

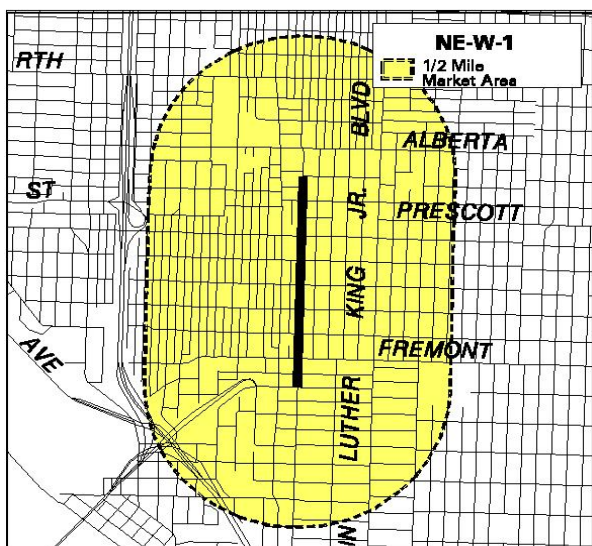
Portland Commercial Corridors Study

N WILLIAMS / This segment on N Williams has no designation in the Region 2040 Plan Street Segment ID: NE-W-1

Boundaries: N Wygant to N Cook
Length: 1.14 miles

OVERVIEW

This segment on N Williams has no designation in the Region 2040 Plan. Compared to the citywide average, people and households per acre are almost twice the average. Household size is slightly above average. Housing prices have appreciated 384%, but are still below the city average; household incomes are well below the average. The segment is racially diverse, with 33% White, 48% African-American, and 13% Hispanic. The segment has a higher than average child and young adult (0-34) population. The segment is below average in small-to-medium sized firms, but is close to 7 times the average in large firms. This is true as a result of heavy Industrial uses in the segment (30%) which makes up 63% of the employment. There is also an above average presence of Auto Service and Repair (22%). Zoning in this segment is primarily Employment (68%) and Multi Dwelling Residential (32%).



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 : | 7,687 |
| Number of Traffic Lanes: | 2 |

Transit Sources: PDOT and Metro

| | |
|--|-----------------------|
| TSP Street Classification ¹ : | Transit Access Street |
| Transit Service: | Bus Route 40 |

Pedestrian Source: PDOT

| | |
|--|--------------|
| TSP Street Classification ¹ : | City Walkway |
| Pedestrian District: | Partial |

Bicycle Source: PDOT

| | |
|--|--------------|
| TSP Street Classification ¹ : | City Bikeway |
| Bike Lane: | Yes |

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

Demographic Information Source: CN

| | Segment | Portland |
|------------------------------|-----------------|-----------------|
| Total Population | 10,174 | 530,638 |
| People per Acre | 10.4 | 5.5 |
| Total Households | 3,913 | 224,425 |
| Households per Acre | 4.0 | 2.3 |
| Mean Household Size | 2.6 | 2.4 |
| Mean Household Income | \$35,204 | \$52,020 |

Age Distribution Source: CN

| | Segment | Portland |
|-------------------|---------|----------|
| 0 - 17 Years Old | 27% | 21% |
| 18 - 34 Years Old | 33% | 29% |
| 35 - 64 Years Old | 32% | 39% |
| 65+ Years Old | 8% | 12% |

Ethnic and Racial Composition Source: CN

| | Segment | Portland |
|---------------------|--------------|--------------|
| Non-Hispanic | 86.6% | 93.2% |
| White | 33.1% | 75.5% |
| Black | 44.7% | 6.2% |
| Native American | 1.0% | 0.9% |
| Asian | 1.5% | 6.3% |
| Pacific Islander | 1.1% | 0.4% |
| Other Race | 0.3% | 0.2% |
| Two or More Races | 5.0% | 3.8% |
| Hispanic | 13.4% | 6.8% |

Real Estate Sales Source: CA

| | Segment | Portland |
|--|-----------|-----------|
| Median SFR ³ Sales Price (00-04) | \$150,000 | \$160,500 |
| % Change in SFR ³ Sales Price (from 1990-94 to 2000-04) | 384% | 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 WILLIAMS AVENUE

Street Segment ID: NE-W-1

Boundaries: N Wygant to N Cook
Length: 1.14 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 | 0 | 0% | 0 | 0% | 0 | 0 | 0 | 0 | 0 | 0 |
| Employment & Industrial | 69 | 68% | 672,233 | 79% | 9,743 | 23 | 42 | 1 | 2 | 1 |
| Residential | 32 | 32% | 182,729 | 21% | 5,710 | 10 | 22 | 0 | 0 | 0 |
| Other ¹ | 0 | 0% | 0 | 0% | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 101 | 100% | 854,962 | 100% | 8,465 | 33 | 64 | 1 | 2 | 1 |

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 | N/A | 79% |
| Employment & Industrial | 54% | 82% |
| Residential | 94% | 91% |

Approximate Lot Vacancy by Zone Type

Sources: BOP and CA

| | Segment | All Segments ² |
|-------------------------|---------|---------------------------|
| Commercial | N/A | 6% |
| Employment & Industrial | 26% | 13% |
| Residential | 6% | 6% |

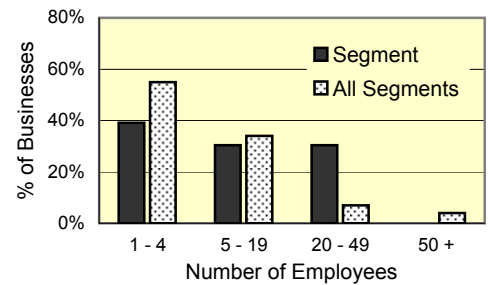
BUSINESS AND EMPLOYEE SUMMARY for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

| USE TYPE | % of Businesses | | % of Employees ³ | |
|---------------------|-----------------|---------------------------|-----------------------------|---------------------------|
| | Segment | All Segments ² | Segment | All Segments ² |
| Retail | 13% | 34% | 3% | 34% |
| Personal Services | 4% | 8% | 0% | 5% |
| Other Services | 4% | 10% | 2% | 11% |
| Office | 17% | 28% | 29% | 26% |
| Auto Service/Repair | 22% | 5% | 0% | 3% |
| Auto Sales/Rental | 0% | 2% | 0% | 3% |
| Institutional | 9% | 4% | 2% | 10% |
| Industrial | 30% | 9% | 63% | 8% |
| Agriculture/Mining | 0% | 0% | 0% | 0% |

Businesses by Size

Source: IP



Approximate Number of Businesses *Source: IP* 23

| | |
|---|------|
| Businesses per Mile | 31 |
| Businesses per Mile for All Segments ² | 70 |
| % Different from All Segments ² | -56% |

Estimated Number of Employees³ *Source: IP* 309

| | |
|--|------|
| Employees per Mile | 412 |
| Employees per Mile for All Segments ² | 837 |
| % Different from All Segments ² | -51% |

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.