

March 13, 2015

Portland Planning & Sustainability Commission  
1900 SW Fourth Avenue, Suite 7100  
Portland, Oregon 97201

RE: Division Design Committee Comprehensive Plan Comment Letter

Planning & Sustainability Commissioners:

On behalf of the Division Design Initiative we respectfully submit this letter to provide comments on the Comprehensive Plan Update. The Division Design Initiative (DDI) is a grassroots inter-neighborhood coalition of neighborhood, business and community organizations formed in late 2013 to respond to wide community concerns about design issues and the lack of meaningful community involvement in the major redevelopment of the Division Corridor in Southeast Portland. The mission of this group includes creating design, planning, education and engagement tools that many neighborhoods can use to help shape the growth and change they are facing.

As a sustainability-minded coalition, we fully understand that to accommodate the growth that is projected to come, it will need to happen as infill within our existing urban areas, with more compact development a part of this tradeoff to maintain our Urban Growth Boundary. However, as neighbors who are living through this dramatic transformation we have a unique perspective into what is working and what is not working. We hope that our experience can help to guide you to focus on areas that need improvement so that both our main street and other areas of the city that are slated for growth in the Comprehensive Plan can grow in a way that is broadly supported.

Attached is a proposal for increased notification and community involvement for your consideration. We have also attached community responses from the Division Perceptions Survey developed by Portland State University in partnership with the Division Design Initiative. This represents only one of the questions, and we would be happy to share further data. We have been analyzing survey results with a technical consultant and will continue to share further research reports. In the meantime, we have provided these comments verbatim as evidence of the broad community concerns identified.

At the neighborhood level we hear strong interest in needed changes, specifically in the Comp Plan, to address lack of opportunity for meaningful input, design concerns, and impacts from larger new development projects including loss of community character, solar access, affordability, and increased gentrification and displacement. Others have spoken about the need for more family-friendly housing and affordable residential and commercial units, so we would like to focus our testimony on the following:

- 1) Need for Increased Community Input and Notification (see attachment)
- 2) Desire for Increased Design review requirements and policies to preserve character, context, and quality
- 3) Preservation of Important Visual & Cultural Resources
- 4) Need for Impact Analysis for new development proposals to fully assess and mitigate significant impacts

The Division community has witnessed a rapid transformation of our main street and there is real concern that the new construction that is occurring along Division fails to recognize the existing character of the neighborhood.

Portland neighborhoods are known and loved for their village-like main streets, small local businesses, and unique identity that make them special and desirable. However, the current trend of development that is occurring in the city has been noted by many as a distinct contrast to the existing character, pattern, and architecture of many neighborhoods. The Comp. Plan falls short when it comes to promoting new development that respects a neighborhood's context. Currently, new population growth is almost

exclusively being accommodated through multi-family and mixed use buildings that are significantly bigger than what previously existed along Division. Concerns about lack of context, uneven quality, poor scale relationships to the narrowness of the street, loss of solar access, lack of landscaping and green space, and increasingly homogeneous design are frequently heard in survey results and public meetings and are in direct contrast to community design goals and priorities. We recommend the following to address these issues:

**1) Adopt policies that support increased design review, consideration of quadrant design commissions, and new context-sensitive design standards that respond to neighborhood patterns and priorities.**

Many community members have expressed concern and surprise that neighborhoods do not have the benefit of formal design review and there is increasing concern by residents about the limited ability for any meaningful input in the quite dramatic changes taking place. How can we support well-designed compact development that also respects existing community character and identity? This is an identified goal in many City policies yet is ineffectual in practice without any design review requirements or more neighborhood specific guidelines that can help provide necessary design context and clarification of community priorities.

The strong expansion of Portland's urban network from the central city necessitates extension of other policies and procedures that have helped re-shape our downtown into a walkable and livable place, most critically the need for a design review process. Of particular interest is the idea of quadrant level design commissions. The scale and character of new development is in sharp contrast to that of the existing neighborhood and more akin to development one would expect to see in the central city yet most neighborhoods are left without the tools needed to effectively guide these new large scale redevelopments in practice. In response, many have expressed an interest in design guidelines that will help articulate the community design preferences and the Division Design Committee is now working with technical consultants to develop design guidelines for a 50-block segment of the Division Corridor. Other neighborhoods such as Boise have done the same. This is a heavy lift even for communities that do have the organizational and technical resources and an incredible challenge for those that do not have these tools needed to manage such dramatic growth. Without the benefit of design review, there is little recourse for communities to have a say in the dramatic changes taking place overnight. We ask you to help shape a broadened design review process that meets the needs for community members and stake holders throughout the city where these urban corridors are envisioned to provide new density and amenities for livability. We urge you not to eliminate our main street overlays which do provide the limited character specific guidelines for some neighborhoods that should frankly be augmented to support more neighborhood-sensitive context and design. We need buildings that are designed better to blend within the fabric of our neighborhoods and tools and processes that allow for more input into the design of buildings. Increased design review, broader notification and neighborhood input processes for such large scale changes are needed and not addressed in the Comp Plan.

**2) Improved Notification Requirements & Neighborhood Involvement Policies**

Change is never easy, but the pace of the change has been especially challenging for many of us. What can be done to make this easier to digest? One area we would like for you to focus on is community involvement. For years you have been hearing how neighbors don't feel like they are given adequate notice of new development. This is your opportunity to fix that. Attached is a Notification Proposal that is a summary of recommendations heard throughout our planning and research efforts over the last 18 months. The DDC has voted to recommend the City consider this proposal and integrate these recommendations into a new public involvement and notification process. Broadly, these encourage further enhancements such as requiring letters of support from Neighborhood Associations and Business Districts, a courtesy visit early in the process to the neighborhood association before designs are set in stone and when opportunities for impacts to be identified and minimized, and a required follow up form for addressing how community comments are being addressed or not rather than simply a letter stating the community has been given a presentation and here was the feedback with no required format or process to respond or address neighborhood concerns. Notice alone will not solve neighborhood discontent, but it can go a long way to ease the transitions that are going to take place if the Comprehensive Plan's visions are realized.

### **3) Update City inventories of important visual, cultural, and historic resources & promote incentives for preservation.**

The Division Design Committee supports an update to the city's visual and cultural resources inventory as well as the historic resources inventory. Currently, the Visual Resources Inventory does not extend beyond SE 12<sup>th</sup> Street. Some important visual resources need enhanced protection. They provide a connection to sense of place and character defining community cultural and historic resources. When we block important monuments such as the Hollywood Theater with new development, we impact neighborhood visual and cultural treasures that contribute to neighborhood identity and community history. We understand that private views are not protected, however when we build so tall in SE that we block public views of the West Hills we lose our connection to sense of place. Studies like Preservation Green Lab's recent report, "Older, Smaller, Better", reinforce that mixed vintage neighborhoods have stronger economic vitality, more jobs, and provide more cultural diversity and income diversity. These buildings also contribute to the unique identity that defines Portland's neighborhoods. A growth strategy should provide more incentives for preservation and adaptive reuse of Portland's older viable historic buildings.

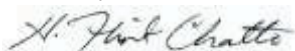
### **4) Need for Impact Analysis for new development proposals to fully assess and mitigate significant impacts**

Significant impacts to the neighborhood and adjacent properties from new development are not fully assessed or considered when determining approval of new developments. Community members have expressed concerns about loss of solar access, increased congestion and traffic impacts, loss of historic resources, loss of affordable housing, and privacy and visual impacts. To balance goals for increased density in the Comprehensive Plan with the potential development impacts, the City should consider City and State support for required impact analysis and mitigation of any significant impacts.

Lastly, we'd like to emphasize Division Design Initiative is a direct response to some of the gaps that currently exist in our systems. This effort came about, in part, because community members felt strongly that there has been little response to very vocal design concerns expressed in frequent testimony in 2012, 2013, and 2014 on the design impacts and concerns by neighbors across the City. This group is not only citizens, residents, and activists, but also business owners, architects, planners, designers, lawyers, and other professionals. We are not an anti-development or anti-density group, we are an advocacy group for increased community input and design that fits the community goals and preferences. We understand the budget realities facing the city, but we also know that we are not the only neighborhoods that are concerned with these issues. Changes to the mixed use zones is one step but increased notification requirements, enhanced community involvement and design review process that help support community character and context are necessary requirements to help better ease the transition of our city as it grows in such a rapid manner.

Thank you for the opportunity to comment and for your work to help the City of Portland balance long-term goals for increased density with current resident goals and priorities for livable neighborhoods and more participation in the planning and design process.

