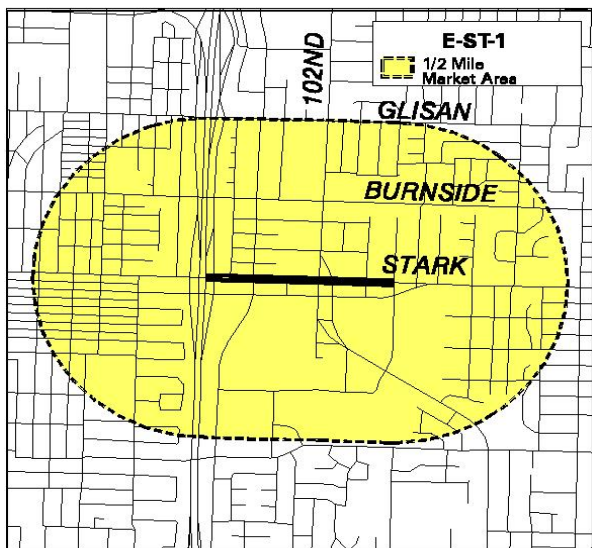


Boundaries: I-205 TO SE 106TH

Length: 0.54 miles

OVERVIEW

This short segment on Stark east of I-205 is a Region 2040 designated corridor, and lies within the Gateway Regional Center. A couplet street, it parallels segment E-W-1 (Washington), and has much market and business overlap with that segment. Compared to a citywide average, this segment's market area has fewer people and households per acre, and household size is average. Housing prices are somewhat lower than city average, as are average incomes. The area is slightly more diverse racially than Portland overall. The area has more children and young adults than the Portland average, and fewer older adults and seniors. Median prices for single-family houses in this market area are significantly lower than citywide, but have appreciated at a greater-than-average rate since 1990. Office uses are the most dominant (41%), followed by Retail (31%), and Industrial (13%). Most of the area's employment is estimated in Retail (39%) and Industrial (25%) businesses. Lots along the segment are predominately zoned Central Commercial (56%), Employment (30%), and Office Commercial (11%).



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 :	21,591
Number of Traffic Lanes:	4

Transit *Sources: PDOT and Metro*

TSP Street Classification ¹ :	Major Transit Priority Street
Transit Service:	Bus Routes 15 and 20

Pedestrian *Source: PDOT*

TSP Street Classification ¹ :	Pedestrian District
Pedestrian District:	Yes

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	4,257	530,638
People per Acre	5.0	5.5
Total Households	1,762	224,425
Households per Acre	2.1	2.3
Mean Household Size	2.4	2.4
Mean Household Income	\$42,269	\$52,020

Age Distribution *Source: CN*

	Segment	Portland
0 - 17 Years Old	25%	21%
18 - 34 Years Old	31%	29%
35 - 64 Years Old	34%	39%
65+ Years Old	11%	12%

Ethnic and Racial Composition *Source: CN*

	Segment	Portland
Non-Hispanic	91.8%	93.2%
White	73.7%	75.5%
Black	5.0%	6.2%
Native American	0.7%	0.9%
Asian	8.3%	6.3%
Pacific Islander	0.2%	0.4%
Other Race	0.1%	0.2%
Two or More Races	3.8%	3.8%
Hispanic	8.2%	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)	121%	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: E-ST-1

Boundaries: I-205 TO SE 106TH
 Length: 0.54 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	18	67%	438,931	59%	24,385	0	10	6	2	0
Employment & Industrial	8	30%	225,301	30%	28,163	1	4	2	0	1
Residential	1	4%	82,176	11%	82,176	0	0	0	1	0
Other ¹	0	0%	0	0%	0	0	0	0	0	0
Total	27	100%	746,407	100%	27,645	1	14	8	3	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	100%	79%
Employment & Industrial	88%	82%
Residential	0%	91%

Approximate Lot Vacancy by Zone Type

Sources: BOP and CA

	Segment	All Segments ²
Commercial	0%	6%
Employment & Industrial	0%	13%
Residential	0%	6%

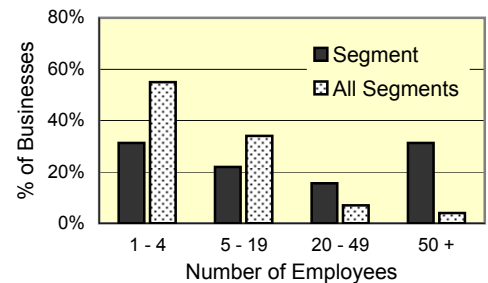
BUSINESS AND EMPLOYEE SUMMARY for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees ³	
	Segment	All Segments ²	Segment	All Segments ²
Retail	31%	34%	39%	34%
Personal Services	0%	8%	0%	5%
Other Services	6%	10%	7%	11%
Office	41%	28%	13%	26%
Auto Service/Repair	3%	5%	1%	3%
Auto Sales/Rental	6%	2%	15%	3%
Institutional	0%	4%	0%	10%
Industrial	13%	9%	25%	8%
Agriculture/Mining	0%	0%	0%	0%

Businesses by Size

Source: IP



Approximate Number of Businesses *Source: IP*

Businesses per Mile	32
Businesses per Mile for All Segments ²	59
% Different from All Segments ²	70
	-15%

Estimated Number of Employees³ *Source: IP*

Employees per Mile	1027
Employees per Mile for All Segments ²	1902
% Different from All Segments ²	837
	127%

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.