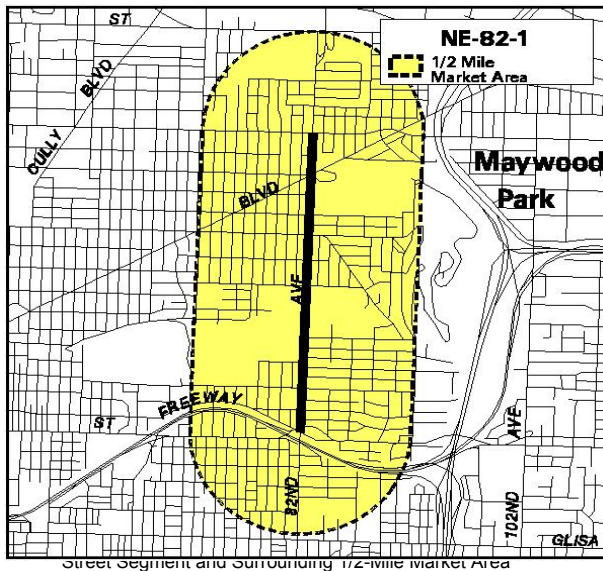


Boundaries: NE Prescott to NE Halsey  
 Length: 1.48 miles

**OVERVIEW**

This segment on NE 82nd is a designated Main Street in the Region 2040 Plan. Compared to the citywide average, population and household densities are slightly above average; household size is above average. Housing prices have appreciated 117% and are significantly lower than the city average; average household incomes are less than the city average (\$45,896 compared to \$52,020 for the city). The segment is racially diverse with a higher than average Asian population (12.4%) The segment has a higher than average child and older adult population. The segment has a higher than average number of medium to large firms with 5-49 employees. Retail (41%), Other Services (20%), Auto Services and Repair (11%) are the dominant uses. Zoning in this segment is primarily General Commercial (61%) and Multi Dwelling Residential (30%).



**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> :	20,812
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 Route 72
<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>11,349</b>	<b>530,638</b>
People per Acre	7.9	5.5
<b>Total Households</b>	<b>4,448</b>	<b>224,425</b>
Households per Acre	3.1	2.3
<b>Mean Household Size</b>	<b>2.6</b>	<b>2.4</b>
<b>Mean Household Income</b>	<b>\$45,896</b>	<b>\$52,020</b>

<b>Age Distribution</b> <i>Source: CN</i>		
	Segment	Portland
0 - 17 Years Old	23%	21%
18 - 34 Years Old	24%	29%
35 - 64 Years Old	40%	39%
65+ Years Old	13%	12%

<b>Ethnic and Racial Composition</b> <i>Source: CN</i>		
	Segment	Portland
<b>Non-Hispanic</b>	<b>95.5%</b>	<b>93.2%</b>
White	74.7%	75.5%
Black	3.9%	6.2%
Native American	0.9%	0.9%
Asian	12.4%	6.3%
Pacific Islander	0.3%	0.4%
Other Race	0.1%	0.2%
Two or More Races	3.3%	3.8%
<b>Hispanic</b>	<b>4.5%</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)	\$136,500	\$160,500
% Change in SFR <sup>3</sup> Sales Price (from 1990-94 to 2000-04)	117%	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.

**NE 82ND AVENUE**

Street Segment ID: NE-82-1

Boundaries: NE Prescott to NE Halsey  
Length: 1.48 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	77	63%	1,160,960	18%	15,077	28	40	5	2	2
Employment & Industrial	4	3%	1,238,654	19%	309,664	0	0	2	0	2
Residential	40	33%	3,588,518	54%	89,713	29	5	1	2	3
Other <sup>1</sup>	1	1%	627,007	9%	627,007	0	0	0	0	1
<b>Total</b>	<b>122</b>	<b>100%</b>	<b>6,615,140</b>	<b>100%</b>	<b>54,222</b>	<b>57</b>	<b>45</b>	<b>8</b>	<b>4</b>	<b>8</b>

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

	Segment	All Segments <sup>2</sup>
COMMERCIAL	General Commercial	61%
	Central Commercial	0%
	Storefront Commercial	0%
	Mixed Commercial/Residential	0%
	Neighborhood Commercial	2%
	Office Commercial	0%
E & I	Employment	3%
	Industrial	0%
RES	Single-Dwelling Residential	2%
	Multi-Dwelling Residential	30%
	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	86%	79%
Employment & Industrial	50%	82%
Residential	100%	91%

**Approximate Lot Vacancy by Zone Type**

*Sources: BOP and CA*

	Segment	All Segments <sup>2</sup>
Commercial	6%	6%
Employment & Industrial	50%	13%
Residential	0%	6%

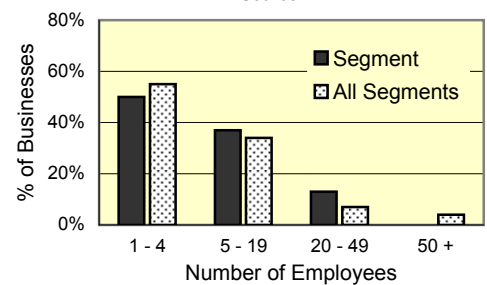
**BUSINESS AND EMPLOYEE SUMMARY** for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees <sup>3</sup>	
	Segment	All Segments <sup>2</sup>	Segment	All Segments <sup>2</sup>
Retail	41%	34%	46%	34%
Personal Services	7%	8%	2%	5%
Other Services	20%	10%	32%	11%
Office	9%	28%	5%	26%
Auto Service/Repair	11%	5%	6%	3%
Auto Sales/Rental	0%	2%	0%	3%
Institutional	0%	4%	0%	10%
Industrial	11%	9%	7%	8%
Agriculture/Mining	2%	0%	2%	0%

**Businesses by Size**

*Source: IP*



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

Approximate Number of Businesses	46
Businesses per Mile	31
Businesses per Mile for All Segments <sup>2</sup>	70
% Different from All Segments <sup>2</sup>	-56%

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

Estimated Number of Employees <sup>3</sup>	439
Employees per Mile	296
Employees per Mile for All Segments <sup>2</sup>	837
% Different from All Segments <sup>2</sup>	-65%

**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.

