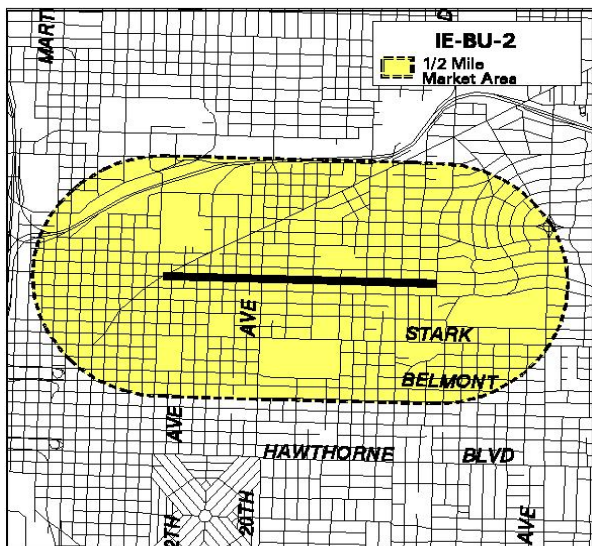


Boundaries: Sandy Blvd to 32nd Ave  
 Length: 1.05 miles

**OVERVIEW**

This segment on E Burnside is a designated Main Street in the Region 2040 Plan. Compared to the citywide average, the people and households per acre are two times the average, while the household size is below average. Housing prices have appreciated 165% and are significantly higher than the city average, but average household incomes are below the average. The segment is racially diverse, but does not meet the city's average composition. 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 (12% versus 21%). The segment has a higher than average number of businesses with 1-4 employees (59%). Office is the dominant use (30%). Zoning in this segment is primarily Storefront Commercial (70%) and Multi Dwelling Residential (25%).



Street Segment and Surrounding 1/2-Mile Market Area

**TRANSPORTATION SUMMARY**

<b>Traffic</b> <i>Source: PDOT</i>	
TSP Street Classification <sup>1</sup> :	District Collector Street
Average Daily Traffic Volume <sup>2</sup> :	17,621
Number of Traffic Lanes:	4
<b>Transit</b> <i>Sources: PDOT and Metro</i>	
TSP Street Classification <sup>1</sup> :	Major Transit Priority Street
Transit Service:	Bus Routes 19 and 20
<b>Pedestrian</b> <i>Source: PDOT</i>	
TSP Street Classification <sup>1</sup> :	City Walkway
Pedestrian District:	No
<b>Bicycle</b> <i>Source: PDOT</i>	
TSP Street Classification <sup>1</sup> :	Local Service Bikeway
Bike Lane:	No

**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>12,427</b>	<b>530,638</b>
People per Acre	10.6	5.5
<b>Total Households</b>	<b>6,538</b>	<b>224,425</b>
Households per Acre	5.6	2.3
<b>Mean Household Size</b>	<b>1.9</b>	<b>2.4</b>
<b>Mean Household Income</b>	<b>\$42,043</b>	<b>\$52,020</b>

<b>Age Distribution</b> <i>Source: CN</i>		
	Segment	Portland
0 - 17 Years Old	12%	21%
18 - 34 Years Old	42%	29%
35 - 64 Years Old	38%	39%
65+ Years Old	9%	12%

<b>Ethnic and Racial Composition</b> <i>Source: CN</i>		
	Segment	Portland
<b>Non-Hispanic</b>	<b>94.5%</b>	<b>93.2%</b>
White	82.4%	75.5%
Black	4.2%	6.2%
Native American	1.3%	0.9%
Asian	2.8%	6.3%
Pacific Islander	0.1%	0.4%
Other Race	0.4%	0.2%
Two or More Races	3.4%	3.8%
<b>Hispanic</b>	<b>5.5%</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)	\$227,000	\$160,500
% Change in SFR <sup>3</sup> Sales Price (from 1990-94 to 2000-04)	165%	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

**E BURNSIDE STREET**

Street Segment ID: IE-BU-2

Boundaries: Sandy Blvd to E 32nd  
Length: 1.05 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	91	70%	757,412	73%	8,323	46	37	8	0	0
Employment & Industrial	2	2%	37,438	4%	18,719	0	1	1	0	0
Residential	37	28%	240,399	23%	6,497	21	15	0	1	0
Other <sup>1</sup>	0	0%	0	0%	0	0	0	0	0	0
<b>Total</b>	<b>130</b>	<b>100%</b>	<b>1,035,250</b>	<b>100%</b>	<b>7,963</b>	<b>67</b>	<b>53</b>	<b>9</b>	<b>1</b>	<b>0</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	78%	79%
Employment & Industrial	100%	82%
Residential	92%	91%

**Approximate Lot Vacancy by Zone Type**

*Sources: BOP and CA*

	Segment	All Segments <sup>2</sup>
Commercial	4%	6%
Employment & Industrial	0%	13%
Residential	5%	6%

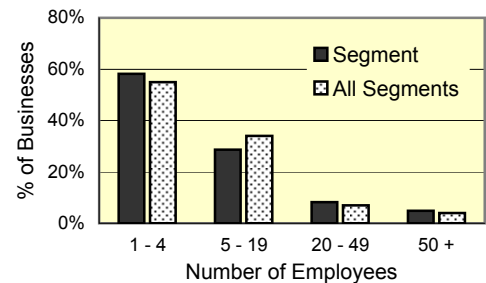
**BUSINESS AND EMPLOYEE SUMMARY** for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees <sup>3</sup>	
	Segment	All Segments <sup>2</sup>	Segment	All Segments <sup>2</sup>
Retail	34%	34%	29%	34%
Personal Services	7%	8%	1%	5%
Other Services	6%	10%	14%	11%
Office	30%	28%	32%	26%
Auto Service/Repair	4%	5%	2%	3%
Auto Sales/Rental	1%	2%	0%	3%
Institutional	9%	4%	15%	10%
Industrial	10%	9%	7%	8%
Agriculture/Mining	0%	0%	0%	0%

**Businesses by Size**

*Source: IP*



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

Approximate Number of Businesses	122
Businesses per Mile	116
Businesses per Mile for All Segments <sup>2</sup>	70
% Different from All Segments <sup>2</sup>	66%

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

Estimated Number of Employees	1696
Employees per Mile	1615
Employees per Mile for All Segments <sup>2</sup>	837
% Different from All Segments <sup>2</sup>	93%

**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.