

November 19, 2015

Dear Mayor and City Council members:

((D))VISION DESIGN INITIATIVE

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DIVISION DESIGN COMMITTEE

*An inter-neighborhood coalition collaborating
to refine a shared vision for a growing Division*

Division/Clinton Business Association

Sydney Mead, DCBA Chair

Hosford Abernethy Neighborhood District

Linda Nettekoven, HAND Board

David Aulwes, Landscape Architect

Mount Tabor Neighborhood Association

James Smith, Architect/MTNA Board

Richmond Neighborhood Association

Heather Flint Chatto, Planner, RNA Board

Debby Hochhalter, Resident

Cyd Manro, Chair, RNA Board

South Tabor Neighborhood Association

Sandra Hay Magdalena, STNA Board Chair

Southeast Uplift

Bob Kellett, SEUL Staff

Sustainable Southeast

Liz Potter, Community Representative

On behalf of the Division Design Initiative, we are submitting the attached Top Ten Policy Recommendations for the City of Portland. These policies have been endorsed by many community leadership organizations including: the Division Clinton Business Association (DCBA), the Hawthorne Boulevard Business Association (HBBA), the Richmond Neighborhood Association (RNA), the Mount Tabor Neighborhood Association (MTNA) and the Division Design Committee (DDC). The attached Top Ten policies represent a response to extensive community outreach, research, and stakeholder engagement over the past 18 months to create proactive approaches to engage community members in the planning and design of their neighborhoods.

The redevelopment of SE Division St can be viewed as a pilot effort or a prototype of what is being proposed in the Comprehensive Plan. Although the changes have brought benefits, our experience during the past three years of growth and change has led us to summarize the accompanying concerns of the community as follows.

Concerns Frequently Expressed by Division Neighborhood Residents, Property and Business Owners:

- A reduction in safety on adjacent neighborhood streets due to increased traffic speeds and volumes, and increased congestion on Division and Powell
- New development that creates discontinuity with existing neighborhood patterns, style, materials and building form.
- Loss of solar access for nearby residents
- Decrease in availability of parking for residents and customers
- Lack of access to green space and public gathering spaces to serve residents
- Dramatic neighborhood socio-economic changes, gentrification, and increasing lack of affordability of housing and loss/lack of neighborhood-serving businesses
- Lack of adequate design standards, and planning/design review criteria to ensure compatibility
- Lack of information, notification, or meaningful ability to participate in the planning process

We would like to highlight that the attached Top Ten Policy Recommendations are applicable city-wide and are not intended to reduce overall density, but simply to advance quality urban infill density that is more compatible, with fewer development impacts. We believe that we can accommodate our increasing population and long-range planning and sustainability goals if the following are better analyzed and incorporated into our Comprehensive Plan Update.

Growth Scenarios are Incomplete & Need Additional Analysis & Refinement:

We encourage the City Council not to approve the Draft Comprehensive Plan without directing further assessment of some important missing components not fully analyzed as part of the published Growth Scenarios Report. We respectfully request the City Council to direct the Bureau of Planning & Sustainability (BPS) staff to conduct the following additional analysis:

1. Study Growth Scenario Alternatives for Increasing Infill Density with Fewer Development Impacts:

- Higher density on wider streets, North-South corridors and major arterials, higher density at major intersection nodes to balance the reductions proposed below.
- Reduce/refine scale of development on narrower streets and older street-car era main streets with special character.

2. **Evaluate a more comprehensive “Missing Middle” Neighborhood Infill Scenario** in addition to the “Centers & Corridors” growth scenario. This would mean further assessment of existing and potential increased neighborhood units achieved through additional Accessory Dwelling Units (ADU’s), conversions of existing houses into duplexes, and more small-medium infill housing types like courtyards, row houses, etc on major arterials and narrow streets that when balanced with the suggestions in item two below could achieve our density goals in a more context-sensitive manner.
3. **Evaluate sustainability Impacts of focusing more density on N-S corridors** (including environmental, social and economic impacts), and likely reduced shading impacts, as well as the value of maintaining reasonable fair and equitable solar access in order to:
 - Economic: retain existing economic value of residential and commercially developed properties.
 - Social: contribute to public health, well-being, and thermal comfort; and
 - Environmental: reduce costly energy consumption, generate alternative energy sources, and foster community resilience and sustainability.

Continue Portland’s Leadership in Sustainability with more aggressive goals, programs and incentives

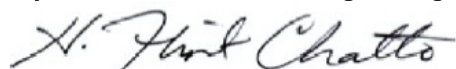
4. **Direct staff to research and return with a recommendation to Council for a set of further incentives and programs that support greater innovation, climate resiliency and sustainability including:**
 - a. Application of a “Green Factor” Program (used in Germany and Seattle) for the City of Portland or similar program that sets higher performance criteria and requirements for sustainable site and landscape requirements in new buildings. These programs help reduce urban heat island effect, advance resilient cool cities, and improved air quality benefits.
 - b. Assess impacts and value of tree preservation related to urban heat island protection, create recommendations and incentives for preserving large mature trees, and establish design goals and standards for maintaining spaces where large trees can be planted in the future.
 - c. Create relevant Incentive programs (Top 10 Policy #7,#8,#9) for:
 - “Zero Energy” verified buildings
 - Incentives for Beneficial Projects: waive transportation impact fees (SDC’s) for beneficial community uses such as affordable housing, senior housing, daycare, and alternative transit-oriented businesses.
 - Adaptive reuse of older commercial buildings with special character (see report by preservation Green Lab, “Older, Smaller, Better” on the key value that mixed vintage buildings bring to communities)

Close the Residential Floor Area Ratio Code Loophole in Mixed Use Buildings (Top 10 Policy #2)

Community members have expressed extensive concerns about the overly built-out, boxy nature of recent developments, the creation of large blank walls, flat facades, the lack of context-sensitivity, and buildings with significant impacts on adjacent residents and neighboring buildings.

5. **Direct staff to come back with a recommendation for how to implement the residential FAR requirement now**, in an expedited manner that does require the community to wait for code improvements until 2017. The floor area ratio requirement will help restore a more reasonable building envelope and create better code consistency and parity for the residential development in mixed use buildings.

We encourage you to consider the concerns expressed in the nearly 300 Division Perceptions Survey responses (attached), as well as the goals and pro-active solutions presented by the Division Design Committee. A description of the work of the DDC is attached for reference as well as our policy recommendations. These highlight important policy opportunities that can help Portland to grow into a more compact, livable city through innovative design that is both dense and sensitive to community context. 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 community priorities.



Heather Flint Chatto, Planner & Urban Designer, LEED AP

Richmond Neighborhood Association Board member, Division Design Committee member
2121 SE 32nd Avenue, Portland OR 97214

ATTACHMENT A

About the Division Design Initiative

The Division Design Committee is the implementing committee of the Division Design Initiative (DDI), a community grassroots project to help give a greater voice in the future of design, planning and evolution of Division Street. This work began in December 2013 with the unanimous authorization by the Richmond Neighborhood Association to form an inter-neighborhood committee to a) respond to community design issues and concerns and to b) make further recommendations for implementation of the Division Green Street/Main Street Plan.

The Division Design Initiative maintains a Design Committee of elected and appointed members representing seven neighborhood and business associations including the Richmond Neighborhood Association, Hosford Abernethy Association, Mount Tabor, South Tabor, Southeast Uplift, Sustainable Southeast, and the Division Clinton Business Association. The boundaries of the project are the existing Division Green Street/Main Street Plan extents which span Division Street from 11th through 60th Street.

How much effort has been put into the Division Design Initiative

- ***Extensive Community Engagement & Research:*** Listening to the community over 18 Division Design Committee meetings open to the public to discuss community goals and design priorities; through surveys, tabulating results and priorities and translating into DDI documents. The DDI has held large public events to map community priorities, organized public forums on infill and managing growth, and walking tours to engage neighbors and get feedback. In May 2015 the DDI also held a stakeholder workshop with City planning staff, City Bureau of Housing, neighborhood and business association leaders, affordable housing buildings, Division property owners, architecture and real estate professionals, local developers, and building efficiency nonprofits to discuss strategies to address affordable, green and adaptive reuse.
- ***Development of Tools including a Working Draft of Division Design Guidelines + Draft Toolkit for Neighborhood Design:*** DDI products are intended to guide policy makers, developers, and give the community specific tools, strategies and, importantly, language that allows them to describe the issues and be constructively involved in the ongoing discussions about development on Division.
- ***Policy Recommendations:*** DDI work has not only clearly identified the issues, but most importantly, has proposed solutions, through Design Guidelines and now a Policy Framework including:
 - a. Community Notification & Engagement Recommendations (supported by RNA, DCBA, HAND, HBBA, Laurelhurst NA, and others)
 - b. Top Ten Policy Recommendations – Community-wide application (Endorsement of all 10 received by the Division Clinton Business Association, Richmond Neighborhood Association and the Hawthorne Area Business Association).
 - c. Comprehensive Plan Recommendations
 - d. Mixed Use Zoning Recommendations - City-wide and specific to Division
 - e. Division Perception Survey - <http://divisiondesigninitiative.org/division-perceptions-survey>

These recommendations for additional clear and objective development standards improve upon Portland's current system by establishing a finer level of control over shape and size of buildings and are tailored, in a sensible way, to the context of main street environments like Division.

(Excerpt from the Draft Division Design Guidelines)

Background & Current Conditions

"Since 2012, the Division corridor has undergone a rapid transformation unparalleled in the history of Eastside development and well beyond what was envisioned in the Green Street Main Plan. The area between SE 30th and 50th Avenues has seen the arrival of close to 400 new residential units with accompanying commercial spaces. On one hand, the street has become a vibrant commercial corridor attracting visitors from other parts of the city and the region. However, for many long-residents, the dramatic transformation of the corridor represents a tsunami of growth that has been quite traumatic, causing a deep sense of loss for the small, locally-serving, "village-like" atmosphere, special streetcar/main street character, eclectic street identity that has shifted seemingly overnight to serve a higher-end level of business and rental market, making it less affordable to local businesses. This loss of affordability has also impacted the housing rental prices, making the new developments out of reach for many renters and causing concerns about gentrification, increased traffic congestion on traditionally quiet residential streets, parking problems and other impacts such as loss of solar access, privacy and displacement of residents. Of great concern is that the majority of this private development of eight blocks of the Division corridor is in direct contradiction to broad community concern expressed in the media, in public testimony and in neighborhood surveys responses. With few avenues to help shape the changes occurring all around them, there is a good deal of anger and frustration in the Division community, some of it perhaps masking a sense of grief and loss, even of despair. Citizens have deep connections to their neighborhoods and "psychology of place" is important consideration for planners and designers when areas of our city are experiencing rapid growth and change.

For Division, some of the breaks in our civic fabric may have happened with the Mt Hood Freeway project that, when ultimately abandoned, led to a fragmentation, displacement, and later disinvestment of public and private improvements for next 40 years. The impacts of this legacy of disinvestment further led to ongoing decline of street and land conditions. It should also be recognized that this history has also contributed to the identity of Division as a small scale, affordable, funky and eclectic, blue collar "maker" street with a collection of scattered historic buildings. With the rapid redevelopment of Division from both public investments in the Division Streetscape project and extensive new private large development projects over the span of 18-24 months, the long-standing neighborhood character and identity as well as social fabric of the neighborhood has been significantly altered. This has left many residents without either the policy or political framework to have a voice in the evolution of their neighborhood. This has caused a crisis within the local Division community that some may paint as growth/no growth, density/anti-density. We see this same crisis reflected citywide.

By creating design guidelines that help us connect to our history, sense of place, and unique identity we hope to help heal some of these impacts and collectively shape a common vision for the future evolution of Division."

*****End of Excerpt*****

The Division Design Initiative has actively worked to help shift the dialogue away from complexities that polarize communities when discussing issues of density to the fundamental importance of DESIGN, ideally focusing less on where we may be divided towards what we can agree upon as shared goals. The attached Top Ten Policy Recommendations for the City of Portland help represent these shared goals and have the endorsements from many leadership organizations as evidence of a **collective desire for future density with less impacts**, and community involvement in neighborhood planning to ensure more **context-sensitive design**.

Division Design Initiative

TOP TEN POLICY RECOMMENDATIONS FOR PORTLAND

The following are proactive solutions based on broad community input to fix current planning and zoning policies. The intent is a no net density loss approach to encourage additional infill density with fewer impacts.

Background: Recent development on Division is a sharp contrast to its traditional small-scale main street character and form. We have seen a great deal of new development that often feature flat facades and rooflines, large blank walls, inconsistency in quality of materials, as well as privacy, light, noise, parking, and traffic impacts that have caused significant community design concerns. Much of this development has occurred despite more than 2-years of community outcry expressed in the media, public testimony, letters, surveys and neighborhood meetings. As we plan our growth strategy in the Comprehensive Plan and new Mixed Use Zone changes proposed by the by the City's MUZ Advisory Committee, **we can - through more context sensitive design – encourage compact density and infill that meet our population goals within our urban corridors in a more unifying, intentional manner that preserves what is special and character-defining while allowing us to grow into a more compact city.**



1 Improve notification and enable constructive community engagement about growth Eight large buildings in 18-24 months is major redevelopment, yet the neighborhood had no meaningful opportunity for real input. (See [DDI Notification and Community Engagement Policy Recommendations](#))

2 Close the Residential Floor Area Ratio Code Gap Now - There is currently no Floor Area Ratio (FAR) requirement for the residential portion of mixed use buildings which results in overly boxy, bulky buildings as projects build to the maximum envelope allowed. The City (through their Mixed Use Zones Proposal) is recommending this be fixed as part of the Comprehensive Plan adoption but it would not take effect until 2017. We recommend this be a top priority for the City to take immediate action to fix now.



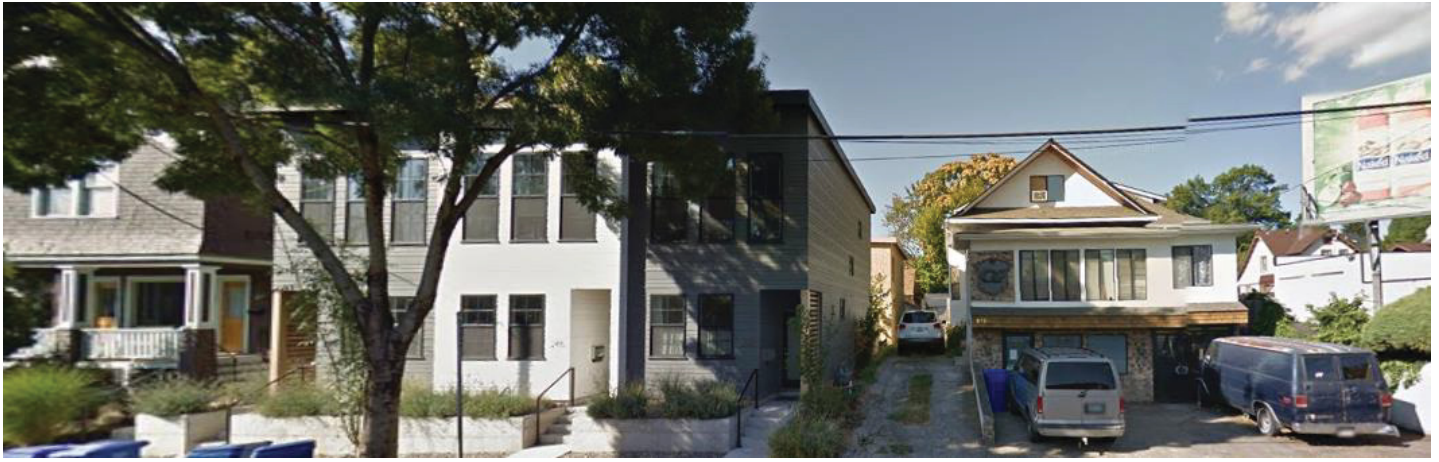
3 Add Permit Review Criteria for Assessing Compatibility with Neighborhood Context (see draft *Division Design guidelines Compatibility section & comment letter to the City of Portland Hearings Examiner re: land use appeal by Brentwood Darlington Neighborhood*). Request additional permit submittal requirements be added including:

- Elevations showing proposed development in context of adjacent building/block development,
- Solar shading analysis, privacy and view impact drawing
- Statement of features/approaches used to demonstrate alignment with community design goals and preferences if formal guidelines exist
- If no parking is required, provide a transportation demand management plan for mitigation of impacts (this could include annual bus passes for residents, shared/conjunctive use parking, on site car or bike-share options, etc.)



Older, smaller neighborhoods with more traditional main street character and buildings of one and two stories need better review requirements to assess compatibility with neighborhood context and adjacent residential. Good transitions in scale, screening, articulated massing and design features make the difference. The best projects are innovative in design, of durable quality materials, and show respect for the neighborhood by reflecting design preferences and desired features (note: "reflect" does not =replicate), rather than rejecting existing neighborhood architectural patterns.