Sincerely,



Heather Flint Chatto, Urban Planner & Designer, Richmond Resident & RNA Board Member, DDC Member

Submitted on behalf of the Division Design Initiative & the Division Design Committee\*  
Division Design Initiative | 3534 Main Street, Portland Oregon 97214 | [www.divisiondesigninitiative.org](http://www.divisiondesigninitiative.org)  
ilovedivision@gmail.com

*\*Membership of the DDC includes appointed and elected members from the following organizations:*

*Richmond Neighborhood Association, Hosford-Abernethy Neighborhood District, South Tabor  
Neighborhood Association, SE Uplift, Sustainable Southeast & the Division-Clinton Business Association*

# **PROPOSED NEIGHBORHOOD NOTIFICATION REQUIREMENTS**

*Draft based on neighborhood input, suggestions welcome! Send any input to [ilovedivision@gmail.com](mailto:ilovedivision@gmail.com)*

**1 Notification Requirements for Proposed Projects ≥10,000 SF or ≥5 units** should a) include a description of the proposed project, with project existing and proposed statistics (number of units, parking spaces, site size, etc), contacts, and proposed site plan, and b) provide notice as follows:

1. Business district association: Notification via letter and email
2. Neighborhood Coalitions: Notification via letter and email
3. Neighborhood Association: Notice to land use chair plus required visit as noted below.
4. Adjacent Area Notification: 2 blocks along mixed use corridor, minimum of 1 block surrounding the site (or a 500 s.f radius, whichever is greater). Notification letters to property owners and tenants may be paid through applicant permit fees.
5. On-site Notification: support the concept of site postings with a notice including project information, permit number, site plan/key project info as is a common practice in other NW cities.
6. If Historic Designation Applies: notification by letter and email shall be made to the local historical society.
7. Letters of Support Requests for Incentives & Bonuses: Applicant may request a letter of support from the NA and business association when requesting a bonus for square footage or additional height. An applicant is not required to obtain this letter but it will be considered noteworthy by the City as a possible red flag that it has not been received.

**2 Neighborhood Association Presentation & Follow up Requirements:**

- Notification to Neighborhood Association would include a presentation of an overview of the project to area residents, businesses, and property owners. Two (2) visits to the project’s neighborhood association (NA) are encouraged:
  1. Suggested Courtesy Visit to the NA at the “Conceptual Design” stage to gather general feedback and early notice - ideally within 90-180-days prior to submittal.
  2. Required Visit: Building applicants should make a presentation visit the NA not less than 60 days prior to building permit submittal.
- **Materials to bring to NA meeting(s) for Required Visit:**
  1. Site Plan & Proposed Building footprint/plan - Minimum of 12 - 8x11 copies denoted with scale, north arrow, existing trees, and showing adjacent surrounding development.
  2. Building Elevations showing proposed building in context with existing adjacent building and block development.
  3. Solar shading analysis – illustration of solar shading impacts to adjacent development

**3 Required comment response form from applicant**

An applicant shall submit list of comments received from the neighborhood and a statement for each with a response as to how this is being considered. Example:

Neighborhood Association Date of Visit	Applicant Owner
<b>SAMPLE NEIGHBORHOOD COMMENTS</b>	<b>SAMPLE APPLICANT RESPONSE</b>
<ol style="list-style-type: none"> <li>1. Preserve mature tree at NE corner</li> <li>2. Prefer balconies at street</li> <li>3. Vary window patterns – continuity with variation</li> <li>4. More street entries desired</li> <li>5. Step building height up and down</li> <li>6. Vary rooflines</li> <li>7. Commercial at the first floor, smaller affordable commercial spaces requested</li> <li>8. More family-friendly unit sizes and amenities</li> </ol>	<ol style="list-style-type: none"> <li>1. Will relocate on-site to preserve</li> <li>2. Now included on SE façade</li> <li>3. Incorporated exist. neighborhood patterns for storefront window design</li> <li>4. Added more frequent entries</li> <li>5. Will consider this to maintain better solar access</li> <li>6. Will discuss with architect</li> <li>7. Cannot make this work with program without amenities bonus</li> <li>8. Redesigning midblock of building to include shared courtyard with more green space and art; added several 2&amp; 3 bedroom units</li> </ol>

# **DESIGN: What are your design preferences for future mixed-use development (Residential and Commercial uses in the same building) on Division? For example, size, scale, style, building form, facade, street frontage, etc. ?**

- (1) Do you live in the SE?(Y/N) (2) If so, for how long?  
 (3) Do you live in the study area shown on the map?(Y/N) Division between 11th-60th  
 (4) In-home Business?

#	Question	(1) Do you live in the SE?(Y/N)	(2) If so, for how long?	(3) Do you live in the study area shown on the map?(Y/N)	(4) In-home Business?
2	Much smaller scale, with parking. Mixed use. No more square boxes. High quality finishes. Self-sustaining architecture. Platinum LEED certified. Condos or townhomes.	Yes, I live in SE.	I have lived here for 20 years. I live one block outside of the study area.	Yes, 16 years. No (see above). We have an on line eBay business, plus my partner's other business office is in our home.	N
3	2-4 stories, super-ped-friendly. Niches for public open space, for sure, and big sidewalks.	Y			N
4	Get the damn cars off the street!	Y			N
5	No more than 2 stories, preferably 1. Facade that is more natural - wood, metal. Less ugly painted siding.	Yes. I have been here all my life (69 years). I was born and raised on 51st, just 3 houses north of Division, and now I live on 24th just off Harrison.	Yes, for 8 years. I live just outside the study area.	N	
6	No building higher than two stories! No building allowed within 100 feet of the property line of an existing single family residence. On-site parking required for permits for all new multi-occupancy dwellings.	Y	1 1/2 years		N
7	parking for residents	YES 20 years	YES		N
8	Any new buildings need adequate parking. Buy spaces and build a parking structure to serve the neighborhood. Cost of building should be covered by all the housing/commercial units which have already moved into the neighborhood and are causing the traffic nightmares. The traffic is bound to get worse as neighborhood density increases. Ensure commercial area is affordable to include shops such as Mirador and neighborhood doesn't change to reflect only Starbucks can move into new buildings.	1. Yes 2. 36 years 3. I think so - 24th and Grant? (3 blocks south of Division?)			1. No 2. N/A 3. N/A 4. N/A
9	Stepped back above the second story! Prefer brick and/or modern design.	Y	1 year exactly. 24th ave		Y 9 years N Y
10	Human and friendly. Ditch the gray brick and the beige paint. Don't make it God-awful ugly like the Salt and Straw building. Modern design can be fun and appealing. No taller than three stories. Green plants as a feature. House tear downs not allowed to be replaced by out-sized houses that leave almost no yard in any direction. Some "square footage" is outside, and it has value too!	Yes, 15 years, yes			N
11	parking for residents courtyards with trees benches water fountains	YES 20 years YES YES			N artist studio in home
12	This is all too late to consider. The massive building is done maybe we can plant a tree or 2	YES 20 plus years YES			(no answer)
13	Residential and commercial in the same building are my preference, and not too huge, and fitting in with the era in which the neighborhood was built.	1) Y 2) 15 years 3) N			1) N



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15	Street level retail - classic / traditional style; setback from street to allow for wide sidewalks	1 - Yes 2 - 2 years 3 - No Y 14yrs Y	1 - No 2 - N/A 3 - N/A N
16	3/4 story, stepping down to the neighborhood homes opposite the Division side of the lot. I like density but some outdoor space for residents and others taking breaks from walking the street is desired as well at street level.	1 Y 2 just outside 3 36 years	1 yes 2 26 years 3 just outside 4 run from home
17	Variety in size, color, something to break up the monolithic appearance of the new buildings. Shops flush with sidewalk and 2nd - 4th floor apartments set back at least 6 feet.	1 Y 2 since 1993 3 y a few blocks off division (no answer)	1. Yes 2. 1996 3. See above 4. Home-based
18	Smaller and more in keeping with the age of the neighborhood. More welcoming from the street.	(no answer)	(no answer)
20	Include Parking.	1 Y 2 since 1993 3 y a few blocks off division (no answer)	1 Y 2 3 years 3 no (no answer)
21	fewer apartments and more parking. Families will not live in the tenements that are being constructed since there is no parking	Y, 35 years, yes	No
22	Include Parking.	Y, 35 years, yes	No
24	The building on the corner of 30th and Division that houses American local - 2 story. Best blends into the neighborhood. Parking required for all multi housing over a couple of units.	Yes I live further out because close-in got too crowded for me.	(no answer)
25	NO MORE BIO SWALES or anything that takes parking off of Division. Why do you assume we have to have mixed use? Lots of consumer oriented retail, and bars, bars, bars. Two story stepped back designs. None of that UDG crapola. Also, The Remmers are horrid developers. Thye make everything look like an ugly Portlandia-Beaverton hybrid.	1 Y 2 35 yrs 3 Y	1. N
26	Build and design in keeping with the blue-collar immigrant nature of the neighborhood, and in the greenest way, with lots of windows, solar access, patios that greet the neighbors not create a closed face. Again the white structure with the chain mail is a shining example of what should never again be built.		

