

3000 SE Powell Blvd



Property Profile

Property Address	3000 SE Powell Blvd
Neighborhood	Creston-Kenilworth
Property Type	Land
Property Size	50,113 sq ft
2018 Zoning	CG
Current Owner	PHB
Property Name	Safari Club
Existing Building	Yes

Asking Price

Total Asking Price	\$3,270,000
Price per sq ft	\$74

Additional Information

Vulnerability Score (out of 20)	17
Opportunity Score (out of 5)	4

	2000	2014
Population*		
Total	23,529	25,452
White	20,681	21,280
Black	651	890
Asian	1,869	1,586
Hispanic-Latino	1,162	1,433
Hawaiian-Pacific	132	27
Native American	455	235

	2000	2014
Households*		
Households Total	9,887	10,573
Single-Person	3,238	3,305
Households w/ Children	2,468	2,341
Foreign-Born Individuals	2,762	2,163
Persons Exp. Disabilities	3,830	2,954
Person 65 and Older	3,082	2,810

*Demographic information from the Woodstock neighborhood profile in PHB State of Housing 2016.



Neighborhood Profile

Woodstock

Population & Income	Population		Median Income		Poverty Rate	
	2000	2014	*2000	2014	2000	2014
TOTAL	23,529	25,452	\$56,550	\$55,391	11.9%	16%
White	20,681	21,280	\$57,135	\$58,199	11.3%	13%
Black	651	890	-	-	-	75%
Asian	1,869	1,586	\$56,709	-	8.6%	19%
Hispanic-Latino	1,162	1,433	-	-	16.0%	18%
Hawaiian-Pacific Islander	132	27	-	-	-	-
Native American	455	235	-	-	-	-

*(2015\$)

Households	2000	2014
Households Total	9,887	10,573
Single-Person Households	3,238	3,305
Households with Children	2,468	2,341
Foreign-Born Individuals	2,762	2,163
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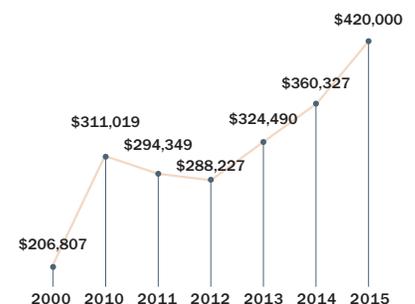
Housing Stock & Production	2000	2010	2011	2012	2013	2014	2015
Housing Units: Total Units	10,049	10,407	10,434	10,446	10,475	10,517	10,588
<i>Housing Units: Single-Family</i>	6,652	6,867	6,890	6,900	6,927	6,957	7,004
<i>Housing Units: Multifamily</i>	3,397	3,540	3,544	3,546	3,548	3,560	3,584
Regulated Affordable Housing Units	182	-	308	-	-	-	313
<i>City Funded Regulated Affordable Housing Units</i>	5	135	135	135	135	135	135
New Residential Permits: Total Units	-	21	14	27	60	66	40
<i>New Residential Permits: Single-Family Units</i>	-	21	14	27	34	62	40
<i>New Residential Permits: Multifamily Units</i>	-	-	-	-	26	4	-

