

Boundaries: I-84 to SE Clatsop St
 Length: 4.98 miles

OVERVIEW

This is a relatively long segment on 82nd Avenue south of I-84. It is designated a main street in the Region 2040 Plan. Compared to a citywide average, this segment's market area has significantly higher people and households per acre; lower than average housing prices and incomes. The segment is slightly more racially diverse than Portland overall, with a 7.6 percent Hispanic population and a 12.1% Asian population. The segment has slightly more children than the Portland average. The area has a higher percentage of large business (20-49 employees) than average, and a similar percentage of small businesses. Retail (40%) is the dominate use; while Auto related sales/service surpass the average in all segments. (27% compared to only 7% for all segments). Zoning in this segment is primarily General Commercial (64%) and Employment (17%).



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 :	26,285
Number of Traffic Lanes:	4

Transit Sources: PDOT and Metro

TSP Street Classification ¹ :	Major Transit Priority Street
Transit Service:	Bus Routes 19 and 72

Pedestrian Source: PDOT

TSP Street Classification ¹ :	City Walkway
Pedestrian District:	Partial

Bicycle Source: PDOT

TSP Street Classification ¹ :	Local Service Bikeway
Bike Lane:	No

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

Demographic Information Source: CN

	Segment	Portland
Total Population	34,078	530,638
People per Acre	9.2	5.5
Total Households	12,979	224,425
Households per Acre	3.5	2.3
Mean Household Size	2.6	2.4
Mean Household Income	\$40,734	\$52,020

Age Distribution Source: CN

	Segment	Portland
0 - 17 Years Old	23%	21%
18 - 34 Years Old	28%	29%
35 - 64 Years Old	36%	39%
65+ Years Old	13%	12%

Ethnic and Racial Composition Source: CN

	Segment	Portland
Non-Hispanic	92.4%	93.2%
White	72.5%	75.5%
Black	2.2%	6.2%
Native American	0.9%	0.9%
Asian	12.1%	6.3%
Pacific Islander	0.4%	0.4%
Other Race	0.1%	0.2%
Two or More Races	4.1%	3.8%
Hispanic	7.6%	6.8%

Real Estate Sales Source: CA

	Segment	Portland
Median SFR ³ Sales Price (00-04)	\$133,075	\$160,500
% Change in SFR ³ Sales Price (from 1990-94 to 2000-04)	122%	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 82ND AVENUE

Street Segment ID: SE-82-1

Boundaries: I-84 to SE Clatsop
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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	304	75%	5,680,362	60%	18,685	69	174	45	10	6
Employment & Industrial	74	18%	1,998,149	21%	27,002	16	33	15	6	4
Residential	20	5%	783,960	8%	39,198	5	5	4	4	2
Other ¹	6	1%	927,931	10%	154,655	0	1	2	1	2
Total	404	100%	9,390,403	100%	23,244	90	213	66	21	14

Distribution of Lots by Zone Type *Source: BOP*

	Segment	All Segments ²	
COMMERCIAL	General Commercial	64%	23%
	Central Commercial	0%	4%
	Storefront Commercial	11%	24%
	Mixed Commercial/Residential	1%	2%
	Neighborhood Commercial	0%	6%
	Office Commercial	0%	1%
E & I	Employment	17%	9%
	Industrial	1%	2%
RES	Single-Dwelling Residential	0%	4%
	Multi-Dwelling Residential	5%	24%
	Other ¹	1%	1%

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

	Segment	All Segments ²
Commercial	80%	79%
Employment & Industrial	80%	82%
Residential	80%	91%

Approximate Lot Vacancy by Zone Type

Sources: BOP and CA

	Segment	All Segments ²
Commercial	12%	6%
Employment & Industrial	12%	13%
Residential	10%	6%

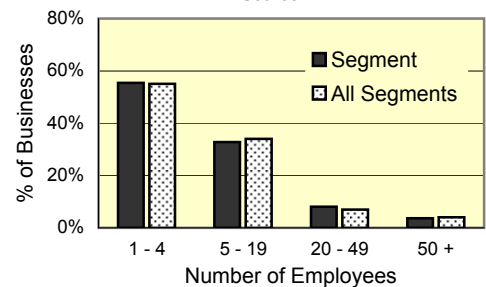
BUSINESS AND EMPLOYEE SUMMARY for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees ³	
	Segment	All Segments ²	Segment	All Segments ²
Retail	40%	34%	58%	34%
Personal Services	6%	8%	5%	5%
Other Services	6%	10%	6%	11%
Office	9%	28%	4%	26%
Auto Service/Repair	10%	5%	7%	3%
Auto Sales/Rental	17%	2%	8%	3%
Institutional	2%	4%	9%	10%
Industrial	9%	9%	3%	8%
Agriculture/Mining	0%	0%	0%	0%

Businesses by Size

Source: IP



Approximate Number of Businesses *Source: IP* 247

Businesses per Mile	50
Businesses per Mile for All Segments ²	70
% Different from All Segments ²	-29%

Estimated Number of Employees³ *Source: IP* 2793

Employees per Mile	561
Employees per Mile for All Segments ²	837
% Different from All Segments ²	-33%

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.