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27	No 4 story apartments looming over people's living space 2 resident town homes	Yes husband since 1970 (age 19) me since 1976 (no answer) (age 23) raised our family here.	
28	Take a look at the building on the north corner of Division and 30th restaurant below 1 apt above that is reasonable in size and aesthetics. If you are going to build, build with class not some 2 bit structure that is made on the cheap and will look like hell inside and out in 10 yrs glass and not so tall right off sidewalk. more gradual raise from pedestrian stand-point.	yes. 8 years. no, though within blocks.	yes. 18-years.no.18. from home.
29	Love the use and re-use of buildings, for example, at 34th & Division, where Roman Candle Bakery and Ava Gene's are located. A couple of the new apartment buildings are of a scale that works well and are integrated nicely (building where Salt & Straw is located). The apartment buildings at 37th and next to Sen Yai are simply dreadful.	1) Yes 2) 20 years 3) Yes	1) No
30	The new buildings need to be set back from the footpath. There really should be open spaces on each building site. To reduce the impact of buildings, I believe green landscaping is important and softens the harshness of these shoe-box shaped buildings.	1. Yes 2. No 3. No however just one block north of the defined area	No
31	love mixed use buildings. Would like to see more retail below, residential above. Feel it creates a safe vibrant streets. I think our 4 story limit is fine, work needs to be done about step backs.	Yes 18 Years Yes	Yes Less than a year Yes
32	Love the use and re-use of buildings, for example, at 34th & Division, where Roman Candle Bakery and Ava Gene's are located. A couple of the new apartment buildings are of a scale that works well and are integrated nicely (building where Salt & Straw is located). The apartment buildings at 37th and next to Sen Yai are simply dreadful.	1) Yes 2) 20 years 3) Yes	Again, less than a year 1) No
33	I'd prefer buildings more in keeping with a local Portland neighborhood in style, rather than the ultra urban look of the current buildings in progress. More space between buildings and the street, with some space between buildings. Limited to 2 or possibly three stories.	1.Y 2. 16 years 3. Y	1. N
34	small scale, consistent with the former aesthetic, more local run businesses that are affordable.	1- y 2- 9 years 3- y	1- n
35	Courtyards, no more than 3 stories, classic 'Brownstone' styling similar to many in the Pearl District, a focus on 1 or 2 bedroom units, Lots of storefronts, some side or back parking. We have enough bars, hopefully more family friendly restaurants.	Yes 18 years Yes	Yes 8 Years Yes Not operated from home



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36	The four story, gigantic buildings are ugly atrocities, particularly the building at 37th and Division. In contrast, the mixed-use developments at 38th and Division (Little Big Burger) and 32nd and Division (Sunshine Tavern) are lower profile and more in keeping with the neighborhood.	Y 10 years Y	N
37	We need performance spaces, and something to encourage diversity.	Yes. Since 2008	Yes 2003
38	It would have been nice if the buildings had some architectural trappings reflecting the arts & crafts nature of the surrounding neighborhoods.	I live on SE 47th & Clinton. Lived here 12 years.	Not a business owner.
40	the dream that 82 units & no parking will be OK because the typical resident will be "service industry, bike & public transit users" is not a realistic plan for a city and a community. its more like a nightmare for the residents already in place. i totally understand that parking spaces cost money...but when the city takes sides and allows giant projects with no parking - they're taking a side that essentially sends a message "sorry for your loss...but congestion is coming - suck it up" thanks city of portland.	1 - yes 2 - 10 years 3 - 37th & Caruthers - "ground zero"	1 - no, just home owner
41	I think I covered this in the above questions.  Smaller, smaller, smaller!		No, I don't own a retail business, I just have a few rental properties in Richmond and Sunnyside.
42	Oh, for goodness sakes.....some imagination!!!! No more big boxes!!!!!!		I am not a business owner but I only shop locally. I do not own a car and I am absolutely committed to the small businesses in our neighborhood
43	These "mixed use" buildings are ALL the same, wherever they are built. They need to be less tall in height, with copious use of red brick or true-wood siding, vertical windows that at least look double-hung. Quality, traditional doors. Some kind of roof form. A bit of a setback.	Yes, I do live in SE and I have lived here for almost 10 years. I live on SE 35th Ave and Stephens Street.....easily walking to the study area and certainly absorbing the impact of the economic revitalization in the study area Yes. 34 years. No. I live one block south of Lincoln.	No.
45	It would be nice to have less of the "greedy buildings" that have been mentioned in the Oregonian and Portland monthly. It would be great if these new buildings incorporate green building principles, innovated architecture, parking, and other amenities that make them intergrate into long standing neighborhoods in a better manner.	1. Yes 2. 10 years 3. Yes	1. No
46	I'm personally a fan of the mix of modern and classic we're seeing already. I guess what is more important to me is a pedestrian scale - store fronts and restaurants that open up onto the side walk. I'd love to see some street seats pop up here and there too.		No No Yes, coming up on 10 years. I've lived on 41st and Clinton for the past 5.5 years. Prior to that off Hawthorne and before that at 68th and Division.

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49	Modern, efficient, preferably no taller than 2 stories, require some type of runoff management ("green roof", trees, swales, etc)	Y 3 years Y	Y 5 years Y
50	1) 4-story max 2) avoid blank vertical facades 3) alternate setbacks, courtyards, and plazas with sidewalk arcades 4) provide parking for residents and customers. 5) revise city guidelines for all new structures of 10 or more dwelling units. Require 1) off-street car parking spaces for at least half of dwelling units; 2) car-share parking spaces and secure bicycle parking.	1) Y 2) since 1977 (37 years) 3) Y	1) N 2-4) n/a
51	One design rule would help. S=(F-1)*10. Set back from the sidewalk is equal to the floor # minus 1 times 8. first floor (retail) has no set back, 2nd fl. has 8' set back, 3rd. fl, 16" set back. Balconies and decks would not be counted. as needing set back, providing a 8" deck for all units. This would eliminate the sun blocking, wind tunnel effect of the present units. Reasonable parking space requirements, say 8 spaces for every 10 residences	1. Yes, 2. 14 years, 3. No.	1. No
52	ground floor retail	Yes, 6mo, yes	no
53	That building near 34th - the white one with the grate on the front looks like a prison and pisses me off every time I see it. Why would anyone want to live there? So, no more of those.  My dad is relocating to SE Portland from LA and would have been delighted to buy one of the new condos BUT he would require a secure parking spot which is impossible. So, he will be buying someplace else.	I live ON Division Street and we have lived here since 1997.	Yes, we run our businesses out of our home on Division Street
54	I would encourage highly mixed use medium rise buildings to the specs of the current zoning. Style should be determined by current trends rather than forcing a false sense of nostalgia. Perhaps a requirement that the building have architectural distinction. But leave the definition vague.	1: Yes 2: on and off for 11 years 3: no	1: Yes 2: 10 years 3: No 4: No it is located in Salem
55	No more than 3 stories, not more than half a block wide, and a little back from the street to allow for either greenery and/or places to eat or to sit. No more flat-front facades, lack of artistic details, windowless sides of big buildings, and boring color!	1) Y 2) 5 yrs 3) Y	1) N
56	Anything not more than 3 storeys. Anything with a facade that is not flat. Anything that has some set-back. Variety! Visual interest!	1 Y 2 37 years	1 N
57	Mixed use could be positive. Parking and transportation need to be addressed. Size and scale need to be balanced with regards to impacts to existing residences. Street capacity and infrastructure resources are limited. Developments that impact that need to be capped within reasonable limits and/or bear the financial burden of mitigating the impacts. It is unfair and counter productive to put the additional tax burden on existing residents to pay for improvements that do not benefit them.	1. Y 2. 48 years 3. Yes	1. Y 2. 15 Years 3. N
59	If you're going to do mixed use, make more public plazas, preserve a space in your retail complex for small start ups and pop-up shops, create areas for food trucks and small vendors.	1. Yes 2. for 8 months, 3. no	1. Y 2. 4 years 3. No