4 Develop Density Transition Zones & Foster the “Missing Middle” – The Current Comp Plan Growth Strategy focuses on corridors and centers but leaves out small-medium “plexes”, town/rowhouses, and courtyard style housing (promoted in the past with the City’s “Courtyard housing design competition”). These building types may blend better within the existing neighborhood fabric and could help relieve some of the development pressure on older commercial corridors with special character like Division, Hawthorne, etc. (See *Eli Spevak proposal, and Metro Innovative Design & Development Codes – Transitions Section*)



Missing Middle - Good Example of medium-scale sensitive infill designed increased density at 25th & Division: Three new modern rowhouses blend in with neighborhood scale, details and simple variation of windows and patterns without being overly repetitious.

5 Create Incentives for Reuse & Preservation of Existing Buildings with Special Community character - Are there some areas where we don’t want the zoning to transfer automatically? As shown in the study noted below, retaining a mix of diverse building vintages and sizes has been proven to encourage economic vitality, more diversity, a greater number of jobs, less chain stores, and more affordability for small businesses and tenants. We may need other incentives that support adaptive reuse of these such as waivers of SDC, transfer of development rights (not just for historic properties), etc. (See *Report on “Older, Smaller, Better: Measuring how the character of buildings and blocks influences urban vitality”, by Preservation Green Lab, National Trust for Historic Preservation, May 2014*)



Older buildings with streetcar era main street character are scattered along our East-West Portland corridors. These often have been in disuse or disrepair but may be important buildings of quality materials and significant character that when preserved create areas of distinction and identity. Many feature common design characteristics such as recessed entries, raised sills, large storefront windows with small clerestory windows above, articulated rooflines, deco or craftsman details, brick or wood exteriors, and often angled cut façade entrances on corner buildings. Let’s preserve these special buildings and make it easier to do so with good incentives. The greenest building is the one you aren’t building...but perhaps the one you are adapting.



“Pearl on the String” Commercial Node- Cluster of Commercial at 20th-22nd & SE Division Street, including Bar Avignon, Mirador, New Seasons, and multiple eateries.

6 Relate Building Height to Street Width & Consider Nodal Focus.

Set different goals for narrow vs. wider streets and focus some density into nodes – visualize a “Pearls on a String” concept with the pearls as the commercial focus with residential or lower scale development as the string. This was a priority expressed for future development in the Division Green Street Main Street Plan. (See *Urbsworks Policy Recommendations, Division Green Street Main Street Plan*)



→ C www.emerick-architects.com/projects/sketchbook-division-stree ☆ 🔍

SE DIVISION STREET

This industrial home is the poster child for adaptive reuse. Starting with a building that intermingled three structures from different periods over the last century, we reused the existing structures, as well as adding a penthouse and a roof garden to create an urban oasis. Furthermore, with almost 2000 square feet of solar arrays, this project is practically off-the-grid. Marrying practicality with craftsmanship, almost everything was handmade locally from raw materials by Portland artisans including cabinetry, steel work, railings, doors stairs, lighting fixtures and stucco.

7 Consider Incentives in new Mixed Use Proposal for community amenities, including: high performance buildings/zero energy buildings, preservation and adaptive reuse of older buildings, provision of reasonably priced housing, and alternative transit-oriented or other community beneficial uses (daycare, small corner grocery stores, affordable/senior housing). Incentives may include waivers of SDC’s, fast track permitting, bonus in square footage, or other benefits.

8 Incorporate solar policy into zoning code amendments to support more high performance buildings and minimize/mitigate solar shading of adjacent infill – Encourage further study of more N/S corridor density which has less shading impacts than on E/W corridors. (See *New Buildings Institute Policy, state solar access policy OR 227.190, and other Oregon community solar policies such as Ashland, Jackson County, et al*).

Adaptive Reuse of older structure with

POSITIVE EXAMPLES



Good example of adaptive reuse with new construction that is both modern and uses traditional materials of wood and metal, balconies, generous storefronts and stepped roofs. Residential above turns inward to a central open air courtyard that helps avoid privacy impacts and maintains access to air and light.



Move the House Project: Example of positive building form in newer construction, sustainable design elements including:

- breaking up building massing into sections with 4th floor upper roof stepbacks, balconies, and articulation,
- creating transparency with glass skybridge and pedestrian paseos,
- references similar storefront window patterns in nearby older blocks
- incorporation of art and education through sculpture and interpretive signage
- Green features such as living roofs, bioswales at rear, and preservation and design around a mature tree, and mov-

9 Enhance/maintain community livability through access to sun, air, light, privacy and public views for current and new residents/businesses. Address privacy issues via increased requirements for placement of and side setbacks to maintain air and light (e.g. varied rooflines, lightwells, stepbacks and stepdowns in heights), minimize privacy impacts (i.e. increased rear landscape screening requirements, sensitive location of balconies), protection of important viewsheds (e.g. reduction of large blank walls, maintain public view of community monuments such as the Hollywood Theater, Bagdad Theater, SE Hills). *(These issues influence mixed use zoning requirements in development; also see Urbsworks research on lightwells and consideration of upper level skyplane context in NY Code; DDI Comment Letter to the City of Portland Re: Comp Plan & Mixed Use Zones)*

10 The City should employ broader tracking of and accountability for development impacts. Portland, and state of Oregon do not require documentation nor impacts analysis resulting from a new development beyond fee impacts to traffic, sewer and parks. However most states require this. Critical issues could be documented during permit submittal and review. Recommended issues to be tracked should include impacts to:

- a. Health (e.g., noise, air quality, safety)
- b. Environment (e.g., loss of habitat, mature trees/heat island effect, climate change)
- c. Community (e.g., loss of historic resources, important public viewsheds)
- d. Economy (e.g., loss of affordable residential and commercial spaces, loss of solar access for energy generation, food production, etc.)

***“What gets measured, gets managed.
What doesn’t get measured gets lost.”***

Let’s not lose track of the things that matter most.

Want to take action?

1. **Comment on these draft recommendations** – email ilovedivision@gmail.com with specific edits.
2. **Ask your Neighborhood or Business Association to take a position on these recommendations.** Contact: *Richmond NA* - richmondpdx@gmail.com; *Division/Clinton Business Assoc.* - dcbakatie@gmail.com
3. **Write a letter to the City expressing your support for any or all of these recommendations** Contact: cputestimony@portlandoregon.gov, *note, for testimony it must include your name and address!*

Opinion of New Construction on Division

Note on Privacy of Survey Respondents: Every attempt to remove any personally identifiable information has been made to the extent feasible without removing any content (example: references to location of residence or business, specific business name or type, etc.)

Key:

Study Area = Division Street & back side of blocks North and South between 11-60th

Adjacent Residential = 1-10 blocks on either side of Division

Occupation = Coded by category

Age = Range

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
1	Most of the new development is too big and boxy and perhaps one story higher than appropriate for this narrow of a street between 30-39th these buildings don't match the existing main street architectural character, scale, context of the area. Materials seem cheap and none of the buildings are affordable. character is local neighborhood serving businesses.	700	Y	4	Adjacent Residential	N			40-49	Architecture, Engineering, & Urban Planning Occupations
2	no answer	710	Y	Million years	no answer	no answer			no answer	No Answer
3	I hate hate hate the way that the sidewalks have been blocked off. And I think some of the buildings are unspeakably ugly. But in general, I like that the street feels more enclosed.	1012	Y	no answer	Y	N			30-39	Unemployed
4	Too much, too fast, out of scale with street size and surrounding area. Not sure what it will look like in 2 years. Does not conform to "aging in place" models. Is not service-oriented.	1015	Y	20	Adjacent Residential	Y	16	Y	50-59	Homemaker
5	Big oversight error in not making provisions for parking. By designing the buildings so closely in time, I hope they don't end up looking too similar.	1026	Y	69	Adjacent Residential	N			60-69	Education, Training, and Library Occupations

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
6	I like all of the new restaurants and other businesses but I think the apartment buildings are oppressive and for the most part ugly. I think the developers could have done a much better job of fitting the developments into the neighborhood. A good example of design is the building on 26th and Division. Construction has been non-stop for over a year now and it could have been spread out over a longer period of time. I don't even attempt to drive up Division anymore - it is super dangerous and a total cluster with pedestrians not having adequate access to real cross-walks.	1036	Y	8	Adjacent Residential	N			30-39	Consultant
7	They are terrible -- ugly boxes filled with people who park in the spaces in front of our houses, speed down the back streets imperiling our children, leave their trash on our lawns, block our sunlight and stars, invade our privacy.	1037	Y	1.5	Y	N			no answer	Education, Training, and Library Occupations
8	HORRIBLE shoddy construction no regard for the neighborhood glitz without aesthetic developers getting rich	1054	Y	20	Y	N			60-69	Healthcare Practitioners and Technical Occupations
9	The construction is difficult. As someone who has traditionally supported local business, I find myself shopping outside the area as easier to park/drive other areas. We use New Seasons and Safeway, not Kruegers as dislike his politics and holding neighbors hostage by some printed statements and attitude when i shopped at his stand.	1055	Y	36	Adjacent Residential	N		N	50-59	Healthcare Practitioners and Technical Occupations

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
10	Glad for development. The narrow street with 3-story+ condos makes a depressing canyon. The design of new buildings doesn't really fit with the historic architecture in the area, but I'd be happy to see a consistent new trend, based around a unified architectural theme, even if it's not related to what was built there 50+ years ago. But the general theme should be consistent.	1058	Y	1	Adjacent Residential	Y	9	N	30-39	Computer and Mathematical Occupations
11	I hate them. They're way out of scale. and they're ugly in a way that I have looked at some ugly '60s and '70s buildings and wondered "what were they thinking"? It's weirder to be helpless in the middle of it.	1059	Y	15	Y	N			40-49	Education, Training, and Library Occupations
12	HORRIBLE no aesthetic planning or concerns for the neighborhood. Too many buildings, one after another, a tunnel of boxes, with no sidewalk clearance, no parking, no trees, a mass of glass windows looking out on TRAFFIC.	1072	Y	more than 20	Y				60-69	Arts, Design, Entertainment, Sports, and Media Occupations
13	Some are nice. Like the condos with retail below, new spaces like St. Honore, Bollywood, etc. Then some structures seem to completely block the light to the nearby neighborhood.	1073	Y	15	N	N			no answer	Management Occupations
14	no answer	1075	no answer	no answer	no answer	no answer			30-39	No Answer
15	Great for the area - but too much at once.	1077	Y	2	N	N			no answer	Other
16	happy for it, wish it was a little slower	1080	Y	14	Y	N			30-39	Architecture, Engineering, & Urban Planning Occupations

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
17	Division is an east/west street so the four story buildings will block sunshine in the summer (probably cooler streets) as well as the winter (probably icy streets). they also have little visual appeal and not enough parking	1084	Y	36	Adjacent Residential	Y	26	N	no answer	Business and Financial Operations Occupations
18	I HATE THEM. I knew such development was coming to the street--was bound to happen, needed to happen--and I welcome that part. What I hate is the brutality of the architecture. The buildings are too big and they are some of the ugliest apartment blocs in the city--Stalinist brutality. Ugh.	1101	Y	30	Adjacent Residential	Y	19	N	50-59	Arts, Design, Entertainment, Sports, and Media Occupations
19	How many latest-greatest, designed-for-the-New-York-Times restaurants does Division really need? Will anything be left that serves the needs of the current residents? Also, I fear that cheap multi-story wood construction will not age well. Some of these apartment buildings will look like crap in 15 years.	1119	Y	8.5	Y	N			40-49	Architecture, Engineering, & Urban Planning Occupations
20	they suck, they are tenements, no parking, they will have section 8 renters tracking their goo up and down the street.	1124	Y	21	Adjacent Residential	Y	3	N	40-49	Computer and Mathematical Occupations
21	the absolute incoherence; it's as if nobody cares how long the #4 Division bus takes? put bioswales on other streets, where you could get the same bang for the buck. The only rational response is to go down Bike Boulevards and the parking on Clinton corner to corner means that it's really hard to see when turning on to Clinton now, My understanding is that Clay's which was the only decent restaurant around here for years, will have to move because they can't afford the rent.	1132	no answer	no answer	no answer	no answer			50-59	Education, Training, and Library Occupations

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
22	Reflecting only greed with no concern for protecting the character of the community. The city should be ashamed of itself.	1149	Y	5	Adjacent Residential	N			no answer	No Answer
23	TACKY and too much. Division is now a narrow corridor and congested.	1152	Y	35	Y	N			60-69	Sales and Related Occupations
24	Horrid. They spew dust and dirt and chemicals in the air- you can feel the difference when you inhale (I am a vocalist).	1159	Y	no answer	N	no answer			no answer	Legal Occupations
25	As stated above I find the new apartment buildings not in keeping with the nature of the neighborhood. They are too large, too ugly, some completely unfriendly in design and will bring entirely too many vehicles and humans to the area. This is a traditional single family dwelling, blue collar neighborhood of modest houses and means. The upscale nature of Division includes the destruction and replacement of many of these modest homes by the same developers, with overly large very expensive and ugly structures.	1163	Y	35	Y	N			60-69	Life, Physical, and Social Science Occupations
26	Too many, too high and relatively unattractive. The corridor of buildings gives a closed I feeling. With the influx of many new eating places and taverns, more visitors are attracted to the locations compounding a street that has always had limited parking. This may be compounded in the future when apartments are full.	1165	Y	no answer	Adjacent Residential	N			60-69	Education, Training, and Library Occupations

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
27	Love the vibrancy and the density. I don't mind the lack of parking. I do mind the lack of retail on the ground floor. I do feel development on Division should be required to have retail. I do get concerned about leaving space for trees... some of the new developments have trees on the side of buildings, but not on Division. Trees on Division should be required. I also dislike strongly boxy designs. The white cube, or jail, should have never been allowed to be built.	1166	Y	18	Y	Y	under 1 year	Y	40-49	No Answer
28	too much too fast. city should have regulated the rapid change. we had an opportunity to build some really cool stuff though seems like it was just thrown up and not creative.	1167	Y	8	Adjacent Residential	Y	18	N	40-49	Construction and Extraction Occupations
29	thoughtless (not enough crosswalks, no bike lanes but people should use Clinton but they are too arrogant), biking should not be allowed on Division i like to bike but why not go over one block to Clinton)Greedy!!! Making out like bandits at our expense Quality of life is going down	1171	Y	44 & 38 [married couple individual years of residence]	Y	no answer			60-69	Healthcare Practitioners and Technical Occupations
30	Awful, dreadful, it makes me want to sell my home and move.	1173	Y	20	Y	N			no answer	Nonprofit
31	I welcome the new and interesting businesses, but really dislike the darker canyon effect caused by all this large blocky 4 story buildings that are going up, where once there were only two story buildings with space between them. Traffic has become terrible, with people searching for parking all the time.	1177	Y	16	Y	N			50-59	Computer and Mathematical Occupations

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
32	horrendous. One cannot walk down the street for more than a block without having to dangerously cross the street without marked crosswalks and people don't slow down. division street car traffic has become overwhelming and dangerous. People don't stop for pedestrians, who run out in the street anyway.	1181	Y	9	Y	N			50-59	Legal Occupations
33	While it is great to see new restaurants and businesses along Division, the city blew it by allowing all of the buildings without parking. Between the new construction and outsiders coming in for the restaurants, it is a nightmare to drive or walk on Division. Also, several of the buildings are just plain ugly.	1183	Y	10	Y	N			40-49	No Answer
34	Trying to keep an open mind, I still think they are pretty awful. The buildings have over occupied the narrow street, and completely blocked solar access (bldgs on the north side) and privacy for the neighbors directly behind. I REALLY feel for those people, and think they should get some sort of monetary reimbursement! Perhaps if we could limit it to one of those buildings every 2 blocks or so.....then at least we could have some low rise architecture to break up the canyon walls.	1184	Y	11 years and 11 years [different timeframes]	Adjacent Residential	N			40-49	Management Occupations
35	I like it.	1185	Y	18	Y	Y	8	Y	40-49	No Answer
36	See above. I don't like the apartment buildings- rather I see them as a failure and lesson for the rest of Portland. I don't like all the "reduction" in street capacity for autos, it will only move traffic to side streets.	1189	Y	12	Adjacent Residential	N			50-59	Life, Physical, and Social Science Occupations

