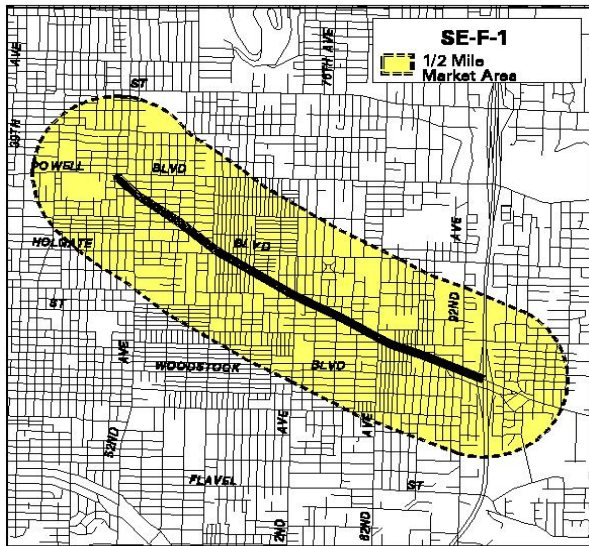


Boundaries: SE Powell to I-205

Length: 2.57 miles

OVERVIEW

This segment of Foster is a Region 2040 designated corridor and main street. Compared to a citywide average, this segment's market area has more people and households per acre, and household size is above average. Housing prices are significantly lower than city average; average incomes are also lower than citywide. The area is slightly more racially diverse than Portland overall, with a significant percentage of Asian residents (10.3%). The area also has significantly more children than the Portland average, and relatively fewer older adults and seniors. The segment has a relatively small number of businesses. There is a higher than average number of very small firms. While retail businesses are most prevalent (37%), this segment is notable in its concentration of Industrial businesses (13%) and Auto-service businesses (12%). Employment is estimated to be primarily in the Retail category (35%). Zoning in this segment is a mixture of General Commercial (59%) and Employment (19%).



Street Segment and Surrounding 1/2-Mile Market Area

TRANSPORTATION SUMMARY

Traffic *Source: PDOT*

TSP Street Classification ¹ :	Major City Traffic Street
Average Daily Traffic Volume ² :	20,490
Number of Traffic Lanes:	3, 4, and 5

Transit *Sources: PDOT and Metro*

TSP Street Classification ¹ :	Major Transit Priority Street
Transit Service:	Bus Route 14

Pedestrian *Source: PDOT*

TSP Street Classification ¹ :	City Walkway
Pedestrian District:	Partial

Bicycle *Source: PDOT*

TSP Street Classification ¹ :	Local Service Bikeway
Bike Lane:	Partial

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

Demographic Information *Source: CN*

	Segment	Portland
Total Population	21,763	530,638
People per Acre	10.2	5.5
Total Households	8,350	224,425
Households per Acre	3.9	2.3
Mean Household Size	2.6	2.4
Mean Household Income	\$43,681	\$52,020

Age Distribution *Source: CN*

	Segment	Portland
0 - 17 Years Old	25%	21%
18 - 34 Years Old	29%	29%
35 - 64 Years Old	37%	39%
65+ Years Old	9%	12%

Ethnic and Racial Composition *Source: CN*

	Segment	Portland
Non-Hispanic	92.5%	93.2%
White	74.1%	75.5%
Black	2.0%	6.2%
Native American	1.0%	0.9%
Asian	10.3%	6.3%
Pacific Islander	0.4%	0.4%
Other Race	0.2%	0.2%
Two or More Races	4.5%	3.8%
Hispanic	7.5%	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)	125%	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

SE FOSTER ROAD

Street Segment ID: SE-F-1

Boundaries: SE Powell to I-205
Length: 2.57 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	177	76%	1,906,160	77%	10,769	75	89	10	3	0
Employment & Industrial	45	19%	435,333	18%	9,674	11	31	3	0	0
Residential	9	4%	92,417	4%	10,269	3	5	1	0	0
Other ¹	1	0%	30,224	1%	30,224	0	0	1	0	0
Total	232	100%	2,464,134	100%	10,621	89	125	15	3	0

Distribution of Lots by Zone Type *Source: BOP*

	Segment	All Segments ²	
COMMERCIAL	General Commercial	59%	23%
	Central Commercial	0%	4%
	Storefront Commercial	18%	24%
	Mixed Commercial/Residential	0%	2%
	Neighborhood Commercial	0%	6%
	Office Commercial	0%	1%
E & I	Employment	19%	9%
	Industrial	0%	2%
RES	Single-Dwelling Residential	0%	4%
	Multi-Dwelling Residential	3%	24%
	Other ¹	0%	1%

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

	Segment	All Segments ²
Commercial	85%	79%
Employment & Industrial	82%	82%
Residential	78%	91%

Approximate Lot Vacancy by Zone Type

Sources: BOP and CA

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

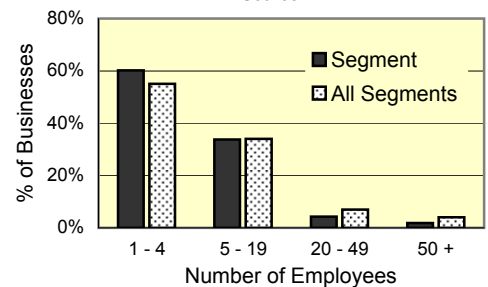
BUSINESS AND EMPLOYEE SUMMARY for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees ³	
	Segment	All Segments ²	Segment	All Segments ²
Retail	37%	34%	35%	34%
Personal Services	7%	8%	4%	5%
Other Services	12%	10%	7%	11%
Office	13%	28%	16%	26%
Auto Service/Repair	12%	5%	5%	3%
Auto Sales/Rental	2%	2%	3%	3%
Institutional	4%	4%	18%	10%
Industrial	13%	9%	11%	8%
Agriculture/Mining	0%	0%	0%	0%

Businesses by Size

Source: IP



Approximate Number of Businesses *Source: IP* 163

Businesses per Mile	63
Businesses per Mile for All Segments ²	70
% Different from All Segments ²	-9%

Estimated Number of Employees³ *Source: IP* 1354

Employees per Mile	527
Employees per Mile for All Segments ²	837
% Different from All Segments ²	-37%

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.