

PSU Center for Urban Studies  
Center for Transportation Studies  
**Transit-Oriented Development Survey:  
The Merrick**



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## Background

The Merrick is a mixed-use, transit-oriented development (TOD) located at 1231 NE Martin Luther King Jr. Blvd in Portland, in the Lloyd Center/Rose Quarter area.



- 185 rental apartments, ground floor commercial and underground parking.
- One block away from a MAX station
- On a frequent service bus route

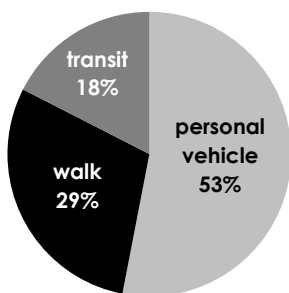
The primary purpose of a TOD is to create higher density, mixed-use near transit to increase transit riders.

## Our Research

The purpose of our research was to document the way residents travel before and after living at The Merrick, their attitudes towards travel, and factors influencing their choice to live at The Merrick.

In February 2005, we delivered surveys to every occupied apartment. A letter of support from The Merrick manager and a Starbucks gift card of \$3 dollars (an upfront thank you) were included. Reminder postcards and a second set of surveys were distributed to residents who had not responded. Over 40% of the residents responded, 76 total.

## How do Merrick residents travel?



Just under half (47%) of all trips from The Merrick the previous week were by transit or walking, and 53% were made in private vehicles. Only 8% of the households had no vehicle available. This indicates that people are choosing not to drive.

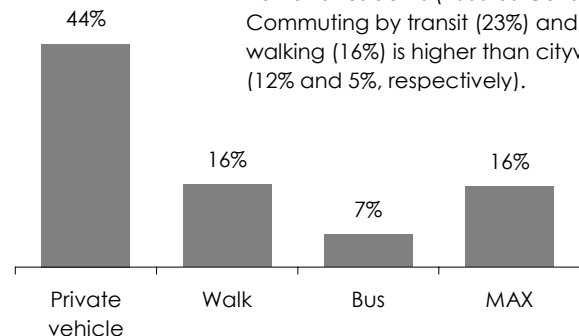
## Did moving to The Merrick change the way residents travel?

Merrick residents claim to be driving less and using transit and walking more compared to where they used to live.

- 68% claim to drive a lot to a little less now
- 70% claim to use transit a little to a lot more now
- 47% claim to walk a little to a lot more now

## How do residents get to work/school?

Only 44% of Merrick residents regularly commute in a private vehicle, compared to 76% of Portland residents (2000 US Census). Commuting by transit (23%) and walking (16%) is higher than citywide (12% and 5%, respectively).



## Why do residents live at The Merrick?

These were the top ten factors for Merrick residents when they looked for their current home:

- High quality living unit
- Easy access to downtown
- Good public transit service
- Relatively new living unit
- Affordable living unit
- Close to where I worked
- Shopping areas within walking distance
- High level of upkeep in neighborhood
- Attractive appearance of neighborhood
- Safe neighborhood for walking

## Who lives at The Merrick?

The survey respondents were evenly split between men and women. In addition, the respondents:

- Are primarily single-person households (73%)
- Range in age from 20 to 87 (median age is 33 years)
- Have driver's licenses (92%)
- Largely have college degrees (68%)
- Work full time (75%)
- Have a range of income levels, with 41% earning \$50,000 or greater

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## Contact Information

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