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
37	New buildings are too high and big compared to the low buildings that were already there, and also for a street with just one lane each direction.	1190	Y	5	Y	N			70-79	Education, Training, and Library Occupations
38	overwhelming. today - I could step out of my car in the middle of SE Division and take a picture of red tail lights from 37th all the way as far as the eye can see toward downtown. I'd like to say thanks to the city of Portland - you rubber stamped every building project that came across your desk. Residents be damned - it's all in the name of growth, and now - we have gridlock. Great!	1191	Y	10	Adjacent Residential	N			40-49	Computer and Mathematical Occupations
39	They seem fairly well done, but it is irresponsible that builders are creating a need for parking spaces but not providing any which puts the burden of providing parking on existing homeowners.	1193	Y	6	Y	Y	13	Y	60-69	Nonprofit
40	Mixed. I support new apartments/condos, but don't like the lack of a parking requirement for large complexes (180 units and NO parking?). Lack of parking forces visitors onto SE Clinton St, a major bike corridor, making it more dangerous for bike commuters.	1194	Y	9	Adjacent Residential	N			30-39	Life, Physical, and Social Science Occupations
41	I wish they had been set back further from the sidewalk so as to have both parking strips and plantings in front. The buildings :loom."	1200	Y	10	N	N			70-79	Education, Training, and Library Occupations
42	Hideous for the most part, totally out of scale with no context. They could be built anywhere -- everywhere.	1201	Y	34	Adjacent Residential	N			other	Nonprofit

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
43	Densification is very important to sustainability, so I appreciate them in general. I do think they could have been executed more creatively. The charm of Division St is the funky and eclectic look. Its authentic and unique. That's what people want. That's what the new developers are promoting in their marketing materials, even though their buildings are not contributing to that character, for the most part.	1202	Y	over a year	Y	N			25-29	Other
44	Obliteration of a lovely neighborhood street. Poorly planned, badly designed apartment buildings with no parking. Why couldn't we have interesting buildings with views, balconies, and parking like the Pearl?	1203	Y	14	N	N			70-79	Architecture, Engineering, & Urban Planning Occupations
45	Not in favor of pace and scale. Get that development is going to happen and brings some good things to the area. But not sure if the infrastructure is in place to support the current scale and pace.	1208	Y	6.5	Y	N			no answer	No Answer
46	Some have questionable aesthetic character (what's up with the "jail cells", right?) but for the most part I'm just excited for the construction phase to be over so that I can move up and down the street exploring the new businesses with ease. All in all I'm pumped - hopefully I can still afford my apartment in a year...	1209	Y	10	Adjacent Residential	N			30-39	Community and Social Services Occupations
47	mixed. It has brought an influx of people and it seems that the city wants division to be a busy street but yet is limiting the amount of parking and eliminating car lanes which counters its role as an arterial.	1211	Y	10	Y	N			40-49	Healthcare Practitioners and Technical Occupations

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
48	Poorly planned, architecturally and transportationally. Major negative impacts on surrounding neighborhood, due to lack of dedicated parking for the new residential/commercial structures.	1214	Y	36	Y	N			70-79	Life, Physical, and Social Science Occupations
49	Some of the apartments seem to be inappropriately sized for the area and availability of street parking they require. We would have preferred to see more condos and fewer apartment complexes.	1215	Y	3	Y	Y	5	Y	40-49	Computer and Mathematical Occupations
50	I detest them! I am very worried about the changes to parking and overall "feeling" of my neighborhood when all those apartments are filled. I am also very disappointed with the lack of parking for the restaurants. People get tipsy/drunk and wander down my street after their meal, talking loudly. They wake me and my family up every weekend. It is as if they don't care that they have parked next to someone's home. I believe the restaurants need to remind patrons that they need to be quiet in the neighborhood at night.	1217	Y	15	Y	N			no answer	Healthcare Practitioners and Technical Occupations
51	Positive, however parking is needed. Even though I walk and bike everywhere I still own a car. So I imagine the same for those moving into the condos/apartments on Division. Even if people walk, bike or bus they typically still need a place to put their cars I imagine.	1218	Y	10	Y	N			no answer	Arts, Design, Entertainment, Sports, and Media Occupations
52	I think they are great! I can't wait to see what the higher density will allow in the way of new restaurants and business. With so much more foot traffic I am hoping that division can transition from a car centric street to an Bike Skate Ped street.	1233	Y	11	N	Y	10	N	30-39	Management Occupations

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
53	I think density is good. I think the developers are greedy. I think the City is corrupt.	1234	Y	17	Y	Y		Y	30-39	Arts, Design, Entertainment, Sports, and Media Occupations
54	they're taking forever	1235	Y	6 months	Y	N			50-59	Unemployed
55	No objection to street construction. Deeply concerned about impact apartments will have and the unfair impact on existing residents. Semi-concerned about the impact restaurant traffic has(particularly those that draw from across the METRO area). Both apartments and restaurants are using a disproportional amount of amount of limited parking and infrastructure resources that have been paid for and maintained by existing residents. New street taxes based on square footage do not account for the real impact these types of activities have.	1238	Y	48	Y	Y	15	N	40-49	Architecture, Engineering, & Urban Planning Occupations
56	As you can already tell, they depress me.	1239	Y	37	Adjacent Residential	N			60-69	Education, Training, and Library Occupations
57	Negative. It has created a walking nightmare as well as congestion on the road. The buildings do not fit the period or the community being built in.	1241	Y	5	Y	no answer			30-39	No Answer
58	It feels like parts of Asia that I've visited. Too much , too fast. I'm all for mixed use buildings, but think there should have been more parking and green space provided!! Let's slow down on the new construction and catch our breath.	1246	Y	2	Y	no answer			50-59	Education, Training, and Library Occupations

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
59	Eh. Development isn't the worst thing to happen. I like the money it's bringing into Portland and keeping our people employed and our entrepreneurs busy. I'm worried it will get too corporate, but for now I think as long as the neighborhood character remains.	1249	Y	8 months	N	Y	4	N	25-29	Legal Occupations
60	Some of the buildings are ok looking, some are very boxy & boring, around 32nd looks like NW 23rd now	1250	Y	8	Adjacent Residential	N			no answer	No Answer
61	money grabbing unfriendly bad neighbors	1259	Y	5.5	no answer	no answer			70-79	Sales and Related Occupations
62	I like them but can see why people are afraid of making Division too vanilla. I also have fears of parking.	1261	Y	6	Y	N			40-49	Education, Training, and Library Occupations
63	Negative. I think wealthier outsiders who are unable to find units downtown are gentrifying SE.	1263	Y	5	Y	N			no answer	No Answer
64	nice	1265	Y	3	N	N			40-49	No Answer
65	It has gotten totally out of control. I think the tone was set when the beautiful home on 26th & Division (where Clay Rabbit used to be) was relocated and the existing building was put in. To go from a Victorian style home with a sweeping front porch to a high-rise that looks like it belongs in post-war Berlin was my first clue that the city was not going to be overly involved in aesthetics and how new construction would fit in the neighborhood. The re-purposing of the old Nature's grocery store was a successful collaboration of developer and intention.	1269	Y	31	N	no answer			50-59	No Answer

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
66	More housing is needed. There are not enough residences available in the city, especially smaller rentals, and it is hard to find a 2 bedroom without paying extra for a parking space	1271	N	no answer	N	N			30-39	Healthcare Practitioners and Technical Occupations
67	Too many large/dense rectangular buildings too close together. The street is nearly completely shaded on some blocks. Interesting, less-constructed greenspace has been replaced by a few dull concrete planters and generic plants. Turn-traffic signals at 11th/12th/39th and Division as well as 21st/26th and Powell and 26th and Clinton have not been updated to accommodate what feels like increased traffic.	1276	Y	14	N	N			40-49	Management Occupations
68	Too much!!!	1277	no answer	no answer	no answer	no answer			40-49	Education, Training, and Library Occupations
69	I HATE it. I hate looking out my windows to watch a sunset only to see an ugly apartment building.	1350	Y	30	Y	no answer			30-39	Other
70	I understand the need for infill. I wish more of the new apartment complexes provided adequate parking; I wish some of the new apartment buildings had more character	1366	Y	23	Y	N			50-59	Office and Administrative Support Occupations
71	Mixed --- exciting but it all feels rather over-sized and I'm worried (a little) about street parking.	1369	Y	24	Adjacent Residential	Y	20	N	50-59	Life, Physical, and Social Science Occupations

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
72	I think it's necessary as the city grows. I wish businesses would give incentives for not driving. I offer my clients \$3 off coupons if they arrive to my office by bike, bus, or foot.	1371	Y	22	Y	Y	20	N	50-59	Healthcare Practitioners and Technical Occupations
73	I wish there were far less	1380	Y	20	Y	Y	18	Y	50-59	Arts, Design, Entertainment, Sports, and Media Occupations
74	Absolutely horrible with no thought put into the future impact of this street, much less the city as a whole. This street is too narrow for the traffic it now brings. Parking is terrible and the homeless community is growing by the day. The city has caved to developers with no reward.	1382	Y	more than 20	Y	N			40-49	Arts, Design, Entertainment, Sports, and Media Occupations
75	I really like the changes but not the construction impacts and closures of sidewalks and side streets. Some buildings are not great and could use balcony's and awnings (and what is up with the one covered with prison fencing?), but most are MUCH better than some of the awful multifamily housing from the 70s and 80s which turn their backs on the street.	1383	Y	15	Adjacent Residential	N			40-49	Architecture, Engineering, & Urban Planning Occupations
76	See above. They were clearly done with no oversight. The Richmond neighborhood association clearly let them do whatever they wanted with no/little resistance. Clearly affordable house was in NO way a priority.	1394	Y	no answer	Adjacent Residential	N			40-49	Healthcare Practitioners and Technical Occupations

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
77	really excessive and aggressive infill with high priced condos without adequate parking. Some of it is well done and attractive. much of it seem opportunistic, invasive and not respectful of the neighborhood	1402	Y	23	Y	N			50-59	Healthcare Practitioners and Technical Occupations
78	Each one is uglier than the next. Giant boxes with no aesthetic consideration at all. It's canyonizing Division. I'm not totally against "progress"/development at all. I just think it should be in scale to the neighborhood and not so damn ugly.	1412	Y	5	Adjacent Residential	Y	8	N	no answer	No Answer
79	Bad! Wrong! No input from neighbors ever sought. Developers were given carte blanche to decimate the street! A few "right sized" apartments - 20-25 units with 20 parking places would have been welcomed. This development is all about profits for developers! It has nothing to do with good planning or community development!	1416	Y	22	Y	N			60-69	Healthcare Practitioners and Technical Occupations
80	A bit too much at once	1427	Y	13	Y	N			30-39	Healthcare Practitioners and Technical Occupations
81	Unfavorable. Developers are being given free reign to build without design review and without the (ultimately negligible) added expense of off street parking. It's short sighted and depressing.	1431	Y	no answer	Y	N			40-49	Arts, Design, Entertainment, Sports, and Media Occupations
82	Some are thoughtful and respectful of their surroundings. More could care less about design, materials and the neighborhood and are in it for the money.	1433	Y	24	N	N			no answer	No Answer

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
83	Many of the newly developed properties appear to be of low quality construction that may start to deteriorate in 10 years and look crummy now. There is no allowance for plantings or set asides for benches or wide walkways. For example, the former Lauro Kitchen building is solid and looks long lasting, has a wide walkway, benches and plants. In contrast, many of the new buildings seem to be made of poor materials, have narrow walkways and no room for plants or benches along the streets.	1458	Y	20	Y	N			no answer	Other
84	Out of scale. Disruptive to goals of neighborhood/ commerce objectives generated in the community in its past. Harmful to ecology even though claim to be green.	1459	Y	17	Adjacent Residential	Y	12	N	40-49	Business and Financial Operations Occupations
85	pissed off at the apartment building with no parking, no bike parking but admire the building with a car for renters to use.	1467	Y	6	Y	no answer			40-49	Healthcare Practitioners and Technical Occupations
86	very excited about it. 2 much at same time. like the over all idea of mixed use and close-in density. will be great when construction finished	1473	Y	27	N	Y	21	Y	50-59	Community and Social Services Occupations
87	it's great. More density means better mass transit. More retail, etc.	1475	Y	6	Y	N			30-39	Office and Administrative Support Occupations
88	Mixed views. Streets are a mess and congested. Pot holes and debris everywhere. No parking. Traffic spills into side streets and residential areas. I like all the new stuff though. Pretty interesting mix of amenities.	1483	Y	6 months	N	no answer			40-49	Healthcare Practitioners and Technical Occupations

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
89	There are a lot all at once, so traffic is greatly disrupted. And I strongly believe that the builders of new multi-family properties should have to put underground parking for two cars per unit below ground. It will be a very long time before people stop driving in this city; the density is too low for widespread mass transit.	1489	Y	14	N	N			50-59	Arts, Design, Entertainment, Sports, and Media Occupations
90	I like what it's done for the street. Holgate and Foster should be next!	1491	Y	19	Adjacent Residential	N			40-49	Arts, Design, Entertainment, Sports, and Media Occupations
91	I hate it. I'm really angry that the city has allowed this low key somewhat sleepy street to become, overnight, a dense dark corridor of high rise buildings. It is a nightmare to drive down Division now, parking is a nightmare, and it has become overpopulated. Growth was a good thing, but this was too fast, and too much, and the city has done little to control the growth. The lack of parking is ABSURD. And I hate that everything is density, density, so that the high rises block out the sun, making it much less pleasant to walk down the sidewalk and just be in that area.	1495	Y	more than 12	Y	N			no answer	No Answer
92	There is certainly a sense of excitement at present. Some of the buildings seem well designed and well managed--with incentives like car sharing. I am sorry there are so many without even a small balcony--not to mention one building with a metal grill facade that must be rather jail-like inside. Could there be a design review? Could there be more pressure for car-free incentives?	1499	Y	20	Adjacent Residential	N			no answer	No Answer

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
93	I like the new businesses that they are drawing. Looking forward to the construction winding down.	1500	Y	11	N	N			30-39	Architecture, Engineering, & Urban Planning Occupations
94	exciting, but maybe a little too much. also, it was kind of obnoxious that they were all at one time so pedestrians had to keep crossing the street.	1512	Y	2.5	Y	N			40-49	No Answer
95	They need dedicated parking within the footprint of the buildings.	1514	Y	less than a year	Y	N			30-39	Office and Administrative Support Occupations
96	we need better design guidelines. i promote density. i have no problem with height and large scale massing. i dont even have a problem with the lack of parking (despite living within 3 blocks of the densest block without parking). what i do take issue with is that the city isnt fighting to make sure our buildings are to a decent scale in how they address the street and pedestrian. no articulation in facades, no mixture in materials, and in some cases (like the prison building) what seems to be a complete disregard for current codes (a complete street frontage of metal panels with no visible windows and no other materials.	1515	Y	8	Y	Y	under 1 year	Y	30-39	Arts, Design, Entertainment, Sports, and Media Occupations
97	A huge waste of money, no wonder a street tax, (it's not a fee) is being shoved down the throats of Portland Residents!	1521	Y	50	Adjacent Residential	N			60-69	Transportation and Material Moving Occupations

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
98	Well, they really are ugly. Why did they have to be so ugly? A few of them are less ugly. The one next to Sen Yai is hideous. The one next to Whiskey Soda Lounge is revolting, with its cheese-grater screen. OSU spent millions removing the cheese grater from its library, where ya been, designers?	1522	Y	12	Y	N			50-59	Education, Training, and Library Occupations
99	it has been a pain as a pedestrian, driver and transit passenger	1526	Y	9	Y	Y	1	Y	40-49	Computer and Mathematical Occupations
100	Hopefully it will end very soon. It has made my quite neighborhood a nice cut through for drivers. It has brought increased smash and grabs, robbery and petty theft.	1537	Y	8	Y	N			30-39	Healthcare Practitioners and Technical Occupations
101	Too many buildings, too fast. Too much density for such a tiny street. Rents are too expensive. No parking garages for new apartments is ridiculous. Many of the new buildings are too tall, creating a Manhattan-like canyon. Design of buildings seems to not take into consideration other nearby projects. Smaller businesses getting squeezed out.	1541	Y	7	N	N			30-39	Healthcare Practitioners and Technical Occupations
102	Fine for infrastructure needs and from previous Division Vision Green Street as long as the much needed and previously promised resurfacing also happens.	1542	Y	15	Y	N			40-49	No Answer
103	Many are great, but there hasn't been a good transition between commercial and residential or a particular sensitivity to the Adjacent Residential uses when it comes to parking, traffic diversion onto neighborhood streets, building height, sunlight exposure, smoking employees from restaurants who loiter in front of houses (because the restaurants won't let them smoke nearby), noise etc.	1558	Y	18	Y	N			50-59	Architecture, Engineering, & Urban Planning Occupations

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
104	Not enough parking Too few family sized dwellings Will encourage transient community members rather than long term residents that take pride in their community	1559	Y	11	Y	Y	under 1 year	Y	40-49	Architecture, Engineering, & Urban Planning Occupations
105	I love the new restaurants, etc. I am in awe of the city's incompetence in choosing to remove what little parking there is for restaurant patrons by adding those little gardens.	1562	Y	12	Y	N			other	No Answer
106	I like the smaller ones with retail, don't like the really big multifamily buildings. I don't mind the more modern architecture as long as it provides character and interest and doesn't overwhelm the surrounding businesses. traffic is getting worse.	1566	Y	6	Adjacent Residential	N			30-39	Consultant
107	They are too big and out of scale with the area. They are poorly designed. The neighbors should have had more say about them before construction. They need offstreet parking for at least 25% of the units (in 10 or 20 years this may be made into more units). The area needs more parks and recreation if it is to be pedestrian friendly.	1568	Y	40	N	N			60-69	Retired
108	Total shit show! Very dangerous with all the new traffic to our area. What a mess! But will be good once its all done.	1570	Y	3	Y	N			30-39	Arts, Design, Entertainment, Sports, and Media Occupations
109	Too many, too fast, too big.	1574	no answer	no answer	no answer	no answer			no answer	No Answer