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#	Question	Response	Business Info
61	More green space and plantings. Mixed facade vs. flat surfaces. Deep sidewalks. Benches. Cross walks.	(1)yes.( 2) Two years(3) Yes	(no answer)
62	apartments need parking lower levels for stores/commercial	yes 5 1/2 years	(no answer)
63	I would like more of the new buildings to look old since the new apartments all look so contemporary.	Yes, I live in the study area and have for 6 years. No, I do not own a business.	
64	No more than 2 stories, preferably 1. Facade that is more natural - wood, metal. Less ugly painted siding.	Yes, for 8 years. I live just outside the study area. N	
66	Wider sidewalks, underground parking, outdoor tables and public spaces for sitting, 3-4ft buildings in sections where ugly strip mall buildings stand.	Y, 3years, N	N, na....
67	It needs to be affordable, so that it doesn't all have to be luxury rentals or condos. But it would be nice to have more interesting facades facing Division, like on some of the older buildings. New buildings on Division should be 4 to 6 floors	1) No, but I used to live in Laurelhurst until last year. Now live in Hollywood 3) No	No
69	Onsite parking provided, at least spaces for 75% of the adults intended to live in the structure. No more than one three story structure per block. Limitations on two-story structures per block. Setbacks from the sidewalk to provide space for dirt and plants.	1) Y 2) since 1999 - 15 years 3) I live a few blocks south of the identified area - north of Powell	1) N
70	Same size, maybe even taller if they step back the massing. Use forms and icons from the existing character for inspiration. Somewhat traditional, but also contemporary.	1. Yes 2. For just over a year 3. Yes	No
71	Small. Very, very small. Use brick!	1.) yes 2.) 30 years 1 - yes 2 - 22 years	(no answer)
73	I would like to see less height in the buildings as it leads to feeling cramped and closed in.	1 yes 2 20 years 3 yes	1 - yes 2- 20 years 1 yes 2 18 years 3 3 yes, for 7 years 4 not home
75	add parking require parking demand parking		
76	Residential and small biz retail. No bigger than 3 stories and use of materials and design that fit into the neighborhood - i.e. NO rusting metal, ultra modern angles, and tons of concrete!	Yes. 31 years No	(no answer)

# **DESIGN: What are your design preferences for future mixed-use development (Residential and Commercial uses in the same building) on Division? For example, size, scale, style, building form, facade, street frontage, etc.?**

- (1) Do you live in the SE?(Y/N) (2) If so, for how long?  
 (3) Do you live in the study area shown on the map?(Y/N) Division between 11th-60th  
 (1) Are you a business owner (Y/N)?  
 (2) If yes how long have you owned the business?  
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 (4) In-home Business?

77	Roof step downs to minimize bldg bulk & maintain solar access, breakup bldg massing, durable & natural materials (e.g. brick & wood), balconies, more green design elements, green walls, PVs, green roofs, more variation of windows, no blank walls, dividing up bldgs into smaller visible increments to match existing 25' traditional rhythm of bldgs, more step downs next to smaller scale bldgs. Incorp. of exist. building arch. styles on Division or nearby main streets - incl. art deco, and main street facade elements. If a modern style, aim for a northwest design (shed roofs, wood and glass).	1) Y 2) 4 years 3) no but within 4 blocks of it	1) Y
78	3 to 4 (up to 5?) story storefront buildings with awnings and balconies	1. yes 2. 15 years	1. N
79	I want to see buildings that will age well. I know modern is very popular right now, but this look becomes dated in a decade or two and buildings need to be around a lot longer than that. The majority of the houses in the area are craftsmen style bungalows from the early 1910 -1930s. It'd be great if more of the new construction echoed building styles from that era -- and scaled appropriately.	Yes I live one block North of Division on SE Sherman St. between 54th & 55th. I have lived her for nearly 24 yrs.	Yes. I see clients from my home office for the past twenty years.
80	Something that actually fits in the neighborhood with some outdoor space features. Affordable housing to keep a diversity of residents. -Something that actually looks like an architect designed it instead of looking like a suburban developers budget cash cow.	Yes, I own a house on Clinton and 28th.	No
81	smaller is better	1.yes 2 23 years	1 no 2 n/a
82	see above Buildings should "fit" in with the neighborhood, not overwhelm it. While square-block boxes may be the most profitable and, apparently, cheapest to build. Ugly solid, (sometimes windowless!) walls leaving only enough room for a sidewalk don't seem to leave any breathing room for the street. Division is only one lane in each direction; it's not a Hawthorne. I thought we stopped building unappealing lifeless boxes in the 70s because they were just that.	1. yes 2. 5 years 3. no I live 1.5 blocks outside of it	1. yes 2. 8+ years 3. no 4. yes
83	Smaller buildings no more than 2-3 stories. Residential and commercial mix is Okay. Grocery stores and restaurants on the ground floor is fine. When we travel to Europe we find businesses we can easily walk to - we don't ever rent a car.	YES 22 YEARS YES	OWN A RENTAL HOUSE IN SUNNYSIDE NEIGHBORHOOD OWNED SINCE 1990
85	Smaller scale similar to the threeplex near 26th. Brick or stucco facades. Limit the height for new buildings. Require natural materials be a primary component of facade designs. Limit color choices for facades. If we are a Greenstreet, then keep the palette natural. Consider a more generous setback for mixed use so that the sidewalks are easier and safer to navigate	Yes. 24 years No	No
86	Ground floor commercial and 2nd / 3rd floor residential with on site parking. Access from Main Street (like the main street / green street plan dictates)	Yes	No
87	Shorter buildings, inviting outdoor seating areas.	1. Yes	I am not a business owner, though I do live on Division and work from

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88	Hi quality materials, some setbacks for plants, benches, extra sidewalk room, etc. Something classy not flat and barren. break up the flat space, use good materials on windows. See Old Lauro Kitchen building, property on south side of Division at 37 or 38 - which has some space for gathering and breaks up space. big grey building west of Sen Yai is hideous as is the one nsouth of Whiskey Soda lounge. Those buildings need bigger spaces to look good. In a thigh space, they are un attractive. Work with the space we have.	Y 20 years Y	N
90	Need to avoid too many tall building and lose green space and lose neighborhood feel.	(1) Yes (2) 6 years	(no answer)
91	Several story buildings with retail space on the ground floor. Preferably low-car complexes that add density and diversity to the area.	Y, 6 years, Y	N
92	current is pretty good. make structures greater than 25 units have some off-street parking or pay a parking fee/tax to be used for mass transit, biking , etc.	1. yes. 2. 27 years 3. no	1. yes 2. 21 years 3. yes 4. 14 years (no answer)
93	High density mixed use.	Yes live in SE. Lived there 6 months. Live just outside area on map.	no
94	Two stories max with some variation on distance from street and self-contained parking underneath	Yes, 14 years, no	no
95	I like the mixed use and think it's more sustainable.	1. yes. 2. 19years	work at home - both my husband and I do.
96	mixed use is fine, but STOP with all the new development already. Let things settle down. and Please, stop razing old, charming buildings for big, ugly boxes. We are losing the aesthetic charm all along Division and across the city as developers knock down old for the new.	1. Yes, near Division and 51st 2. 12 years+ 3. Yes	1. No
97	pedestrian scale, commercial uses on the street level	(1) Y (2) 11 years (3) N	(1)N
98	Three story mixed use is good, but could there be at least temporary limits on the number of units per block--until we see what the problems are? At present it is a grand experiment. I think the apartment buildings should have some common outdoor space-- like the one under construction at 48th and Division. I'd like to see design review that would at least question features like the metal grate front that covers windows. Ugh.	I've lived in SE for about 20 years. Our house is just outside the study area on the map--about a half block south of Clinton Street.	Not a business owner.
99	low rise mixed use. retail/dining on ground floor, two or three stories of units above , preferably condos. They could be modern like those at 26th or more traditional.	yes. 2.5 years. yes	no.
100	craftsman homes, native plants and trees mixed use architecture	1) Y 2) moved in May 29th, 2014	1) N 2) N/A



