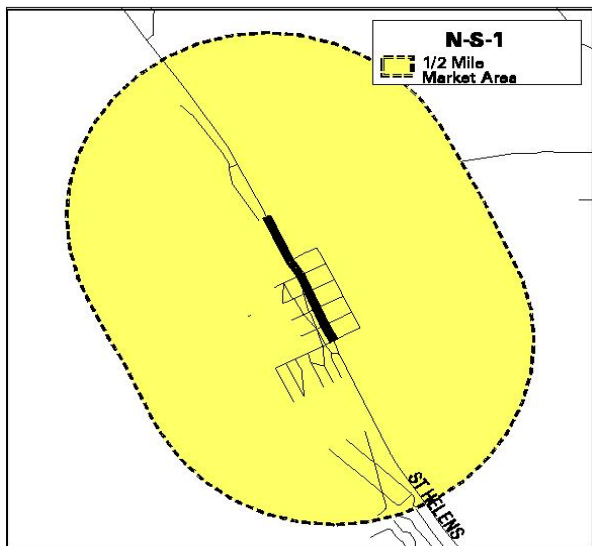


Boundaries: NW 107th to NW 114th
 Length: 0.38 miles

OVERVIEW

This relatively short segment on NW St. Helens Road has no Region 2040 designation. This segment has relatively no population density (0.1) and a relatively low household size (1.9). Housing prices are slightly above the average (\$166,750) and we have no data on average income. The area is predominantly Non-Hispanic White (97.3%). The segment is predominantly comprised of 35-64 year olds (58%) and a low distribution of children (9%). A higher than average number of small firms with a dominant Retail (36%) use followed by Industrial (18%) and Auto Service/Repair (18%). Zoning in this segment is predominantly General Commercial (68%) and Employment (27%).



Street Segment and Surrounding 1/2-Mile Market Area

TRANSPORTATION SUMMARY

Traffic <i>Source: PDOT</i>	
TSP Street Classification ¹ :	Regional Trafficway/Major Traffic Street
Average Daily Traffic Volume ² :	22,265
Number of Traffic Lanes:	4
Transit <i>Sources: PDOT and Metro</i>	
TSP Street Classification ¹ :	Community Transit Street
Transit Service:	Bus Route 17
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:	No

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

Demographic Information <i>Source: CN</i>		
	Segment	Portland
Total Population	74	530,638
People per Acre	0.1	5.5
Total Households	39	224,425
Households per Acre	0.1	2.3
Mean Household Size	1.9	2.4
Mean Household Income	no data	\$52,020

Age Distribution <i>Source: CN</i>		
	Segment	Portland
0 - 17 Years Old	9%	21%
18 - 34 Years Old	23%	29%
35 - 64 Years Old	58%	39%
65+ Years Old	9%	12%

Ethnic and Racial Composition <i>Source: CN</i>		
	Segment	Portland
Non-Hispanic	100.0%	93.2%
White	97.3%	75.5%
Black	0.0%	6.2%
Native American	1.4%	0.9%
Asian	0.0%	6.3%
Pacific Islander	0.0%	0.4%
Other Race	0.0%	0.2%
Two or More Races	1.4%	3.8%
Hispanic	0.0%	6.8%

Real Estate Sales <i>Source: CA</i>		
	Segment	Portland
Median SFR ³ Sales Price (00-04)	\$166,750	\$160,500
% Change in SFR ³ Sales Price (from 1990-94 to 2000-04)	236%	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

NW ST. HELENS ROAD

Street Segment ID: N-S-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	15	68%	99,042	63%	6,603	5	10	0	0	0
Employment & Industrial	6	27%	51,100	32%	8,517	1	5	0	0	0
Residential	1	5%	7,592	5%	7,592	0	1	0	0	0
Other ¹	0	0%	0	0%	0	0	0	0	0	0
Total	22	100%	157,733	100%	7,170	6	16	0	0	0

Distribution of Lots by Zone Type *Source: BOP*

	Segment	All Segments ²	
COMMERCIAL	General Commercial	68%	23%
	Central Commercial	0%	4%
	Storefront Commercial	0%	24%
	Mixed Commercial/Residential	0%	2%
	Neighborhood Commercial	0%	6%
	Office Commercial	0%	1%
E & I	Employment	27%	9%
	Industrial	0%	2%
RES	Single-Dwelling Residential	5%	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	87%	79%
Employment & Industrial	100%	82%
Residential	0%	91%

Approximate Lot Vacancy by Zone Type

Sources: BOP and CA

	Segment	All Segments ²
Commercial	13%	6%
Employment & Industrial	0%	13%
Residential	100%	6%

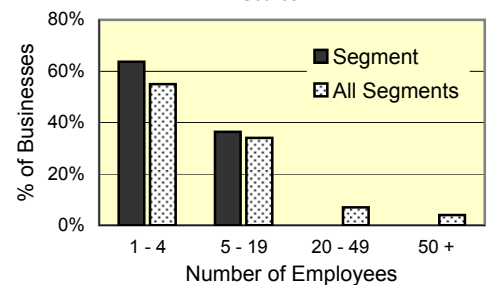
BUSINESS AND EMPLOYEE SUMMARY for lots that front the street segment

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%	49%	34%
Personal Services	0%	8%	0%	5%
Other Services	0%	10%	0%	11%
Office	18%	28%	7%	26%
Auto Service/Repair	18%	5%	29%	3%
Auto Sales/Rental	9%	2%	0%	3%
Institutional	0%	4%	0%	10%
Industrial	18%	9%	14%	8%
Agriculture/Mining	0%	0%	0%	0%

Businesses by Size

Source: IP



Approximate Number of Businesses *Source: IP* 11

Businesses per Mile	29
Businesses per Mile for All Segments ²	70
% Different from All Segments ²	-59%

Estimated Number of Employees³ *Source: IP* 50

Employees per Mile	130
Employees per Mile for All Segments ²	837
% Different from All Segments ²	-84%

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.