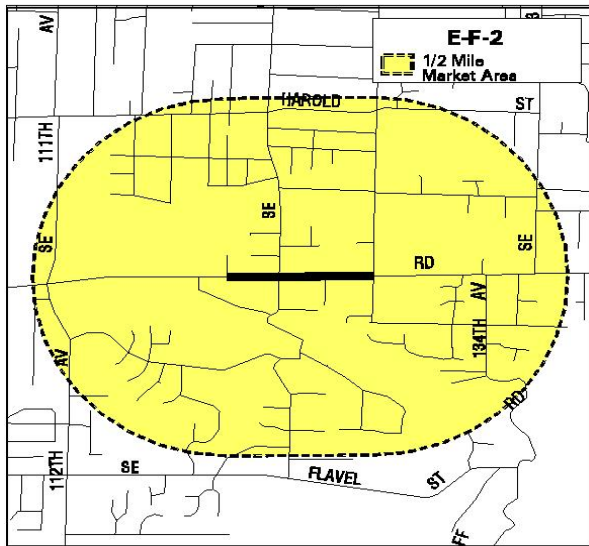


Boundaries: SE 120TH AVE TO SE 128TH

Length: 0.38 miles

OVERVIEW

This segment of Foster is a Region 2040 designated corridor. Compared to a citywide average, this segment's market area has significantly fewer people and households per acre, and household size is above average. Housing prices are lower than city average; however average incomes are above the citywide average. The area is less diverse racially and ethnically than Portland overall. The area has more children and seniors than the Portland average. The segment has a very small number of businesses, and less than 50% of the average business density per mile. There is a very high percentage of very small firms. This segment is notable for the high percentage of businesses in Auto Service/Repair activities (45%); Office uses (27%) follow. Most of the employment is estimated in Auto Service/Repair (48%) or Retail (34%). Land in this segment is primarily zoned General Commercial (54%) or Multi-Dwelling Residential (38%). It is notable that only 35% of commercially-zoned lots are currently used for commercial purposes.



Street Segment and Surrounding 1/2-Mile Market Area

TRANSPORTATION SUMMARY

Traffic Source: PDOT

TSP Street Classification ¹ :	District Collector Street
Average Daily Traffic Volume ² :	22,484
Number of Traffic Lanes:	2 and 4

Transit Sources: PDOT and Metro

TSP Street Classification ¹ :	Major Transit Priority Street
Transit Service:	Bus Routes 10 and 71

Pedestrian Source: PDOT

TSP Street Classification ¹ :	City Walkway
Pedestrian District:	No

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	2,791	530,638
People per Acre	3.8	5.5
Total Households	941	224,425
Households per Acre	1.3	2.3
Mean Household Size	3.0	2.4
Mean Household Income	\$56,818	\$52,020

Age Distribution Source: CN

	Segment	Portland
0 - 17 Years Old	25%	21%
18 - 34 Years Old	21%	29%
35 - 64 Years Old	36%	39%
65+ Years Old	18%	12%

Ethnic and Racial Composition Source: CN

	Segment	Portland
Non-Hispanic	94.8%	93.2%
White	82.8%	75.5%
Black	2.6%	6.2%
Native American	0.8%	0.9%
Asian	6.1%	6.3%
Pacific Islander	0.1%	0.4%
Other Race	0.1%	0.2%
Two or More Races	2.3%	3.8%
Hispanic	5.2%	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)	88%	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

SE FOSTER ROAD

Street Segment ID: E-F-2

Boundaries: SE 120TH TO SE 128TH
 Length: 0.38 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	23	62%	363,400	41%	15,800	0	20	2	1	0
Employment & Industrial	0	0%	0	0%	0	0	0	0	0	0
Residential	14	38%	533,463	59%	38,104	0	5	4	5	0
Other ¹	0	0%	0	0%	0	0	0	0	0	0
Total	37	100%	896,863	100%	24,240	0	25	6	6	0

Distribution of Lots by Zone Type *Source: BOP*

	Segment	All Segments ²	
COMMERCIAL	General Commercial	54%	23%
	Central Commercial	0%	4%
	Storefront Commercial	0%	24%
	Mixed Commercial/Residential	0%	2%
	Neighborhood Commercial	8%	6%
	Office Commercial	0%	1%
E & I	Employment	0%	9%
	Industrial	0%	2%
RES	Single-Dwelling Residential	0%	4%
	Multi-Dwelling Residential	38%	24%
	Other ¹	0%	1%

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

	Segment	All Segments ²
Commercial	35%	79%
Employment & Industrial	N/A	82%
Residential	86%	91%

Approximate Lot Vacancy by Zone Type

Sources: BOP and CA

	Segment	All Segments ²
Commercial	17%	6%
Employment & Industrial	N/A	13%
Residential	14%	6%

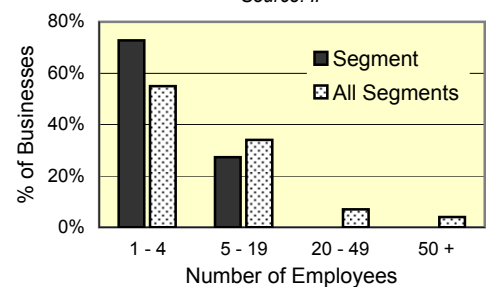
BUSINESS AND EMPLOYEE SUMMARY for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees ³	
	Segment	All Segments ²	Segment	All Segments ²
Retail	18%	34%	34%	34%
Personal Services	9%	8%	3%	5%
Other Services	0%	10%	0%	11%
Office	27%	28%	14%	26%
Auto Service/Repair	45%	5%	48%	3%
Auto Sales/Rental	0%	2%	0%	3%
Institutional	0%	4%	0%	10%
Industrial	0%	9%	0%	8%
Agriculture/Mining	0%	0%	0%	0%

Businesses by Size

Source: IP



Approximate Number of Businesses *Source: IP*

Approximate Number of Businesses	11
Businesses per Mile	29
Businesses per Mile for All Segments ²	70
% Different from All Segments ²	-59%

Estimated Number of Employees³ *Source: IP*

Estimated Number of Employees	47
Employees per Mile	122
Employees per Mile for All Segments ²	837
% Different from All Segments ²	-85%

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.