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101	size should be the important factor IF we make developer break up the facade (both in terms of projections into/away from the street and height both up and down from the street.  if e cant hold developers to those guidelines, than we shouldnt allow an entire block to be developed at a single time.  it could be argued that the existing buidings built in the last few year meet the desired density, height and infrastructure for the next 10 years. if we halted all massive construction and let the next ten years be about smaller developers/homeowners building what they can the size/density/parking/other issue might work themselves out.  but...if we keep allowing the same developers to buyup all houses on a given block and build a bohemoth building that takes up the whole block- than in 10 years we will have a street without businesses because people will no longer wish to walk along it. the apartments will then turn to slums and we will have taken what is one of portlands best/most walkable neighborhoods and made it one of the worst.  i dont think that most neighbors grasp that this isnt a density problem and it isnt a parking problem. Its a QUALITY problem.	1. yes 2. 8 years 3. yes	1. starting a business as we speak 2. will be 3. effective immediately 4. yes, operated from home (and a rented/leases workspace elsewhere in SE)
102	Parking!		
103	I understand and support more density in inner SE. How about we space out these giant apartments? Attempt to blend in with a traditional neighborhood instead of making cheap "design" modernistic crap. A little less concrete, some of those look like they were made by the Corps of Engineers.	I live on Clinton St. and have so for 50 years, right in the heart of the construction. I think that Y 12 years Y	No. N
104	no more than three stories more reuse of existing buildings like the old wild oats store	1. Y 2. 9 yrs 3. Y	1. Y 2. 1 yr 3. Y 4. home office No
105	How about a little set back? The street feels overpowered by the tall buildings on such a small street. Or reduce the height of these buildings. There is money to be made so make some underground parking for goodness sakes. Does everything have to have the modern look? Can we keep cars off the bike route? Lots more cars, speeding and not stopping at stop signs because the traffic is backed up.	Yes. 8 years. Yes	
106	Not so tall. More congruent with those nearby. Include parking. Set back from the street so it's not like a canyon.	1) Y 2) 7 years 3. Y	1) N
108	Nothing above three stories, as it creates a shady dark zone both on Division itself and on the residential properties to the north of Division. Pedestrian friendly, design. Some off-street parking!	1. Y 2. 18 years 3. Y	1. N
109	the current buildings going up are kind of ugly, not sure what exactly it is	Yes, for 12 years. yes	No



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110	size: no more than 20 units, architecture that is interesting but not too flamboyant, nothing that overwhelms neighboring buildings, set back and space for public to gather, trees and natural features. sustainability is important to me, so passive energy design features and sustainable design is key.	1. yes 2. 6 yrs 3. no, i'm two blocks south	1. n
111	no more than three stories. fits well (design) in the neighborhood. adds to the center concept. reduces auto use and improve transit/pedestrian use. landscaping is important. if appropriate commercial should be on ground floor. should fit a master plan for the area. include design review or other design control mechanisms.	1. yes 2. 40 years 3.no	1. no 2. na 3.na 4. na
112	Parking beneath main level 3 stories and below in height Architecture in line with Old Portland Home design Mixed use	1) Yes 2) 11 years 3) Yes	1) Yes 2) 4 months 3) From home
113	I'd like to see a good mix of modern and classic- the variety is what keeps portland unique. Its also great that we have a great mix of dives to high-end establishments throughout division.	Yes, 3 years on division/43rd	No
115	I would love to see some sort of design standards to improve the quality of construction, but I think it's very difficult to judge architecture by any "standards". I definitely think the City needs to require more than token parking when higher density structures are added. I'm not sure whose quality of life the planning department thought they were improving with this zoning.	1) Y 2) 24 yrs. 3) N	1) Y 2) 3 yrs. 3) N 4) Y I own property and used to live very near the study area (areen
116	Huhh? This question is written in city planning jargon. I don't understand what the options are. What I know is, I prefer buildings that aren't ugly and that come with their own parking spaces. If new residences go up, how about some duplexes or fourplexes.	(1) Yes. (2) 19 years. (3) Yes.	(1) No. (2) Does not apply. (3) Does not apply. (4) Does not apply. (5) Does not apply.
117	it's nice when a building matches the 'flavor' of the street it's on. but Division is first of all a commercial strip and second, the area is changing so rapidly there really is no one style. shorter is better than taller for light and open feeling, wider sidewalks are preferable (I prefer more sidewalk and less landscaping, if that's a choice that has to be made, otherwise a mix is best). Color would be nice. Don't sacrifice convenience for style, don't make it more difficult to gain access to businesses or homes. What I'd really like to see is a jitney that runs up and down the strip with parking at either end, a free service that runs constantly all day long - wouldn't that be cool?	1 - y 2 - n	1-n
118	No fake brick or fake stone, buildings should be honest and not try to match historical buildings in a shoddy fashion. Instead they should reflect context in other ways, such as addressing human scale, choosing warm materials that aren't fake, and utilizing landscapes and plants to break up a building's bulk and invite diffuse light and color	Y 4 years Y	N

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119	Mixed use development would be great. 4 to 6 stories along division that step down towards the neighborhoods. nothing over 8 stories. if parking is required, put it out of sight - in garages or below ground. don't restrict styles, it makes things feel too homogeneous.	Yes, resident for 2.5 years. No.	N
120	Size: no bigger than today's buildings Style: form follows function  street interface to be gradual, from human scale to towering scale, w/shaded courtyards easing the transition.  Not easy problems to solve.	yes 4 yrs no, but nearby	(no answer)
121	Mixed use bldgs are fine but I worry we might build too much commercial before we are ready for it. Would like the following: 1) Mix of bldg heights 2) Thoughtful solar access 3) More creative step downs to house nearby 4) No blank walls 5) Clearly delineated, welcoming street entrances 6) room for vegetation as part of the architecture 7) Spots to pause as in benches in front of Roman Candle 8) Spaces for art 9) Views of trees and sky 10) Rooftop gardens 11) Common areas in bldgs so people can get to know each other 12) Some simple elegant architecture that lets your eyes rest -- right now too many of the bldgs seem to be competing for attention with no sense of pattern or rhythm 13) Continue emphasis on sustainability but not at the cost of better design	1-yes in SE 2 - 16 yrs 3-yes	1- No
122	My ideal building is the one at the corner of 30th and SE Division on the northwest corner, where Caffè Pallino used to be. It is a low building with a few units and commercial space below. My second tier, and probably more sustainable, is the Sunshine Tavern building which has substantially more units and space for multiple businesses.  I am less happy with the buildings that have gone up recently which are taller and often flat facing, with virtually no street character. They are cold and detract from the neighborhood vibe. They seem to be more about cramming in more units than helping shape the streetscape.	1) Y 2) 11 years 3) Y	1) N
124	Buildings should look like they fit in the neighborhood not like they belong in the Pearl.	1. Yes 2. 19 years	No

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125	I would prefer buildings of 3-6 stories that feature setbacks after the street-front story, allowing light and space in. I love the residential over commercial type building. No preference on facade or style, but would like to see more variety.	Y, 3 years, no	No
126	Ideally, 1-2 stories, with 3-story max. Wood exteriors, earth tones, the building across street form Night Light is great example. Sunshine Tavern building good for use of wood exterior. More consistency in roof lines and design between old and new buildings. But, this question is beyond the vocabulary and understanding of mos people. I could point out much better what I mean tha put it into words. I don't have the architect/design speak to know what things/designs are called.	yes since 34 yrs yes	no
127	Size of the current construction projects is about as big as I'd want to see in this neighborhood. Anything bigger would seem completely out of place.	Y 1.5 years Y	Y 5 years Y Business operated from home
128	4 to 5 stories. Ground level commercial space.	(no answer)	(no answer)
129	It would be nice to have some buildings that were constructed with some design intention beyond "cheap, easy and fast."	1. Y 2. 5 years	(no answer)
130	mix it up some...variety would be nice offer courtyard space or something to soften the impact on the street...all of the these taller buildings built right up to the set back make it a little claustrophobic.	(1)Y (2)since 2007 (3)Y	(1)N
131	More green space flanking Division --- no buildings right up on the edge of the sidewalk; courtyards are great, but don't forget the green!	Yes 16 years Yes	No
132	Division Street should be lined with mixed use, dense, multi-story buildings with at least 4 stories each.	Y. 12 years. No, but it is way too narrow to think about the needs of the community. It is only	N
133	I don't think mixed use commercial will work. Not very successful urban planning idea.	COMMERCIAL USE ALREADY Yes. 64 yrs.no-76th.	No
134	Two story. Three at most with commercial at street level with adequate parking for residents and those interested in the commercial property.	Yes 8 years No	No
135	I am a believer in mixed use. Buildings should be close to the street, to create a sense of place. Style of new buildings should be modern, and NEVER try to imitate older styles. That is always a recipe for architectural mediocrity.	Y 9 MONTHS. Y DIVISION + 38TH	N
137	I would say that all development must include parking.	I have lived here several years.	My business is operated from home.
138	Two to three story, enough with the buffed boxes, back up a little from the street.	Y, 8 years in August, 2014. I do not live in the study area.	Y, 7 years, no, it is not in the study area, it is adjacent. My business is

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139 Two story maximum to protect residential areas surrounding it.

