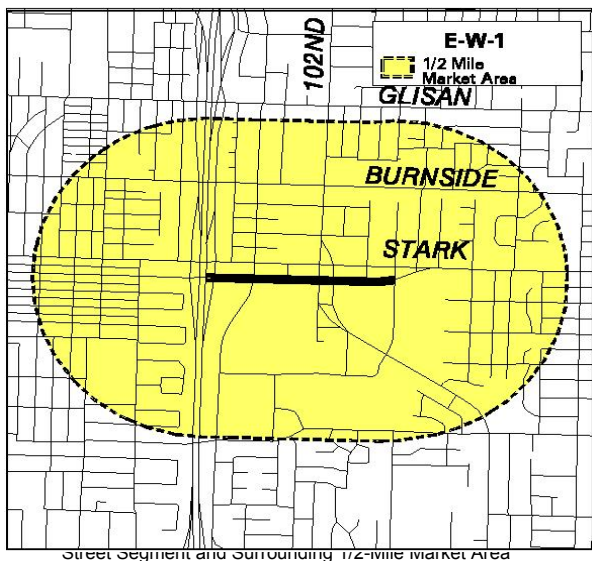


Boundaries: I-205 TO SE 106TH

Length: .55 mile

**OVERVIEW**

This short segment on Washington east of I-205 is a Region 2040 designated corridor, and lies within the Gateway Regional Center. A couplet street, it parallels segment E-ST-1 (Stark), 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 in this market area. 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. There is a substantially higher than average density of businesses, and a higher than average number of medium and large firms in this segment. Retail uses (51%) are the most dominant, followed by Office (21%), and Personal Services (14%). Predominately zoned Central Commercial (94%).



**TRANSPORTATION SUMMARY**

<b>Traffic</b> <i>Source: PDOT</i>	
TSP Street Classification <sup>1</sup> :	Major City Traffic Street
Average Daily Traffic Volume <sup>2</sup> :	19,639
Number of Traffic Lanes:	3 and 4
<b>Transit</b> <i>Sources: PDOT and Metro</i>	
TSP Street Classification <sup>1</sup> :	Major Transit Priority Street
Transit Service:	Bus Routes 15 and 20
<b>Pedestrian</b> <i>Source: PDOT</i>	
TSP Street Classification <sup>1</sup> :	Pedestrian District
Pedestrian District:	Yes
<b>Bicycle</b> <i>Source: PDOT</i>	
TSP Street Classification <sup>1</sup> :	City Bikeway
Bike Lane:	Partial

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

<b>Demographic Information</b> <i>Source: CN</i>		
	Segment	Portland
<b>Total Population</b>	<b>4,263</b>	<b>530,638</b>
People per Acre	5.0	5.5
<b>Total Households</b>	<b>1,756</b>	<b>224,425</b>
Households per Acre	2.1	2.3
<b>Mean Household Size</b>	<b>2.4</b>	<b>2.4</b>
<b>Mean Household Income</b>	<b>\$42,269</b>	<b>\$52,020</b>

<b>Age Distribution</b> <i>Source: CN</i>		
	Segment	Portland
0 - 17 Years Old	24%	21%
18 - 34 Years Old	32%	29%
35 - 64 Years Old	33%	39%
65+ Years Old	10%	12%

<b>Ethnic and Racial Composition</b> <i>Source: CN</i>		
	Segment	Portland
<b>Non-Hispanic</b>	<b>91.7%</b>	<b>93.2%</b>
White	73.6%	75.5%
Black	4.9%	6.2%
Native American	0.7%	0.9%
Asian	8.5%	6.3%
Pacific Islander	0.2%	0.4%
Other Race	0.1%	0.2%
Two or More Races	3.8%	3.8%
<b>Hispanic</b>	<b>8.3%</b>	<b>6.8%</b>

<b>Real Estate Sales</b> <i>Source: CA</i>		
	Segment	Portland
Median SFR <sup>3</sup> Sales Price (00-04)	\$135,000	\$160,500
% Change in SFR <sup>3</sup> Sales Price (from 1990-94 to 2000-04)	119%	114%

**DATA SOURCES / YEAR:** Portland Office of Transportation, 2003 (PDOT); Metro, 2004 (Metro); US Census, 2000 (CN); County Assessor, 2004 (CA)

<sup>1</sup> Where more than one classification in Portland's Transportation System Plan (TSP) exists per category, the one that spans the greatest distance is reported.

