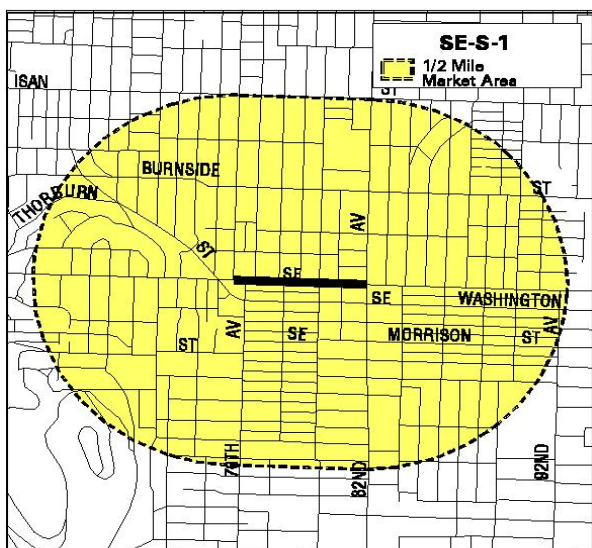


Boundaries: SE 75th Ave to SE 82nd Ave

Length: 0.33 miles

OVERVIEW

This short segment on SE Stark Street east of 75th Avenue has no designation in the Region 2040 Growth Concept. Compared to a citywide average, this segment's market area has more people and households per acre, and household size is average. Housing prices and average incomes are lower than city average. The area is more racially diverse than Portland overall, with an above average presence of Asians. The area hovers around the average age composition. There is a substantially higher than average density of businesses, and a higher than average number of small firms in this segment. Retail uses (34%) and Industrial uses (17%) are the most dominant. Most of the area's employment is estimated in Retail (49%) and Industrial (31%) businesses. Lots along the segment are predominately zoned Storefront Commercial (61%) and General Commercial (28%). The presence of Industrial uses in a segment not zoned for Employment and Industrial uses may signify non-conforming use in parts of the segment.



Street Segment and Surrounding 1/2-Mile Market Area

TRANSPORTATION SUMMARY

Traffic *Source: PDOT*

TSP Street Classification ¹ :	District Collector Street
Average Daily Traffic Volume ² :	11,125
Number of Traffic Lanes:	2

Transit *Sources: PDOT and Metro*

TSP Street Classification ¹ :	Major Transit Priority Street
Transit Service:	Bus Route 15

Pedestrian *Source: PDOT*

TSP Street Classification ¹ :	Pedestrian District
Pedestrian District:	Yes

Bicycle *Source: PDOT*

TSP Street Classification ¹ :	City Bikeway
Bike Lane:	No

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

Demographic Information *Source: CN*

	Segment	Portland
Total Population	6,639	530,638
People per Acre	9.3	5.5
Total Households	2,694	224,425
Households per Acre	3.8	2.3
Mean Household Size	2.5	2.4
Mean Household Income	\$48,391	\$52,020

Age Distribution *Source: CN*

	Segment	Portland
0 - 17 Years Old	22%	21%
18 - 34 Years Old	27%	29%
35 - 64 Years Old	40%	39%
65+ Years Old	11%	12%

Ethnic and Racial Composition *Source: CN*

	Segment	Portland
Non-Hispanic	94.5%	93.2%
White	78.0%	75.5%
Black	2.2%	6.2%
Native American	0.6%	0.9%
Asian	9.4%	6.3%
Pacific Islander	0.7%	0.4%
Other Race	0.1%	0.2%
Two or More Races	3.4%	3.8%
Hispanic	5.5%	6.8%

Real Estate Sales *Source: CA*

	Segment	Portland
Median SFR ³ Sales Price (00-04)	\$146,484	\$160,500
% Change in SFR ³ Sales Price (from 1990-94 to 2000-04)	115%	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 STARK STREET

Street Segment ID: SE-S-1

Boundaries: SE 75th to SE 82nd
 Length: 0.33 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	32	89%	289,975	92%	9,062	5	26	1	0	0
Employment & Industrial	0	0%	0	0%	0	0	0	0	0	0
Residential	4	11%	26,220	8%	6,555	2	2	0	0	0
Other ¹	0	0%	0	0%	0	0	0	0	0	0
Total	36	100%	316,195	100%	8,783	7	28	1	0	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	94%	79%
Employment & Industrial	N/A	82%
Residential	100%	91%

Approximate Lot Vacancy by Zone Type

Sources: BOP and CA

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

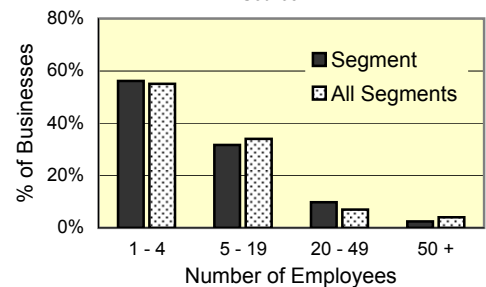
BUSINESS AND EMPLOYEE SUMMARY for lots that front the street segment

Businesses and Employees by Use Type *Source: IP*

USE TYPE	% of Businesses		% of Employees ³	
	Segment	All Segments ²	Segment	All Segments ²
Retail	34%	34%	49%	34%
Personal Services	10%	8%	2%	5%
Other Services	17%	10%	10%	11%
Office	10%	28%	4%	26%
Auto Service/Repair	5%	5%	2%	3%
Auto Sales/Rental	0%	2%	0%	3%
Institutional	5%	4%	1%	10%
Industrial	17%	9%	31%	8%
Agriculture/Mining	2%	0%	0%	0%

Businesses by Size

Source: IP



Approximate Number of Businesses *Source: IP*

Approximate Number of Businesses	41
Businesses per Mile	124
Businesses per Mile for All Segments ²	70
% Different from All Segments ²	77%

Estimated Number of Employees³ *Source: IP*

Estimated Number of Employees	390
Employees per Mile	1182
Employees per Mile for All Segments ²	837
% Different from All Segments ²	41%

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.