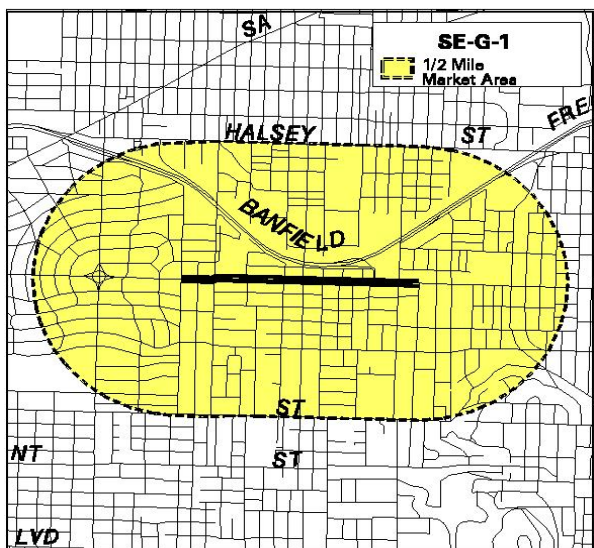


Boundaries: NE 44th Ave to NE 61st Ave
 Length: 0.80 miles

OVERVIEW

This segment of NE Glisan has no Region 2040 designation. Compared to a citywide average, this segment's market area has significantly more people and households per acre, and household size is below average. Housing prices are higher than the city average; however average incomes are below the citywide average. The area is less racially diverse and ethnically than Portland overall. The area has more older adults and seniors than the Portland average. The segment has a significant number of businesses, and about 45% more than the average business density per mile. This segment is notable for the high percentage of Office (65%). Most of the employment is estimated in Office (65%) and Institutional (17%). Land in this segment is primarily zoned Neighborhood Commercial (35%) and Multi-Dwelling Residential (59%). This area shows a higher than average lot vacancy than for all segments (12% versus 6%).



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 :	14,831
Number of Traffic Lanes:	2, 3, and 4
Transit <i>Sources: PDOT and Metro</i>	
TSP Street Classification ¹ :	Transit Access Street
Transit Service:	Bus Route 19
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	8,943	530,638
People per Acre	8.8	5.5
Total Households	4,030	224,425
Households per Acre	4.0	2.3
Mean Household Size	2.2	2.4
Mean Household Income	\$50,589	\$52,020

Age Distribution <i>Source: CN</i>		
	Segment	Portland
0 - 17 Years Old	20%	21%
18 - 34 Years Old	27%	29%
35 - 64 Years Old	42%	39%
65+ Years Old	12%	12%

Ethnic and Racial Composition <i>Source: CN</i>		
	Segment	Portland
Non-Hispanic	95.7%	93.2%
White	83.7%	75.5%
Black	2.7%	6.2%
Native American	0.8%	0.9%
Asian	5.2%	6.3%
Pacific Islander	0.2%	0.4%
Other Race	0.2%	0.2%
Two or More Races	2.9%	3.8%
Hispanic	4.3%	6.8%

Real Estate Sales <i>Source: CA</i>		
	Segment	Portland
Median SFR ³ Sales Price (00-04)	\$199,000	\$160,500
% Change in SFR ³ Sales Price (from 1990-94 to 2000-04)	129%	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

NE GLISAN STREET

Street Segment ID: NE-G-1

Boundaries: NE 44th to NE 61st
 Length: 0.80 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	33	41%	453,493	38%	13,742	9	18	4	2	0
Employment & Industrial	0	0%	0	0%	0	0	0	0	0	0
Residential	48	59%	732,392	62%	15,258	31	15	1	0	1
Other ¹	0	0%	0	0%	0	0	0	0	0	0
Total	81	100%	1,185,886	100%	14,641	40	33	5	2	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	76%	79%
Employment & Industrial	N/A	82%
Residential	85%	91%

Approximate Lot Vacancy by Zone Type

Sources: BOP and CA

	Segment	All Segments ²
Commercial	12%	6%
Employment & Industrial	N/A	13%
Residential	10%	6%

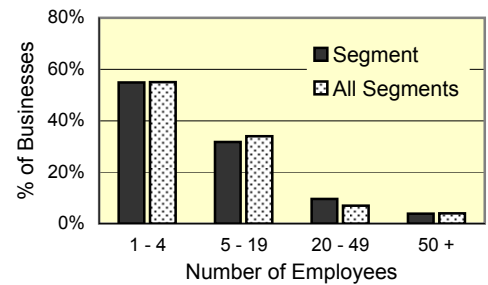
BUSINESS AND EMPLOYEE SUMMARY for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees ³	
	Segment	All Segments ²	Segment	All Segments ²
Retail	16%	34%	8%	34%
Personal Services	5%	8%	1%	5%
Other Services	2%	10%	3%	11%
Office	65%	28%	65%	26%
Auto Service/Repair	2%	5%	0%	3%
Auto Sales/Rental	0%	2%	0%	3%
Institutional	5%	4%	17%	10%
Industrial	5%	9%	5%	8%
Agriculture/Mining	0%	0%	0%	0%

Businesses by Size

Source: IP



Approximate Number of Businesses *Source: IP*

Businesses per Mile	130
Businesses per Mile for All Segments ²	70
% Different from All Segments ²	86%

Estimated Number of Employees³ *Source: IP*

Employees per Mile	1561
Employees per Mile for All Segments ²	837
% Different from All Segments ²	86%

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.