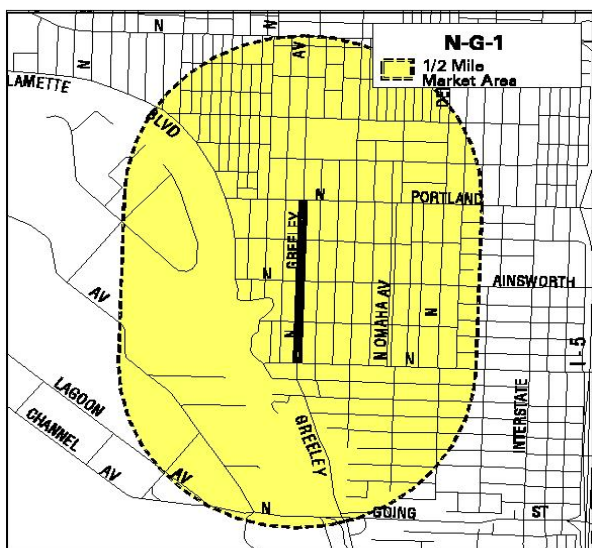


Boundaries: N Portland to N Killingsworth
 Length: 0.50 miles

OVERVIEW

This relatively short segment on N Greeley has no Region 2040 designation. This segment's population and household per acre are above average; household size is above average. Housing prices and average incomes are slightly lower than the city average. The area is more racially diverse than Portland overall. The Hispanic population surpasses the city average (7.7% versus 6.8% for the city). The segment is average in its adult distribution, but is slightly above average in the number of older adults. A higher than average number of businesses with small-to-medium firms. The Office use is twice the segment averages (59%) and employs 78% of the segment. Zoning in this segment is predominantly Single-Dwelling Residential (41%) and Neighborhood Commercial (33%).



Street Segment and Surrounding 1/2-Mile Market Area

TRANSPORTATION SUMMARY

Traffic <i>Source: PDOT</i>	
TSP Street Classification ¹ :	Neighborhood Collector Street
Average Daily Traffic Volume ² :	16,275
Number of Traffic Lanes:	2
Transit <i>Sources: PDOT and Metro</i>	
TSP Street Classification ¹ :	Transit Access Street
Transit Service:	Bus Route 1
Pedestrian <i>Source: PDOT</i>	
TSP Street Classification ¹ :	City Walkway
Pedestrian District:	No
Bicycle <i>Source: PDOT</i>	
TSP Street Classification ¹ :	Local Service 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	4,939	530,638
People per Acre	6.0	5.5
Total Households	2,088	224,425
Households per Acre	2.6	2.3
Mean Household Size	2.4	2.4
Mean Household Income	\$50,654	\$52,020

Age Distribution <i>Source: CN</i>		
	Segment	Portland
0 - 17 Years Old	20%	21%
18 - 34 Years Old	27%	29%
35 - 64 Years Old	41%	39%
65+ Years Old	12%	12%

Ethnic and Racial Composition <i>Source: CN</i>		
	Segment	Portland
Non-Hispanic	92.3%	93.2%
White	77.7%	75.5%
Black	5.6%	6.2%
Native American	1.2%	0.9%
Asian	3.8%	6.3%
Pacific Islander	0.5%	0.4%
Other Race	0.1%	0.2%
Two or More Races	3.4%	3.8%
Hispanic	7.7%	6.8%

Real Estate Sales <i>Source: CA</i>		
	Segment	Portland
Median SFR ³ Sales Price (00-04)	\$153,000	\$160,500
% Change in SFR ³ Sales Price (from 1990-94 to 2000-04)	166%	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

N GREELEY STREET

Street Segment ID: N-G-1

Boundaries: N Portland to N Killingsworth
 Length: 0.50 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	27	33%	171,967	37%	6,369	15	11	1	0	0
Employment & Industrial	0	0%	0	0%	0	0	0	0	0	0
Residential	56	67%	293,805	63%	5,247	45	11	0	0	0
Other ¹	0	0%	0	0%	0	0	0	0	0	0
Total	83	100%	465,772	100%	5,612	60	22	1	0	0

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	67%	79%
Employment & Industrial	N/A	82%
Residential	98%	91%

Approximate Lot Vacancy by Zone Type

Sources: BOP and CA

	Segment	All Segments ²
Commercial	4%	6%
Employment & Industrial	N/A	13%
Residential	2%	6%

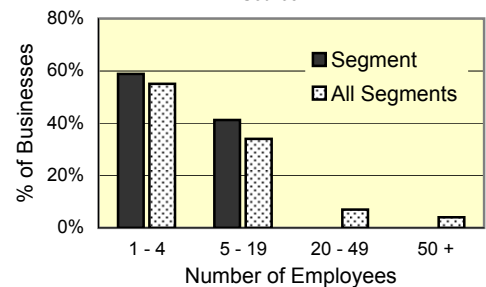
BUSINESS AND EMPLOYEE SUMMARY for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees ³	
	Segment	All Segments ²	Segment	All Segments ²
Retail	29%	34%	17%	34%
Personal Services	0%	8%	0%	5%
Other Services	0%	10%	0%	11%
Office	59%	28%	78%	26%
Auto Service/Repair	6%	5%	3%	3%
Auto Sales/Rental	0%	2%	0%	3%
Institutional	0%	4%	0%	10%
Industrial	6%	9%	1%	8%
Agriculture/Mining	0%	0%	0%	0%

Businesses by Size

Source: IP



Approximate Number of Businesses *Source: IP* 17

Businesses per Mile	34
Businesses per Mile for All Segments ²	70
% Different from All Segments ²	-51%

Estimated Number of Employees³ *Source: IP* 112

Employees per Mile	223
Employees per Mile for All Segments ²	837
% Different from All Segments ²	-73%

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.