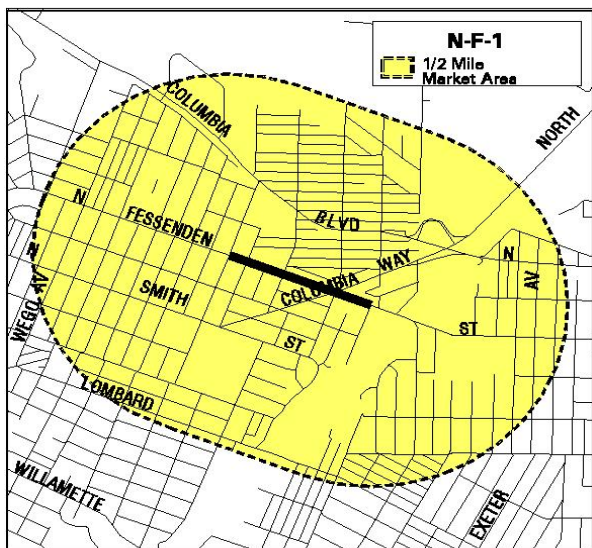


Boundaries: N Burr Avenue to N. Macrum Avenue

Length: 0.39 miles

OVERVIEW

This relatively short segment on N Fessenden has no Region 2040 designation. This segment's population and household per acre are above average; household size is above 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 and Asian populations. The Hispanic population is 2.5 times the city average (18.4% versus 6.8% for the city). The segment is average in its adult distribution, but is significantly above average in the number of children. A higher than average number of businesses with 5-19 employees. The Auto Service and Repair use surpasses the other segment averages (27%) by over five times their average and employs 38% of the segment. Retail is still the dominating use but slightly above average, while Personal Services (18%) exceeds the segment averages significantly. Zoning in this segment is predominantly Multi-Dwelling Residential (50%) and Neighborhood Commercial (38%).



Street Segment and Surrounding 1/2-Mile Market Area

TRANSPORTATION SUMMARY

Traffic Source: PDOT

TSP Street Classification ¹ :	Neighborhood Collector Street
Average Daily Traffic Volume ² :	11,508
Number of Traffic Lanes:	2

Transit Sources: PDOT and Metro

TSP Street Classification ¹ :	Transit Access Street
Transit Service:	Bus Routes 4 and 16

Pedestrian Source: PDOT

TSP Street Classification ¹ :	City Walkway
Pedestrian District:	No

Bicycle Source: PDOT

TSP Street Classification ¹ :	City Bikeway
Bike Lane:	No

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

Demographic Information Source: CN

	Segment	Portland
Total Population	6,968	530,638
People per Acre	9.3	5.5
Total Households	2,436	224,425
Households per Acre	3.3	2.3
Mean Household Size	2.9	2.4
Mean Household Income	\$40,714	\$52,020

Age Distribution Source: CN

	Segment	Portland
0 - 17 Years Old	29%	21%
18 - 34 Years Old	29%	29%
35 - 64 Years Old	34%	39%
65+ Years Old	8%	12%

Ethnic and Racial Composition Source: CN

	Segment	Portland
Non-Hispanic	81.6%	93.2%
White	57.1%	75.5%
Black	8.1%	6.2%
Native American	1.5%	0.9%
Asian	9.6%	6.3%
Pacific Islander	0.5%	0.4%
Other Race	0.2%	0.2%
Two or More Races	4.7%	3.8%
Hispanic	18.4%	6.8%

Real Estate Sales Source: CA

	Segment	Portland
Median SFR ³ Sales Price (00-04)	\$127,500	\$160,500
% Change in SFR ³ Sales Price (from 1990-94 to 2000-04)	161%	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 FESSENDEN STREET

Street Segment ID: N-F-1

Boundaries: N Burr Avenue to N. Macrum Avenue
 Length: 0.39 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	20	50%	160,086	43%	8,004	6	13	1	0	0
Employment & Industrial	0	0%	0	0%	0	0	0	0	0	0
Residential	20	50%	214,905	57%	10,745	6	13	0	1	0
Other ¹	0	0%	0	0%	0	0	0	0	0	0
Total	40	100%	374,991	100%	9,375	12	26	1	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	60%	79%
Employment & Industrial	N/A	82%
Residential	95%	91%

Approximate Lot Vacancy by Zone Type

Sources: BOP and CA

	Segment	All Segments ²
Commercial	10%	6%
Employment & Industrial	N/A	13%
Residential	5%	6%

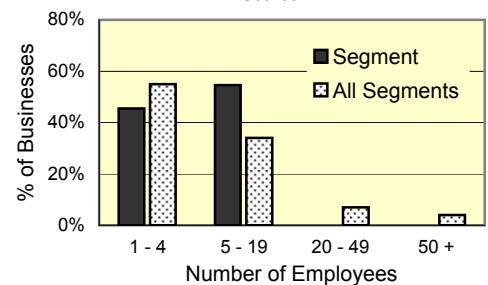
BUSINESS AND EMPLOYEE SUMMARY for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees ³	
	Segment	All Segments ²	Segment	All Segments ²
Retail	36%	34%	38%	34%
Personal Services	18%	8%	9%	5%
Other Services	0%	10%	0%	11%
Office	9%	28%	3%	26%
Auto Service/Repair	27%	5%	38%	3%
Auto Sales/Rental	0%	2%	0%	3%
Institutional	0%	4%	0%	10%
Industrial	9%	9%	13%	8%
Agriculture/Mining	0%	0%	0%	0%

Businesses by Size

Source: IP



Approximate Number of Businesses *Source: IP*

Businesses per Mile	11
Businesses per Mile for All Segments ²	28
% Different from All Segments ²	70
	-60%

Estimated Number of Employees³ *Source: IP*

Employees per Mile	56
Employees per Mile for All Segments ²	142
% Different from All Segments ²	837
	-83%

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.