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
110	I am glad that Division is growing more dense. I don't like most of the buildings. I hate driving there and NEVER biked there. It's now also a drag to walk there. The increased density without added parking is going to really ruin the nearby residential quality. I am hugely disappointed in the City's zoning decisions.	1576	Y	24	N	Y	3	N	50-59	Architecture, Engineering, & Urban Planning Occupations
111	No offense meant, but isn't it a little late to ask our opinion? So, OK, here's our opinion: we resent anything that makes it harder for us to be left alone. And so, new construction without new parking spaces are something our household dislikes. Mandatory bioswales and city employees who don't communicate well about the city plans, plus the city's destruction of foliage we previously put into our easement (and we were taking perfectly good care of it) without any monetary compensation to us for the destruction, have left a really bad taste in our mouths. I've been a political liberal all my adult life but the city handled the bioswales so badly in our vicinity that I've started to see the sense of libertarianism.	1583	Y	19	Y	N			50-59	No Answer
112	it's pretty unconscionable that they were permitted without parking, but what's done is done. any changes that can be made to add parking should be implemented and new construction should be required to include parking. maybe try to not keep ELIMINATING even more parking with those ridiculous in-the-street seating areas for restaurants and the water-purifying swales.	1594	Y	no answer	N	N			60-69	Healthcare Practitioners and Technical Occupations

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
113	Mostly beneficial, but better balance of more affordable options still needed. Also the mix of businesses is somewhat unbalanced, with the number of high end restaurants not balanced with community amenities like retail options	1595	Y	4	Y	N			30-39	Architecture, Engineering, & Urban Planning Occupations
114	I'm glad someone is investing in the street. It will bring a lot more amenities to the neighborhood. It's sat blighted and unattended for a long time as other areas of town have blossomed.	1596	Y	2.5	N	N			30-39	No Answer
115	more drinking than dining very few remaining streets on which to make a left-hand turn from Division south without risking having to back up! to make room for an oncoming car with parked cars filling every space on both sides (gets especially frantic when it's the grill of a semi-truck you're facing...one planning to turn at the next, tight, corner on a neighborhood street) I now drive to cross Division to get to my community garden to avoid the smoke exposure drifting along the sidewalks from outside dining	1605	Y	4	Adjacent Residential	no answer			no answer	Retired
116	I like a few buildings; really dislike a few and feel no hum about the rest.	1611	Y	16	Y	N			60-69	Retired
117	Ambivalence. On the one hand I understand the desire to get all of the work done at once, but it has certainly made Division an unpleasant and often dangerous place to be as a pedestrian and driver. It has also led me and I'm sure others to drive on neighborhood streets which is also not ideal. I think the new bioswales are nice, but it is not clear to me what impact they will have on traffic going forward.	1623	Y	11	Y	N			40-49	Computer and Mathematical Occupations

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
118	Most are ugly, overpowering, not welcoming to a human dimension. Also represents greed on the parts of most of the developers that don't include any affordable housing opportunities in the area.	1630	Y	8	Adjacent Residential	N			60-69	Retired
119	It has grown very fast with limited parking in the most busy places. I am shocked that we are adding so much multi-family housing with limited or no parking and taking away street parking by adding bioswales at the same time. Also adding to the congestion on Division and Clinton. People now speed down Woodward.	1641	Y	19	Y	N			30-39	Business and Financial Operations Occupations
120	I like/appreciate/approve of the higher development on Division, though I wish there were more variety (seems like they were all designed by the same person who likes different colored boxes).	1656	Y	3	N	N			30-39	Community and Social Services Occupations
121	Way out of character and look of the street. Way to large for the size of street. It should be 3-story max. I like the new restaurants but size and look of these buildings is way out of character and places cost cutting over aesthetics.	1660	Y	34	Y	N			no answer	No Answer
122	I'm happy about increasing density in SE but it might be too much in too small an area. At least to all happen at once. I'll be happy when all of the construction is finished, though.	1669	Y	1.5	Y	Y	5	Y	30-39	Arts, Design, Entertainment, Sports, and Media Occupations
123	There were too many, too fast. Division changed overnight.	1671	Y	5	Y	no answer			30-39	Nonprofit

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
124	Tacky and take too long to construct. Lack of planning for utilities so street torn up for years- and road repairs are terrible.entire street will need to be repaved.	1681	Y	64	N	N			60-69	Retired
125	TOO MUCH! I like the commercial development but the volume of residential construction is overwhelming. I struggle to see how all that new foot/bike/auto traffic is going to get along on such a confined roadway as Division. I am concerned about pedestrian and biker safety. The lack of clearly marked and visible crosswalks on Hawthorn for far too long makes me think Division will suffer from the same. And with only two lanes and on-street parking lining both sides, it will be very difficult to see somebody wanting to cross without some major rework. The removed crosswalk at 45th was a big mistake in my opinion - crossing to Stumptown or the bus stop can be a challenge. I hope the density of marked crosswalks on Division is high enough.	1683	Y	16	Y	N			30-39	Homemaker
126	In general they are ugly. It's also comical that they are at the same time building several versions of the basic giant ugly box with small apartments. The plan of not offering parking is laughable, too. People are still driving, they're just filling the surrounding streets. The side streets are now quite congested and it's a more dangerous place to walk. These developments are putting the cost of parking on the neighbors rather than paying for their own.	1684	Y	6	Y	N			40-49	Legal Occupations

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
127	They are important because we don't want to sprawl into the Gorge or farmland. Portland is growing in population quickly and we should do so in a way that doesn't induce sprawl and that creates workforce housing in our neighborhood.	1685	Y	12	N	N			40-49	Education, Training, and Library Occupations
128	they are awesome!	1691	no answer	no answer	no answer	no answer			no answer	No Answer
129	Some are better than others. Overall I think the scale is appropriate and I applaud the mixed use.	1695	Y	9 months	Y	N			40-49	Architecture, Engineering, & Urban Planning Occupations
130	I dislike most of it	1699	Y	8	N	N			40-49	Life, Physical, and Social Science Occupations
131	I think that they are poorly thought out and designed. I am local who works locally but most are not. Portland does not yet have the transit system necessary to serve no parking apartment development.	1705	Y	several years	no answer	Y			40-49	Management Occupations
132	no answer	1706	Y	8.5 months	N	N			25-29	No Answer

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
133	Our family has mixed feelings. We are located ["close to"] the new construction at SE 34th. Some aspects we enjoy: the new shops and restaurants, people watching from our porch, the overall vibe of the neighborhood. Some are troublesome: the lack of on-street parking, the litter associated with increased use, and most concerning the two four story apartment buildings that are within view ["location omitted"]. These two closest bldgs are still under construction/unoccupied and we are concerned they will change the feel of the neighborhood and increase the parking/litter problems.	1723	Y	1	Y	no answer			40-49	No Answer
134	Too, too much. Far too much. ["Personally identifiable information omitted"], if you want to view a residential neighborhood that became almost unbearable, study Noe Valley. Parking blocks away to use services and restaurants and stores. It is already passing the tipping point on Division and should be nipped now. It will be too much, but only seen when it is too late. Hawthorne, very vibrant, very active and viable does not have the density they are cramming into Division.	1724	Y	8	N	Y	7	N	60-69	Arts, Design, Entertainment, Sports, and Media Occupations
135	Extreme lack of consideration for the neighbors and neighborhood	1726	Y	38	N	N			60-69	Office and Administrative Support Occupations
136	Shoddy construction, overbuilt, too tall, too pricey. Far too generic.	1730	Y	no answer [the house owned has been in the family for 70 years]	Adjacent Residential	no answer			40-49	Computer and Mathematical Occupations

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
137	Terrible. I don't like the building trends in Portland to demolish historic properties and replace them with bland, contemporary, non-conforming structures. I don't like the increase caused to area density without providing for off-street parking.	1735	Y	26	N	N			50-59	Healthcare Practitioners and Technical Occupations
138	Awful - too large, ruining the character of the neighborhood by virtue of size, design (unfriendly, unwelcoming designs); architecturally don't fit in with the neighborhood, unappealing. Monstrosities, really. Like massive over-sized 50s to 70s buildings.	1740	Y	23	Adjacent Residential	Y	18	N	50-59	Legal Occupations
139	Absolutely ridiculous. No standards at all, no parking, no oversight. It's the wild west, anything goes, and the residents take it in the ass.	1743	Y	17	Y	N			50-59	Sales and Related Occupations
140	The new condos are ugly and do not fit in with the character of Division Street. I'm not against change, but I am against developers who plop ugly buildings into residential neighborhoods, with no regard for how the increase in residents will effect the neighborhood, i.e. parking, noise, traffic. These new buildings, with their sheer faces right on the sidewalk, don't fit in with Division Street's character. Did the architects (honestly, they look like they were designed by a machine) even bother to visit Portland, walk along Division street? Sure doesn't seem like it. The new buildings reek of smug arrogance. I honestly feel sick to my stomach every time I drive down Division Street and see a new condo/mixed use building. Especially nauseating are names like "D Street"—um, nobody in Portland actually refers to Division Street as "D Street."	1744	N	no answer	N	Y	2	N	40-49	Arts, Design, Entertainment, Sports, and Media Occupations

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
141	hate it growing up on division it was nice today you could not pay me to even visit that street the city and PDC have chopped it up and are destroying it	1746	Y	59	Y	N			50-59	Community and Social Services Occupations
142	They make it very difficult to be a pedestrian because the city doesn't require developers to keep sidewalks open during construction. On the bright side, it has been a great traffic calming measure, which makes the street much more pleasant to be on.	1749	Y	6	Adjacent Residential	N			25-29	No Answer
143	The recent construction projects look generic, cheap, and shoddy. They are not attractive. The ground-floor retail space is just like the rest of the upscale areas in Portland.	1755	Y	13	Y	N			40-49	Education, Training, and Library Occupations
144	It's turning into SE Pearl district, and I understand the city has a growing population but it seems a little uninspiring to repeat the approach.	1756	Y	2	Y	N			25-29	No Answer
145	They do not fit in this part of town. Traffic and parking are a nightmare. I just had my car towed and it cost me \$300. I should just add that in to my yearly expenses because it will happen again.	1759	Y	16	Y	N			no answer	No Answer
146	New construction lacks character and architectural appeal. It is idiotic that none of the new buildings have parking. You can't park in front of your own house anymore if you live in div. neighborhood getting too dense.	1761	Y	18	Y	Y	18	N	40-49	Sales and Related Occupations

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
147	<p>In general, I like the new projects. I like the new building at 37th. It has a nice brick front, an overhanging eave, and balconies. The entrance along 37th is nice.</p> <p>The new building at 38th is a very good addition to the street. The variation in the facade, with the balconies and the recessed 4th floor is pleasing to the eye.</p> <p>The white stucco building at 33rd Place (the Salt and Straw location), is the best of the new buildings, with beautiful, smooth stucco work, as well as a lively facade with ins and outs. The little courtyards add interest.</p> <p>The two buildings further west, at 32nd and at 31st on the south side look like they'll add a different style to the street.</p> <p>The one really bad building is the one between 31st and 32nd with the silver screen covering all the upper floors. It looks that it's so bad that they couldn't even rent the ground floor, and leased it for a bargain rate to a real estate company.</p> <p>The "swales" are not well done. They will take away sidewalk space that could have been used for sidewalk cafes, or for people to walk, or stand, to be public space.</p>	1762	Y	27	Y	N			50-59	Sales and Related Occupations
148	We need more of it.	1764	Y	6	Y	N			30-39	Computer and Mathematical Occupations
149	See previous response. And for the love of all things holy, PLEASE STOP BUILDING APARTMENT BUILDINGS WITHOUT PARKING! That is ruining our neighborhood.	1770	Y	2	Y	N			40-49	Arts, Design, Entertainment, Sports, and Media Occupations

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
150	Some are nice, some are not. I greatly appreciate the developments that have interesting architecture and design. I like the buildings that are unique and take some risks with design. I like when there is retail/restaurant space on the ground floor of apartment buildings, and when there is green space. I appreciate the bioswales and any addition of plants and trees.	1773	Y	25	Y	N			30-39	Healthcare Practitioners and Technical Occupations
151	I'm curious to see what it looks like in a year or two--I think it will look completely different.	1777	Y	1.5	N	N			30-39	No Answer
152	See my answer above about the new apartment buildings.	1778	Y	20	Adjacent Residential	N			60-69	No Answer
153	Dreadful - - if I was brought blindfolded into "New division" I would truly not know where I am - - it is that different, and it could be anywhere, in any city.	1797	Y	34	N	N			50-59	Nonprofit
154	I enjoy the influx of new businesses (Imperial, Bollywood, Salt and Straw), but the developers have done a poor job of integrating new construction into the neighborhood. The look of new construction is modernist and ugly, the lack of off-street parking is naive and will lead to problems, and the timing - with multiple buildings on both sides of the street being built at once - has been unfortunate. The street has been difficult to navigate for too long now.	1802	Y	1	Adjacent Residential	N			40-49	Business and Financial Operations Occupations
155	The look fine. Needed density in the city. Construction is irritating , especially having to cross the street several times but not really all that bad.	1803	Y	7	Y	N			40-49	Healthcare Practitioners and Technical Occupations

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156	The city and TriMet want to pretend everyone rides the bus. In reality, TriMet's service has suffered due to their issues and as a result, ridership has probably fallen, when looked at as a percentage of overall metro population. SE Division St. was a somewhat-main thoroughfare, or at least an option from SE Powell Blvd., and reducing the capacity of Division is probably a poor long-term move. So, in essence, I think the new construction projects were short-sighted and ill-advised and will likely, in hindsight, be looked at as a planning failure.	1812	Y	3	N	N			other	Computer and Mathematical Occupations
157	There are more places to see, be seen, visit, shop, and eat now. Overall, it feels more like a community than before when destinations were more isolated and sporadic. There's more "there" there. In short, I like it.	1813	Y	6	N	N			30-39	Life, Physical, and Social Science Occupations
158	See above.	1814	Y	3	Y	N			60-69	Community and Social Services Occupations
159	greta for the neighborhood. It would be nice of some of the older business would step up and make some tenant improvements, painting etc.	1816	Y	8	Y	N			no answer	Arts, Design, Entertainment, Sports, and Media Occupations

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160	I think the increased density is more good than bad. The greater the density, the more transit and viable local businesses will succeed. While this means there will be fewer on-street parking spots available, the tradeoffs make it worth it. As far as new construction on Division; I don't find the buildings particularly attractive, but I also don't find them overwhelming. I don't mind the new streetscape.	1817	Y	13	Adjacent Residential	N			50-59	Education, Training, and Library Occupations
161	While many of the new mixed use buildings are of high quality and design, there are several that are of poor construction, mediocre design, and are out of character with the eclectic nature of the neighborhood. I think on the whole, however, that much of the new commercial and residential development is a positive overall on the neighborhood. many vacant lots, and underutilized building stock have been demolished/renovated, and replaced/installed with thriving business.	1818	N	2 [lived in the past]	N	N			30-39	Architecture, Engineering, & Urban Planning Occupations
162	I hate all the condos! They're ugly and too expensive for people here to afford so they bring a whole different crowd to the SE and are driving out business that we all love (we see this happening further north too, like the Belmont food carts being displaced for more condos). Why not include some low income housing too?	1832	Y	1	N	N			30-39	Education, Training, and Library Occupations
163	It is disruptive, and not well planned. It is a very narrow street; not including parking in the newly constructed buildings is ridiculous. The new buildings have no identity, and don't tie into any of the existing characteristics of the community.	1836	Y	3	N	N			30-39	Arts, Design, Entertainment, Sports, and Media Occupations

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164	Ridiculous lack of parking: I get that the residents will not use cars daily; they will still likely OWN them and where they will put them is beyond me. Also, the narrowing of Division feels very unsafe. With the coming of the Street car and even further complications to turning left onto 11th, I'd imagine the traffic (which already backs up past 26th in the morning) will get worse. I'm also very concerned about the ability of emergency vehicles to move about our neighborhood.	1838	Y	21	N	N			50-59	Education, Training, and Library Occupations
165	I hate them. They stick out like those ugly new developments on Hawthorne that have ruined the character of that street. Please pass a zoning law now prohibiting building any new building higher than 3 stories.	1847	Y	8	N	N			no answer	No Answer
166	They should have sidewalk zones instead of forcing pedestrians to cross the street. I hope the street gets resurfaced after all the construction ends.	1857	Y	10	Adjacent Residential	N			25-29	No Answer
167	revolting is an understatement. it is a blatant parade of developer greed and in complete dissonance with the charm unique to this community streets like division are portlands latest eyesore and only stand to embarrass and shame us by their obvious void of thought, care and appreciation for the personality of portland	1861	Y	10	Y	N			60-69	Life, Physical, and Social Science Occupations
168	Not sure until they're finished but concerned the original charm will be lost. Although it's understandable changes need to be made for the area to grow.	1868	N	no answer	N	N			30-39	No Answer

