

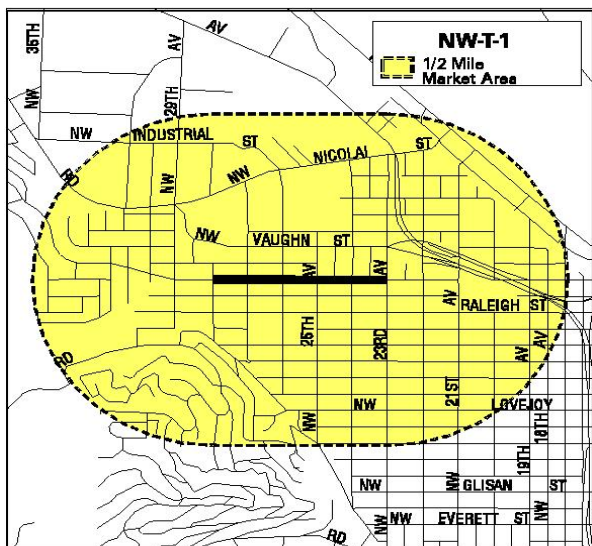
NW THURMAN STREET

Street Segment ID: NW-T-1

Boundaries: NW 23rd Ave to NW 28th Ave
 Length: 0.48 miles

OVERVIEW

This segment on NW Thurman is a designated Main Street in the Region 2040 Plan. Compared to the citywide average, population and households per acre are above average; household size is below average. Housing prices are 2½ times the city median; average incomes are higher than the city average. The segment is not racially diverse with an 89% Non Hispanic White population. The segment has a higher percentage of young adults (18-34 year-olds) and seniors. The segment has a higher than average number of small firms. Office and Retail are the dominating uses (33% and 26%, respectively) comprising 78% of the employment. Zoning in this segment is Mixed Commercial/Residential (59%) and Storefront Commercial (40%).



Street Segment and Surrounding 1/2-Mile Market Area

TRANSPORTATION SUMMARY

Traffic <i>Source: PDOT</i>	
TSP Street Classification ¹ :	Neighborhood Collector Street
Average Daily Traffic Volume ² :	5,136
Number of Traffic Lanes:	2
Transit <i>Sources: PDOT and Metro</i>	
TSP Street Classification ¹ :	Transit Access Street
Transit Service:	Bus Route 15
Pedestrian <i>Source: PDOT</i>	
TSP Street Classification ¹ :	Pedestrian District
Pedestrian District:	Yes
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	4,844	530,638
People per Acre	6.0	5.5
Total Households	2,771	224,425
Households per Acre	3.4	2.3
Mean Household Size	1.8	2.4
Mean Household Income	\$56,214	\$52,020

Age Distribution <i>Source: CN</i>		
	Segment	Portland
0 - 17 Years Old	11%	21%
18 - 34 Years Old	38%	29%
35 - 64 Years Old	38%	39%
65+ Years Old	13%	12%

Ethnic and Racial Composition <i>Source: CN</i>		
	Segment	Portland
Non-Hispanic	96.7%	93.2%
White	89.2%	75.5%
Black	1.6%	6.2%
Native American	0.6%	0.9%
Asian	3.3%	6.3%
Pacific Islander	0.1%	0.4%
Other Race	0.0%	0.2%
Two or More Races	1.9%	3.8%
Hispanic	3.3%	6.8%

Real Estate Sales <i>Source: CA</i>		
	Segment	Portland
Median SFR ³ Sales Price (00-04)	\$405,500	\$160,500
% Change in SFR ³ Sales Price (from 1990-94 to 2000-04)	110%	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

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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	95	99%	421,147	97%	4,433	62	32	1	0	0
Employment & Industrial	0	0%	0	0%	0	0	0	0	0	0
Residential	1	1%	13,936	3%	13,936	0	1	0	0	0
Other ¹	0	0%	0	0%	0	0	0	0	0	0
Total	96	100%	435,084	100%	4,532	62	33	1	0	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	27%	79%
Employment & Industrial	N/A	82%
Residential	100%	91%

Approximate Lot Vacancy by Zone Type

Sources: BOP and CA

	Segment	All Segments ²
Commercial	4%	6%
Employment & Industrial	N/A	13%
Residential	0%	6%

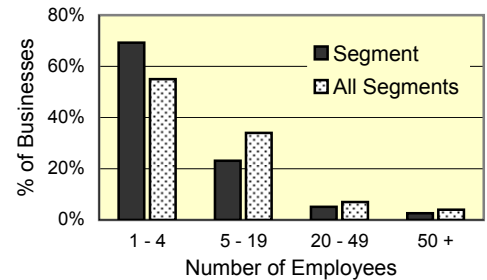
BUSINESS AND EMPLOYEE SUMMARY for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees ³	
	Segment	All Segments ²	Segment	All Segments ²
Retail	26%	34%	20%	34%
Personal Services	8%	8%	9%	5%
Other Services	15%	10%	3%	11%
Office	33%	28%	58%	26%
Auto Service/Repair	3%	5%	0%	3%
Auto Sales/Rental	0%	2%	0%	3%
Institutional	0%	4%	0%	10%
Industrial	13%	9%	8%	8%
Agriculture/Mining	3%	0%	1%	0%

Businesses by Size

Source: IP



Approximate Number of Businesses *Source: IP*

Businesses per Mile	81
Businesses per Mile for All Segments ²	70
% Different from All Segments ²	16%

Estimated Number of Employees³ *Source: IP*

Employees per Mile	786
Employees per Mile for All Segments ²	837
% Different from All Segments ²	-6%

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.