

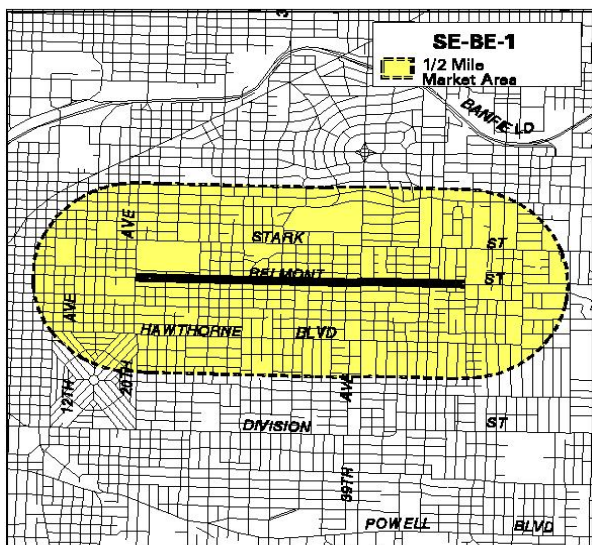
SE BELMONT STREET

Street Segment ID: SE-BE-1

Boundaries: SE 20th Ave to SE 49th Ave
 Length: 1.60 miles

OVERVIEW

This relatively long segment on SE Belmont Street is a Region 2040 designated main street. Compared to a citywide average, this segment's market area has significantly more people and households per acre, and household size is below average. Housing prices are higher than the city average, but average incomes are slightly lower. The area is less racially diverse than Portland overall, and has more 18-34 year old adults, and less children and seniors than the city averages. The area has a relatively large number of businesses with 77 businesses per mile compared to 70 businesses per mile for all segments. There is a higher than average number of very small firms. Retail uses dominate (40%) this segment, and area Retail employs 42% of the employees. Zoning in this segment is a mixture of Storefront/Mixed/Neighborhood Commercial (56%) and Multi-Dwelling Residential zones (43%).



Street Segment and Surrounding 1/2-Mile Market Area

TRANSPORTATION SUMMARY

Traffic <i>Source: PDOT</i>	
TSP Street Classification ¹ :	Neighborhood Collector Street
Average Daily Traffic Volume ² :	11,439
Number of Traffic Lanes:	2
Transit <i>Sources: PDOT and Metro</i>	
TSP Street Classification ¹ :	Major Transit Priority Street
Transit Service:	Bus Route 15
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	20,549	530,638
People per Acre	13.5	5.5
Total Households	10,456	224,425
Households per Acre	6.9	2.3
Mean Household Size	2.0	2.4
Mean Household Income	\$51,225	\$52,020

Age Distribution <i>Source: CN</i>		
	Segment	Portland
0 - 17 Years Old	12%	21%
18 - 34 Years Old	42%	29%
35 - 64 Years Old	36%	39%
65+ Years Old	9%	12%

Ethnic and Racial Composition <i>Source: CN</i>		
	Segment	Portland
Non-Hispanic	96.1%	93.2%
White	85.6%	75.5%
Black	2.3%	6.2%
Native American	0.9%	0.9%
Asian	3.9%	6.3%
Pacific Islander	0.1%	0.4%
Other Race	0.4%	0.2%
Two or More Races	2.8%	3.8%
Hispanic	3.9%	6.8%

Real Estate Sales <i>Source: CA</i>		
	Segment	Portland
Median SFR ³ Sales Price (00-04)	\$227,125	\$160,500
% Change in SFR ³ Sales Price (from 1990-94 to 2000-04)	169%	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	133	56%	942,585	62%	7,087	69	61	2	1	0
Employment & Industrial	0	0%	0	0%	0	0	0	0	0	0
Residential	106	44%	569,066	38%	5,369	70	35	1	0	0
Other ¹	0	0%	0	0%	0	0	0	0	0	0
Total	239	100%	1,511,651	100%	6,325	139	96	3	1	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	62%	79%
Employment & Industrial	N/A	82%
Residential	95%	91%

Approximate Lot Vacancy by Zone Type

Sources: BOP and CA

	Segment	All Segments ²
Commercial	4%	6%
Employment & Industrial	N/A	13%
Residential	5%	6%

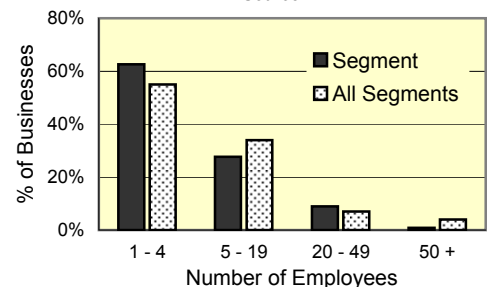
BUSINESS AND EMPLOYEE SUMMARY for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees ³	
	Segment	All Segments ²	Segment	All Segments ²
Retail	40%	34%	42%	34%
Personal Services	8%	8%	6%	5%
Other Services	13%	10%	14%	11%
Office	22%	28%	16%	26%
Auto Service/Repair	5%	5%	5%	3%
Auto Sales/Rental	0%	2%	0%	3%
Institutional	9%	4%	16%	10%
Industrial	3%	9%	1%	8%
Agriculture/Mining	0%	0%	0%	0%

Businesses by Size

Source: IP



Approximate Number of Businesses *Source: IP*

Businesses per Mile	77
Businesses per Mile for All Segments ²	70
% Different from All Segments ²	10%

Estimated Number of Employees³ *Source: IP*

Employees per Mile	616
Employees per Mile for All Segments ²	837
% Different from All Segments ²	-26%

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.