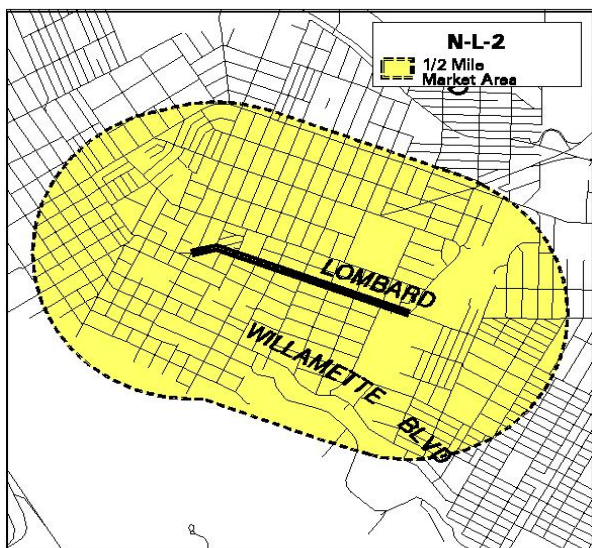


Boundaries: N Richmond to N Gilbert
 Length: 0.73 miles

OVERVIEW

This segment of N Lombard is a designated main street in the Region 2040 Plan. 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 a mix of African-American, Asian, and Hispanic populations. The Hispanic population notable is almost twice the city average (12.2% versus 6.8% for the city). The segment is average in its adult distribution, but is significantly above average in the number of children. The segment has an average number and size of businesses. The Auto Service/Repair (16%) and Auto Sales/Rental (14%) uses surpasses the other segment averages. Retail is slightly above the average as a use, but comprises 59% of the employment in the segment. Zoning in this segment is distributed between General Commercial (36%), Neighborhood Commercial (40%), and Storefront Commercial (25%).



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 :	14,694
Number of Traffic Lanes:	2

Transit Sources: PDOT and Metro

TSP Street Classification ¹ :	Major Transit Priority Street
Transit Service:	Bus Route 75

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	8,097	530,638
People per Acre	8.4	5.5
Total Households	3,300	224,425
Households per Acre	3.4	2.3
Mean Household Size	2.5	2.4
Mean Household Income	\$40,042	\$52,020

Age Distribution Source: CN

	Segment	Portland
0 - 17 Years Old	24%	21%
18 - 34 Years Old	27%	29%
35 - 64 Years Old	38%	39%
65+ Years Old	12%	12%

Ethnic and Racial Composition Source: CN

	Segment	Portland
Non-Hispanic	87.8%	93.2%
White	69.7%	75.5%
Black	5.5%	6.2%
Native American	1.6%	0.9%
Asian	6.2%	6.3%
Pacific Islander	0.4%	0.4%
Other Race	0.2%	0.2%
Two or More Races	4.2%	3.8%
Hispanic	12.2%	6.8%

Real Estate Sales Source: CA

	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)	160%	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 LOMBARD STREET

Street Segment ID: N-L-2

Boundaries: N Richmond to N Gilbert
 Length: 0.73 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	73	100%	965,355	100%	13,224	26	41	3	2	1
Employment & Industrial	0	0%	0	0%	0	0	0	0	0	0
Residential	0	0%	0	0%	0	0	0	0	0	0
Other ¹	0	0%	0	0%	0	0	0	0	0	0
Total	73	100%	965,355	100%	13,224	26	41	3	2	1

Distribution of Lots by Zone Type *Source: BOP*

	Segment	All Segments ²	
COMMERCIAL	General Commercial	36%	23%
	Central Commercial	0%	4%
	Storefront Commercial	25%	24%
	Mixed Commercial/Residential	0%	2%
	Neighborhood Commercial	40%	6%
	Office Commercial	0%	1%
E & I	Employment	0%	9%
	Industrial	0%	2%
RES	Single-Dwelling Residential	0%	4%
	Multi-Dwelling Residential	0%	24%
	Other ¹	0%	1%

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

	Segment	All Segments ²
Commercial	71%	79%
Employment & Industrial	N/A	82%
Residential	N/A	91%

Approximate Lot Vacancy by Zone Type

Sources: BOP and CA

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

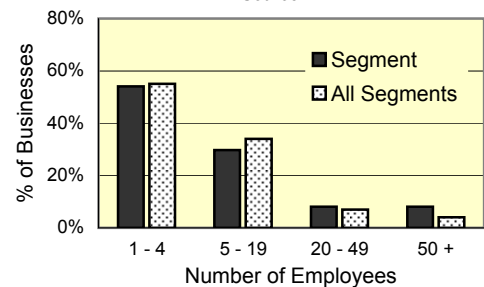
BUSINESS AND EMPLOYEE SUMMARY for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees ³	
	Segment	All Segments ²	Segment	All Segments ²
Retail	38%	34%	59%	34%
Personal Services	14%	8%	4%	5%
Other Services	11%	10%	7%	11%
Office	3%	28%	1%	26%
Auto Service/Repair	16%	5%	4%	3%
Auto Sales/Rental	14%	2%	24%	3%
Institutional	0%	4%	0%	10%
Industrial	0%	9%	0%	8%
Agriculture/Mining	5%	0%	1%	0%

Businesses by Size

Source: IP



Approximate Number of Businesses *Source: IP*

Businesses per Mile	37
Businesses per Mile for All Segments ²	51
% Different from All Segments ²	70
	-28%

Estimated Number of Employees³ *Source: IP*

Employees per Mile	489
Employees per Mile for All Segments ²	670
% Different from All Segments ²	837
	-20%

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.