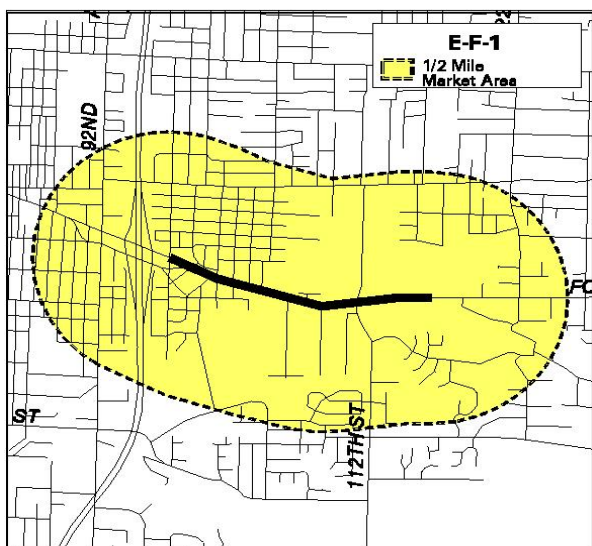


Boundaries: Se 97th to SE 116th
 Length: 0.99 miles

OVERVIEW

This segment of foster is a Region 2040 designated corridor. Compared to a citywide average, this segment's market area has fewer 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 diverse racially than Portland overall, but has a significant percentage of Hispanic residents (12.3%). The area also has significantly more children than the Portland average, and fewer older adults and seniors. The segment has a relatively small number of businesses, and only about 50% of the average density per mile. There is a higher than average number of very large firms. While retail businesses are most prevalent (35%), this segment is notable in its concentration of Industrial businesses (32%) and Auto-service businesses (18%). An overwhelming amount of employment is estimated to be in the industrial category (71%). Zoning in this segment is a mixture of Employment (36%), Industrial (27%), and other zones.



Street Segment and Surrounding 1/2-Mile Market Area

TRANSPORTATION SUMMARY

Traffic <i>Source: PDOT</i>	
TSP Street Classification ¹ :	Major City Traffic Street
Average Daily Traffic Volume ² :	27,601
Number of Traffic Lanes:	4
Transit <i>Sources: PDOT and Metro</i>	
TSP Street Classification ¹ :	Major Transit Priority Street
Transit Service:	Bus Route 71
Pedestrian <i>Source: PDOT</i>	
TSP Street Classification ¹ :	City Walkway
Pedestrian District:	Partial
Bicycle <i>Source: PDOT</i>	
TSP Street Classification ¹ :	City Bikeway
Bike Lane:	Partial

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

Demographic Information <i>Source: CN</i>		
	Segment	Portland
Total Population	5,049	530,638
People per Acre	4.4	5.5
Total Households	1,731	224,425
Households per Acre	1.5	2.3
Mean Household Size	2.9	2.4
Mean Household Income	\$43,090	\$52,020

Age Distribution <i>Source: CN</i>		
	Segment	Portland
0 - 17 Years Old	30%	21%
18 - 34 Years Old	28%	29%
35 - 64 Years Old	35%	39%
65+ Years Old	7%	12%

Ethnic and Racial Composition <i>Source: CN</i>		
	Segment	Portland
Non-Hispanic	87.7%	93.2%
White	73.0%	75.5%
Black	1.7%	6.2%
Native American	0.9%	0.9%
Asian	8.3%	6.3%
Pacific Islander	0.3%	0.4%
Other Race	0.0%	0.2%
Two or More Races	3.6%	3.8%
Hispanic	12.3%	6.8%

Real Estate Sales <i>Source: CA</i>		
	Segment	Portland
Median SFR ³ Sales Price (00-04)	\$125,000	\$160,500
% Change in SFR ³ Sales Price (from 1990-94 to 2000-04)	99%	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: E-F-1

Boundaries: SE 97TH TO SE 116TH
 Length: 0.99 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	13	17%	319,126	11%	24,548	1	7	4	0	1
Employment & Industrial	49	63%	2,181,226	74%	44,515	3	29	7	6	4
Residential	3	4%	26,545	1%	8,848	0	3	0	0	0
Other ¹	13	17%	440,675	15%	33,898	0	4	6	3	0
Total	78	100%	2,967,572	100%	38,046	4	43	17	9	5

Distribution of Lots by Zone Type *Source: BOP*

	Segment	All Segments ²	
COMMERCIAL	General Commercial	17%	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	36%	9%
	Industrial	27%	2%
RES	Single-Dwelling Residential	4%	4%
	Multi-Dwelling Residential	0%	24%
	Other ¹	17%	1%

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

	Segment	All Segments ²
Commercial	62%	79%
Employment & Industrial	63%	82%
Residential	67%	91%

Approximate Lot Vacancy by Zone Type

Sources: BOP and CA

	Segment	All Segments ²
Commercial	23%	6%
Employment & Industrial	18%	13%
Residential	33%	6%

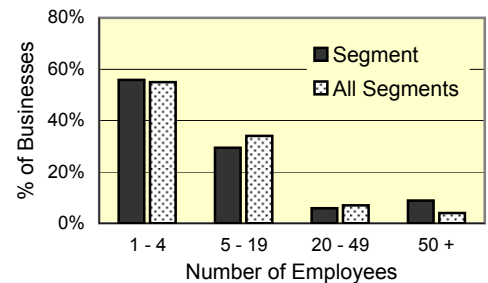
BUSINESS AND EMPLOYEE SUMMARY for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees ³	
	Segment	All Segments ²	Segment	All Segments ²
Retail	35%	34%	16%	34%
Personal Services	0%	8%	0%	5%
Other Services	6%	10%	1%	11%
Office	3%	28%	3%	26%
Auto Service/Repair	18%	5%	2%	3%
Auto Sales/Rental	6%	2%	7%	3%
Institutional	0%	4%	0%	10%
Industrial	32%	9%	71%	8%
Agriculture/Mining	0%	0%	0%	0%

Businesses by Size

Source: IP



Approximate Number of Businesses *Source: IP*

Approximate Number of Businesses	34
Businesses per Mile	34
Businesses per Mile for All Segments ²	70
% Different from All Segments ²	-51%

Estimated Number of Employees³ *Source: IP*

Estimated Number of Employees	554
Employees per Mile	559
Employees per Mile for All Segments ²	837
% Different from All Segments ²	-33%

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.