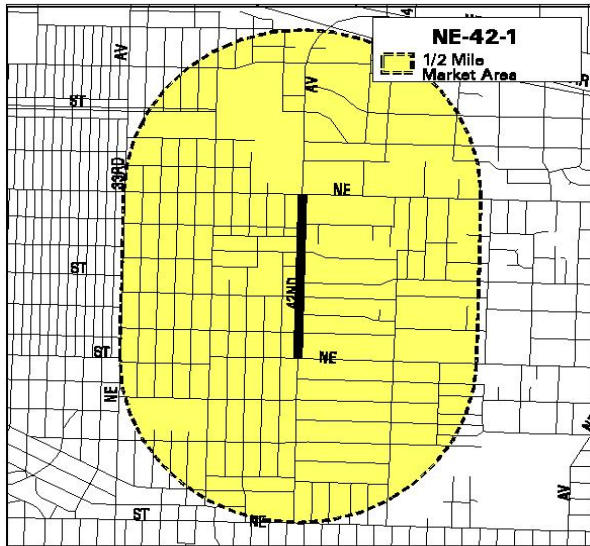


Boundaries: NE Killingsworth to NE Prescott
 Length: 0.50 miles

OVERVIEW

This relatively short segment on NE 42nd is a designated Corridor in the Region 2040 Plan. Compared to the citywide average, population and households per acre are above average; household size is average. Housing prices and average incomes are slightly higher than the city average. The segment is more racially diverse than the city average and is made up of 69.5% Non Hispanic White, 13.7% African American, 6.3% Asian, and 5.8% Hispanic populations. The segment has a higher than average older adult (35-64 year-olds) population and an average percentage of children and seniors. The segment has a higher than average number of businesses with 1-4 employees (60%); with Retail and Office dominating the use (69%). Zoning in this segment is primarily General Commercial (55%) and Multi Dwelling Residential (30%).



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 :	9,829
Number of Traffic Lanes:	2

Transit Sources: PDOT and Metro

TSP Street Classification ¹ :	Transit Access Street
Transit Service:	Bus Route 75

Pedestrian Source: PDOT

TSP Street Classification ¹ :	City Walkway
Pedestrian District:	No

Bicycle Source: PDOT

TSP Street Classification ¹ :	City Bikeway
Bike Lane:	No

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

Demographic Information Source: CN

	Segment	Portland
Total Population	6,029	530,638
People per Acre	7.3	5.5
Total Households	2,504	224,425
Households per Acre	3.1	2.3
Mean Household Size	2.4	2.4
Mean Household Income	\$55,218	\$52,020

Age Distribution Source: CN

	Segment	Portland
0 - 17 Years Old	22%	21%
18 - 34 Years Old	24%	29%
35 - 64 Years Old	42%	39%
65+ Years Old	12%	12%

Ethnic and Racial Composition Source: CN

	Segment	Portland
Non-Hispanic	94.2%	93.2%
White	69.5%	75.5%
Black	13.7%	6.2%
Native American	0.6%	0.9%
Asian	6.3%	6.3%
Pacific Islander	0.4%	0.4%
Other Race	0.3%	0.2%
Two or More Races	3.4%	3.8%
Hispanic	5.8%	6.8%

Real Estate Sales Source: CA

	Segment	Portland
Median SFR ³ Sales Price (00-04)	\$167,250	\$160,500
% Change in SFR ³ Sales Price (from 1990-94 to 2000-04)	146%	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 42ND AVENUE

Street Segment ID: NE-42-1

Boundaries: NE Killingsworth to NE Prescott
 Length: .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	41	68%	426,062	65%	10,392	9	28	3	1	0
Employment & Industrial	0	0%	0	0%	0	0	0	0	0	0
Residential	19	32%	228,880	35%	12,046	7	11	0	0	1
Other ¹	0	0%	0	0%	0	0	0	0	0	0
Total	60	100%	654,942	100%	10,916	16	39	3	1	1

Distribution of Lots by Zone Type *Source: BOP*

	Segment	All Segments ²	
COMMERCIAL	General Commercial	55%	23%
	Central Commercial	0%	4%
	Storefront Commercial	0%	24%
	Mixed Commercial/Residential	0%	2%
	Neighborhood Commercial	13%	6%
	Office Commercial	0%	1%
E & I	Employment	0%	9%
	Industrial	0%	2%
RES	Single-Dwelling Residential	2%	4%
	Multi-Dwelling Residential	30%	24%
	Other ¹	0%	1%

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

	Segment	All Segments ²
Commercial	78%	79%
Employment & Industrial	N/A	82%
Residential	100%	91%

Approximate Lot Vacancy by Zone Type

Sources: BOP and CA

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

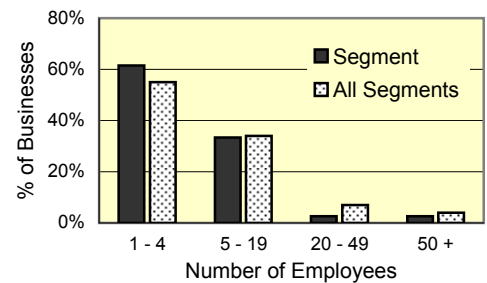
BUSINESS AND EMPLOYEE SUMMARY for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees ³	
	Segment	All Segments ²	Segment	All Segments ²
Retail	28%	34%	17%	34%
Personal Services	8%	8%	6%	5%
Other Services	0%	10%	0%	11%
Office	41%	28%	24%	26%
Auto Service/Repair	0%	5%	0%	3%
Auto Sales/Rental	0%	2%	0%	3%
Institutional	5%	4%	16%	10%
Industrial	18%	9%	38%	8%
Agriculture/Mining	0%	0%	0%	0%

Businesses by Size

Source: IP



Approximate Number of Businesses *Source: IP*

Businesses per Mile	78
Businesses per Mile for All Segments ²	70
% Different from All Segments ²	11%

Estimated Number of Employees³ *Source: IP*

Employees per Mile	629
Employees per Mile for All Segments ²	837
% Different from All Segments ²	-25%

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.