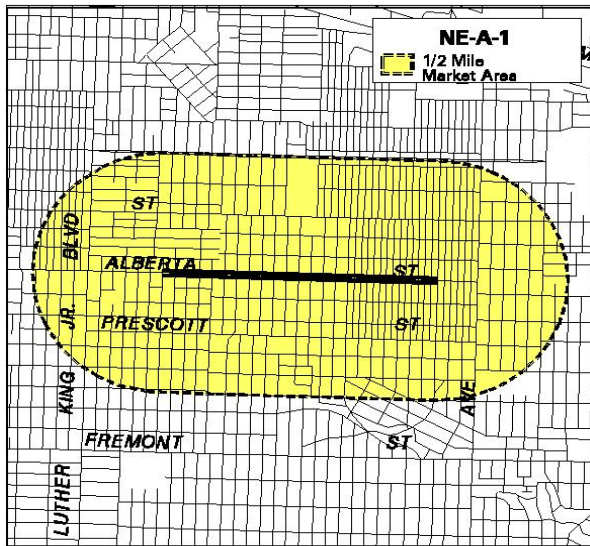


Boundaries: NE 10th to NE 31st

Length: 1.06 miles

**OVERVIEW**

This segment on NE Alberta is a designated Main Street in the Region 2040 Plan. People and households per acre are double the city average, while the average household size is slightly above the average. Housing prices have appreciated 254% and are slightly higher than the city average; average household incomes are below the city's average. The segment is significantly more racially diverse than the city's overall composition; Non Hispanic White makes up 47%, African American 34.5%, and Hispanic 8.9%. The segment has a higher than average child and young adult (0-34 year-olds) population and a significantly lower than average senior population (7% versus 21%). The segment has a higher than average number of businesses with 1-4 employees (68%). Retail (46%) and Industrial (12%) use exceed the city average. Zoning in this segment is Storefront Commercial (67%) and General Commercial (16%).



Street Segment and Surrounding 1/2-Mile Market Area

**TRANSPORTATION SUMMARY**

**Traffic** *Source: PDOT*

TSP Street Classification <sup>1</sup> :	Neighborhood Collector Street
Average Daily Traffic Volume <sup>2</sup> :	8,006
Number of Traffic Lanes:	2

**Transit** *Sources: PDOT and Metro*

TSP Street Classification <sup>1</sup> :	Community Transit Street
Transit Service:	Bus Route 72

**Pedestrian** *Source: PDOT*

TSP Street Classification <sup>1</sup> :	City Walkway
Pedestrian District:	No

**Bicycle** *Source: PDOT*

TSP Street Classification <sup>1</sup> :	Local Service Bikeway
Bike Lane:	No

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

**Demographic Information** *Source: CN*

	Segment	Portland
<b>Total Population</b>	<b>14,423</b>	<b>530,638</b>
People per Acre	12.3	5.5
<b>Total Households</b>	<b>5,517</b>	<b>224,425</b>
Households per Acre	4.7	2.3
<b>Mean Household Size</b>	<b>2.6</b>	<b>2.4</b>
<b>Mean Household Income</b>	<b>\$45,892</b>	<b>\$52,020</b>

**Age Distribution** *Source: CN*

	Segment	Portland
0 - 17 Years Old	26%	21%
18 - 34 Years Old	31%	29%
35 - 64 Years Old	36%	39%
65+ Years Old	7%	12%

**Ethnic and Racial Composition** *Source: CN*

	Segment	Portland
<b>Non-Hispanic</b>	<b>91.1%</b>	<b>93.2%</b>
White	47.0%	75.5%
Black	34.5%	6.2%
Native American	1.1%	0.9%
Asian	1.6%	6.3%
Pacific Islander	1.1%	0.4%
Other Race	0.2%	0.2%
Two or More Races	5.5%	3.8%
<b>Hispanic</b>	<b>8.9%</b>	<b>6.8%</b>

**Real Estate Sales** *Source: CA*

	Segment	Portland
Median SFR <sup>3</sup> Sales Price (00-04)	\$170,000	\$160,500
% Change in SFR <sup>3</sup> Sales Price (from 1990-94 to 2000-04)	254%	114%

**DATA SOURCES / YEAR:** Portland Office of Transportation, 2003 (PDOT); Metro, 2004 (Metro); US Census, 2000 (CN); County Assessor, 2004 (CA)

<sup>1</sup> Where more than one classification in Portland's Transportation System Plan (TSP) exists per category, the one that spans the greatest distance is reported.