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
169	Like it a lot.	1872	Y	22	N	Y	5	N	50-59	Computer and Mathematical Occupations
170	Overwhelming, unsightly, short-sighted (they can't help but cause parking nightmares).	1875	Y	no answer	N	no answer			60-69	Retired
171	We used to drive down Division to go to downtown Portland. Or even to the businesses on Division. We now actively avoid most of Division below 50th because it's such a pain in the neck to drive through. Parking is non-existent. Bike paths are non-existent. Even walking between 40th & 50th, I have to cross the street four times because construction has completely blocked sidewalk access. I wonder how people in wheelchairs are getting around down there. But hey, who cares, right?	1878	Y	6	N	N			40-49	Education, Training, and Library Occupations
172	Once they are finished, I think they will be attractive and useful.	1879	Y	3.5	N	Y	3	N	40-49	Consultant
173	I'm avoiding that for now	1883	Y	6	Adjacent Residential	N			50-59	Office and Administrative Support Occupations
174	It brings a new feel to the area that reflects the design of N Mississippi area.	1897	N	no answer	No	N			25-29	Healthcare Practitioners and Technical Occupations
175	A driving nightmare, best avoided, especially when heading South.	1902	Y	8	N	N			50-59	Management Occupations

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
176	Not sufficient parking for the units being built. Although there is good bus transportation available I doubt very much that all those residents will not have cars that will be added to the street parking in the neighborhoods. It will become a big problem.	1905	Y	5	Y	N			60-69	Other
177	I can understand the need for more housing options in inner SE but this needs to be done responsibly and NEEDS to include Parking. It has become impossible to find parking on Division street. I chose not to live in a neighborhood like NW 23rd where there is no parking. The current construction is a land grab to maximize the profit of a couple of construction companies with no concern for quality of life for the neighborhood and take away from Division Streets charm. The argument that these apartments are creating affordable housing is laughable. I've seen the rent on the apartments that have gone on the market and it is more than my mortgage on my house. The prices are driving out long term residents who used to be able to afford to live in our charming neighborhood.	1906	Y	6	Adjacent Residential	Y	under 1 year	N	30-39	Healthcare Practitioners and Technical Occupations
178	Hate those apartment buildings. Ugly character free, and not enough parking. I dread the day when they start renting.	1907	Y	25	N	N			50-59	Sales and Related Occupations
179	It's ugly and oversized, too close to the curb. Cramped. The boulevard is overbuilt. Not enough open space.	1909	Y	12	Y	N			50-59	Arts, Design, Entertainment, Sports, and Media Occupations
180	They are fine but they clash with the neighborhood and come off too pretentious.	1916	N	no answer	N	N			40-49	Healthcare Practitioners and Technical Occupations

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181	They don't fit the neighborhood or the space. Apartments are out of proportion and create a canyon that feels overwhelming and uninviting. There's too much, in too small an area. (See comments above.)	1917	Y	no answer	N	N			50-59	Education, Training, and Library Occupations
182	TOO MANY. TOO FAST.	1924	Y	11	Adjacent Residential	N			30-39	Healthcare Practitioners and Technical Occupations
183	Awful, it will destroy the neighborhoods around it.	1926	Y	40	N	N			60-69	Retired
184	I am thrilled by the increased density and development on division. Great for the environment and the economy. Have mixed feelings about the various designs of buildings, but don't think that is really a major concern, and appreciate that the developers have chosen unique designs rather than more generic buildings like the new giant condos on Hawthorne btw 27--30.	1930	Y	16	Adjacent Residential	Y	10	N	40-49	Legal Occupations
185	Many are too tall. They really stand out against the overall neighborhood and block sunlight. When they lack retail or local businesses on the first floor, they really fail to add value to the neighborhood. Visually and energetically they suck! I don't feel as safe walking on those blocks late at goth because no one is out and about there.	1931	Y	16	N	Y	13	Y	40-49	Legal Occupations
186	I think they are great, the added units will greatly improve the area as the low end businesses get bought out. The added value for taxes will support our schools and needed public services and the housing choices will be benefit to all , leading to improved transit.	1933	Y	40	Adjacent Residential	N			60-69	Retired

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187	dislike them, because they are multi-story live/work developments with no parking for either tenants or shoppers. People park along adjoining cross-streets and side-streets, such as mine. Also, where the new buildings cluster there is a closed-in feeling at street level.	1935	Y	15	Y	N			60-69	Retired
188	I really like them. I am happy that there are more places for people live and that those people will be supporting all the new businesses. The new construction is exciting to see.	1936	Y	15	Adjacent Residential	Y	13	N	50-59	Sales and Related Occupations
189	tall but people will get used to it.	1938	Y	18	N	Y	18		no answer	Architecture, Engineering, & Urban Planning Occupations
190	deplorable	1939	Y	17	Y	Y	17		50-59	Arts, Design, Entertainment, Sports, and Media Occupations
191	Too huge too many too little diversity too catered to the wealthy	1961	Y	15	Adjacent Residential	no answer			40-49	Farming, Fishing, and Forestry Occupations
192	I hate it - it has made housing so much less affordable, and has caused the eviction and demolition of the cooperative house I helped to start.	1972	N	2.5 [used to live]	N	N			no answer	Community and Social Services Occupations

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193	I'm less interested in spending time on Division & don't patronize many establishments on Division. It seems unnecessary & it's making the area less affordable as well.	1978	Y	6 months	N	N			no answer	No Answer
194	Difficult and annoying	1984	Y	5	N	N			40-49	Computer and Mathematical Occupations
195	I think they will overall harm the integrity of the neighborhood, but it is inevitable as the city expands. I will miss reasonably priced mom & pop establishments like Kappaya (replaced by Sen Yai) as the street scales up.	1990	N	grew up in SE	N	N			25-29	Food Preparation and Serving Related Occupations
196	see above...poor planning...too concentrated with apartment living that will bring too many people to an area not designed for this many people	1995	Y	2	Y	no answer			60-69, 50-59	No Answer
197	I liked them at first but it seems to be getting to be a bit much.	2004	Y	38	Adjacent Residential	N			30-39	Computer and Mathematical Occupations
198	They seem good but it seems like there is more car traffic than the infrastructure can handle.	2006	Y	5	N	N			30-39	Architecture, Engineering, & Urban Planning Occupations
199	Positive. Change and influx of new people and money into the neighborhood. Denser urban core is important to me. Hope to have enough people for a streetcar line one day. The people on-site parking should not act like they own the street in front of their houses. More high-rises and density are positives for me.	2009	Y	20	N	N			50-59	Computer and Mathematical Occupations

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200	They add value to the neighborhood and improve the quality of life. There are many more destinations I can walk to now than there were even a few years ago. The more people that can live on the street, the more businesses that can open and stay open. While parking can be a minor issue on a few streets and at a few times of day, the new construction has a very minor impact on nearby residents.	2010	Y	3	Adjacent Residential	N			25-29	Other
201	Not at all positive. The buildings don't reflect the predominant aesthetic. Some of them are very off-putting from street level.	2019	Y	21	N	N			50-59	Computer and Mathematical Occupations
202	Living units without parking, totally crazy!	2034	Y	48	Y	N			60-69	No Answer
203	I am fine with many of the new buildings, however am extremely concerned about the lack of parking. The new designs should be required to include parking, in my opinion. The curb extensions, "greenstreet" infrastructure, etc. are my pet peeve. Removing street parking is incredibly short sighted and an extreme disservice to those of us who have lived and worked on Division St. for decades. Our business has already been negatively impacted by the lack of parking which is only going to get MUCH worse. Also the fact that buses will no longer be able to pull over because of the curb bump outs is idiotic. The traffic is already bad with 2 lanes each direction. Now we will have only one lane each way with everything backed up behind the buses.	2035	Y	25	Adjacent Residential	Y	16	Y	no answer	Arts, Design, Entertainment, Sports, and Media Occupations

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204	Doing a good job in a difficult, busy area.	2048	Y	1	Y	N			50-59	Healthcare Practitioners and Technical Occupations
205	Deplorable and without character, put up the cheapest way possible with no view towards synching with neighborhood and causing widespread bad will with new retail and resident vehicles parking in adjacent neighborhoods. City nearly unresponsive to neighborhood associations' complaints.	2058	Y	25	Y	N			no answer	No Answer
206	I'm a fan. I think this is an appropriate location for high density development. I'll be even happier when it's completed but that's the nature of living in the city. I also wish there was some kind of parking requirement or incentive for new buildings.	2061	Y	8	Y	N			no answer	No Answer
207	too much too fast, way too little city oversight and attention, land grab by developers, violation of city codes in spirit if not in practice, destructive of communities that existed prior to new construction--many neighbors are leaving or dissatisfied with changes	2063	Y	20	Y	N			no answer	No Answer

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
208	<p>Some of it is fine. New restaurants are walkable and good additions.</p> <p>Some of the apartments are too large to fit with Division. An 80 unit apartment complex would work on Hawthorne or Powell, but those are 4 lane roads. The size, traffic and lack of parking do not fit the scale of Division and distract from the character as a mixture of retail. For example, I need to rebuild ["a"] support structure ["personally identifiable information omitted"]. My choice would be to buy the materials from Division Hardware. However, because I cannot carry 10 foot long steel pipes on foot or bike, I can only purchase them if I can park nearby and that has become increasingly difficult. To the degree the new buildings force me to go outside of my neighborhood for things I have always purchased locally, it is a step backwards from the mixed retail that has made Division a wonderful street.</p>	2064	Y	19	N	N			50-59	Other
209	<p>The architecture is beyond horrible. With all the money coming into SE Division, we would HOPE for beautiful new architecture--and saving beautiful existing buildings. But neither is happening.</p> <p>The increased density is great, and I LOVE mixed-use buildings, but they have GOT to have a better design! The heights are generally fine; I like 3-4-story buildings in urban areas. That's the correct height. But the squat, almost featureless aspects of some of these buildings is just deplorable. Greedy developers will ALWAYS choose the biggest, ugliest, cheapest design possible. It's up to us, city requirements/codes, zoning and very strict architectural design review to FORCE these soul-less developers to create more beautiful and well-functioning buildings!</p>	2065	Y	13	N	no answer			40-49	Computer and Mathematical Occupations

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
210	Horrible. They are piling up people on top of people. It is foolish to expect EVERYONE who shops or visits there to NOT use a car. I won't shop there if I can't park.	2147	Y	33	N	N			60-69	Retired
211	In favor of first floor business and 2nd and 3rd floor residential. 4 floors is too tall adjacent to single family homes. AND GIVING DEVELOPERS A FREE PASS TO NEGLECT THE IMPACT THEIR TENANTS' CARS WILL HAVE ON SURROUNDING STREETS IS ABSURD. If they can't afford to build with parking, they won't. AND THAT'S FINE!!!	2174	Y	11 [rented for 5, own house for 6]	Adjacent Residential	Y		N	40-49	Arts, Design, Entertainment, Sports, and Media Occupations
212	Too many are incredibly ugly and don't seem to add anything to the flavor of the neighborhood.	2192	Y	8.5	Adjacent Residential	no answer			40-49	Education, Training, and Library Occupations
213	Not very high. There has been too much growth in too short a period of time with very little to offer the larger neighborhood. The buildings are atrocious, have done little to try and fit in with the community, and as a general whole do not create the neighborhood feel that has been prevalent through SE.	2193	Y	8	N	N			30-39	Construction and Extraction Occupations
214	Generally, I like the new development on Division. It adds more options for walking to a business district in the neighborhood. I do think the parking is becoming a problem, however, and condo/apartment developers should have to provide parking of some sort for residents.	2196	Y	9	N	N			40-49	No Answer
215	Wish the buildings were smaller. They tower over existing structures.	2197	Y	6	Y	N			no answer	No Answer

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
216	They're taking too long. All the "busy-ness" of Division St. would be greatly improved by opening up all the sidewalks. People have to cross the street multiple times to get anywhere, and it makes the traffic even worse. I like having all the new restaurants and shops, and popularity of the street is doing wonders for my house value. The downside is we don't have off-street parking, so we are quickly losing the ability to park in front of our house. We're planning on cutting out a driveway on our property to address it.	2204	Y	6	Y	N			30-39	Healthcare Practitioners and Technical Occupations
217	They aren't very nice. I have to say we were hoping they would look cool and have neat architecture, but overall its been disappointing. The giant white cube is unsightly. The D-street village is a really dumb name, we always laugh at it. But those buildings look alright - I really like the old wild oats building using the salvaged material. The building on 33rd/Division isn't too interesting. It would be nice if the new buildings blended in better, but sadly most are just blocky and unattractive. The bio-swails will look nice but more trees and living walls as seen in the Little Big Burger building.	2205	Y	10	Y	N			40-49	Education, Training, and Library Occupations

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
218	Much of the architecture is boring, very little color. Currently only one building is occupied and is very close to 34th, thus we have folks parking on our little dead end street (including restaurant visitors). It will be hellish once the buildings are finished and occupied. I am very disappointed that the City of Portland didn't require these developers to provide some off street parking for the future residents. They can say Division is a "transit corridor", but I know Tri-Met doesn't provide bus service to Mt Hood or the Oregon coast, or Salem, Albany, Pendleton, etc. A very cynical decision by the City to allow this to happen.	2206	Y	36	Y	N			60-69	Retired
219	I'm all for progress, but this is insane! Too much all at once. Too many mistakes are being made without thought. The people that have made this a wonderful neighborhood for so long are suffering while builders line their pockets. It is maddening to try to drive on division. I avoid it at all costs now.	2210	Y	27	Adjacent Residential	N			30-39	Education, Training, and Library Occupations
220	Many of the buildings don't fit character of neighborhood, rents/property values are too high (feels very targeted to Californians), to have condos or mixed use retail built with no parking is infuriating!! While I think it is crazy to wait in line for ice cream for 2 hours, I don't begrudge the business owners-- I blame the developers for cheap looking generic design, poor community involvement and no parking.	2211	Y	9	N	N			30-39	Office and Administrative Support Occupations

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
221	They are bringing in new restaurants and shops that I am excited about, and providing residences for the people to support those businesses. I believe as a city we should grow up, not out, and although we're experiencing some serious growing pains from overlapping construction projects, overall I feel very positive about this growth. Except the one across from Division Hardware, which is ugly, and except for the one with the odd white screen in front of the windows, they are well-designed, well-developed, and bringing in great local businesses. I'm glad there are no Banana Republics etc (national chain stores) coming in, and that we are keeping our local character. It is making our area much more walkable. I can now walk or bicycle to get just about anything I need within my quadrant.	2213	Y	7	N	Y	5	N	30-39, 30-39	No Answer
222	Some are better than others, but they will reduce light on the street and bright colors will not disguise bad design	2216	Y	36	Adjacent Residential	Y	30	N	no answer	No Answer

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
223	I'm looking forward to the street being clear again - it's kind of a pain to get around these days. I'm also a little nervous about what the traffic and parking situation will be like when/if all the new apartments and condos are filled. I'm a little curious about who is going to move in, and more importantly, what they're going to do here. I'm not convinced that Portland's current job market is going to be able to support the influx of people that all the new construction implies is coming. I hope the job market responds, it would be fantastic to have more available jobs. I'm a little worried that the new popularity boom Portland is experiencing might create a more stratified community - where new people moving here have a lot of \$, and most of the jobs that are created in response are in the service industry. I really hope that Portland doesn't lose the quality of life and relative accessibility (affordable housing, affordable food) that currently exists.	2218	Y	7	Y	N			30-39	Management Occupations
224	I love it. It's making the neighborhood denser and allowing for more businesses on the ground level of many of these new condo buildings which increases the worth of the neighborhood. Being from ["a major W. coast city"] and having live in ["another major W. coast city"] before I moved here people don't realize that without smart growth like this people will continue to build housing in the suburbs which will eventually make Portland and Salem one mega city. You're not going to be able to stop growth so you have to be smart in how you implement it as a city or else you get traffic and urban sprawl.	2220	Y	3	Y	N			30-39	Business and Financial Operations Occupations

