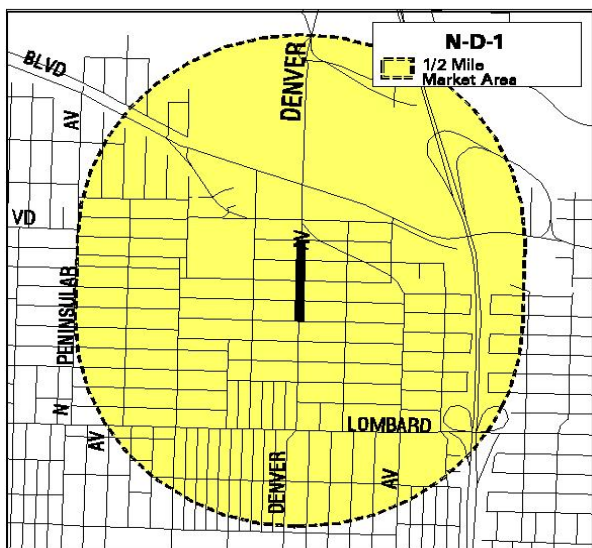


Boundaries: Willis to Watts
 Length: 0.20 miles

OVERVIEW

This relatively short segment on N Denver is a designated main street under the Region's 2040 Plan. This segment's population and household make-up is average. Housing prices and average incomes are significantly lower than the city average. The area is more racially diverse than Portland overall, with an above average mix of African-Americans, Hispanic, and populations with two or more races. The segment is average in its age distribution, but is slightly above average in the number of children. A higher than average number of businesses with 1-4 employees (78%); with Retail dominating the use (58%) and Industrial (12%) use exceeding the segment average. Zoning in this segment is primarily Storefront Commercial (96%), with pockets of Multi-Dwelling Residential (4%) well below the distribution in all segments.



Street Segment and Surrounding 1/2-Mile Market Area

TRANSPORTATION SUMMARY

Traffic <i>Source: PDOT</i>	
TSP Street Classification ¹ :	Local Service Traffic Street
Average Daily Traffic Volume ² :	7,331
Number of Traffic Lanes:	2
Transit <i>Sources: PDOT and Metro</i>	
TSP Street Classification ¹ :	Transit Access Street
Transit Service:	Bus Routes 4 and 6
Pedestrian <i>Source: PDOT</i>	
TSP Street Classification ¹ :	Pedestrian District
Pedestrian District:	Partial
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	3,523	530,638
People per Acre	5.6	5.5
Total Households	1,445	224,425
Households per Acre	2.3	2.3
Mean Household Size	2.4	2.4
Mean Household Income	\$41,344	\$52,020

Age Distribution <i>Source: CN</i>		
	Segment	Portland
0 - 17 Years Old	23%	21%
18 - 34 Years Old	27%	29%
35 - 64 Years Old	40%	39%
65+ Years Old	10%	12%

Ethnic and Racial Composition <i>Source: CN</i>		
	Segment	Portland
Non-Hispanic	92.5%	93.2%
White	68.7%	75.5%
Black	9.8%	6.2%
Native American	1.4%	0.9%
Asian	5.5%	6.3%
Pacific Islander	1.1%	0.4%
Other Race	0.2%	0.2%
Two or More Races	5.9%	3.8%
Hispanic	7.5%	6.8%

Real Estate Sales <i>Source: CA</i>		
	Segment	Portland
Median SFR ³ Sales Price (00-04)	\$130,000	\$160,500
% Change in SFR ³ Sales Price (from 1990-94 to 2000-04)	191%	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 DENVER AVENUE

Street Segment ID: N-D-1

Boundaries: NW 107th to NW 114th
 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	22	96%	186,861	95%	8,494	2	19	1	0	0
Employment & Industrial	0	0%	0	0%	0	0	0	0	0	0
Residential	1	4%	10,478	5%	10,478	0	1	0	0	0
Other ¹	0	0%	0	0%	0	0	0	0	0	0
Total	23	100%	197,339	100%	8,580	2	20	1	0	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	100%	79%
Employment & Industrial	N/A	82%
Residential	100%	91%

Approximate Lot Vacancy by Zone Type

Sources: BOP and CA

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

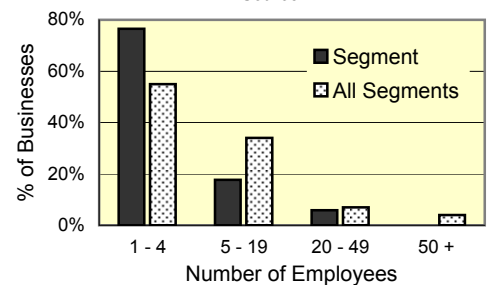
BUSINESS AND EMPLOYEE SUMMARY for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees ³	
	Segment	All Segments ²	Segment	All Segments ²
Retail	53%	34%	26%	34%
Personal Services	18%	8%	19%	5%
Other Services	0%	10%	0%	11%
Office	12%	28%	17%	26%
Auto Service/Repair	6%	5%	33%	3%
Auto Sales/Rental	0%	2%	0%	3%
Institutional	0%	4%	0%	10%
Industrial	12%	9%	5%	8%
Agriculture/Mining	0%	0%	0%	0%

Businesses by Size

Source: IP



Approximate Number of Businesses *Source: IP*

Businesses per Mile	85
Businesses per Mile for All Segments ²	70
% Different from All Segments ²	21%

Estimated Number of Employees³ *Source: IP*

Employees per Mile	520
Employees per Mile for All Segments ²	837
% Different from All Segments ²	-38%

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.