(no answer)

Yes, we live on SE 34th, in the study area. We have lived in this house for one year. Prior to purchasing this house, we lived in a nearby house in the Richmond area for 8 years.

140 Smaller, with parking, better materials. Concrete, brick, wood. No gypsum exterior panels.

I own a house in SE. it's been in the family for 70 years. Not in the actual area, but a few blocks

141 Conformity to style and character of existing neighborhood.

1) Yes, I live in SE 2) since 1988, but 3) not in this study area.

142 Smaller scale than the buildings like Richmond Flats, greater setbacks, Craftsman or that era, lower height (at most one floor higher than the 2 story houses 1910s Craftsman houses - not the current "2 story houses with above ground "basements"), landscaping including trees and green ground cover, underground parking for residents. No to the supposed green building that look like they are put together with leftover scraps from other projects; no to 50s, 60s or 70s era styling - especially large scale. Houses in the area are having lots sold off and houses far too big for the neighborhood or the site put in. The new houses look larger than the largest existin houses and crammed into a partial lot, many with their "basement" at ground level - they are essentially 4 story houses in a neighborhood of 2 and 1-1/2 story houses.. Many of the mid-century houses were meant to have spacious yards and the ones which have sold the yards off might as well be torn down as usually huge houses are crammed in next door and it is extremely aesthetically unpleasing.

Y 23 years  
 n (just outside of it)  
 Y 18 years  
 n 18 years  
 n

143 Find another fucking street already.

Y, 17 years, Y

NNN

145 leave it alone

yes 59 years

no

148 Parking, parking, parking. Did I mention parking? If more buildings go in, I'd like to see attractive, creative buildings like the one on 26th and Division. The recent buildings are ugly. The D Street village looks cheap and unreflective of the character of the neighborhood. No more than 3 stories (obviously). Retail space that is not just the same thing you'll see in any high-scale area of Portland. And parking.

Yes. 13 years. Yes.

No.

149 Small in size with parking

yes 16 years yes

n

150 Arts & crafts, no more than 3story

Y, 18 yrs. y

Y, 18 yrs, no it's at 45th and Hawthorne, yes part time

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151	More buildings that reach to 4 stories would be welcome. inevitably some gaps would remain with lower buildings, but that's okay. I'd like to see overhangs, or more details at the tops of the buildings, instead of the flat top line you often see. More articulation in the face is desirable. Not just big notches, but articulation on a smaller scale (6 inches, one foot, etc), that adds a finer grain to the front of the building. The street frontage should be built up to the sidewalk, to create a pedestrian-oriented corridor.	Yes 27 years Yes	No
152	Parking lots should be eliminated. Any parking that is provided should be accessed from side streets, and narrow driveways.	y, 6 years, y	n
154	Style could be modern or traditional, as long as there is articulation of the facades, ground floor retail windows that are not blocked by planters or tables.	1. Yes, for two years 2. Yes	1. No
155	10-50 units no parking, 1-4 stories.	1) Yes 2) 25 years 3) Yes	1) No
156	More use with shops, restaurants, service-based businesses. A variety of structures, not just raze the old, build new. More entertainment type businesses.	1. Y 2. 1.5 yrs 3. N	1. N 2. N/A 3. N/A 4. N/A
157	I don't know much about building design, but I like when things are unique, and kept small, with lots of interesting details (like on craftsman style homes) and plants. I like dark wood accents, other natural elements like stone, and large windows. Landscaping is very important. I like when things match the style of their surroundings but still have some unique character. I definitely appreciate when extra thought is clearly put into design and buildings aren't just slapped up as cheaply as possible. It's very noticeable when the new buildings are boring, generic, and cheap, and it makes the area around them seem sad. I definitely do not like when they just look like a big four story box. The new D-Street complex is interesting. I don't personally like the bright orange color they used but I appreciate that they at least did something unique. I like the vintage style.	Have lived in SE for almost 20 years. I live 2 blocks of your boundary on the map.	Not a business owner.
158	No high-rises. Residential at a variety of prices. Places for food carts (which are one of the things that make Portland so special). Keep things funky--that's what we like. Please, PLEASE no non-local chains. If we want chain restaurants/stores/etc., we can go to the suburbs. Keep inner Portland interesting.	Y. Since 1980. N.	M
159	No more ultra-modern buildings. The mixed-use buildings should respect the age of the neighborhood, i.e. brick facades, bay windows (no vinyl), cornices, no more than 3 stories.	1) Y 2) 7 years 3) Y	1) N
159	Maximum two-three story, traditional materials (horizontal wood lap siding); double-hung windows, pitched roofs or flat, depending on what's nearby; traditional commercial entries (recessed, clipped corner, etc.) there is NOTHING creative about "mixed use" buildings - it is the city's choice for new development in every Portland neighborhood.	3 stories or less to keep sun exposure. Preserve sidewalks. Incorporate low income housing as well.	

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162	No new multi story above 50th, and keep scale in that area primarily single-family. Like the small homes between 43rd and 44th with gardens and interesting variations in design. Don't like most of the new multistory buildings which lack character. Would like more setbacks from the street and plantings.	yes in SE, 3 yrs, yes in study area	not a business owner
164	Perhaps a few indented courtyards (such as the one between Salt and Straw and St. Honore	1) Y I live in SE PDX 2) I have lived in SE PDX for 13 Years	1) No, I am not a business owners
165	I prefer more windows at the ground level, and high quality, durable materials at the ground level. I strongly prefer that there not be one mandated style of building or building features, but rather a variety of building styles and sizes. It's nice to see an occasional setback to provide a patio or other outdoor feature to provide a relief from the building mass. I prefer to see more than one building per block with distinctive designs - but NOT one building designed to appear as multiple buildings - it never looks right! 3-5 stories seems appropriate for the street. As I mentioned above, setbacks for some of the upper stories would allow more light onto the street, and could be used for roof patios, which can help activate the street and provide more distinctive character.	No, I don't live in the study area.	No.
166	I don't mind somewhat modern buildings but these huge glass and concrete things they been building are ugly and will look dated within 5 years.	Yes, for a year (homeowner), I do not live in the mapped area (I live about 10 blocks north)	No
167	I'd like buildings no taller than 3 stories, medium sized, maybe with some vintage touches to match the surrounding locales	(1) Y (2) 3 years	(1) N
168	No taller than 2 stories, take style of neighboring buildings into account, and include parking -- it's just realistic.	I live in Ladd's Addition, have for 21 years.	no
169	I'm afraid it's a done deal...the preposterous mix of facades along the stretch of new development (fly swatter metal grate building, bright orange faux tudorish, brick front, modern cube, industrial metal and glass) mixed in with the old buildings means that pretty much anything goes...and absolutely nothing goes together. Perhaps that is the aesthetic defined?	I do not currently live in SE but did for 2 years previous, and often patronize the affected area	No
170	I think that a varied mix is of styles, and to a lesser degree scale. I do however, think that there should be some sort of uniqueness to any new projects. I think that any building beyond single family housing should have street level commercial along as much frontage as possible.	YES, 8 years. No, but I eat there a lot.	no. no. no. no.
171	Make them look like the buildings that are already there.	y 10 years. I live one block south of the line.	n
172	The current aesthetic resembles that of Ikea.	y 10yrs	NO
174	preferences are everything built previous to the past 6 months of rampant development. preference is stop destroying what stands, just improve. why do you suppose the popular inner city neighborhood properties are the vintage 'old charm' PDX???	1. Y 2. 22 years	1. Y 2. 5 years



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 (3) Do you live in the study area shown on the map?(Y/N) Division between 11th-60th  
 (1) Are you a business owner (Y/N)?  
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 (4) In-home Business?

