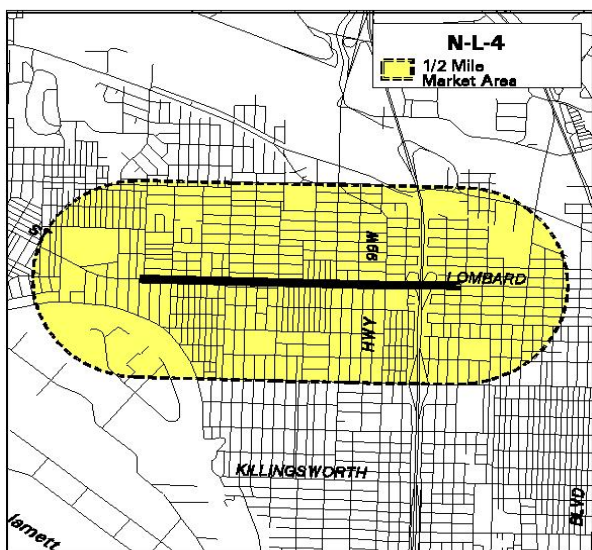


Boundaries: N Washburne to N Albina
 Length: 1.51 miles

OVERVIEW

This segment of N Lombard is a designated main street 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 a predominance of African-American and Hispanic populations. The segment is average in its adult distribution, but is above average in the number of children. The segment has an above average number of medium sized firms. Retail (41%) is the dominant use and comprises 72% of the employment in the segment. Zoning in this segment is distributed between General Commercial (56%), Neighborhood Commercial (17%), and Multi Dwelling Residential (21%).



Street Segment and Surrounding 1/2-Mile Market Area

TRANSPORTATION SUMMARY

Traffic *Source: PDOT*

TSP Street Classification ¹ :	District Collector Street
Average Daily Traffic Volume ² :	22,265
Number of Traffic Lanes:	4

Transit *Sources: PDOT and Metro*

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

Pedestrian *Source: PDOT*

TSP Street Classification ¹ :	City Walkway
Pedestrian District:	No

Bicycle *Source: PDOT*

TSP Street Classification ¹ :	City Bikeway
Bike Lane:	No

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

Demographic Information *Source: CN*

	Segment	Portland
Total Population	12,319	530,638
People per Acre	8.4	5.5
Total Households	5,020	224,425
Households per Acre	3.4	2.3
Mean Household Size	2.5	2.4
Mean Household Income	\$46,163	\$52,020

Age Distribution *Source: CN*

	Segment	Portland
0 - 17 Years Old	23%	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	92.1%	93.2%
White	68.8%	75.5%
Black	11.7%	6.2%
Native American	1.2%	0.9%
Asian	4.7%	6.3%
Pacific Islander	0.8%	0.4%
Other Race	0.2%	0.2%
Two or More Races	4.8%	3.8%
Hispanic	7.9%	6.8%

Real Estate Sales *Source: CA*

	Segment	Portland
Median SFR ³ Sales Price (00-04)	\$139,825	\$160,500
% Change in SFR ³ Sales Price (from 1990-94 to 2000-04)	180%	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-4

Boundaries: N Washburne to N Albina
 Length: 1.51 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	95	75%	1,116,501	75%	11,753	26	64	4	0	1
Employment & Industrial	0	0%	0	0%	0	0	0	0	0	0
Residential	31	25%	372,331	25%	12,011	11	17	2	0	1
Other ¹	0	0%	0	0%	0	0	0	0	0	0
Total	126	100%	1,488,833	100%	11,816	37	81	6	0	2

Distribution of Lots by Zone Type *Source: BOP*

	Segment	All Segments ²	
COMMERCIAL	General Commercial	56%	23%
	Central Commercial	0%	4%
	Storefront Commercial	2%	24%
	Mixed Commercial/Residential	0%	2%
	Neighborhood Commercial	17%	6%
	Office Commercial	0%	1%
E & I	Employment	0%	9%
	Industrial	0%	2%
RES	Single-Dwelling Residential	3%	4%
	Multi-Dwelling Residential	21%	24%
	Other ¹	0%	1%

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

	Segment	All Segments ²
Commercial	89%	79%
Employment & Industrial	N/A	82%
Residential	94%	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%

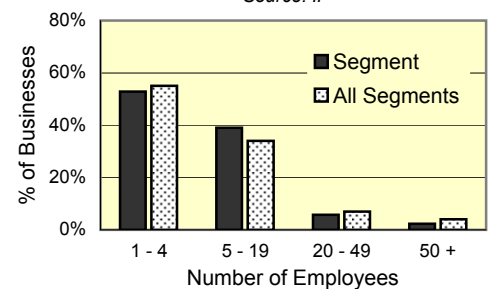
BUSINESS AND EMPLOYEE SUMMARY for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees ³	
	Segment	All Segments ²	Segment	All Segments ²
Retail	41%	34%	72%	34%
Personal Services	17%	8%	7%	5%
Other Services	7%	10%	3%	11%
Office	24%	28%	13%	26%
Auto Service/Repair	7%	5%	3%	3%
Auto Sales/Rental	0%	2%	0%	3%
Institutional	0%	4%	0%	10%
Industrial	2%	9%	1%	8%
Agriculture/Mining	1%	0%	0%	0%

Businesses by Size

Source: IP



Approximate Number of Businesses *Source: IP* 87

Businesses per Mile	58
Businesses per Mile for All Segments ²	70
% Different from All Segments ²	-18%

Estimated Number of Employees³ *Source: IP* 973

Employees per Mile	644
Employees per Mile for All Segments ²	837
% Different from All Segments ²	-23%

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.