<sup>2</sup> This figure represents the mean weighted Average Daily Traffic Volume for the segment.

<sup>3</sup> Single-Family Residence

**NE ALBERTA STREET**

Street Segment ID: NE-A-1

Boundaries: NE 10th to NE 31st  
 Length: 1.06 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	103	84%	584,648	84%	5,676	55	47	1	0	0
Employment & Industrial	12	10%	58,656	8%	4,888	7	5	0	0	0
Residential	8	7%	56,051	8%	7,006	6	1	1	0	0
Other <sup>1</sup>	0	0%	0	0%	0	0	0	0	0	0
<b>Total</b>	<b>123</b>	<b>100%</b>	<b>699,355</b>	<b>100%</b>	<b>5,686</b>	<b>68</b>	<b>53</b>	<b>2</b>	<b>0</b>	<b>0</b>

**Distribution of Lots by Zone Type** *Source: BOP*

	Segment	All Segments <sup>2</sup>
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 <sup>1</sup>	1%

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

	Segment	All Segments <sup>2</sup>
Commercial	80%	79%
Employment & Industrial	75%	82%
Residential	100%	91%

**Approximate Lot Vacancy by Zone Type**

*Sources: BOP and CA*

	Segment	All Segments <sup>2</sup>
Commercial	4%	6%
Employment & Industrial	25%	13%
Residential	0%	6%

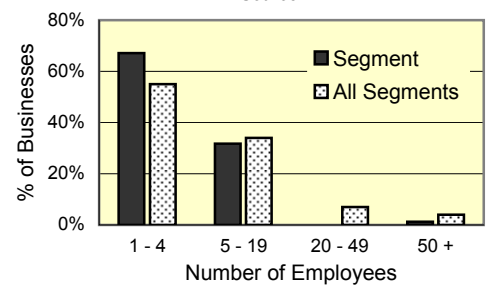
**BUSINESS AND EMPLOYEE SUMMARY** for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees <sup>3</sup>	
	Segment	All Segments <sup>2</sup>	Segment	All Segments <sup>2</sup>
Retail	46%	34%	29%	34%
Personal Services	6%	8%	3%	5%
Other Services	13%	10%	33%	11%
Office	13%	28%	11%	26%
Auto Service/Repair	5%	5%	2%	3%
Auto Sales/Rental	1%	2%	1%	3%
Institutional	2%	4%	4%	10%
Industrial	12%	9%	17%	8%
Agriculture/Mining	0%	0%	0%	0%

**Businesses by Size**

*Source: IP*



**Approximate Number of Businesses** *Source: IP*

Approximate Number of Businesses	82
Businesses per Mile	77
Businesses per Mile for All Segments <sup>2</sup>	70
% Different from All Segments <sup>2</sup>	11%

**Estimated Number of Employees<sup>3</sup>** *Source: IP*

Estimated Number of Employees <sup>3</sup>	428
Employees per Mile	404
Employees per Mile for All Segments <sup>2</sup>	837
% Different from All Segments <sup>2</sup>	-52%

DATA SOURCES / YEAR: Portland Bureau of Planning, 2004 (BOP); County Assessor, 2004 (CA); Inside Prospects, 2002-3 (IP)

<sup>1</sup> "Other" zone type includes Portland's Open Space (OS) and Institutional Residential (IR) zones, as well as commercial zones in other jurisdictions.

<sup>2</sup> "All Segments" figures derived from data from all ninety-three commercial street segments in this study.

<sup>3</sup> Number of employees derived by multiplying number of businesses by average number of employees. See methodology section for further detail.