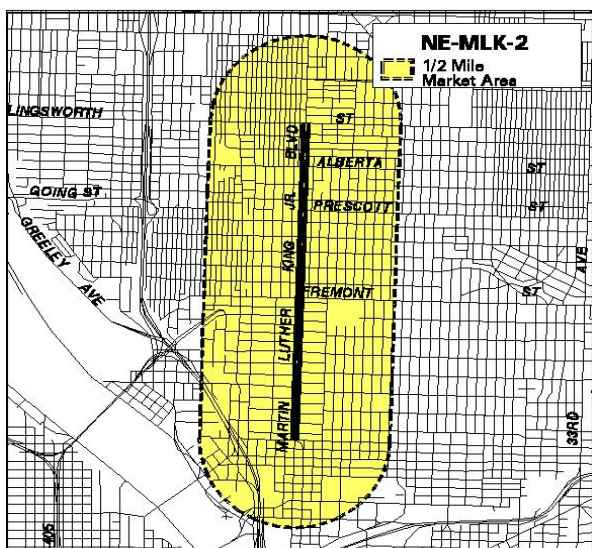


Boundaries: NE Killingsworth to NE Hancock
 Length: 1.81 miles

OVERVIEW

This long segment on NE Martin Luther King Jr. is a designated Main Street in the Region 2040 Plan. Compared to the citywide average, people and households per acre are twice the average. Household size is average. Housing prices have appreciated 330% and are slightly higher than the city average; household incomes, however, are well below the average. The segment is racially diverse, with 43% White, 38% African-American, and 9.8% Hispanic. The segment has a higher than average child (0-17) population. The segment is average in business size. There is a mix of business types, ranging from Retail, Personal Services, Other Services, Office, Auto Service and Repair, and Institutional use. Industrial use alone comprised 39% of the Employment in the segment. Zoning in this segment is primarily Employment (50%), General Commercial (18%), and Multi Dwelling Residential (32%).



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 :	29,514
Number of Traffic Lanes:	4
Transit <i>Sources: PDOT and Metro</i>	
TSP Street Classification ¹ :	Major Transit Priority Street
Transit Service:	Bus Routes 6 and 72
Pedestrian <i>Source: PDOT</i>	
TSP Street Classification ¹ :	City Walkway
Pedestrian District:	Partial
Bicycle <i>Source: PDOT</i>	
TSP Street Classification ¹ :	City 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	18,177	530,638
People per Acre	11.0	5.5
Total Households	7,597	224,425
Households per Acre	4.6	2.3
Mean Household Size	2.4	2.4
Mean Household Income	\$39,334	\$52,020

Age Distribution <i>Source: CN</i>		
	Segment	Portland
0 - 17 Years Old	24%	21%
18 - 34 Years Old	32%	29%
35 - 64 Years Old	35%	39%
65+ Years Old	10%	12%

Ethnic and Racial Composition <i>Source: CN</i>		
	Segment	Portland
Non-Hispanic	90.2%	93.2%
White	43.0%	75.5%
Black	38.2%	6.2%
Native American	1.1%	0.9%
Asian	1.5%	6.3%
Pacific Islander	0.8%	0.4%
Other Race	0.4%	0.2%
Two or More Races	5.2%	3.8%
Hispanic	9.8%	6.8%

Real Estate Sales <i>Source: CA</i>		
	Segment	Portland
Median SFR ³ Sales Price (00-04)	\$163,000	\$160,500
% Change in SFR ³ Sales Price (from 1990-94 to 2000-04)	330%	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 MLK Jr. BLVD

Street Segment ID: NE-MLK-2

Boundaries: NE Killingsworth to NE Hancock
Length: 1.81 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	32	18%	349,585	19%	10,925	9	20	3	0	0
Employment & Industrial	91	50%	1,007,349	55%	11,070	19	63	7	2	0
Residential	59	32%	472,957	26%	8,016	24	32	3	0	0
Other ¹	0	0%	0	0%	0	0	0	0	0	0
Total	182	100%	1,829,891	100%	10,054	52	115	13	2	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	81%	79%
Employment & Industrial	89%	82%
Residential	76%	91%

Approximate Lot Vacancy by Zone Type

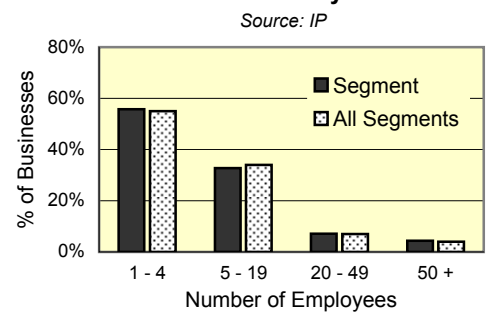
	Segment	All Segments ²
Commercial	16%	6%
Employment & Industrial	9%	13%
Residential	14%	6%

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%	21%	34%
Personal Services	11%	8%	6%	5%
Other Services	11%	10%	7%	11%
Office	21%	28%	29%	26%
Auto Service/Repair	6%	5%	2%	3%
Auto Sales/Rental	3%	2%	1%	3%
Institutional	13%	4%	28%	10%
Industrial	6%	9%	6%	8%
Agriculture/Mining	0%	0%	0%	0%

Businesses by Size



Approximate Number of Businesses *Source: IP* 113

Businesses per Mile	62
Businesses per Mile for All Segments ²	70
% Different from All Segments ²	-11%

Estimated Number of Employees³ *Source: IP* 1273

Employees per Mile	703
Employees per Mile for All Segments ²	837
% Different from All Segments ²	-16%

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.