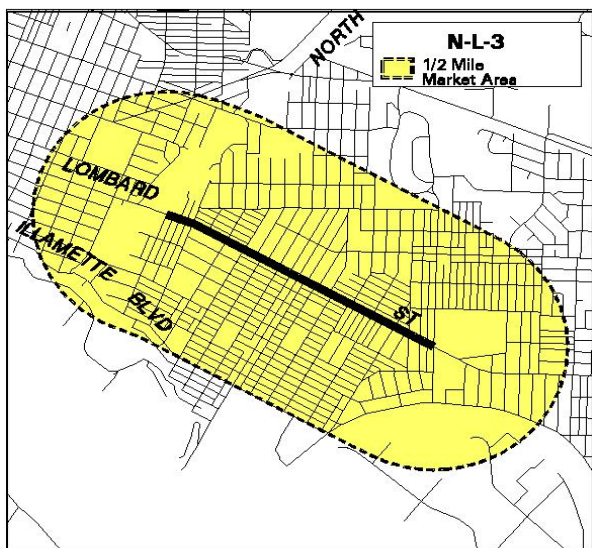


Boundaries: N Macrum to N Woolsey
 Length: 1.13 miles

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 segment is a bit below the average in its adult distribution. The segment has an above average number of medium sized firms. Retail is the dominant use and comprises 52% of the employment in the segment. Zoning in this segment is distributed between Storefront Commercial (33%), General Commercial (28%), and Neighborhood Commercial (11%).



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 :	17,535
Number of Traffic Lanes:	2 and 3

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	9,797	530,638
People per Acre	8.0	5.5
Total Households	3,806	224,425
Households per Acre	3.1	2.3
Mean Household Size	2.6	2.4
Mean Household Income	\$46,684	\$52,020

Age Distribution *Source: CN*

	Segment	Portland
0 - 17 Years Old	23%	21%
18 - 34 Years Old	27%	29%
35 - 64 Years Old	37%	39%
65+ Years Old	12%	12%

Ethnic and Racial Composition *Source: CN*

	Segment	Portland
Non-Hispanic	89.3%	93.2%
White	71.8%	75.5%
Black	6.0%	6.2%
Native American	1.7%	0.9%
Asian	5.4%	6.3%
Pacific Islander	0.6%	0.4%
Other Race	0.1%	0.2%
Two or More Races	3.6%	3.8%
Hispanic	10.7%	6.8%

Real Estate Sales *Source: CA*

	Segment	Portland
Median SFR ³ Sales Price (00-04)	\$139,475	\$160,500
% Change in SFR ³ Sales Price (from 1990-94 to 2000-04)	140%	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-3

Boundaries: N Macrum to N Woolsey
 Length: 1.13 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	93	82%	964,949	40%	10,376	21	66	4	1	1
Employment & Industrial	0	0%	0	0%	0	0	0	0	0	0
Residential	20	18%	194,967	8%	9,748	3	15	2	0	0
Other ¹	1	1%	1,232,920	52%	1,232,920	0	0	0	0	1
Total	114	100%	2,392,836	100%	20,990	24	81	6	1	2

Distribution of Lots by Zone Type *Source: BOP*

	Segment	All Segments ²
COMMERCIAL	General Commercial	28%
	Central Commercial	0%
	Storefront Commercial	33%
	Mixed Commercial/Residential	9%
	Neighborhood Commercial	11%
	Office Commercial	0%
E & I	Employment	0%
	Industrial	0%
RES	Single-Dwelling Residential	0%
	Multi-Dwelling Residential	18%
	Other ¹	1%

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

	Segment	All Segments ²
Commercial	78%	79%
Employment & Industrial	N/A	82%
Residential	80%	91%

Approximate Lot Vacancy by Zone Type

Sources: BOP and CA

	Segment	All Segments ²
Commercial	6%	6%
Employment & Industrial	N/A	13%
Residential	15%	6%

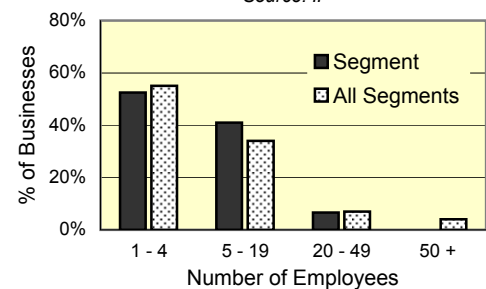
BUSINESS AND EMPLOYEE SUMMARY for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees ³	
	Segment	All Segments ²	Segment	All Segments ²
Retail	46%	34%	52%	34%
Personal Services	8%	8%	5%	5%
Other Services	3%	10%	2%	11%
Office	23%	28%	22%	26%
Auto Service/Repair	5%	5%	3%	3%
Auto Sales/Rental	5%	2%	4%	3%
Institutional	3%	4%	9%	10%
Industrial	5%	9%	3%	8%
Agriculture/Mining	2%	0%	0%	0%

Businesses by Size

Source: IP



Approximate Number of Businesses *Source: IP* 61

Businesses per Mile	54
Businesses per Mile for All Segments ²	70
% Different from All Segments ²	-23%

Estimated Number of Employees³ *Source: IP* 442

Employees per Mile	391
Employees per Mile for All Segments ²	837
% Different from All Segments ²	-53%

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.