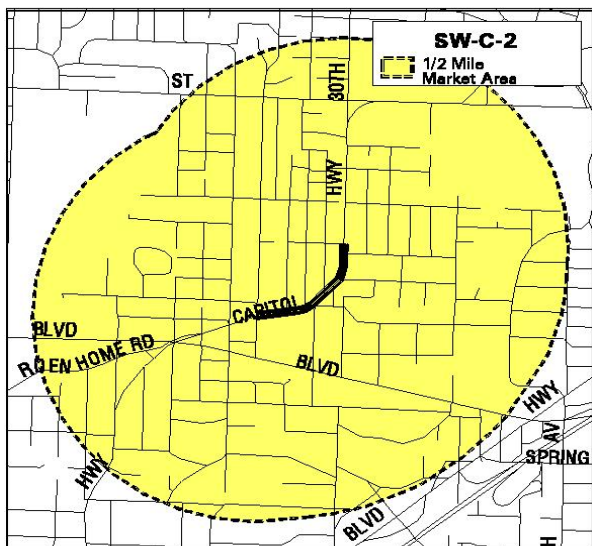


Boundaries: SW Miles St to SW 34th Ave  
 Length: 0.30 miles

**OVERVIEW**

In the Region 2040 Growth Concept, this segment, the northern entrance to Multnomah Village, is designated a corridor. People and households per acre, household size and income, and age distribution are similar to the citywide average. However, housing costs are higher, and there is less racial diversity. Compared to the combined segments, this segment contains fewer businesses and employees per mile, though there are more institutional businesses (22%) and employees (57%) here. This is probably due to three institutions: West Hills Childhood Learning Center, Loaves and Fishes, and Multnomah Art Center. Percentages of office and industrial businesses are higher than in the combined segments, but these are countered by the low percentages of all other uses.



Street Segment and Surrounding 1/2-Mile Market Area

**TRANSPORTATION SUMMARY**

<b>Traffic</b> <i>Source: PDOT</i>	
TSP Street Classification <sup>1</sup> :	District Collector Street
Average Daily Traffic Volume <sup>2</sup> :	9,773
Number of Traffic Lanes:	2
<b>Transit</b> <i>Sources: PDOT and Metro</i>	
TSP Street Classification <sup>1</sup> :	Transit Access Street
Transit Service:	Bus Routes 44 and 64
<b>Pedestrian</b> <i>Source: PDOT</i>	
TSP Street Classification <sup>1</sup> :	City Walkway
Pedestrian District:	No
<b>Bicycle</b> <i>Source: PDOT</i>	
TSP Street Classification <sup>1</sup> :	City Bikeway
Bike Lane:	Yes

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

<b>Demographic Information</b> <i>Source: CN</i>		
	Segment	Portland
<b>Total Population</b>	<b>3,693</b>	<b>530,638</b>
People per Acre	5.4	5.5
<b>Total Households</b>	<b>1,754</b>	<b>224,425</b>
Households per Acre	2.6	2.3
<b>Mean Household Size</b>	<b>2.1</b>	<b>2.4</b>
<b>Mean Household Income</b>	<b>\$54,202</b>	<b>\$52,020</b>
<b>Age Distribution</b> <i>Source: CN</i>		
	Segment	Portland
0 - 17 Years Old	21%	21%
18 - 34 Years Old	28%	29%
35 - 64 Years Old	42%	39%
65+ Years Old	9%	12%

<b>Ethnic and Racial Composition</b> <i>Source: CN</i>		
	Segment	Portland
<b>Non-Hispanic</b>	<b>95.5%</b>	<b>93.2%</b>
White	86.1%	75.5%
Black	2.5%	6.2%
Native American	0.8%	0.9%
Asian	2.6%	6.3%
Pacific Islander	0.1%	0.4%
Other Race	0.1%	0.2%
Two or More Races	3.2%	3.8%
<b>Hispanic</b>	<b>4.6%</b>	<b>6.8%</b>

<b>Real Estate Sales</b> <i>Source: CA</i>		
	Segment	Portland
Median SFR <sup>3</sup> Sales Price (00-04)	\$189,700	\$160,500
% Change in SFR <sup>3</sup> Sales Price (from 1990-94 to 2000-04)	94%	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

**SW CAPITOL HWY**

Street Segment ID: SW-C-2

Boundaries: SW 34th Ave to SW Miles  
 Length: 0.30 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	22	61%	435,315	88%	19,787	6	13	1	1	1
Employment & Industrial	0	0%	0	0%	0	0	0	0	0	0
Residential	14	39%	57,450	12%	4,104	10	4	0	0	0
Other <sup>1</sup>	0	0%	0	0%	0	0	0	0	0	0
<b>Total</b>	<b>36</b>	<b>100%</b>	<b>492,765</b>	<b>100%</b>	<b>13,688</b>	<b>16</b>	<b>17</b>	<b>1</b>	<b>1</b>	<b>1</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	77%	79%
Employment & Industrial	N/A	82%
Residential	100%	91%

**Approximate Lot Vacancy by Zone Type**

*Sources: BOP and CA*

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

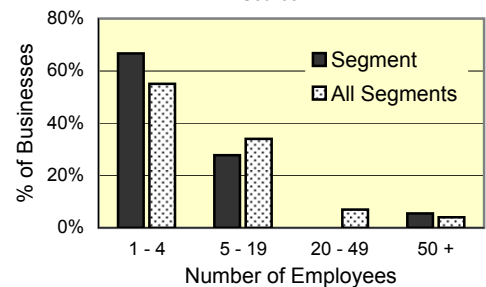
**BUSINESS AND EMPLOYEE SUMMARY** for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees <sup>3</sup>	
	Segment	All Segments <sup>2</sup>	Segment	All Segments <sup>2</sup>
Retail	22%	34%	5%	34%
Personal Services	0%	8%	0%	5%
Other Services	6%	10%	1%	11%
Office	33%	28%	24%	26%
Auto Service/Repair	0%	5%	0%	3%
Auto Sales/Rental	0%	2%	0%	3%
Institutional	22%	4%	57%	10%
Industrial	17%	9%	13%	8%
Agriculture/Mining	0%	0%	0%	0%

**Businesses by Size**

*Source: IP*



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

Businesses per Mile	18
Businesses per Mile for All Segments <sup>2</sup>	60
% Different from All Segments <sup>2</sup>	70
	-14%

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

Employees per Mile	153
Employees per Mile for All Segments <sup>2</sup>	508
% Different from All Segments <sup>2</sup>	837
	-39%

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.