<sup>2</sup> This figure represents the mean weighted Average Daily Traffic Volume for the segment.

<sup>3</sup> Single-Family Residence

**SE WASHINGTON STREET**

Street Segment ID: E-W-1

Boundaries: I-205 TO SE 106TH  
 Length: .55 mile

**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	16	94%	1,978,248	99%	123,640	1	4	5	3	3
Employment & Industrial	0	0%	0	0%	0	0	0	0	0	0
Residential	0	0%	0	0%	0	0	0	0	0	0
Other <sup>1</sup>	1	6%	24,216	1%	24,216	0	0	1	0	0
<b>Total</b>	<b>17</b>	<b>100%</b>	<b>2,002,464</b>	<b>100%</b>	<b>117,792</b>	<b>1</b>	<b>4</b>	<b>6</b>	<b>3</b>	<b>3</b>

**Distribution of Lots by Zone Type** *Source: BOP*

	Segment	All Segments <sup>2</sup>
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 <sup>1</sup>	1%

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

	Segment	All Segments <sup>2</sup>
Commercial	94%	79%
Employment & Industrial	N/A	82%
Residential	N/A	91%

**Approximate Lot Vacancy by Zone Type**

*Sources: BOP and CA*

	Segment	All Segments <sup>2</sup>
Commercial	6%	6%
Employment & Industrial	N/A	13%
Residential	N/A	6%

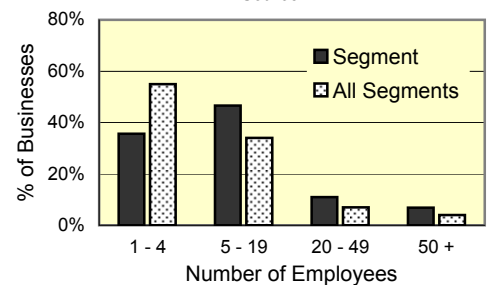
**BUSINESS AND EMPLOYEE SUMMARY** for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees <sup>3</sup>	
	Segment	All Segments <sup>2</sup>	Segment	All Segments <sup>2</sup>
Retail	51%	34%	61%	34%
Personal Services	14%	8%	14%	5%
Other Services	11%	10%	17%	11%
Office	21%	28%	6%	26%
Auto Service/Repair	1%	5%	1%	3%
Auto Sales/Rental	0%	2%	0%	3%
Institutional	0%	4%	0%	10%
Industrial	3%	9%	1%	8%
Agriculture/Mining	0%	0%	0%	0%

**Businesses by Size**

*Source: IP*



**Approximate Number of Businesses** *Source: IP* 73

Businesses per Mile	133
Businesses per Mile for All Segments <sup>2</sup>	70
% Different from All Segments <sup>2</sup>	90%

**Estimated Number of Employees**<sup>3</sup> *Source: IP* 1228

Employees per Mile	2233
Employees per Mile for All Segments <sup>2</sup>	837
% Different from All Segments <sup>2</sup>	167%

**DATA SOURCES / YEAR:** Portland Bureau of Planning, 2004 (BOP); County Assessor, 2004 (CA); Inside Prospects, 2002-3 (IP)

<sup>1</sup> "Other" zone type includes Portland's Open Space (OS) and Institutional Residential (IR) zones, as well as commercial zones in other jurisdictions.

<sup>2</sup> "All Segments" figures derived from data from all ninety-three commercial street segments in this study.

<sup>3</sup> Number of employees derived by multiplying number of businesses by average number of employees. See methodology section for further detail.