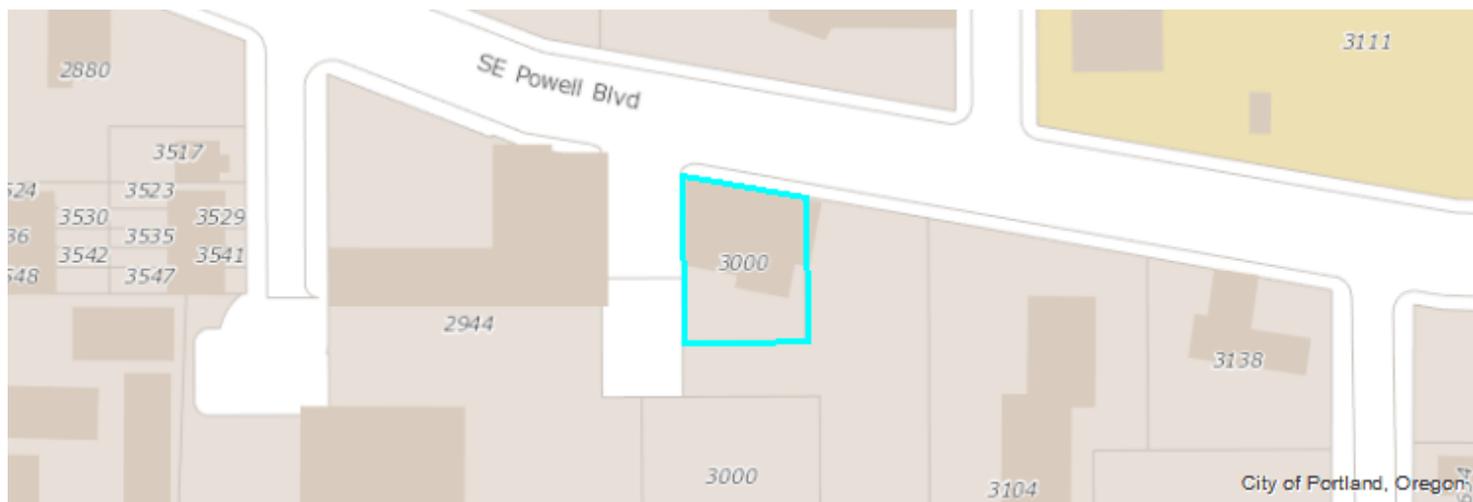
Housing Market	Rental					Homeownership
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey Sample	1,527	122	645	713	47	N/A
Average Monthly Rent	\$1,138	\$927	\$1,014	\$1,261	\$1,314	N/A
Rental Unit Vacancy Rate	3.9%	3.5%	3.2%	4.5%	3.4%	N/A

Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	YES	YES	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	YES	NO	NO	NO	NO
3-Person Moderate-Income	YES	YES	YES	YES	NO
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	NO
Black	NO	NO	NO	NO	NO
Latino	NO	NO	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	YES	YES	NO
Senior	YES	NO	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	YES	YES	NO	NO	NO

Homeownership Rates	2000	2014
TOTAL	57.3%	53.8%
White	60.1%	55.8%
Black	-	-
Asian	50.1%	69.8%
Hispanic-Latino	-	-
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price (2015\$)





3000 SE POWELL BLVD

PORTLAND, OR 97202

PROPERTY

Year Built	1932	Assessor	
Description	RESTAURANT	Last Sale	
Building Area	5,496 sq ft	Price	\$3,720,000.00
Neighborhood	CRESTON-KENILWORTH	Date	09/20/2017
Jurisdiction	Portland / Multnomah	Property Values (2017)	
Zoning	CG - General Commercial ▾	Market Value	\$1,101,240.00
Elevation	139 ft (approximate)	Assessed Value	\$373,800.00
Owner	PORTLAND CITY OF % PORTLAND HOUSING BUREAU	Taxes (2017)	
Owner Address	421 SW 6TH AVE #500 PORTLAND, OR 97204	Property Taxes	\$9,349.89
Related Accounts	<input type="text" value=""/>	Total Taxes	\$9,349.89
Split Property Parent	R298802		

For more information about data updates or discrepancies, please contact Multnomah County Assessment, Recording & Taxation at (503) 988-3326 or at.customer.service@multco.us.