	Yes	No	(no answer)
175	Limit to 3 stories; provide parking for both residents and customers (Zupan's on Belmont does this); the most local style, though hard to adapt to a multi-story building is bungalow style/Arts and Crafts. It would be nice to see designs reflecting that style rather than glass boxes.		
176	make sure you keep accessible sidewalk & ramps please. So people on bikes and wheelchairs and who use walkers and other mobility devices can actually make their way through the neighborhood.	Yes. For 6 years. With my husband who has lived here longer than that. No, but I live on one of Division's main streets.	No
177	Max of 50 units on four floors. Energy saving/generating features. Contemporary design.	1. Yes. 2. 3 years. 3. No. 3. No.	1. Yes. 2. 3 years. 3. No. 4. Home.
179	The buildings should have parking for at least 75% of the residents. Currently the buildings that are going up look too similar, variety in design would help keep the unique character of Division Street. So get away from blocks of color on boxes.	(1) yes (2) five years (3) yes	No
180	Keeping the scale smaller would be more feasible for the area.	N	N
182	Think about how new construction can fit in with the classic construction of the neighborhood. One or two level, brightly painted and individualized store fronts with large windows. Less metallic and glass structures. Room for seating on street.	Yes, I grew up in this neighborhood and have owned a house that is about 5 blocks from Division for the last 6 years.	Yes, My business has been up and running for 3 months and is operated in my home.
183	There should be a lot of well designed public space, with water features, with native plantings, a poetry post, that sort of thing.  Division has become a garish homage to the Portland restaurant, a farm-to-fork Disneyland. It's not a very interesting place and it's not worth the effort to navigate the traffic to get there. And once you get there, there's no place to park.  Except for the media superstars like the overrated Ava Genes, I wonder how all those restaurants will survive?  There should be more business diversity amongst all those restaurants.	I have lived in the southeast (within the map area) for 12 years.	N I do not own a business here.
184	Small to medium sized mixed use with parking. Interesting shapes and facades to add diversity to the mix. D street have character and balance of scale. Not looming oversized apartment structures bearing down on you.	Yes, for 25 years. I live by Woodstock Park. My sister has lived at SE 48 and Grant for 25 years. My Mom lives at Courtyard at Tabor, has been there 2 years.	No, Always thought the corner of 50th and D would be awesome for a bistro.

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187	Limit high rise structures. Limit strip mall type/generic appearance. Limit super modern designs that look like they belong downtown or the Pearl District and not in an eclectic neighborhood community. Provide parking lots to cut down on off street parking congestion.	1) Yes 2) 11 years 3) live 1 block outside of area	No
188	Residential and commercial need to provide integrated parking. Stay at 2 stories for buildings. Natural colors – not the bright orange that's on one of the new apartments. Lower density with more of a mixture of old and new. Facades that fit with the older buildings. More trees and green space/plantings.	1. Yes 2. No	No
189	I like the retail on the street with the residents above. Don't really have any concern as long as everything sustains itself. That is wouldn't want vacant apartments or stores. But if they fill up, not going to worry about size. I have ZERO concern about parking, and would be opposed to any parking requirements. The whole point is to get denser.	Y. 16 years. Just outside, by a block on 29th near grant.	Y. 10 years. N. My business is downtown.
190	2-3 stories. Pedestrian-friendly (no cement facades without windows or artwork or nature/water elements). More bought as to design and beauty.	Yes Since 1997. No	Yes 2002 Yes No
191	taller, more colors, less plain concrete, more store fronts	1 yes 2. 40 years 3. 4 blocks north of Division	2. No
192	Limit building height; provide off-street parking for residents and guests, try to preserve some of the "old Portland" or "Craftsman" style in architecture some of the time.	1) yes 2) 15 years 3) yes	1) no 2-4) N/A
194	Residential and Commercial uses in the same building with below grade parking makes sense. The current range of 4-6 stories makes sense since the surrounding residential areas are still very intact and their scale is smaller. Taller buildings along Division are the way to go. Single-family homes still on Division will eventually be moved, deconstructed or converted to commercial uses.	1 - Y 2 - since 1999 3 - N, 3 blocks outside at SE 60th & Woodward	1- Y 2 - 2002 3 - N 4 - N
195	None. GO TO SE FOSTER!	y, 17 years, y	y. 17 years, y
196	Division is already too built up with large mixed used buildings. The street is tiny-the scale is wrong and dangerous to walk around. Socioeconomic and ethnic diversity should be more emphasized. A library branch and/or community center would be excellent. More public spaces for hanging out, which the food cart pod offered.	I live on SE 23rd a few blocks S of Division. For 15 years.	(no answer)
197	Affordable housing, single family homes, affordable apartments, no expensive condos.	I used to live on SE Division and 34th, for 2.5 years. I used to work at Division and 35th when I lived there.	No

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198	It would be nice if you could tell which block you were on rather than everything on the major 'hood streets (ex. Alberta, Mississippi, Division, etc) looking so similar. Where's the character in that? They're all starting to blend together. So, design that was influenced by the existing community, utilizing it's unique flavor.	(1)Y (2) 6 months (3)N	(1)N
199	Newer development is aesthetically a detriment when the height is incongruent to the existing structure it may be placed beside on Southeast Division Street. A district with buildings of like height - so as to not dwarf the older existing commercially zoned structures - upon the street would be preferable. It would be nice to have more bicycle infrastructure as well, at the current time it is very difficult to locate adequate bicycle parking in certain blocks, due to the sidewalk tables and the construction.	1. YES. 2. Five years 3. No	1. No 2. - 3. - 4. -
200	Store fronts with lofts are fine, but anything over two, maybe three stories stands out. The cubist futuristic buildings are obnoxious.	I grew up in SE, and moved from SE 20th and Division about six months ago. I lived there for three years. I have spent the majority of my life in SE around Hawthorne/Division.	Not a business owner.
201	small, facade should blend in with period of building surrounding it	y 2 yrs	(no answer)
202	I like the idea of mixed-use but no more than 3 stories tall. I would like those building types to be up to the sidewalk.	ves 1: Yes 2: 38 Yrs	1: No 2: N/A
203	Prefer mixed use, modern or faux-vintage exteriors, up to 8 stories. Up to one half block in size.	1. Yes. 2. 20 years. 3. No.	1. No. 2. N/A 3. No.
204	I prefer mixed use buildings that front on Division. They should all include ground-floor retail. On-site parking should be minimal. Max height of in the range of 6-10 stories. Style can be anything. Prefer mixed-income developments.	(1) Yes, I live in SE Portland. (2) Almost three years. (3) No, but close (5 blocks) to the Division corridor.	(1) No. (2) N/A. (3) N/A. (4) N/A.
206	The sizes are probably about right. I would like to see more suitable landscaping, a bit more greenspace, a much less concrete/steel/aluminum. I want buildings to be pleasant from the street both individually and as part of the streetscape.	1: Y 2: 21 yrs 3: N	1: N
207	You are going to need huge parking structures!	Yes, 48 years, yes!	No.
208	Be respectful of what you build - you are part of a larger canvas, stop trying to make a personal statement - try to fit in.	#1. Y, #2. 1 year, #3, Y	1. N
210	I think the current size and scale has been great. Encouraging public spaces, or breaks mid building would be even better. So instead of a whole block face there's a break, maybe a small indent where the main entrance is. They don't all have to have benches or fountains.	yes, 8 years, yes.	no.
211	They should be urban, in nature and design, engaging the street, with parking incorporated into the designs (but not as open parking lots visible from the main street). Some of the terrible 60's through 90's apartment buildings, as well as some of the light industrial buildings of those eras are suburban in design and do not belong on a main street of an urban neighborhood.	My family and I have lived on 28th Place between Division and Clinton for 25 years. (in the study area)	My husband and I have owned a small business on Division Street for 16 years. I also have had a home business for 24 years (in the study area as well).

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212 Most important--no more than two or maybe three stories.

yes, 20 years, in the study area  
 no

Deeper set back with more interface spaces.

Adapt to surrounding structures.

Don't build to property line.

Stop pushing density.

213 Again--look at D Street Village. I love almost every aspect of that concept.

215 residential and commercial is fine together, but fix the parking. Continue with the current types of new buildings in style.

Y (no answer)

For 13 years

yes

33years

no, outside these boundaries

Yes. I have owned my house here since 2008, but have been renting or visiting for long periods since 2003.

no

I am a business owner, but do not own a brick and mortar storefront. I have been in business for myself

217 Size: no bigger than what is present, both in height, depth and width. Frontages should not be all glass. No garish or all white color schemes.