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
225	Tragedy that so little of the development was required to provide parking. This has driven parking into the neighborhood. Reducing Division down to one lane has slowed traffic such that car traffic has increased significantly on parallel biking streets such as Clinton and Lincoln.	2242	Y	22	Y	no answer			50-59	Architecture, Engineering, & Urban Planning Occupations
226	I like that there is new housing being added. However, I am an urban designer and landscape designer by profession. I think the facade materials and windows on most of the new construction projects are flimsy and will not age well in our climate. Simply put, the building facades do not have enough articulation. The windows are simply holes in the side of building with no inset or sill. These are expensive features to build, but they make the building immensely more attractive.	2251	Y	2.5	N	N			30-39	Architecture, Engineering, & Urban Planning Occupations
227	In general I like it, although many of the newer buildings are built too close to the streetface. Let the buildings go up a floor in exchange for a little breathing room for pedestrians on the sidewalk.	2261	Y	more than 9	N	no answer			30-39	No Answer
228	Intense, I am disappointed in the backing off of the no-parking necessary near transit lines requirement. Also I love the way that the off-set streets have created sunny breaks (the little plaza by Salt and Straw gets sun because of this kind of break)	2267	Y	8	N	N			30-39	Life, Physical, and Social Science Occupations

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
229	disruptive, some are well-designed and fit within the character of the neighborhood (especially those that are rehabilitations of existing buildings), some seem bland and anonymous (which tend to be more of the new construction, but not all)	2269	N	no answer	N	N			40-49	Architecture, Engineering, & Urban Planning Occupations
230	They were done without sufficient review and change by the neighborhoods and nearby residents. I don't believe any in the area thought it would be developed like this. It was not predicted in the Division/Vision work of the past 5+ years.	2275	Y	40	N	N			60-69	Retired
231	See previous characterizations. Too many, too big and too ugly with respect to apt./condos, and too many uppity restaurants/boutiques and such.	2276	Y	30	Adjacent Residential	no answer			50-59	Education, Training, and Library Occupations
232	I like the streets ape project! Too many apartments not enough larking for them. Some are nice. The one WOTH the gray grid front has got to change its facade. UGLY. And how can the people see out of their windows. Well they can but with little grids! Love the bio swales!	2277	Y	no answer	Adjacent Residential	Y	1	Y	50-59	Healthcare Practitioners and Technical Occupations
233	much of it is architecturally undistinguished and oversized. retail + 2 would have been more appropriate. let the mid 30s/upper 20's be a mistake we never repeat. require underground or other parking. the housing complex under construction on SE Ankeny is much better scaled, even for a commercial artery like Division, given its restricted width.	2281	Y	no answer	Adjacent Residential	N			40-49	Education, Training, and Library Occupations

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
234	Some of the development has been good, adding density while preserving or improving the character of the neighborhood. Some of the development has been unfortunate, detracting from the beauty and interactivity of the neighborhood, like the development on SE 34th and Division.	2290	Y	9	Y	Y	4	Y	30-39	Computer and Mathematical Occupations
235	Too much all at once Happy for the paving, though	2291	Y	more than 15	N	Y	3	N	40-49	No Answer
236	I'm optimistic about new buildings and the addition of places to stay for increasing populations drawn to this part of town and the city. However, they tend to be closed off to me. Where are the balconies? Do the windows even open? There's no interaction between the residential part of those buildings and the street level and the shops are also in enclosed boxes. They seem shut off, closed out, and cold.	2293	Y	5	N	Y	12	N	50-59	Arts, Design, Entertainment, Sports, and Media Occupations
237	Parking has become a huge problem on my street as condos and businesses have no parking available.	2298	Y	20	Y	N			50-59	Office and Administrative Support Occupations
238	They are a little overwhelming in mass and underwhelming in design. Wish they had more interesting architecture and variations in height.	2300	Y	a little over 2	N	N			no answer	No Answer
239	Necessary.	2303	Y	12	Adjacent Residential	N			no answer	No Answer
240	It will be nice when the re-paving and bioswales are finished. Right now I avoid driving on Division, when possible, because it's like a nightmare.	2304	Y	2.5	N	N			40-49	Business and Financial Operations Occupations

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241	they are out of scale and generally suck. more parking needed	2305	Y	30	N	N			70-79	Education, Training, and Library Occupations
242	I believe having more left turn lanes or 'no left turns', and areas for busses to stop completely out of the flow of traffic would have been more appropriate to keep traffic flowing. I like the overall plan, and believe it will provide a more attractive roadway.	2306	Y	5	N	N			40-49	Healthcare Practitioners and Technical Occupations
243	I have been disappointed to see so much of the new tall overpowering large buildings come in and replace the low profile, friendly, accessible, funky buildings with old trees that have given SE Division its character and charm. I sincerely hope that this type of building does not continue here.	2307	Y	15	N	N			50-59	Business and Financial Operations Occupations
244	I understand the need for high density living, but the buildings seem to hulk over the street	2310	Y	12	Adjacent Residential	N			40-49	Healthcare Practitioners and Technical Occupations
245	I approve of higher density construction, but believe it is vitally important that these projects are respectful of neighborhood architecture and sightlines, provide community public spaces, and provide adequate parking for the residents and businesses contained within them. Recent construction has only been partially successful on these areas of concern, with real problems when it comes to parking and incorporation into the neighborhood architectural style. As communal spaces they have been slightly more successful.	2312	Y	39	Y	N			40-49	Computer and Mathematical Occupations

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246	Too many new highrises that do not fit in with character of the neighborhood and block the sky. It feels too closed in now. Not enough parking!!	2319	Y	35	Adjacent Residential	Y	25	N	60-69	Business and Financial Operations Occupations
247	Not bad yet.	2321	N	no answer	N	N			50-59	Computer and Mathematical Occupations
248	Hate them and want to move.	2347	Y	23	N	Y	18	N	no answer	Legal Occupations
249	It completely changed the nature of the neighborhood. We are shocked at how different things are from when we moved in ["5-9"] years ago. Who stole my neighborhood? Who decided that we needed all these apartment buildings and salt and straw and tourist destination restaurants? And who believed that there would be enough room for all the cars involved?	2349	Y	7	Y	N		no answer	60-69	Healthcare Practitioners and Technical Occupations
250	I am alarmed at the scale of this construction with the corridor of apartments on Division, their lack of parking and the McMansions taking over the residential streets. They are packed in so tight, with almost no yard and I do not like how different they are from the 'flavor' of the neighboring homes. I would hate to see Division become a playground for the rich or out of town visitors only. Additionally, they need to have parking for residents so existing neighbors are not impacted so negatively.	2358	Y	22	Y	Y	19		60-69	Healthcare Practitioners and Technical Occupations

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251	It doesn't feel like the developers of most of the new buildings understood (or cared to know) anything about the neighborhood. Especially since they didn't provide ANY parking for their 60 + unit buildings, with the unrealistic answer that most of their tenants won't own cars. Sorry - no matter how green we would like to appear, there's almost one car per person in this town. My fear is that it what used to be a laid back quiet neighborhood center, is becoming a mini-downtown or NW pdx. there's been talk of both parking meters and/or parking permits like NW has...and there seems to be a lot of pretentiousness added with all the fanfare.	2362	Y	7	N	Y	4	Y	30-39	Healthcare Practitioners and Technical Occupations
252	gentrifying our neighborhood so that no one who is unemployed, underemployed or living on a fixed income will be able to afford to live there.	2363	Y	25	N	N		no answer	no answer	No Answer
253	The new construction lacks green spaces, like gardens and space for sitting outdoors - the condos are built right up to the sidewalk and there are no provisions for parking because the assumption is that the tenants will not own cars, or as many cars - we'll see if this holds true. I've noticed lots more visitors from other areas of the city coming to SE Division to dine. It has added to the traffic congestion and poorer air quality of SE Division.	2368	Y	16	Y	N		no answer	60-69	Community and Social Services Occupations
254	Unfavorable	2434	Y	20	Y	Y	10	Y	50-59	Legal Occupations

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255	It looks like the PDX version of a strip mall, reminds VERY much of the development at North Mississippi & Alberta. The condos going in are out of proportion & character with the neighborhood... pushing a contrived "upscale urban" image onto neighborhoods that used to be affordable and unassuming.	2781	Y	6	Y	N		no answer	no answer	No Answer
256	I dislike them immensely. They already look ghetto-like which means that in just a few short years they will look really bad. It seems that when developers realized they didn't have to provide parking, due to ancient codes, they jumped on the projects as quickly as possible before the codes might be changed. Profit overtook any design consideration. They cheapen the entire street.	2782	Y	25	Y	N		no answer	60-69	No Answer
257	My ["spouse"] and I bought our house in large part due to the location, and a big part of that is the growth of Division St. It provides us with an abundance of evening-entertainment options within walking distance. Stylistically, I think there are beautiful buildings and not-so-appealing buildings that have been recently developed. Style aside, maintaining/establishing the "feel" of the street will cross multiple projects. One large facade on a narrow street is okay, but too many and the area may begin to feel canyon-like.	2786	Y	1	N	N		no answer	25-29	Architecture, Engineering, & Urban Planning Occupations
258	For the most part the improvements are welcome and on most blocks the construction looks updated, clean and modern.	2789	Y	19	Y	no answer		no answer	40-49	Arts, Design, Entertainment, Sports, and Media Occupations

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259	They have certainly changed the demographics of the neighborhood which seem to be skewing even more to affluent white residents who are new to Portland. The "foodie" blocks between 21st and Chavez become very congested in the evenings with crowds driving in from other parts of town. I'm waiting to see if the architecture of these new buildings grows on me. There are some nice spaces, particularly where the public space is extended into the property. However the stark contrast between the cubist form of the new designs in relation to the existing low/mid-rise commercial buildings feels like a cultural invasion from L.A. that shows little regard for the existing urban fabric or neighborhood character. Gentrification is great until it happens to your neighborhood for the benefit of someone else.	2806	Y	7	Y	N		no answer	30-39	No Answer
260	I think they lack the unique character that Division Street had prior to all the new, large construction projects. I find most of the new apartment buildings (without bottom floor retail) bland and do not give back to the surrounding neighborhoods.	2807	N	no answer	no answer	Y	2.5	N	no answer	No Answer
261	Disorganized and inconvenient. Simultaneous private construction and city construction/street work. Thankful it seems to be over for now, but the changes made will only increase traffic and parking difficulties. ["Personal name omitted"] stepped on a nail that punctured ["pronoun omitted"] shoe when the D Street Village crew failed to clean up areas adjacent to their construction properly.	2846	Y	2.5	Y	no answer		no answer	30-39	Legal Occupations
262	Mostly horrible. Where are the "green spaces" and "community services"?	2847	Y	2	Y	N		no answer	no answer	No Answer

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
263	Too many of them, too tall, too big, too boxy, sterile looking, crowding adjacent buildings, blocking sky and sunlight, taking away open spaces, creating a crowded feeling, creating a parking and driving nightmare, mostly uninteresting architecturally. These new buildings do not fit in with the existing neighborhood.	2852	Y	33	Y	N		no answer	60-69	No Answer
264	It's very sad. Interesting houses (like at 26th and Div) have been replaced by giant concrete boxes. The lack of design review requirements is obvious. Large buildings are built so close to the property lines that they destroy the access to light and view of their neighbors.	2853	no answer	no answer	no answer	Y	no answer	no answer	60-69	Other
265	too much of the same	2862	Y	7	Y	N		no answer	40-49	No Answer
266	I think the street improvements are fine, but combined with the density, the visiting nature of the businesses, and the lack of parking in the new developments, I avoid the district as much as possible now. It's just too hard to navigate.	2865	Y	28	N	Y	3	N	50-59	Architecture, Engineering, & Urban Planning Occupations

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267	I am not impressed. There has been absolutely inadequate consideration of the transitory impacts upon the surrounding neighborhood, particularly with regards to off-street parking. The number of multiple-family units, most without ANY associated parking has degraded the livability of the neighborhood by choking the streets with too many parked cars which are "not supposed to be there". Property developers have basically lied to the neighborhood to line their own pockets. Amenities for livability, like parks, for which Richmond has been designated as a 'park deficient neighborhood' have been entirely ignored. This has been even further complicated by the excessive number of 'toney' restaurants which bring excessive numbers of 'out of district' autos in to choke the streets in the evenings....Nearby residents are being adversely impacted by the ill-considered and poorly executed new building and then the city complicates the whole situation by destroying on-street parking. FUBAR.	2866	Y	30	Adjacent Residential	N		no answer	60-69	Education, Training, and Library Occupations
268	condo/apartment buildings have missed opportunities to relate to the character of the neighborhood. also, they have negatively impacted the parking situation in the residential areas adjoining Division	2868	Y	8	Y	N		no answer	60-69	Architecture, Engineering, & Urban Planning Occupations
269	HORRIBLE! Who okayed this design?	2869	Y	25	N	no answer		no answer	50-59	No Answer
270	Horrid. Clogging up an already clogged two-lane street.	2872	Y	3	Y	N		no answer	90+	Retired

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271	Externalizes costs to the neighborhoods while making a profit for a few: noise, less parking for residents, busier streets, loss of solar access to tall buildings, lack of privacy to taller buildings, imposing building styles and sizes without meaningful neighborhood process,....	2873	Y	20	Y	N		no answer	no answer	No Answer
272	The development of new housing should have a required component of affordability so that our neighborhood can serve the needs for many people.	2879	Y	7	no answer	N		no answer	60-69	Retired
273	I like that Division Street is being fixed-up but I don't like the new construction. In my opinion, the large mixed-use buildings east of Bollywood Theater negatively change the look and feel of the neighborhood. Too urban.	2939	Y	3	Y	N		no answer	40-49	Business and Financial Operations Occupations
274	I dislike all of it. I feel it, and the new construction on Clinton, is contributing to a decline of culture in this community. One way is visually. The buildings are not aesthetically congruent with the existing neighborhood. Another is car traffic, which has greatly increased. This traffic spills over to Clinton, a residential street, and creates parking problems for the neighborhood. Yet another is cost. New development like this is expensive. It is attracting higher end and hip businesses, which in turn is driving up rent prices. This is forcing out the working class and bohemian element.	2941	Y	3.5	Y	N		no answer	30-39	Arts, Design, Entertainment, Sports, and Media Occupations
275	not enough green space, community open spaces. nothing to foster interaction with other people or with urban nature. high priced and inaccessible for old-school mom-and-pops.	2944	Y	22	N	N		no answer	40-49	No Answer

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276	looks tacky, no businesses that i would ever go to or be able to afford.	2947	Y	13	N	N		no answer	no answer	No Answer
277	As a Portland and SE native, my opinion is that it resembles a gulag of industrial, sun-blotting "urban menhirs", overly crammed, with pedestrians taking their life into their hands. I honestly feel like I am in a poorly designed urban downtown, but without the parking. The buildings have no distinctive character, are made of cheap materials, painted in drab, dark, (gray, brown, army green) depressing colors, the architects/builders took absolutely no time to study the character of the neighborhood. They obviously superimposed bad design to make a instant profit.	2961	Y	15	Y	N		no answer	40-49	Business and Financial Operations Occupations
278	If the contemporary designs are good, I like to see them replace the older buildings. Architecture is about now, not then.	2976	Y	1	N	N		no answer	no answer	Architecture, Engineering, & Urban Planning Occupations
279	too close to sidewalk. too cookie cutter, too much blank glass, no human warmth, too much loss of parking spaces	3009	Y	9	N	N		no answer	60-69	Business and Financial Operations Occupations
280	They are ugly and don't fit in with the neighborhood. They are also very expensive to live in and are changing the economic demographic of the neighborhood. I have lived in the neighborhood for ["5-9 years"], but I could not afford to move to it now.	3350	Y	8	Y	N		no answer	40-49	Arts, Design, Entertainment, Sports, and Media Occupations
281	Mostly negative. I do like the restaurants, but wish they had some parking. Some of the shops are unique, but some are very overpriced like \$200 shirts and sweater. I'm concerned about bioswales causing accidents at night	3591	Y	30	Y	N		no answer	no answer	Healthcare Practitioners and Technical Occupations

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
282	I like them, especially the zowie colors the've added to the landscape. I like the increased eyes on the street, more vibrant street life too, despite the hassle of more cars everywhere.	3675	Y	7	Y	no answer		no answer	60-69	Retired
283	I think most of them are bad planning incarnate. Crap.	3676	Y	30	Adjacent Residential	N		no answer	60-69	Education, Training, and Library Occupations
284	I like the bioswales. We should have a moratorium on new construction for a while.	3678	Y	1.5	Y	Y	5	no answer	50-59	Education, Training, and Library Occupations
285	Ahawsome!	3680	Y	68	Y	Y	25	Y	no answer	Other
286	Making a bad situation worse (in terms of crowdedness, traffic, overpriced, bourgeois, etc.)	3681	Y	4	N	Y	2	N	no answer	No Answer
287	It's fine. Way better than before. We need more public gathering places. Somewhere to eat ice cream cone that is not on a resident's steps.	3683	Y	18	Y	N		no answer	40-49	No Answer
288	If I lived in the 'study' area I would have mixed feelings. I would like the added vibrancy to the neighborhood that presumably would raise my home's value but would be extremely annoyed with the huge influx of vehicles needing parking spaces especially if I did NOT have off street parking.	3684	Y	21	Adjacent Residential	N		no answer	70-79	Retired
289	Adds life and opportunity to the street. Also, changing it from somewhat trashy and rundown (oregon theater, for example) into more respectable and up to date	3687	Y	4	N	N		no answer	no answer	No Answer

#	What is your opinion of the recent new construction projects on Division Street?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
290	seems a healthier more vibrant area	3690	Y	45	N	Y	15		no answer	Arts, Design, Entertainment, Sports, and Media Occupations
291	I feel mostly OK with them, but I'm a little nervous about how "new" and boxy they look, and also about how much density they have dropped on the area all at once.	3692	Y	19	Y	Y	8	Y	40-49	No Answer
292	I think it's exciting to have growth and modern development but the planning seems shortsighted. The parking issue is a big one! Also, the light at 39th and Division absolutely needs to have a left hand turn signal.	3701	Y	8	Y	N		no answer	30-39	Community and Social Services Occupations
293	It's awesome. Love the style and the mixed use design. It's great that housing and storefronts work together. A nice amount of small office space too.	3708	Y	2	Adjacent Residential	Y	2	Y	40-49	Business and Financial Operations Occupations
294	Between SE 30th and 34th, the new MDU's are taller than any other original structure on the street. I am fortunate that my backyard is still private and no tall buildings with tenants can look into my backyard. Also, no tall buildings take away my sunlight. Also, the impact on sunlight between SE 30th and 32nd is apparent. For someone who walks in that area frequently, depending on the time of day, you go from sunlight to shadow for two blocks. As more of these MDUs are built, it will affect larger stretches of Division.	3710	Y	36	Adjacent Residential	N		no answer	60-69	Retired
295	It sucks. They look like mini-box stores. Stop with the concrete and glass. More smaller sq.ft stores need to be made available for the beginning business person that offers lower rent.	3712	Y	9 months	Adjacent Residential	N		no answer	40-49	Education, Training, and Library Occupations

Positive/Negative Feelings About Recent Division Development

Note on Privacy of Survey Respondents: Every attempt to remove any personally identifiable information has been made to the extent feasible without removing any content (example: references to location of residence or business, specific business name or type, etc.)