Permits & Zoning

Bureau of Development Services

Phone: 503-823-7300
 Zoning Hotline: 503-823-7526
 Email: bds@portlandoregon.gov
 1900 SW 4th Ave, Suite 5000, Portland, OR 97201
www.portlandoregon.gov/bds/ ▾

Parks

Nearby

Community Music Center	0.32mi
0.23 acres	
Powell Park	0.38mi
8.09 acres	
Kenilworth Park	0.48mi
8.40 acres	
Grout SUN Community School	0.55mi
0.78 acres	
Piccolo Park	0.74mi
0.57 acres	

Schools

Attendance Area

District	PORTLAND SD
Elementary School	Grout Elementary School
Middle School	Hosford Middle School
High School	Cleveland High School

For more information about school attendance areas go to the Schools Map ▾

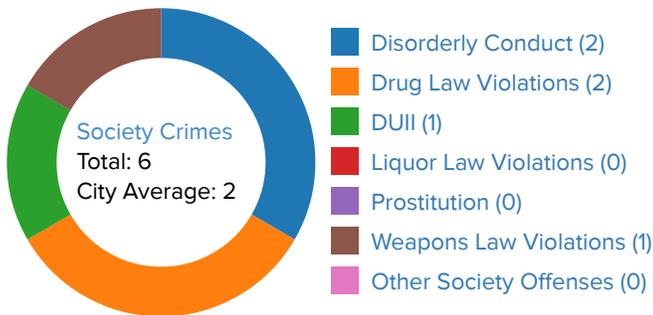
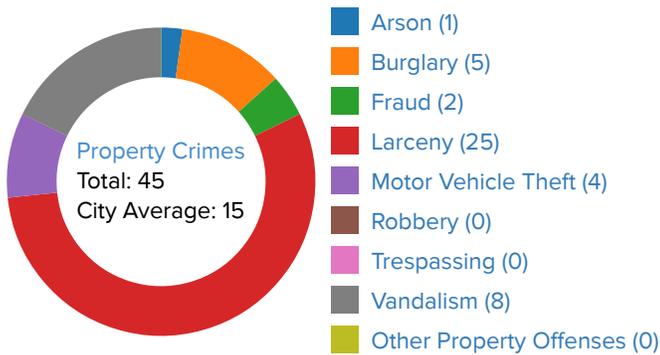
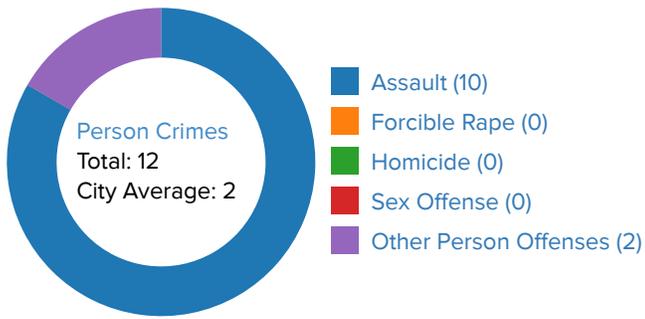
Nearby Schools

Parry Center for Children (DART)	0.35mi
Public P-12	
MESD Program at Cleveland HS	0.35mi
Public	
Cleveland High	0.37mi
Public 9-12	
Parry Center SCIP	0.42mi
Public K-12	
Grout Elementary	0.58mi
Public K-5	

Public Safety

Crime Statistics

To display crime data on the map click the crime category (person, property, or society) within the circle below



Data Range: 01/01/2016 - 12/01/2017
Averages taken across 1/4 mile grid sections of the city

Police Jurisdiction

Portland Police Bureau - Central Precinct
1111 SW 2nd Ave, Portland, OR 97204
(503) 823-0000
<http://www.portlandpolice.com>

Nearest Fire Station

Station Number 23
2915 SE 13TH PL
PORTLAND FIRE & RESCUE

Fire Management Area

Area Number 23

Hazard

FEMA Special Flood Hazard Area (SFHA)	No
Elevation Certificate(s)	No
1996 Flood Inundation Area	No
Steep Slope Area (25%)	No
Mapped Landslide Inventory Area	No
Title 33 Potential Landslide Hazard Area	No
Wild Lands Fire Hazard Area	No
Earthquake Hazard Zone(s)	High
Liquefaction Hazard Zone(s)	Low

