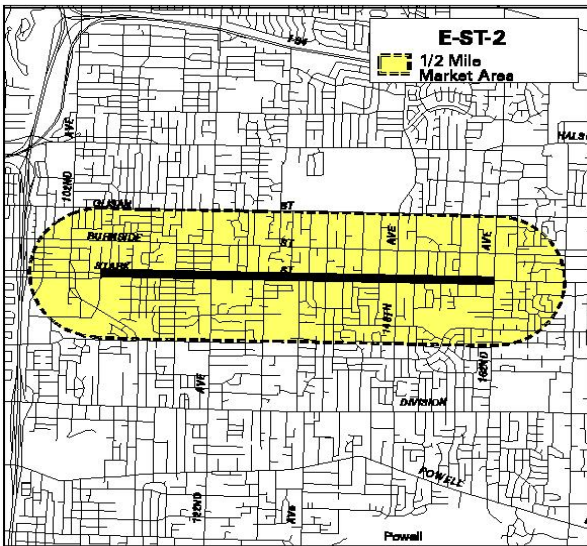


Boundaries: SE 106TH TO SE 162ND

Length: 2.79 miles

OVERVIEW

This segment on Stark east of the Gateway Regional Center is a Region 2040 designated corridor. Compared to a citywide average, this segment's market area has more people and households per acre, and household size is above average. Housing prices are lower than city average, as are average incomes in this market area. The area is slightly more diverse racially than Portland overall; the percentage of Hispanic residents (13.3%) is almost twice the city average. A significant number of residents in the area are under 18 years of age (27%), with fewer older adults and seniors than average. Median prices for single-family houses in this market area are somewhat lower than citywide. Lots along the segment are predominately zoned Multi Dwelling Residential (57%), with Storefront Commercial (26%), Office Commercial (10%) and General Commercial (3%) interspersed. The number of businesses per mile is less than the average, which corresponds to the zoning pattern. There is a higher than average number of small firms in this segment. Office uses (55%) are the most dominant, followed by Retail (16%).



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 :	26,720
Number of Traffic Lanes:	4

Transit *Sources: PDOT and Metro*

TSP Street Classification ¹ :	Transit Access Street
Transit Service:	Bus Route 20

Pedestrian *Source: PDOT*

TSP Street Classification ¹ :	City Walkway
Pedestrian District:	Partial

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	15,835	530,638
People per Acre	6.9	5.5
Total Households	6,004	224,425
Households per Acre	2.6	2.3
Mean Household Size	2.6	2.4
Mean Household Income	\$42,221	\$52,020

Age Distribution *Source: CN*

	Segment	Portland
0 - 17 Years Old	27%	21%
18 - 34 Years Old	29%	29%
35 - 64 Years Old	34%	39%
65+ Years Old	11%	12%

Ethnic and Racial Composition *Source: CN*

	Segment	Portland
Non-Hispanic	86.7%	93.2%
White	71.8%	75.5%
Black	3.4%	6.2%
Native American	1.1%	0.9%
Asian	6.3%	6.3%
Pacific Islander	0.3%	0.4%
Other Race	0.2%	0.2%
Two or More Races	3.6%	3.8%
Hispanic	13.3%	6.8%

Real Estate Sales *Source: CA*

	Segment	Portland
Median SFR ³ Sales Price (00-04)	\$142,050	\$160,500
% Change in SFR ³ Sales Price (from 1990-94 to 2000-04)	89%	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-2

Boundaries: SE 106TH TO SE 162ND
 Length: 2.79 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	87	41%	2,250,876	40%	25,872	9	39	29	10	0
Employment & Industrial	0	0%	0	0%	0	0	0	0	0	0
Residential	122	57%	3,043,314	54%	24,945	9	63	36	13	1
Other ¹	5	2%	344,853	6%	68,971	1	3	0	0	1
Total	214	100%	5,639,042	100%	26,351	19	105	65	23	2

Distribution of Lots by Zone Type *Source: BOP*

	Segment	All Segments ²
COMMERCIAL	General Commercial	3%
	Central Commercial	0%
	Storefront Commercial	26%
	Mixed Commercial/Residential	0%
	Neighborhood Commercial	1%
	Office Commercial	10%
E & I	Employment	0%
	Industrial	0%
RES	Single-Dwelling Residential	0%
	Multi-Dwelling Residential	57%
	Other ¹	2%

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

	Segment	All Segments ²
Commercial	90%	79%
Employment & Industrial	N/A	82%
Residential	92%	91%

Approximate Lot Vacancy by Zone Type

Sources: BOP and CA

	Segment	All Segments ²
Commercial	2%	6%
Employment & Industrial	N/A	13%
Residential	5%	6%

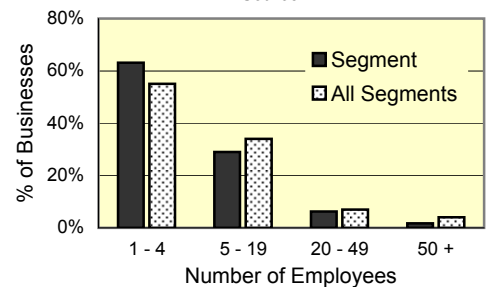
BUSINESS AND EMPLOYEE SUMMARY for lots that front the street segment

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%	21%	34%
Personal Services	5%	8%	3%	5%
Other Services	7%	10%	14%	11%
Office	55%	28%	44%	26%
Auto Service/Repair	6%	5%	4%	3%
Auto Sales/Rental	2%	2%	4%	3%
Institutional	3%	4%	7%	10%
Industrial	5%	9%	3%	8%
Agriculture/Mining	0%	0%	0%	0%

Businesses by Size

Source: IP



Approximate Number of Businesses *Source: IP*

Businesses per Mile	176
Businesses per Mile for All Segments ²	63
% Different from All Segments ²	70
	-10%

Estimated Number of Employees³ *Source: IP*

Employees per Mile	1399
Employees per Mile for All Segments ²	501
% Different from All Segments ²	837
	-40%

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.