Key:

Study Area = Division Street & back side of blocks North and South between 11-60th

Adjacent Residential = 1-10 blocks on either side of Division

Occupation = Coded by category

Age = Range

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business in Division study area	Age	Occupation
1	Mix of positive and negative. Like the new businesses and vitality, architecture is soul-less and lacks a connection to the areas context and character. Feel very negatively about large blank walls, and canyon-like feeling that is resulting from such intensity of development.	700	Y	4	Adjacent Residential	N			40-49	Architecture, Engineering, & Urban Planning Occupations
2	no answer	710	Y	Million years	no answer	no answer			no answer	No Answer
3	I feel fairly positively about it. I think it's great to increase the population density, which means we can bring even more great small businesses to the area. I am concerned about some of the residential development in the area that is removing more affordable housing and replacing it with expensive housing, with no change in density.	1012	Y	no answer	Y	N			30-39	Unemployed
4	energy(both economic and psychic)is being brought into the neighborhood. I don't like the design so prevalent in the construction. like a bunch of flat-topped boxes. very concerned about pedestrian safety. Congestion in the corridor is causing a lot of driving frustration. There has been a slow "creep" of cars parked on side streets, which was unheard of 2 years ago. It feels that we have lost our "neighborhood". I am concerned that the apartments being built will not get filled, and we will be stuck with empty structures. I am very concerned about recent "tear-downs"	1015	Y	20	Adjacent Residential	Y	16	Y	50-59	Homemaker

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business Division study area	Age	Occupation
5	Positively. New restaurants and shops. SMALL businesses. On the negative side, I would have to say the presence of too much car traffic. It would be great to get more cars onto Powell between 11th & 60th. Add dedicated turn signals on all 4 lights at 39th.	1026	Y	69	Adjacent Residential	N			60-69	Education, Training, and Library Occupations
6	Ultimately I think it will benefit our property values. But there have been so many issues with parking and now just the crazy amount of development all at once. I am also really concerned about increasing rents. I just heard the other day that one of my favorite yoga studios at 26th and Division is going to be looking for another location because the building is raising rents by \$25 per square foot. We are going to start losing the rest of the smaller time businesses and they will be replaced with higher end businesses that are way out of our price range.	1036	Y	8	Adjacent Residential	N			30-39	Consultant
7	Extremely negative! Loss of houses with lawns. Ugly apartments and condos. Noise. Garbage.	1037	Y	1.5	Y	N			no answer	Education, Training, and Library Occupations
8	NEGATIVE live ["one block away from Division"] cannot park in front of my home sometimes even 2 blocks away too many apartment boxes shoddy construction no trees no parking too many restaurants not enough green space or small stores overly built	1054	Y	20	Y	N			60-69	Healthcare Practitioners and Technical Occupations

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business Division study area	Age	Occupation
9	Negative. Too many storefronts which look the same, tearing down some diversity which was in neighborhood. Sadly very little racial diversity and very little ability to maintain any financial/social diversity with housing costs and no push for low income housing in all the construction occurring in the area. This while still having a large homeless community traversing the neighborhood with the homeless living near rail line and down by river. People living in cars near waterfront who can't afford housing due to costs.	1055	Y	36	Adjacent Residential	N	N	N	50-59	Healthcare Practitioners and Technical Occupations
10	Mostly positive. Glad for the redistributing and positive business development it has caused. Very glad to see so many excellent restaurants making Division their home. I hope the area becomes the premiere Portland destination for fine cuisine. Only slightly negative of the condo canyon mentioned above.	1058	Y	1	Adjacent Residential	Y	9	N	30-39	Computer and Mathematical Occupations
11	Negative about the last two years, largely positive about the previous 20. #1. Out-sized #2. Ugly #3. parking	1059	Y	15	Y	N			40-49	Education, Training, and Library Occupations
12	NEGATIVE the entire lack of planning and concern for liveability and people. One structure after another lining Division without any regard for scale of the neighborhood. Division is a NIGHTMARE.	1072	Y	more than 20	Y				60-69	Arts, Design, Entertainment, Sports, and Media Occupations
13	Both positive and negative. I love that the area thrives. I'm concerned about the parking, congestion, and	1073	Y	15	N	N			no answer	Management Occupations
14	no answer	1075	no answer	no answer	no answer	no answer			30-39	No Answer

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business Division study area	Age	Occupation
15	Positive - Traffic calming and sidewalks!	1077	Y	2	N	N			no answer	Other
16	positive, additional bussinesses, increased density, underutilized properties being cleaned up and put ot better use	1080	Y	14	Y	N			30-39	Architecture, Engineering, & Urban Planning Occupations
17	New construction not locally owned Lack of parking for customers/residents Lack of crosswalks to serve expanded residential base	1084	Y	36	Adjacent Residential	Y	26	N	no answer	Business and Financial Operations Occupations
18	Negative: nothing but restaurants on the street. Property tax hikes. Ugly architecture. Influx of the privileged/upper middle class pushing out the regular old middle class. Positive: density, preservation of farmland, economic opportunity for businesses (though dammit we don't need more restaurants and bars!), slowing of traffic.	1101	Y	30	Adjacent Residential	Y	19	N	50-59	Arts, Design, Entertainment, Sports, and Media Occupations
19	positive and negative	1119	Y	8.5	Y	N			40-49	Architecture, Engineering, & Urban Planning Occupations
20	negatively. they are building tenements that will be filled up with 20 something party animals and section 8 holder who will trash the place and sell drugs. No respectable person with a decent job rents a place they can't park a car	1124	Y	21	Adjacent Residential	Y	3	N	40-49	Computer and Mathematical Occupations

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business in Division study area	Age	Occupation
21	Negatively; see above. You've orchestrated all the benefits to the commercial property owners, squeezed out the local businesses that made it a nice place to live, and made it a tourist destination (I never saw a Mercedes around here, now people are popping in and out of them on a regular basis). If this was normal market dynamics that would be a shame, but it's government connivance to bring it about, which is really disheartening.	1132	no answer	no answer	no answer	no answer			50-59	Education, Training, and Library Occupations
22	Negative. Division Street is no longer inviting. The scale of the cookie cutter apartments is inappropriate. They will be slums in 10 years.	1149	Y	5	Adjacent Residential	N			no answer	No Answer
23	A few of the restaurants are nice, but way more than the neighborhood needs or can support, thus we are now a regional draw. Too many cars drawn to the residential streets around Division. It is also harder to drive up division.	1152	Y	35	Y	N			60-69	Sales and Related Occupations
24	The issues are that PSU planning regime is oppressive. Anytime a planner or developer sees negative space or a small wood building it must immediately be replaced by a box. Less vibrancy, less diversity has followed the ugly new developments. Tired of "street seats" I WANT PARKING.	1159	Y	no answer	N	no answer			no answer	Legal Occupations

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business Division study area	Age	Occupation
25	I find the new developments negative. The biggest issue is the lack of responsiveness from the city and the developers they have allowed into the neighborhoods. There are many different avenues for increasing density without destruction of an existing lifestyle and I do not feel we living in the area have any input into how this should be done. Few renters currently in the area will be able to afford the new apartments and certainly not the new consistently ugly replacement homes in a tear down situation	1163	Y	35	Y	N			60-69	Life, Physical, and Social Science Occupations
26	Division was rather rough in some spots with some neglected buildings, it would have been nice to have one or two new apt buildings to give diversity to the neighborhood. The over development has been nothing short of over-kill that means we don't saunter along division and stop and talk with the owners or our neighbors. It really has altered the character of this once leisurely location that was home to young families and artists where folks stopped and talked with one another. This is not as environment that promotes community and good health.	1165	Y	no answer	Adjacent Residential	N			60-69	Education, Training, and Library Occupations
27	Mostly positive. Again, the white cube or jail should never been allowed. I would like to see development set back a little from the street to allow courtyards (like St. Honore's) and informal gathering spots. I do not like large blank walls and become concerned about residents being able to interact with the neighborhood if they do not have windows that open to the streets.	1166	Y	18	Y	Y	under 1 year	Y	40-49	No Answer
28	I like the courtyard just east of division hardware(res. bldg. with stores below). parking issues will ruin the closest blocks.	1167	Y	8	Adjacent Residential	Y	18	N	40-49	Construction and Extraction Occupations

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business ownership	Business Division study area	Age	Occupation
29	Described in detail above	1171	Y	44 & 38 [married couple individual years of residence]	Y	no answer			60-69	Healthcare Practitioners and Technical Occupations
30	Very negative on the multiple large building projects. Also negative on the street "improvement" project that will narrow an already crowded east-west thoroughfare. Guess I'll be cutting through Ladd's Addition more often.	1173	Y	20	Y	N			no answer	Nonprofit
31	I like the addition of bioswales, and more crosswalks, where there are more crosswalks-- so far it just seems like crosswalks where the popular businesses are ('I'd like at corner of 24th for instance, so my [child] could cross street to visit friends!) I'm hoping cross walks will start appearing in our section of the street! I like some of the newer, creative businesses. I dislike the new patterns of traffic--people zooming through our section on their way to the restaurant zone. I dislike the giant blocky buildings going up. I dislike that the street has become much less bike friendly.	1177	Y	16	Y	N			50-59	Computer and Mathematical Occupations

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business in Division study area	Age	Occupation
32	negative. highly negative. too much too fast and it has drastically changed the tenor and vibe of the neighborhood. People park cars blocking resident driveways, drunk people stumble loudly all over the sidestreets, and there is more trash on the streets and in resident yards. people speed down narrow side streets where children used to play. used to be able to get a meal for \$5-\$10. that is no longer possible, and the crowd at the new restaurants is a demographic that doesn't seem to mind paying premium for mediocre food, leaving the locals no local affordable food.	1181	Y	9	Y	N			50-59	Legal Occupations
33	Mostly negative. Parking and traffic are terrible on Division. Traffic has been pushed to the bike routes on Clinton and Harrison. Our food carts are being pushed out by apartment buildings. The city has prioritized people who rent one-bedroom apartments over homeowners with children. I worry that the big apartment buildings will look shoddy in a couple of years.	1183	Y	10	Y	N			40-49	No Answer
34	Negative. It's brought people to the neighborhood don't care anything about the livability that we once had here. They don't care that they are blocking driveways, going too fast on Clinton (bike boulevard) or texting while driving to the latest and greatest hippest new restaurant. Seems to me these restaurants could be in a more commercial area, as they are really not for the neighborhood residents, they are for those who are driving to get here.	1184	Y	11 years and 11 years [different timeframes]	Adjacent Residential	N			40-49	Management Occupations

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business Division study area	Age	Occupation
35	Mostly positive. All the new storefronts are a wonderful addition to the neighborhood. One thing is that some of them should have more courtyards, like the one in the Salt & Straw building. Another is I hear that a lot of the apartments are tiny... living space should not be a shoebox.	1185	Y	18	Y	Y	8	Y	40-49	No Answer
36	Negatively. I wish it could be otherwise. If the apartments included parking, and if there was not a reduction in street parking, I'd feel a lot more positively. I like the new restaurants. Biggest problems are 1) Increased competition for parking 2) no-notice building demolition 3) increased traffic congestion 4) loss of historic character I do not see any benefit as far as "density" is concerned. I only see more stress, more competition for everything, including green space (parks). I have lived in ["three major E. coast cities"] I know what it's like. I moved here to get AWAY from that.	1189	Y	12	Adjacent Residential	N			50-59	Life, Physical, and Social Science Occupations
37	Negative: Apts w/ no parking. Bldgs too high. Ugly bldgs & too close to sidewalk. Bldg & stormwater planter construction at same time makes walking & driving dangerous & hard. Positive: More eating places & shops. Planters & sidewalk areas.	1190	Y	5	Y	N			70-79	Education, Training, and Library Occupations
38	see above.	1191	Y	10	Adjacent Residential	N			40-49	Computer and Mathematical Occupations

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
39	both The development seems good in that the quality of buildings and businesses seems good, but the lack of parking is destructive.	1193	Y	6	Y	Y	13	Y	60-69	Nonprofit
40	Mixed. Restaurants and mixed use residences are positive. Vehicle traffic and congestion very negative.	1194	Y	9	Adjacent Residential	N			30-39	Life, Physical, and Social Science Occupations
41	Positive: more small businesses and more people to live and be happy here. Negative: the buildings "loom" in a heavy way.	1200	Y	10	N	N			70-79	Education, Training, and Library Occupations
42	Negative. Too tall, too bulky, too plain, no context, no distinguishing design character, block light, insufficient or no parking.	1201	Y	34	Adjacent Residential	N			other	Nonprofit
43	Positive - the densification is important. Negative - the buildings could engage with their context more effectively.	1202	Y	over a year	Y	N			25-29	Other
44	+ Many new interesting restaurants and shops. - Completely overwhelmed by the hundreds of shit box, ugly, poorly designed apartments and condos.	1203	Y	14	N	N			70-79	Architecture, Engineering, & Urban Planning Occupations
45	Mixed. Lack of diversity in building types and businesses is a problem that exacerbates the parking issue.	1208	Y	6.5	Y	N			no answer	No Answer
46	Positive. See last question. I am curious to see how things flow once construction/streetscape is finished.	1209	Y	10	Adjacent Residential	N			30-39	Community and Social Services Occupations

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business in Division study area	Age	Occupation
47	Mixed. Love seeing the new buisnesses but feel like the city is not adjusting to the influx of people and not including issues of parking and public transit in their views.	1211	Y	10	Y	N			40-49	Healthcare Practitioners and Technical Occupations
48	Negatively, because of unattractive architectural design of several of the new structures, and because of the likely plague of parked cars on our narrow side streets.	1214	Y	36	Y	N			70-79	Life, Physical, and Social Science Occupations
49	We aren't big fans of the multiple street crossings required to walk just a few blocks, way too many potholes on the road, and an underlying question of where these new residents are going to park their cars.	1215	Y	3	Y	Y	5	Y	40-49	Computer and Mathematical Occupations
50	As stated earlier- I am feeling very frustrated by the new development, the lack of parking and the very rude and inconsiderate "dinner tourists" that flock to my neighborhood every evening.	1217	Y	15	Y	N			no answer	Healthcare Practitioners and Technical Occupations
51	no answer	1218	Y	10	Y	N			no answer	Arts, Design, Entertainment, Sports, and Media Occupations
52	I feel positive about the building. I see the interesting walkable human scale neighborhood being built as the ultimate counter to urban sprawl. If you don't build dense neighborhoods the only alternative is more tract housing in suburban areas which reinforces a car centric lifestyle. Who needs parking when there are 1000 housing units within a few blocks?	1233	Y	11	N	Y	10	N	30-39	Management Occupations