Basic Earthquake Emergency Communication Node (BEECN)

Hub	Sellwood-Moreland-Brooklyn
Location	SE Haig Street and SE Milwaukie Street
Site	Brooklyn Park
Owner	PP&R

Neighborhood Emergency Team Leader(s)

Jerian Abel
 abelj123@yahoo.com

Transportation**Portland Bureau of Transportation (PBOT)**

1120 SW 5th Ave, Portland, OR 97204

www.portlandoregon.gov/transportation/ ▾

Traffic Safety

Vision Zero ▾ is a citywide effort to make Portland's transportation system the safest possible and to move towards zero traffic-related fatalities and serious injuries in the next 10 years

[View the Vision Zero Traffic Injuries and Fatalities Map](#) ▾

Report a Traffic Safety Concern

Call the Transportation Safety and Neighborhood Livability Line (503-823-SAFE) or email safe@portlandoregon.gov

Traffic Counts

[Learn more about traffic counts](#) ▾

[View Portland traffic counts map](#) ▾

TSP Classifications

[View the Transportation System Plan \(TSP\) street classification map](#) ▾

Snow & Ice Priority Routes

[Learn about the City's snow and ice](#) ▾ [response plan](#)

Parking

[Learn more about Portland's parking policy and programs](#) ▾

Report a Maintenance Issue

Please call our 24 hour/7 days a week hotline (503-823-1700) for maintenance and repair issues or email BOMDispatch@portlandoregon.gov

Smart Trips

[Learn about active transportation options for yourself, your family or your business](#) ▾

Transit

To plan a trip, use [TriMet's Trip Planner](#) ▾

Survey Benchmarks

Utilities

Garbage & Recycling

Residential Customers

Arrow Sanitary

(503) 257-3993

<http://www.wasteconnectionspx.com> ▾

Collection Day: Monday

Westside Terrain Area? No**Commercial Customers** Unfranchised**Dropbox Services** Unfranchised**Bureau of Planning & Sustainability**

Curbside Hotline: 503-823-7202

Email: wasteinfo@portlandoregon.gov

1900 SW 4th Ave, Suite 7100, Portland, OR 97201

www.portlandoregon.gov/bps/ ▾**Sewer & Environmental****Bureau of Environmental Services**

Phone: 503-823-7740

1120 SW 5th Avenue, Room 1000, Portland, OR 97204

www.portlandoregon.gov/bes/ ▾**Water****Portland Water Bureau**

Phone: 503-823-7404

1120 SW Fifth Ave, Suite 600, Portland, OR 97204

www.portlandoregon.gov/water/ ▾

Address 3119 SE Holgate Blvd		Phone 503-916-6209
Cluster Cleveland	Feeds To Hosford	

1. BUDGET AND STAFFING

School Budget Per Student	\$7240
Budget Rank (1-31)	8
Economic Disadvantaged	43.0%
School Receives Title I Funds?	Yes
Special Education	20.6%
English Language Learners	14.6%
Talented and Gifted	3.9%

Licensed FTE Allocation

Gen. Fund - Admin Support	3.75
Gen. Fund - Ratio FTE	15.09
Gen. Fund - Equity FTE	3.25
Gen. Fund - One Time Adjustments	1.32
Gen. Fund - K-5 Arts	1.00
Title I	1.67
Foundation	0.00
Other Grants	0.50
TOTAL	26.58

2. ENROLLMENT CHARACTERISTICS

Year	K	1	2	3	4	5	TOTAL
2012	86	62	62	66	42	53	371
2013	83	70	58	57	70	39	377
2014	64	80	62	55	59	69	389
2015	75	66	76	62	49	48	376
2016	67	72	63	75	57	50	384

Neighborhood students	317
Students from other neighborhoods	67

Change in Enrollment from 2015 to 2016	+8
Change in Enrollment from 2012 to 2016	+13
Projected Enrollment in 2020 (K-12)	388

