

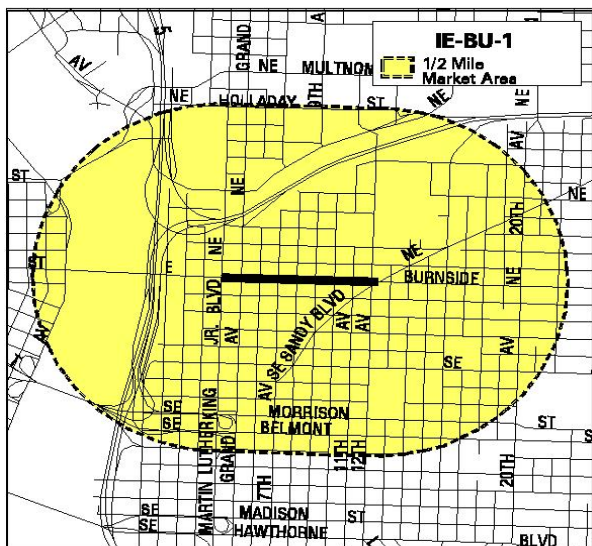
E BURNSIDE STREET

Street Segment ID: IE-BU-1

Boundaries: MLK Jr. to Sandy Blvd
 Length: 0.41 miles

OVERVIEW

This relatively short segment on E Burnside is a designated Main Street in the Region 2040 Plan. Compared to the citywide average the population per acre and average household size is below the average, while households per acre are above the average. Housing prices have appreciated 198% and are significantly higher than the city average, but average household incomes are half the city's average (\$27,245). The segment is racially diverse comprising a mix of African American and Hispanic populations. The segment has a higher than average young adult (18-34 year-olds) population and a significantly lower than average of 0-17 year olds (9% versus 21%). The segment has a higher than average number of businesses with 5-19 employees (38%) and 20-49 employees (8%). Office and Other Services are the dominant uses (33% and 21%, respectively). Zoning in this segment is primarily Employment (100%).



Street Segment and Surrounding 1/2-Mile Market Area

TRANSPORTATION SUMMARY

Traffic <i>Source: PDOT</i>	
TSP Street Classification ¹ :	Major City Traffic Street
Average Daily Traffic Volume ² :	28,635
Number of Traffic Lanes:	6
Transit <i>Sources: PDOT and Metro</i>	
TSP Street Classification ¹ :	Major Transit Priority Street
Transit Service:	Bus Routes 12, 19, and 20
Pedestrian <i>Source: PDOT</i>	
TSP Street Classification ¹ :	City Walkway
Pedestrian District:	No
Bicycle <i>Source: PDOT</i>	
TSP Street Classification ¹ :	Local Service Bikeway
Bike Lane:	No

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

Demographic Information <i>Source: CN</i>	Segment	Portland
Total Population	3,734	530,638
People per Acre	4.9	5.5
Total Households	2,044	224,425
Households per Acre	2.7	2.3
Mean Household Size	1.8	2.4
Mean Household Income	\$27,245	\$52,020

Age Distribution <i>Source: CN</i>	Segment	Portland
0 - 17 Years Old	9%	21%
18 - 34 Years Old	46%	29%
35 - 64 Years Old	38%	39%
65+ Years Old	7%	12%

Ethnic and Racial Composition <i>Source: CN</i>	Segment	Portland
Non-Hispanic	93.5%	93.2%
White	78.9%	75.5%
Black	6.3%	6.2%
Native American	1.9%	0.9%
Asian	2.1%	6.3%
Pacific Islander	0.1%	0.4%
Other Race	0.3%	0.2%
Two or More Races	4.1%	3.8%
Hispanic	6.5%	6.8%

Real Estate Sales <i>Source: CA</i>	Segment	Portland
Median SFR ³ Sales Price (00-04)	\$195,000	\$160,500
% Change in SFR ³ Sales Price (from 1990-94 to 2000-04)	198%	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

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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	0	0%	0	0%	0	0	0	0	0	0
Employment & Industrial	29	100%	314,841	100%	10,857	7	17	5	0	0
Residential	0	0%	0	0%	0	0	0	0	0	0
Other ¹	0	0%	0	0%	0	0	0	0	0	0
Total	29	100%	314,841	100%	10,857	7	17	5	0	0

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	N/A	79%
Employment & Industrial	79%	82%
Residential	N/A	91%

Approximate Lot Vacancy by Zone Type

Sources: BOP and CA

	Segment	All Segments ²
Commercial	N/A	6%
Employment & Industrial	17%	13%
Residential	N/A	6%

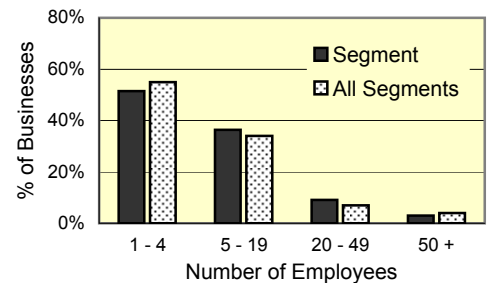
BUSINESS AND EMPLOYEE SUMMARY for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees ³	
	Segment	All Segments ²	Segment	All Segments ²
Retail	30%	34%	36%	34%
Personal Services	0%	8%	0%	5%
Other Services	21%	10%	34%	11%
Office	33%	28%	13%	26%
Auto Service/Repair	0%	5%	0%	3%
Auto Sales/Rental	9%	2%	4%	3%
Institutional	0%	4%	0%	10%
Industrial	6%	9%	13%	8%
Agriculture/Mining	0%	0%	0%	0%

Businesses by Size

Source: IP



Approximate Number of Businesses *Source: IP* 33

Businesses per Mile	80
Businesses per Mile for All Segments ²	70
% Different from All Segments ²	15%

Estimated Number of Employees³ *Source: IP* 330

Employees per Mile	804
Employees per Mile for All Segments ²	837
% Different from All Segments ²	-4%

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.