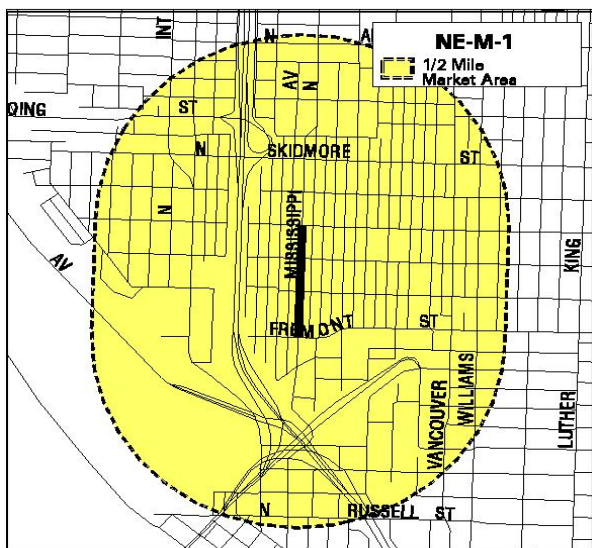


Boundaries: N Shaver to N Fremont
 Length: 0.29 miles

OVERVIEW

This segment on NE Mississippi has no Region 2040 Plan designation. Compared to the citywide average, people and households per acre are above the average. Household size is also above average. Housing prices have appreciated 274%, but are significantly lower than the city average; household incomes are well below the average. The segment is racially diverse, with 40% White, 37% African-American, and 12% Hispanic. The segment has a higher than average child (0-17 year-olds) population and a lower than average senior population. The segment has a lower than average percentage of small firms and a higher percentage of medium firms. Industrial (63%) and Institutional (13%) uses are dominant making up 89% of the employment. Zoning in this segment is primarily Employment (79%) and Storefront Commercial (21%).



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 :	3,686
Number of Traffic Lanes:	2
Transit <i>Sources: PDOT and Metro</i>	
TSP Street Classification ¹ :	Transit Access Street
Transit Service:	Bus Route 4
Pedestrian <i>Source: PDOT</i>	
TSP Street Classification ¹ :	Pedestrian District
Pedestrian District:	Yes
Bicycle <i>Source: PDOT</i>	
TSP Street Classification ¹ :	Local Service 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	5,026	530,638
People per Acre	7.3	5.5
Total Households	1,882	224,425
Households per Acre	2.7	2.3
Mean Household Size	2.7	2.4
Mean Household Income	\$42,299	\$52,020

Age Distribution <i>Source: CN</i>	Segment	Portland
0 - 17 Years Old	27%	21%
18 - 34 Years Old	31%	29%
35 - 64 Years Old	33%	39%
65+ Years Old	8%	12%

Ethnic and Racial Composition <i>Source: CN</i>	Segment	Portland
Non-Hispanic	88.1%	93.2%
White	40.7%	75.5%
Black	37.7%	6.2%
Native American	0.9%	0.9%
Asian	2.7%	6.3%
Pacific Islander	1.0%	0.4%
Other Race	0.1%	0.2%
Two or More Races	4.9%	3.8%
Hispanic	11.9%	6.8%

Real Estate Sales <i>Source: CA</i>	Segment	Portland
Median SFR ³ Sales Price (00-04)	\$134,500	\$160,500
% Change in SFR ³ Sales Price (from 1990-94 to 2000-04)	274%	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

NE MISSISSIPPI

Street Segment ID: NE-M-1

Boundaries: N Shaver to N Fremont
 Length: 0.29 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	10	21%	39,996	13%	4,000	5	5	0	0	0
Employment & Industrial	37	79%	270,379	87%	7,308	15	21	0	1	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	47	100%	310,375	100%	6,604	20	26	0	1	0

Distribution of Lots by Zone Type *Source: BOP*

	Segment	All Segments ²	
COMMERCIAL	General Commercial	0%	23%
	Central Commercial	0%	4%
	Storefront Commercial	21%	24%
	Mixed Commercial/Residential	0%	2%
	Neighborhood Commercial	0%	6%
	Office Commercial	0%	1%
E & I	Employment	79%	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	90%	79%
Employment & Industrial	78%	82%
Residential	N/A	91%

Approximate Lot Vacancy by Zone Type

Sources: BOP and CA

	Segment	All Segments ²
Commercial	0%	6%
Employment & Industrial	5%	13%
Residential	N/A	6%

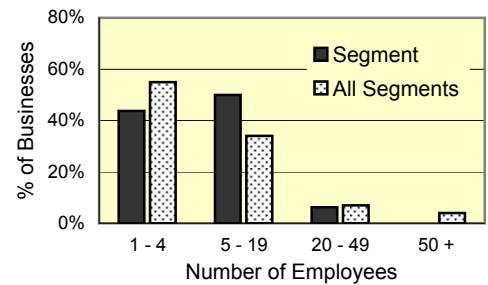
BUSINESS AND EMPLOYEE SUMMARY for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees ³	
	Segment	All Segments ²	Segment	All Segments ²
Retail	13%	34%	4%	34%
Personal Services	0%	8%	0%	5%
Other Services	6%	10%	3%	11%
Office	6%	28%	5%	26%
Auto Service/Repair	0%	5%	0%	3%
Auto Sales/Rental	0%	2%	0%	3%
Institutional	13%	4%	22%	10%
Industrial	63%	9%	67%	8%
Agriculture/Mining	0%	0%	0%	0%

Businesses by Size

Source: IP



Approximate Number of Businesses *Source: IP*

Businesses per Mile	16
Businesses per Mile	55
Businesses per Mile for All Segments ²	70
% Different from All Segments ²	-21%

Estimated Number of Employees³ *Source: IP*

Employees per Mile	134
Employees per Mile	460
Employees per Mile for All Segments ²	837
% Different from All Segments ²	-45%

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.