Racial/Ethnic Background

African American	Asian	Hispanic	Native American	Pacific Islander	White	Multiple Races
13.5%	10.2%	10.4%	1.0%	0.8%	55.7%	8.3%

3. NEIGHBORHOOD ATTENDANCE CHARACTERISTICS

Neighborhood PPS Student Population	515	
Attending Grout	317	62%
Other PPS Neighborhood Schools	61	12%
Special Programs/Focus Options	103	20%
PPS Charter Schools	22	4%
Special Services	12	2%
Community Based Alternatives	0	0%

4. EDUCATIONAL PROGRAMS

Achievement - % Earning Level 3 or Level 4 (On Track to Be College and Career Ready)

Year	3rd Grade		5th Grade	
	Reading	Math	Reading	Math
2014-2015	49.0%	54.2%	59.3%	42.4%
2015-2016	56.9%	51.0%	51.4%	35.1%

For detailed achievement information go to: <http://portland.schoolwires.net/Page/2077>
 Data have been suppressed in cases where the percentage is greater than 89% (represented by ">=89%"), less than 11% (represented by "<=11%"), or when the number of students tested is fewer than 11 (represented by an asterisk, "*").

5. SCHOOL ENVIRONMENT

2015-2016	School	Comparable District Average
Teacher Experience (Average in years)	13.4	12.5
Substitute Usage (Average in days)	11.6	14.1
Average Daily Attendance	93.8%	94.9%
Average Class Size	21.0	23.9
Stability Index	91.2%	95.8%
Student Expulsions	0.0%	0.0%
Student Suspensions	0.8%	1.2%

October 2016 Enrollment	Number of Classrooms	Density Index
384	27	14

6. ENROLLMENT INDICATORS

Student loss >5% since 2015 AND >15% since 2012?	No
Neighborhood students attending Grout below 55%?	No
Building density index below 15 or above 20?	Yes

7. COMMENTS/ISSUES

Hosford

Updated 08/09/2017

Address 2303 SE 28th Place		Phone 503-916-5640
Cluster Cleveland	Feeds To Cleveland, Franklin	

1. BUDGET AND STAFFING

School Budget Per Student	\$5774
Budget Rank (1-11)	5
Economic Disadvantaged	19.2%
School Receives Title I Funds?	No
Special Education	14.4%
English Language Learners	4.3%
Talented and Gifted	14.4%

Licensed FTE Allocation

Gen. Fund - Admin Support	5.75
Gen. Fund - Ratio FTE	27.27
Gen. Fund - Equity FTE	1.00
Gen. Fund - One Time Adjustments	-0.27
Gen. Fund - K-5 Arts	0.00
Title I	0.00
Foundation	0.25
Other Grants	0.00
TOTAL	34.00

2. ENROLLMENT CHARACTERISTICS

Year	6	7	8	TOTAL
2012	189	169	180	538
2013	209	200	167	576
2014	201	190	200	591
2015	253	200	187	640
2016	202	228	201	631

Neighborhood students	504
Students from other neighborhoods	127

Change in Enrollment from 2015 to 2016	-9
Change in Enrollment from 2012 to 2016	+93
Projected Enrollment in 2020 (K-12)	626

Racial/Ethnic Background

African American	Asian	Hispanic	Native American	Pacific Islander	White	Multiple Races
2.9%	15.2%	8.2%	0.5%	0.2%	61.3%	11.7%

3. NEIGHBORHOOD ATTENDANCE CHARACTERISTICS

Neighborhood PPS Student Population	785	
Attending Hosford	504	64%
Other PPS Neighborhood Schools	47	6%
Special Programs/Focus Options	201	26%
PPS Charter Schools	10	1%
Special Services	20	3%
Community Based Alternatives	3	<1%

4. EDUCATIONAL PROGRAMS

Achievement - % Earning Level 3 or Level 4 (On Track to Be College and Career Ready)

