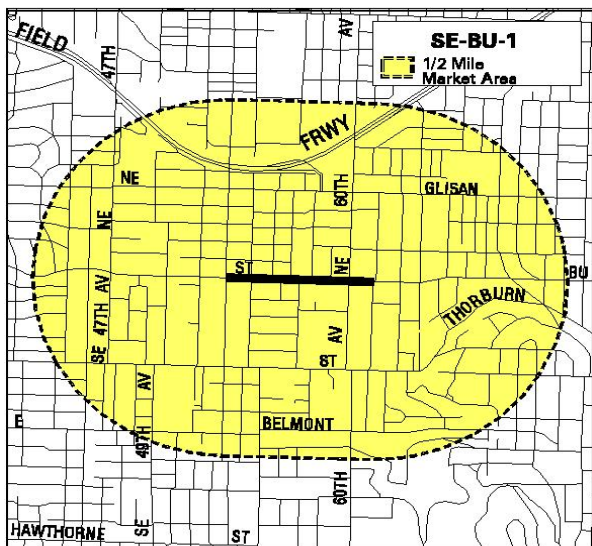


Boundaries: SE 53rd Ave to SE 61st Ave

Length: 0.38 miles

**OVERVIEW**

This relatively short segment on Burnside Street is designated a commercial corridor in the Region 2040 Plan. 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, as are average incomes. The area is significantly less racially diverse than Portland overall. The area has a slightly higher average percentage of medium sized business (5-19 employees). Retail uses dominate (44%) this segment, with a significant percentage of Institutional services (17%) and Auto Services/Repair (11%). Most employees (61%) are estimated to work in retail. Compared to all other segments, this segment has significantly fewer businesses per mile. Zoning in this segment is primarily General Commercial (66%) and Multi-Dwelling Residential (34%).



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> :	16,366
Number of Traffic Lanes:	4
<b>Transit</b> <i>Sources: PDOT and Metro</i>	
TSP Street Classification <sup>1</sup> :	Transit Access Street
Transit Service:	Bus Route 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> :	City 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>6,528</b>	<b>530,638</b>
People per Acre	8.8	5.5
<b>Total Households</b>	<b>3,162</b>	<b>224,425</b>
Households per Acre	4.3	2.3
<b>Mean Household Size</b>	<b>2.1</b>	<b>2.4</b>
<b>Mean Household Income</b>	<b>\$52,625</b>	<b>\$52,020</b>

<b>Age Distribution</b> <i>Source: CN</i>		
	Segment	Portland
0 - 17 Years Old	16%	21%
18 - 34 Years Old	30%	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>95.6%</b>	<b>93.2%</b>
White	84.5%	75.5%
Black	2.2%	6.2%
Native American	0.6%	0.9%
Asian	5.1%	6.3%
Pacific Islander	0.1%	0.4%
Other Race	0.1%	0.2%
Two or More Races	3.1%	3.8%
<b>Hispanic</b>	<b>4.4%</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)	\$197,500	\$160,500
% Change in SFR <sup>3</sup> Sales Price (from 1990-94 to 2000-04)	140%	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: SE-BU-1

Boundaries: SE 53rd to SE 61st  
 Length: 0.38 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	23	66%	282,211	72%	12,270	4	18	0	1	0
Employment & Industrial	0	0%	0	0%	0	0	0	0	0	0
Residential	12	34%	112,257	28%	9,355	1	9	2	0	0
Other <sup>1</sup>	0	0%	0	0%	0	0	0	0	0	0
<b>Total</b>	<b>35</b>	<b>100%</b>	<b>394,468</b>	<b>100%</b>	<b>11,271</b>	<b>5</b>	<b>27</b>	<b>2</b>	<b>1</b>	<b>0</b>

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

	Segment	All Segments <sup>2</sup>
COMMERCIAL	General Commercial	66%
	Central Commercial	0%
	Storefront Commercial	0%
	Mixed Commercial/Residential	0%
	Neighborhood Commercial	0%
	Office Commercial	0%
E & I	Employment	0%
	Industrial	0%
RES	Single-Dwelling Residential	0%
	Multi-Dwelling Residential	34%
	Other <sup>1</sup>	0%

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

	Segment	All Segments <sup>2</sup>
Commercial	87%	79%
Employment & Industrial	N/A	82%
Residential	92%	91%

**Approximate Lot Vacancy by Zone Type**

*Sources: BOP and CA*

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

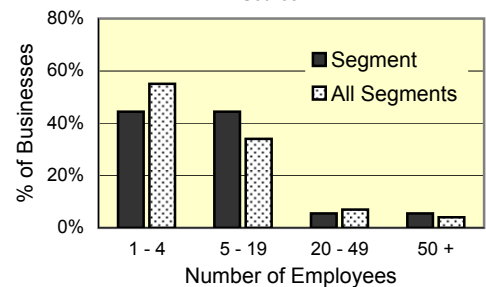
**BUSINESS AND EMPLOYEE SUMMARY** for lots that front the street segment

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	44%	34%	61%	34%
Personal Services	11%	8%	5%	5%
Other Services	6%	10%	3%	11%
Office	11%	28%	8%	26%
Auto Service/Repair	11%	5%	2%	3%
Auto Sales/Rental	0%	2%	0%	3%
Institutional	17%	4%	20%	10%
Industrial	0%	9%	0%	8%
Agriculture/Mining	0%	0%	0%	0%

**Businesses by Size**

*Source: IP*



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

Businesses per Mile	18
Businesses per Mile for All Segments <sup>2</sup>	47
% Different from All Segments <sup>2</sup>	70
	-32%

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

Employees per Mile	215
Employees per Mile for All Segments <sup>2</sup>	566
% Different from All Segments <sup>2</sup>	837
	-32%

**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.