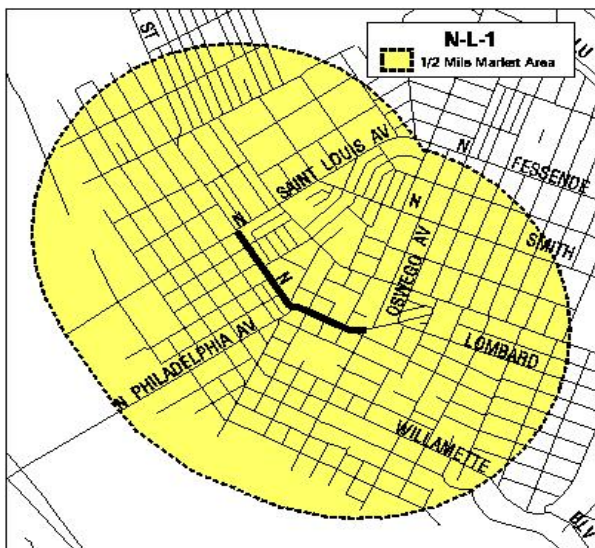


Boundaries: N St. Louis to N Richmond
 Length: 0.44 miles

OVERVIEW

This relatively short segment of N Lombard is designated a corridor in the Region 2040 Plan. This segment's population and household per acre are above average; household size is above average. Housing prices and average incomes are significantly lower than the city average. The area is more racially diverse than Portland overall, with an above average mix of African-American and Hispanic populations. The segment is average in its adult distribution, but is slightly above average in the number of children. A higher than average number of businesses with 1-4 employees. Retail (60%) is the dominating use. Zoning in this segment is predominantly Storefront Commercial (99%).



Street Segment and Surrounding 1/2-Mile Market Area

TRANSPORTATION SUMMARY

Traffic *Source: PDOT*

TSP Street Classification ¹ :	Local Service Traffic Street
Average Daily Traffic Volume ² :	8,776
Number of Traffic Lanes:	2

Transit *Sources: PDOT and Metro*

TSP Street Classification ¹ :	Major Transit Priority Street
Transit Service:	Bus Routes 4, 17, 40, and 75

Pedestrian *Source: PDOT*

TSP Street Classification ¹ :	Pedestrian District
Pedestrian District:	Yes

Bicycle *Source: PDOT*

TSP Street Classification ¹ :	Local Service Bikeway
Bike Lane:	No

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

Demographic Information *Source: CN*

	Segment	Portland
Total Population	6,266	530,638
People per Acre	8.1	5.5
Total Households	2,606	224,425
Households per Acre	3.4	2.3
Mean Household Size	2.4	2.4
Mean Household Income	\$36,596	\$52,020

Age Distribution *Source: CN*

	Segment	Portland
0 - 17 Years Old	24%	21%
18 - 34 Years Old	26%	29%
35 - 64 Years Old	39%	39%
65+ Years Old	11%	12%

Ethnic and Racial Composition *Source: CN*

	Segment	Portland
Non-Hispanic	89.4%	93.2%
White	72.8%	75.5%
Black	6.3%	6.2%
Native American	1.7%	0.9%
Asian	3.2%	6.3%
Pacific Islander	0.5%	0.4%
Other Race	0.2%	0.2%
Two or More Races	4.7%	3.8%
Hispanic	10.6%	6.8%

Real Estate Sales *Source: CA*

	Segment	Portland
Median SFR ³ Sales Price (00-04)	\$131,030	\$160,500
% Change in SFR ³ Sales Price (from 1990-94 to 2000-04)	191%	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

N LOMBARD STREET

Street Segment ID: N-L-1

Boundaries: N St. Louis to N Richmond
 Length: 0.44 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	67	99%	380,728	73%	5,683	41	25	1	0	0
Employment & Industrial	0	0%	0	0%	0	0	0	0	0	0
Residential	1	1%	143,990	27%	143,990	0	0	0	0	1
Other ¹	0	0%	0	0%	0	0	0	0	0	0
Total	68	100%	524,718	100%	7,716	41	25	1	0	1

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	96%	79%
Employment & Industrial	N/A	82%
Residential	100%	91%

Approximate Lot Vacancy by Zone Type

Sources: BOP and CA

	Segment	All Segments ²
Commercial	3%	6%
Employment & Industrial	N/A	13%
Residential	0%	6%

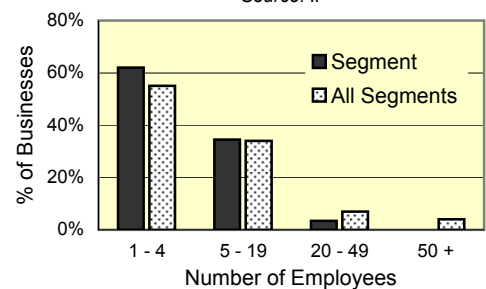
BUSINESS AND EMPLOYEE SUMMARY for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees ³	
	Segment	All Segments ²	Segment	All Segments ²
Retail	60%	34%	49%	34%
Personal Services	10%	8%	11%	5%
Other Services	10%	10%	16%	11%
Office	16%	28%	22%	26%
Auto Service/Repair	0%	5%	0%	3%
Auto Sales/Rental	0%	2%	0%	3%
Institutional	3%	4%	3%	10%
Industrial	0%	9%	0%	8%
Agriculture/Mining	0%	0%	0%	0%

Businesses by Size

Source: IP



Approximate Number of Businesses *Source: IP* 58

Businesses per Mile	132
Businesses per Mile for All Segments ²	70
% Different from All Segments ²	88%

Estimated Number of Employees³ *Source: IP* 327

Employees per Mile	743
Employees per Mile for All Segments ²	837
% Different from All Segments ²	-11%

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.