Year	8th Grade	
	Reading	Math
2014-2015	66.5%	53.0%
2015-2016	65.3%	54.2%

For detailed achievement information go to: <http://portland.schoolwires.net/Page/2077>
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5. SCHOOL ENVIRONMENT

2015-2016	School	Comparable District Average
Teacher Experience (Average in years)	12.0	12.5
Substitute Usage (Average in days)	14.6	15.4
Average Daily Attendance	93.1%	94.2%
Average Class Size	24.0	22.6
Stability Index	94.2%	95.9%
Student Expulsions	0.0%	0.0%
Student Suspensions	4.1%	2.6%

October 2016 Enrollment	Number of Classrooms	Density Index
631	34	19

6. ENROLLMENT INDICATORS

Student loss >5% since 2015 AND >15% since 2012?	No
Neighborhood students attending Hosford below 55%?	No
Building density index below 15 or above 20?	No

7. COMMENTS/ISSUES

Cleveland

Updated 08/09/2017

Address 3400 SE 26th Ave		Phone 503-916-5120
Cluster Cleveland	Feeders Hosford, Lane, Sellwood, Winterhaven	

1. BUDGET AND STAFFING

School Budget Per Student	\$6663
Budget Rank (1-10)	8
Economic Disadvantaged	14.7%
School Receives Title I Funds?	No
Special Education	11.2%
English Language Learners	1.4%
Talented and Gifted	18.8%

Licensed FTE Allocation

Gen. Fund - Admin Support	17.50
Gen. Fund - Ratio FTE	75.36
Gen. Fund - Equity FTE	4.50
Gen. Fund - One Time Adjustments	1.50
Gen. Fund - K-5 Arts	0.00
Title I	0.00
Foundation	0.00
Other Grants	0.50
TOTAL	99.36

2. ENROLLMENT CHARACTERISTICS

Year	9	10	11	12	TOTAL
2012	383	383	408	358	1532
2013	388	394	353	388	1523
2014	427	391	356	342	1516
2015	461	428	361	350	1600
2016	427	442	382	358	1609

Neighborhood students	1428
Students from other neighborhoods	181

Change in Enrollment from 2015 to 2016	+9
Change in Enrollment from 2012 to 2016	+77
Projected Enrollment in 2020 (K-12)	1786

Racial/Ethnic Background

African American	Asian	Hispanic	Native American	Pacific Islander	White	Multiple Races
2.8%	8.9%	9.4%	0.6%	0.6%	69.6%	8.1%

3. NEIGHBORHOOD ATTENDANCE CHARACTERISTICS

Neighborhood PPS Student Population	1864	
Attending Cleveland	1428	77%
Other PPS Neighborhood Schools	70	4%
Special Programs/Focus Options	154	8%
PPS Charter Schools	11	1%
Special Services	51	3%
Community Based Alternatives	150	8%

4. EDUCATIONAL PROGRAMS

Achievement - % Earning Level 3 or Level 4 (On Track to Be College and Career Ready)

Year	11th Grade	
	Reading	Math
2014-2015	73.0%	36.8%
2015-2016	72.7%	45.6%

For detailed achievement information go to: <http://portland.schoolwires.net/Page/2077>

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5. SCHOOL ENVIRONMENT

2015-2016	School	Comparable District Average
Teacher Experience (Average in years)	13.9	12.0
Substitute Usage (Average in days)	13.5	12.6
Average Daily Attendance	91.5%	90.4%
Average Class Size	20.0	20.8
Stability Index	93.8%	91.9%
Student Expulsions	0.0%	0.2%
Student Suspensions	1.0%	3.4%

October 2016 Enrollment	Number of Classrooms	Density Index
1609	79	20

6. ENROLLMENT INDICATORS

Student loss >5% since 2015 AND >15% since 2012?	No
Neighborhood students attending Cleveland below 55%?	No
Building density index below 15 or above 20?	No

7. COMMENTS/ISSUES