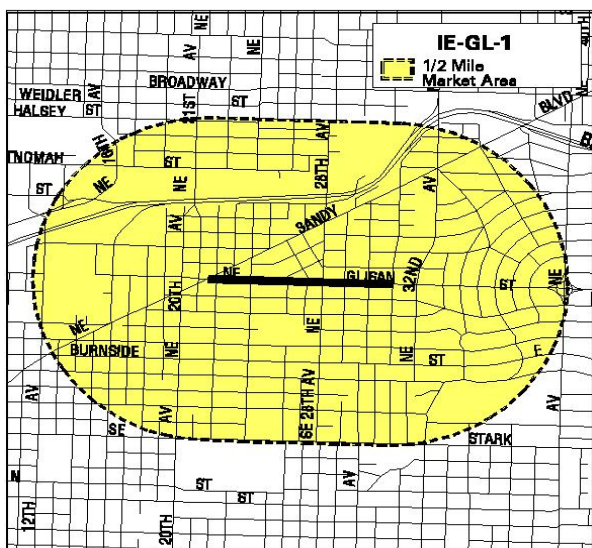


Boundaries: NE Sandy to NE 31st PI
 Length: 0.53 miles

OVERVIEW

This segment on NE Glisan has no designation in the Region's 2040 Plan. Compared to the citywide average, the people and households per acre are two times the average, while the household size is below average. Housing prices have appreciated 149% and are significantly higher than the city average; household incomes are average. The segment is racially diverse, but is slightly less than the city's average composition. The segment has a higher than average young adult (18-34 year-olds) population and a significantly lower than average of 0-17 year olds (13% versus 21%). The segment has a higher than average number of businesses with 1-4 employees (64%). Institutional is the dominant use (20%) making up 41% of the employment. Zoning in this segment is primarily Storefront Commercial (67%).



Street Segment and Surrounding 1/2-Mile Market Area

TRANSPORTATION SUMMARY

Traffic <i>Source: PDOT</i>	
TSP Street Classification ¹ :	Neighborhood Collector Street
Average Daily Traffic Volume ² :	6,152
Number of Traffic Lanes:	2
Transit <i>Sources: PDOT and Metro</i>	
TSP Street Classification ¹ :	Transit Access Street
Transit Service:	Bus Routes 19 and 74
Pedestrian <i>Source: PDOT</i>	
TSP Street Classification ¹ :	City Walkway
Pedestrian District:	No
Bicycle <i>Source: PDOT</i>	
TSP Street Classification ¹ :	City Bikeway
Bike Lane:	Yes

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

Demographic Information <i>Source: CN</i>		
	Segment	Portland
Total Population	8,873	530,638
People per Acre	10.6	5.5
Total Households	4,741	224,425
Households per Acre	5.7	2.3
Mean Household Size	1.9	2.4
Mean Household Income	\$52,002	\$52,020

Age Distribution <i>Source: CN</i>		
	Segment	Portland
0 - 17 Years Old	13%	21%
18 - 34 Years Old	38%	29%
35 - 64 Years Old	41%	39%
65+ Years Old	8%	12%

Ethnic and Racial Composition <i>Source: CN</i>		
	Segment	Portland
Non-Hispanic	94.7%	93.2%
White	80.1%	75.5%
Black	6.3%	6.2%
Native American	1.0%	0.9%
Asian	3.1%	6.3%
Pacific Islander	0.1%	0.4%
Other Race	0.5%	0.2%
Two or More Races	3.5%	3.8%
Hispanic	5.3%	6.8%

Real Estate Sales <i>Source: CA</i>		
	Segment	Portland
Median SFR ³ Sales Price (00-04)	\$247,500	\$160,500
% Change in SFR ³ Sales Price (from 1990-94 to 2000-04)	149%	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 GLISAN STREET

Street Segment ID: IE-GL-1

Boundaries: NE Sandy to NE 31st Pl
 Length: 0.53 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	37	67%	255,391	60%	6,902	18	17	2	0	0
Employment & Industrial	0	0%	0	0%	0	0	0	0	0	0
Residential	18	33%	172,128	40%	9,563	11	4	2	1	0
Other ¹	0	0%	0	0%	0	0	0	0	0	0
Total	55	100%	427,519	100%	7,773	29	21	4	1	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	65%	79%
Employment & Industrial	N/A	82%
Residential	100%	91%

Approximate Lot Vacancy by Zone Type

Sources: BOP and CA

	Segment	All Segments ²
Commercial	3%	6%
Employment & Industrial	N/A	13%
Residential	0%	6%

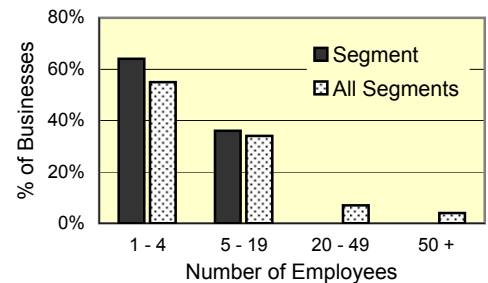
BUSINESS AND EMPLOYEE SUMMARY for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees ³	
	Segment	All Segments ²	Segment	All Segments ²
Retail	32%	34%	32%	34%
Personal Services	24%	8%	9%	5%
Other Services	4%	10%	5%	11%
Office	8%	28%	3%	26%
Auto Service/Repair	4%	5%	2%	3%
Auto Sales/Rental	0%	2%	0%	3%
Institutional	20%	4%	41%	10%
Industrial	8%	9%	7%	8%
Agriculture/Mining	0%	0%	0%	0%

Businesses by Size

Source: IP



Approximate Number of Businesses *Source: IP* 25

Businesses per Mile	47
Businesses per Mile for All Segments ²	70
% Different from All Segments ²	-33%

Estimated Number of Employees³ *Source: IP* 144

Employees per Mile	272
Employees per Mile for All Segments ²	837
% Different from All Segments ²	-68%

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.