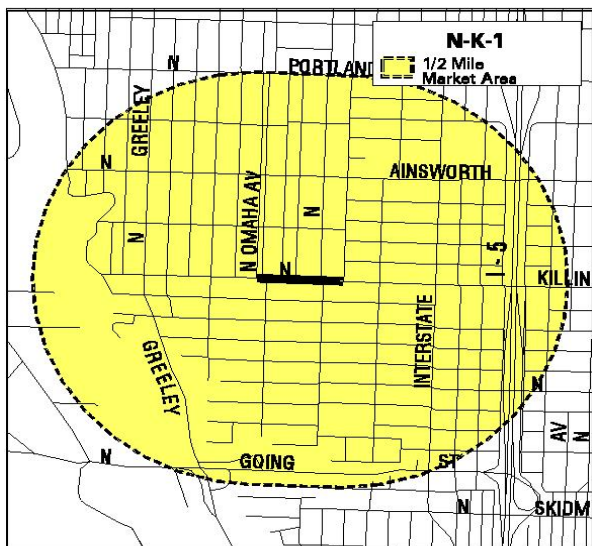


Boundaries: N Omaha to N Campbell
 Length: 0.19 miles

OVERVIEW

This very short segment on N Killingsworth 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, with an above average mix of African-Americans and Hispanic populations. The segment is average in its child and adult distribution, but is below average in the number of seniors. A higher than average number of businesses with 1-4 employees. The Auto Service and Repair (20%) use surpasses the other segments by four times their average, while Industrial uses surpass by three times the segment averages. Zoning in this segment is entirely General Commercial (100%).



Street Segment and Surrounding 1/2-Mile Market Area

TRANSPORTATION SUMMARY

Traffic Source: PDOT

TSP Street Classification ¹ :	Neighborhood Collector Street
Average Daily Traffic Volume ² :	4,932
Number of Traffic Lanes:	2

Transit Sources: PDOT and Metro

TSP Street Classification ¹ :	Major Transit Priority Street
Transit Service:	Bus Route 72

Pedestrian Source: PDOT

TSP Street Classification ¹ :	City Walkway
Pedestrian District:	No

Bicycle Source: PDOT

TSP Street Classification ¹ :	Local Service Bikeway
Bike Lane:	No

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

Demographic Information Source: CN

	Segment	Portland
Total Population	5,743	530,638
People per Acre	9.2	5.5
Total Households	2,346	224,425
Households per Acre	3.8	2.3
Mean Household Size	2.5	2.4
Mean Household Income	\$49,178	\$52,020

Age Distribution Source: CN

	Segment	Portland
0 - 17 Years Old	22%	21%
18 - 34 Years Old	29%	29%
35 - 64 Years Old	40%	39%
65+ Years Old	9%	12%

Ethnic and Racial Composition Source: CN

	Segment	Portland
Non-Hispanic	89.5%	93.2%
White	66.8%	75.5%
Black	10.2%	6.2%
Native American	1.4%	0.9%
Asian	4.8%	6.3%
Pacific Islander	1.0%	0.4%
Other Race	0.4%	0.2%
Two or More Races	4.9%	3.8%
Hispanic	10.5%	6.8%

Real Estate Sales Source: CA

	Segment	Portland
Median SFR ³ Sales Price (00-04)	\$151,000	\$160,500
% Change in SFR ³ Sales Price (from 1990-94 to 2000-04)	190%	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 KILLINGSWORTH STREET

Street Segment ID: N-K-1

Boundaries: N Omaha to N Campbell
 Length: 0.19 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	25	100%	161,568	100%	6,463	9	16	0	0	0
Employment & Industrial	0	0%	0	0%	0	0	0	0	0	0
Residential	0	0%	0	0%	0	0	0	0	0	0
Other ¹	0	0%	0	0%	0	0	0	0	0	0
Total	25	100%	161,568	100%	6,463	9	16	0	0	0

Distribution of Lots by Zone Type *Source: BOP*

	Segment	All Segments ²
COMMERCIAL		
General Commercial	100%	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	0%	4%
Multi-Dwelling Residential	0%	24%
Other ¹	0%	1%

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

	Segment	All Segments ²
Commercial	64%	79%
Employment & Industrial	N/A	82%
Residential	N/A	91%

Approximate Lot Vacancy by Zone Type

Sources: BOP and CA

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

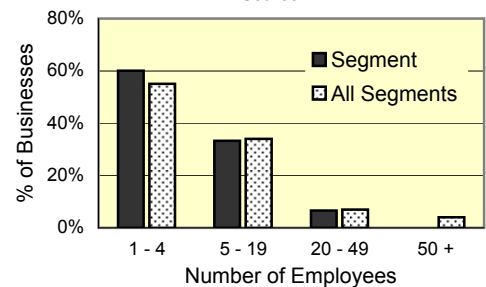
BUSINESS AND EMPLOYEE SUMMARY for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees ³	
	Segment	All Segments ²	Segment	All Segments ²
Retail	33%	34%	25%	34%
Personal Services	0%	8%	0%	5%
Other Services	7%	10%	15%	11%
Office	7%	28%	2%	26%
Auto Service/Repair	20%	5%	10%	3%
Auto Sales/Rental	0%	2%	0%	3%
Institutional	0%	4%	0%	10%
Industrial	27%	9%	46%	8%
Agriculture/Mining	7%	0%	2%	0%

Businesses by Size

Source: IP



Approximate Number of Businesses *Source: IP*

Approximate Number of Businesses	15
Businesses per Mile	79
Businesses per Mile for All Segments ²	70
% Different from All Segments ²	13%

Estimated Number of Employees³ *Source: IP*

Estimated Number of Employees ³	97
Employees per Mile	508
Employees per Mile for All Segments ²	837
% Different from All Segments ²	-39%

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.