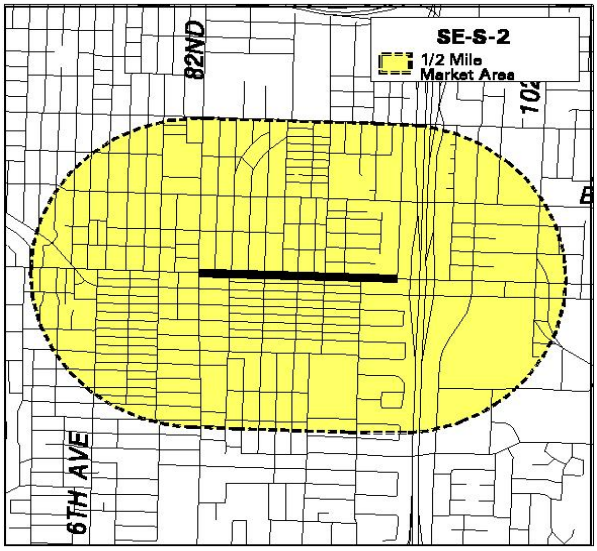
SE STARK STREET

Street Segment ID: SE-S-2

Boundaries: SE 82nd Ave to SE 94th Ave
Length: 0.59 miles

OVERVIEW

This short segment on SE Stark Street east of 82nd Avenue is a Region 2040 commercial corridor. Compared to a citywide average, this segment's market area has more people and households per acre, and household size is average. Housing prices and average incomes are lower than city average. The area is more racially diverse than Portland overall, with an above average presence of Asians (10.9%) and an average presence of Hispanics (6.4%). The area hovers around the average age composition. There is a substantially lower than average density of businesses, and an average number of small to medium firms in this segment. There is a greater distribution of services in this segment with an above average presence of Auto Service/ Repair and Auto Sales/Rental (19% total), as well as Industrial uses (19%). Lots along the segment are predominately zoned Storefront Commercial (61%) and General Commercial (33%). The presence of Industrial uses in a segment not zoned for Employment and Industrial uses may signify non-conforming use in parts of the segment.



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]:	13,518
Number of Traffic Lanes:	2

Transit *Sources: PDOT and Metro*

TSP Street Classification[1]:	Major Transit Priority Street
Transit Service:	Bus Route 15

Pedestrian *Source: PDOT*

TSP Street Classification[1]:	City Walkway
Pedestrian District:	No

Bicycle *Source: PDOT*

TSP Street Classification[1]:	City Bikeway
Bike Lane:	Partial

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

Demographic Information *Source: CN*

	Segment	Portland
Total Population	**6,483**	**530,638**
People per Acre	7.4	5.5
Total Households	**2,497**	**224,425**
Households per Acre	2.8	2.3
Mean Household Size	**2.6**	**2.4**
Mean Household Income	**$44,416**	**$52,020**

Age Distribution *Source: CN*

	Segment	Portland
0 - 17 Years Old	21%	21%
18 - 34 Years Old	31%	29%
35 - 64 Years Old	37%	39%
65+ Years Old	11%	12%

Ethnic and Racial Composition *Source: CN*

	Segment	Portland
Non-Hispanic	**93.6%**	**93.2%**
White	75.5%	75.5%
Black	2.7%	6.2%
Native American	0.7%	0.9%
Asian	10.9%	6.3%
Pacific Islander	0.7%	0.4%
Other Race	0.0%	0.2%
Two or More Races	3.2%	3.8%
Hispanic	**6.4%**	**6.8%**

Real Estate Sales *Source: CA*

	Segment	Portland
Median SFR[3] Sales Price (00-04)	$135,000	$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 STARK STREET

Street Segment ID: SE-S-2

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Length: 0.59 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	60	94%	616,577	94%	10,276	3	52	3	2	0
Employment & Industrial	0	0%	0	0%	0	0	0	0	0	0
Residential	4	6%	40,024	6%	10,006	0	4	0	0	0
Other[1]	0	0%	0	0%	0	0	0	0	0	0
Total	**64**	**100%**	**656,601**	**100%**	**10,259**	**3**	**56**	**3**	**2**	**0**

Distribution of Lots by Zone Type *Source: BOP*

		Segment	All Segments[2]
COMMERCIAL	General Commercial	33%	23%
	Central Commercial	0%	4%
	Storefront Commercial	61%	24%
	Mixed Commercial/Residential	0%	2%
	Neighborhood Commercial	0%	6%
	Office Commercial	0%	1%
E & I	Employment	0%	9%
	Industrial	0%	2%
RES	Single-Dwelling Residential	0%	4%
	Multi-Dwelling Residential	6%	24%
	Other[1]	0%	1%

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

	Segment	All Segments[2]
Commercial	75%	79%
Employment & Industrial	N/A	82%
Residential	100%	91%

Approximate Lot Vacancy by Zone Type
Sources: BOP and CA

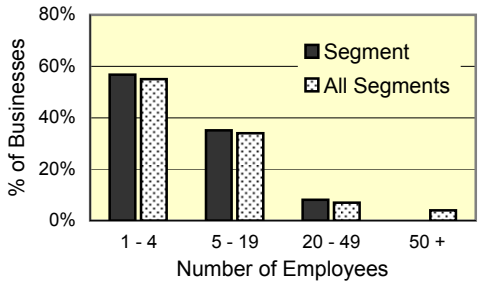
	Segment	All Segments[2]
Commercial	2%	6%
Employment & Industrial	N/A	13%
Residential	0%	6%

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	19%	34%	26%	34%
Personal Services	5%	8%	1%	5%
Other Services	16%	10%	25%	11%
Office	19%	28%	21%	26%
Auto Service/Repair	11%	5%	7%	3%
Auto Sales/Rental	8%	2%	4%	3%
Institutional	3%	4%	2%	10%
Industrial	19%	9%	12%	8%
Agriculture/Mining	0%	0%	0%	0%

Businesses by Size
Source: IP



Approximate Number of Businesses *Source: IP*	37
Businesses per Mile	63
Businesses per Mile for All Segments[2]	70
% Different from All Segments[2]	-10%

Estimated Number of Employees[3] *Source: IP*	284
Employees per Mile	481
Employees per Mile for All Segments[2]	837
% Different from All Segments[2]	-43%

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.