(no answer)

1. Yes.

2) 8.5 years

3) No. But only one block off

218 To leave Division alone. If it is to be touched keep the style and building form in line with the neighborhood. Provide parking for ANY apartment building that goes up-- COMPLETE Parking for every tenant. Make rent, building, and restaurants affordable so that Portland does not turn into NY.

1. N

1. Y

2. 8 yrs

3. N

221 living walls, wood siding left the color of the real wood. Windows. The interior look of the wild oats building is nice. The orange color is a little annoying.

No

Yes. 10 years. Yes, I have lived in the development area for the last 3 years.

222 Currently, there are rental houses from 34th and 36th and Division that fit the scale of Caruthers. I have a concern that the area between 34th and 36th and Division will be redeveloped into an MDU. When the houses get razed, I don't look forward to a view of the back of a three story building.

I am not a business owner.

Yes, I live in SE. I have lived on SE 34th and Caruthers since 1978. I live in the study area.

223 A great example of terrible design is the "Division St. Penitentiary" next to the Whiskey Soda Lounge. A big white cube, covered with prison bars. This is a great example of someone trying to make a building at the lowest cost possible. I prefer building designs that break up the skyline, have a modern edge, but look like well made structures of permanence. I fear that half the newapartment buildings on Division St. now will not age well, and look shabby within five years.

(1) Y

(2) 6 years

(3) Y

1. N

2. N/A

3. N/A

4. N/A

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224	Smaller! Trying to max out a lot by putting X amount of condos in each building is too much. A population increase like this in one area is overwhelming. I'm all for new businesses, though businesses had been doing just fine renting the structures that had already been standing. So knocking things down for the sake of building something bigger. If it ain't broke, don't fix it!	Yes. I lived a block off of division on 58th from 1987-2003, and a block off of division on 32nd pl from 2004-present.	No.
225	Smaller scale, less generic/modern, not too tall	Yes, since 2005. No, I live on 32nd and Belmont.	No.
226	Anything over 4 stories seems out of scale with the current neighborhood but it needn't be a hard and fast rule. I believe the aesthetics should be dictated by people qualified to make such judgments (ie, city planners) who have the city's interests in mind (and not developers who are turning a quick buck) but I mistrust the design decision of the people who live in proximity and have the time to complain about it. These neighbors may have different objectives than I and although they may be organized, may not represent the neighborhood's view. Not everybody wants Division to stay the way that it was. I am excited about this new commercial strip, as I think many busy young people are. I like the concrete commerical main floor with two floors of wood framing or masonry above. It gives a good feel to the street while what you see from farther away is more contextually matched to the residential. I think there should be lots of windows facing the street, but not lots of windows facing what used to be private back yards.	1. Y 2. 7 years 3. N	1. Y 2. 5 years 3. N 4. Yes, my business is operated from my home.
227	Any new buildings should provide parking	1) Y 2) 36 years 3) N - 1 block off	1) Y 2) 30 3) N
228	Hmm. I think keeping things at 3 stories will help keep the open feeling of the street. I don't really have a modern/traditional design preference. The better made the new construction, the better. Also development that includes green space, energy efficiency, etc. are a plus.	1) Y 2) 7 years 3) Y	No
229	Style is one. The style of some buildings that are going up look ghetto and will not age well and assimilate into the neighborhood design. Buildings should be thoughtful and also blend in well with the neighborhood or should be architectually significant in their own right where they become a destination or add civic pride. Size should be big to maximize land and they should have street frontage and some business opportunities on the ground floor or a public space (or green space) that is inviting to the neighborhood.	1) Yes 2) 3 years Yes. I live on 44th/Division	1) No
230	How about some crosswalks between 50th and 42nd.	1- Yes 2 - since 1992	(no answer)
231	I think it would be okay to have single use residential buildings as long as the ground floor has interest or elevated patio or stoop setback (for their privacy). I think it is impossible to always fill the ground floor with commercial or residential. Why not have quieter uses like offices, too? We need some quieter segments on Division to make it a livable place. It can't be all glitzy and commercial the entire length of it.	1. Yes, I live in Montavilla 2. 2.5 years 2. No, but my boyfriend has lived right near Franklin High School for the last two years, so I travel the study area frequently. He lives at 52nd and Division.	1. No 2.- 3.- 4.-



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 (4) In-home Business?

(no answer)

1) Y  
 2) 9+ years  
 3) N

232 I don't mind modernist design or retro knockoffs. My main issue is that the building envelopes are mostly just giant cubes built out right to the lot line as much as possible. I would much rather see taller buildings with more varied setbacks, terraces, mews, or other design ideas to keep Division from becoming just a condo canyon. Also, I'm fine with building housing with no parking. I'd be fine with it on my own block as well. Just put a parking district in place and direct the proceeds to local improvements. No one, not even long time residents, is owed a free space on the street to store a car.

233 rehabilitating existing buildings and keeping them under 4 stories, but have a modern twist that reflects the northwest architectural style - perhaps reflecting the work of John Yeon or John Storrs or earlier architects such as Belluschi or Doyle. Nothing too pretentious.

235 Any property zoned commercial should be required to have commercial on the ground level. Appropriate parking is needed especially with larger housing complexes. Have a small easement along the street to widen the sidewalk for use for dining or other appropriate use. More trees. New buildings no more than 3 stories unless appropriate.

236 No more commercial unless replacing another one. Residential only or very small I scale only, fitting in with previous non-gentrified look, practical basic services business only.

238 retail+2, on-site parking (or under-site), architectural interest (no more eyesores like on 48th or across from Do It Best). redevelopments like the Victory Bar building are great. re-use!

239 I would like to see tile designs envisioned by the local community adorning the outside facade of new development. This would help the community to feel invested in the place that they live and that they can help to further illustrate the identity of the Division corridor.

240 Less boxy, more artistic, more flora, colors, let the sunlight in to the street

241 Balconies, form to the structures, open areas in restaurants where the windows can at least open, lots of wood.

242 Mixed use with parking.

243 I would like them to have step-downs. Not feel so visually massive. It would also be nice if they were farther back from the sidewalk & had more greenery.

245 Mixed-use is fine, but need to incorporate parking. No more McCondos that all look the same! So gross.

246 2-3 story max, human scale, set back from sidewalk, buildings match older styles

247 While I like some of the unique architecture of the newer construction, I would like to see preservation of older buildings. I would like to see new construction that has a more intimate, historic style.

N

N

1) yes  
 2) 40 years  
 3) no

1)No  
 2)n.a.  
 3)n.a.  
 4)n.a.

Yes, 30 years, within a few blocks of study area.

na

i live on SE 41st & sherman.

no business.

Y  
 9 years  
 Y

Y  
 4 Years  
 Y  
 Y

Y

Y

15+

3+

Y, 5 years, N

Y, 12 years, N, Operated from home

Y, 20 years, Y

N,

Yes. For a little over 2 years. I do not live in the study area.

No

Y, 2.5 yrs, N

N

Yes, SE for 30 years  
 No, 32nd/Beimont

no

1. Yes  
 2. 5 years  
 3. No

No.



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248	Low-rise (2-3 story), mixed-use OK, with some residences access at street level. Trees. Native landscaping at the street. Brick and historical materials, with a retro/modern feel. Pay homage to the old Portland style homes, and the light industrial feel of some of the old buildings. Green/eco materials and structure.	1 Y 2 15 years 3 N - just off of the area, in Ladd's	1 N
249	It would be nice if trees and/or landscaping and/or art could be planned into the street scape. Bicycle parking is sorely needed, as is a structure that has parking (even parking that is charged for). I get the feeling that the residential neighbors are losing all peace and/or parking.	Yes, 12 years consecutively or 20 years with breaks no - two blocks out of area on map	No
250	I've written on this already: new development should respect the architecture of the surrounding neighborhood, incorporate sightlines that create safe and desirable public spaces (witness the courtyard setback in the development that includes Salt and Straw, and the outdoor space maintained in the corner of D Street Village), allow for greater density but acknowledge the need for parking, are attractive for families at a variety of economic levels, and are sited to allow for walkable distances to businesses and schools.	1. Yes 2. I first moved to southeast Portland in 1975. 3. Yes, I have lived in the study area since 2008.	1. No 2. n/a 3. n/a 4. n/a
251	Use more wood or metal in facades. More underground parking.	Yes 35 years	Yes 25 years
252	Just keep it mixed.	No.	No
253	Smaller, lower, setbacks from residential properties, in keeping with early 20th century design of the neighborhood	Y; 23 years; N	Y; 18 years; N