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business in Division study area	Age	Occupation
53	I feel fine. Again, I think developers are greedy and the City ignores the call of the people because they stand to make money from the development. I think progress and change are hard but it would be nice to have a City that actually chose the people over profit (profit that goes into pockets as inflated salaries rather than into the community where it should be).	1234	Y	17	Y	Y		Y	30-39	Arts, Design, Entertainment, Sports, and Media Occupations
54	positive: lots of new restaurants negative: noisy, endless construction	1235	Y	6 months	Y	N			50-59	Unemployed
55	Mixed. Development that strengthens the neighborhood is a plus. Development that places a burden on existing residents for the sake of commerial interests is a minus. Dense apartments with no parking and high end restaurants/bars with no parking (ie. the Woodsman, etc.) that draw from across the City and dramatically change the demographic or lifestyle for surrounding area have a negative affect	1238	Y	48	Y	Y	15	N	40-49	Architecture, Engineering, & Urban Planning Occupations
56	Too much, too big. Biggest problem by FAR is the cars. The bozos who proclaimed that the new denizens would not have cars have their heads up their assholes if they are sincere, but does anyone think they are? Nope. They are developers. They don't give a shit about the surrounding streets being parked wall-to-wall with cars. Even those condo denizens who make most of their trips by bus will still own cars for when they are needed. And where will they be stashed? Not in the non-existent parking places at the condos, that's for sure. I do like the planned bioswales and trees.	1239	Y	37	Adjacent Residential	N			60-69	Education, Training, and Library Occupations

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business ownership	Business Division study area	Age	Occupation
57	Negative. What happened to the city I loved and grew up in? The biggest problems I have include the congestion (sidewalk and road), noise, littering, limited/no adequate parking, gentrification, high-rise condo's and apartments.	1241	Y	5	Y	no answer			30-39	No Answer
58	Mixed feelings. Enjoy some of the new restaurants, flower shop, magazine stand. Don't think we need anymore bars or pizza joints. Apt. dwellers are already parking in front of our house 2 1/2 blocks from Division. Hmmm- where will they all park when they finally move in??	1246	Y	2	Y	no answer			50-59	Education, Training, and Library Occupations
59	no answer	1249	Y	8 months	N	Y	4	N	25-29	Legal Occupations
60	Positive - I am generally in favor of having designated streets for development with improved public transport and bike lanes/high density Negative - the sheer amount of condo/apt units is amazing - and the feel of the neighborhood is more upscale now - I feel out of place instead of comfortable	1250	Y	8	Adjacent Residential	N			no answer	No Answer
61	negative impinging on neighborhood feel and parking	1259	Y	5.5	no answer	no answer			70-79	Sales and Related Occupations
62	Positively! I love watching new places pop up. It's exciting and makes my home feel vibrant and active. I like seeing new things and people on my walks and bike rides. I know my house value is rising because of it and that matters a lot to me.	1261	Y	6	Y	N			40-49	Education, Training, and Library Occupations

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business in Division study area	Age	Occupation
63	Negative. The new developments will gentrify the neighborhood rapidly displacing long time and low income households.	1263	Y	5	Y	N			no answer	No Answer
64	I like that it was reduced to two lanes around 80th and bike lanes improved. Its confusing at 82nd though and needs improvement because cars are messy there.	1265	Y	3	N	N			40-49	No Answer
65	None of these apartments will even begin to fall into the category of affordable house, and the lack of on-site parking required is a joke. These new tenants are not all going to be bike riders. As it is now, it takes a good 3 - 5 minutes in the morning to turn out of my neighborhood onto Division going west due to the LONG line of traffic that backs up on this single lane street. Adding upwards of 300 - 500 people in the neighborhood is NOT going to make this situation any easier. In fact, combined with the number of new restaurants opening up, the traffic will probably double.	1269	Y	31	N	no answer			50-59	No Answer
66	Positive: Some new buildings without parking, many with ground-level retail, feels more urban Negative: Boring architecture	1271	N	no answer	N	N			30-39	Healthcare Practitioners and Technical Occupations

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business Division study area	Age	Occupation
67	More negative than positive. The large expensive-to-live-in buildings with no parking that shade the street, removed interesting greenspace and lined the street with haute cuisine just feels tired and dull. The huge infill houses replacing single story homes (not to house more people, but to house wealthier people) and removing interesting greenspace make me want to move. Traffic has become awful and turn signals not installed at busy intersections. Police stings targeting everyone, not just dangerous drivers have unfairly penalized local residents.	1276	Y	14	N	N			40-49	Management Occupations
68	Negatively. New restaurants are great, but the number doesn't mix well with the limitations of the neighborhood in terms of size, parking, width of Division. The construction, especially the apartments, aren't visually appealing. Cheaply constructed for profit.	1277	no answer	no answer	no answer	no answer			40-49	Education, Training, and Library Occupations
69	Very negatively. It's destroying the community feel that we used to have and enjoy.	1350	Y	30	Y	no answer			30-39	Other
70	Mostly positive; I like that the neighborhood has become a "hot spot" instead of languishing but I fear that the area will become overcrowded. I fear that the average middle class family may no longer be able to afford to live in the neighborhood.	1366	Y	23	Y	N			50-59	Office and Administrative Support Occupations

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business in Division study area	Age	Occupation
71	As I said, I have mixed feelings. It's exciting -- as a long time resident, being close to Division was always considered a detriment and lowered property value -- now there is so much perceived value to being near Division -- restaurant row. I also like being able to walk to great eateries! Concerns are the flip side of those very same pros -- higher rent if my kids want to live in the area, lots more traffic.	1369	Y	24	Adjacent Residential	Y	20	N	50-59	Life, Physical, and Social Science Occupations
72	Positively in that it is planned growth with a focus on pedestrian traffic. Negatively in that change is hard and congestion can feel claustrophobic.	1371	Y	22	Y	Y	20	N	50-59	Healthcare Practitioners and Technical Occupations
73	negatively: Too many condos and apartments being built. It looks like a dark canyon over a narrow street with no allowances for parking	1380	Y	20	Y	Y	18	Y	50-59	Arts, Design, Entertainment, Sports, and Media Occupations
74	Absolutely negative. Way, way too many condos being built. Too many people are going to impact this portion of SE. Also it's total bullshit - the city wants us to rely less on cars, but a pedestrian can't even walk a half a block without having to zig zag out of the way of competing construction. No thought has been put into the quality of life of the current residents.	1382	Y	more than 20	Y	N			40-49	Arts, Design, Entertainment, Sports, and Media Occupations
75	positive - I like the activity and restaurants. negative - construction impacts and sidewalk closures	1383	Y	15	Adjacent Residential	N			40-49	Architecture, Engineering, & Urban Planning Occupations

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business Division study area	Age	Occupation
76	Negative- -No affordable housing or even a dialogue about it. -Too many expensive restaurants, nothing to serve the residents of the neighborhood. -ugly architecture with no oversight -too high end, not a vibrant urban neighborhood	1394	Y	no answer	Adjacent Residential	N			40-49	Healthcare Practitioners and Technical Occupations
77	for the most part I feel negatively about it being too dense. Easing in a couple of these developments every couple of years could work to grow the neighborhood but it seems that there is too much happening all at once without sensitive planning and response to neighborhood concerns	1402	Y	23	Y	N			50-59	Healthcare Practitioners and Technical Occupations
78	see above	1412	Y	5	Adjacent Residential	Y	8	N	no answer	No Answer
79	Negative! Biggest issues - not enough parking, buildings too big, too close together. Neighbors have no input on this development. No real planning was done. Very negative about Bio Swales!	1416	Y	22	Y	N			60-69	Healthcare Practitioners and Technical Occupations
80	Positive to see energy, Negative to have it happen so fast and a bit recklessly	1427	Y	13	Y	N			30-39	Healthcare Practitioners and Technical Occupations
81	Developers are being given free reign to build without design review and without the (ultimately negligible) added expense of off street parking. It's short sighted and depressing.	1431	Y	no answer	Y	N			40-49	Arts, Design, Entertainment, Sports, and Media Occupations

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business in Division study area	Age	Occupation
82	It is good to see some hazardous sites being restored but not so good to see the bad design taking its place. Good to see locally owned businesses thriving, but not so good to have increased noise and traffic. Good to see the bioswales add some greenery and stormwater control to the street and it's good that the street is getting repaved. Narrow sidewalks are a problem especially when restaurants place large tables and umbrellas outdoors, making the walkability hazardous at times and just not inviting	1433	Y	24	N	N			no answer	No Answer
83	VERY NEGATIVE. The combination of restaurants and new apartments means increased parking in neighborhoods. We have had increased cars broken into and other crimes take place. Also, the low quality buildings could be a problem 10 - 15 years down the road. My biggest complaint is the lack of planning and impact on the people living in the neighborhood. The same amount of new construction could have occurred with a more positive outcome had the plan been more intentional and a design review process included to preclude many hideous buildings.	1458	Y	20	Y	N			no answer	Other
84	Negative mostly. Cross walks and pedestrian issues denied for TOOOO LONG. As homeowner I am tugged toward coping as house values elevated, but as business owner very bitter. Will hold judgement on what will be my view once the construction clears and I can start to see the final product.	1459	Y	17	Adjacent Residential	Y	12	N	40-49	Business and Financial Operations Occupations

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85	yes except for apartment building built on faulty data that people would not own cars. Please see richmond neighborhood fight with Dennis Sackhoff	1467	Y	6	Y	no answer			40-49	Healthcare Practitioners and Technical Occupations
86	positive!~	1473	Y	27	N	Y	21	Y	50-59	Community and Social Services Occupations
87	Positive. More opportunities for shops, restaurants, and other attractions.	1475	Y	6	Y	N			30-39	Office and Administrative Support Occupations
88	I like the development as a whole. Traffic and street conditions are terrible. Narrowing of road due to construction.	1483	Y	6 months	N	no answer			40-49	Healthcare Practitioners and Technical Occupations
89	Designs of new buildings are elegant, but there seem to be too many of the same type of building quite imposingly close to a street that is only two lanes wide.	1489	Y	14	N	N			50-59	Arts, Design, Entertainment, Sports, and Media Occupations

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business in Division study area	Age	Occupation
90	<p>positive.</p> <p>You should have seen Division ["10-19"] years ago when we moved here! Who knew it could be so chic.</p> <p>Parking is a problem for the residents but honestly, I'm guessing many of these people have never lived in a big city.</p> <p>Change is hard - from car centered to not - or from 2 cars to 1. We moved here from ["a major E. coast city"] where we had 1 car, walked, took train/metro. It puts you in touch with your neighborhood when you experience it without a car.</p>	1491	Y	19	Adjacent Residential	N			40-49	Arts, Design, Entertainment, Sports, and Media Occupations
91	<p>I am positive about some of the new restaurants. I am positive about SOME new housing. But it is double what it should be. Everyone I know who lives nearby feels failed by the city who allowed such overdevelopment, so quickly, and without parking. The parking situation is a nightmare.</p>	1495	Y	more than 12	Y	N			no answer	No Answer
92	<p>For the most part I am trying to feel positive about all of the new energy and construction. I'm sad that the Waverly block could not have been developed in to a park to serve the new urban apartment dwellers--and their dogs and kids. Quality of life is better with open space! I'm optimistic that Division will grow into more than an upscale "restaurant row" that people drive to from other neighborhoods. And as a 60-something resident, I'm grumpy when I have to</p>	1499	Y	20	Adjacent Residential	N			no answer	No Answer
93	<p>Positive</p>	1500	Y	11	N	N			30-39	Architecture, Engineering, & Urban Planning Occupations

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business Division study area	Age	Occupation
94	mostly positive. I like the new dining options. But we need more other retail. we have no banks, and could use a lot more retail.	1512	Y	2.5	Y	N			40-49	No Answer
95	Positive. Brings life and vibrance to the neighborhood.	1514	Y	less than a year	Y	N			30-39	Office and Administrative Support Occupations
96	density is good. new businesses are good, the curb projections and bioswells are good. the architecture is bad (some horrible). It seems that in an attempt to keep development moving ahead the city has been afraid to hold developers accountable to decent design that makes our streets walkable and approachable (vs dark, windy and with nothing but tall vertical walls that make you feel like youre walking down a valley (or a NY alleyway) density is good. allowing bad development/architecture is a mistake that lasts for and haunts us for generations.	1515	Y	8	Y	Y	under 1 year	Y	30-39	Arts, Design, Entertainment, Sports, and Media Occupations
97	Negative, mass congestion, misuse of funds, misuse of a street, parking is already a nightmare, and the worst is yet to come, who ever thought up the idea of not providing parking at the new units should be sent to Vancouver!	1521	Y	50	Adjacent Residential	N			60-69	Transportation and Material Moving Occupations
98	I have both, believe it or not. I am proud of Division's food rep, it is seriously world-class. This area was a depressed, sleepy part of Portland for a long time. I dislike the closed-in feeling it is getting. The parking problems are not going to go away, that's for sure. It is becoming way unaffordable, there is no way we could buy a house in this area today.	1522	Y	12	Y	N			50-59	Education, Training, and Library Occupations

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business in Division study area	Age	Occupation
99	positively. the installation of traffic calming and bioswales make it a more pedestrian friendly development	1526	Y	9	Y	Y	1	Y	40-49	Computer and Mathematical Occupations
100	Negative. As I mentioned my concerns before. Explosion of population without services to take care it. There are tons of cars now everywhere, especially on my bike route.	1537	Y	8	Y	N			30-39	Healthcare Practitioners and Technical Occupations
101	Unfortunately these days I mainly feel negative. I have very much enjoyed the new restaurants. But those don't outweigh the sudden transformation (for the worse) of the skyline, the lack of affordable housing, or the excessive density beyond what the street & neighborhood can handle.	1541	Y	7	N	N			30-39	Healthcare Practitioners and Technical Occupations
102	Positive, it is vibrant, attractive to people and good for property values.	1542	Y	15	Y	N			40-49	No Answer
103	In general positive, because the new businesses add vitality to the area. At the same time, I think some of the adjacent homeowners have sen a decline in their quality of life, particularly if they are on the north side of Division and in the shadow of tall buildings.	1558	Y	18	Y	N			50-59	Architecture, Engineering, & Urban Planning Occupations
104	Not enough parking. The new housing tenants all have at least one car and will park in neighboring streets, making it very difficult for residents there to park. Businesses will also suffer for less accessible parking for clients. .	1559	Y	11	Y	Y	under 1 year	Y	40-49	Architecture, Engineering, & Urban Planning Occupations

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business Division study area	Age	Occupation
105	As above: I love the new restaurants, etc. I am in awe of the city's incompetence in choosing to remove what little parking there is for restaurant patrons by adding those little gardens/ bioswales.	1562	Y	12	Y	N			other	No Answer
106	positive about the restaurants coming in, negative about the traffic and parking. I want it to be a busy pedestrian thoroughfare, but want to minimize car use. don't want to lose all the older buildings, would like to keep the old-portland look to some extent.	1566	Y	6	Adjacent Residential	N			30-39	Consultant
107	Generally negative. It is development that will be good 20 years from now. But now it does not fit in with the area for the reasons I have previously mentioned.	1568	Y	40	N	N			60-69	Retired
108	Both. I hate that you cant walk more than a block without putting your life in danger and walking among the cars, or cross the street again and again. Looking forward to being able to enjoy the shops and restaurants and walk around without construction mess. Worried about over population with all the new housing.	1570	Y	3	Y	N			30-39	Arts, Design, Entertainment, Sports, and Media Occupations
109	Negative. Too many older structures demolished to make way for new ones of dubious design.	1574	no answer	no answer	no answer	no answer			no answer	No Answer

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business Division study area	Age	Occupation
110	I think I answered this above. Primarily I think the increased density has been poorly done and will cause major problems for the nearby neighborhood. I also think that because of traffic calming/stormwater planters the street is very frustrating to drive at all. The density and the through street to neighborhoods further east are a rough combination with the street design.	1576	Y	24	N	Y	3	N	50-59	Architecture, Engineering, & Urban Planning Occupations
111	Negatively. (1) We feel negatively toward the mandatory bioswales that removed perfectly healthy foliage homeowners bought with our own post-tax dollars. (2) We feel negatively toward new developments that don't provide parking spaces, thus making it harder for personal visitors to come to our homes. (3) We don't like the increase in graffiti.	1583	Y	19	Y	N			50-59	No Answer
112	as stated above, VERY negatively - it's great to have increased housing but absolutely unforgivable to not have parking included. 3 spaces per 4 units should be the minimum.	1594	Y	no answer	N	N			60-69	Healthcare Practitioners and Technical Occupations
113	I feel positively, since it's such a great neighborhood to live in and has been somewhat underutilized considering its proximity to downtown and its many assets like transit, Mt Tabor and good businesses. I think the negative backlash against the development based on parking is short-sighted and will eventually dissipate as the new neighbors settle into the fabric of the street	1595	Y	4	Y	N			30-39	Architecture, Engineering, & Urban Planning Occupations

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114	I feel very positive about the development. If I had to pick a negative, I'd say the new city requirement for parking that flies in the face of our sustainability goals. I have hope that property owners can come together to share some of the surface parking lots that are so prevalent on the street.	1596	Y	2.5	N	N			30-39	No Answer
115	It seems Division has been marketed to the masses, and they are moving in to "have" it, too. It's like the difference between a group of people intentionally deciding to build an intentional community vs. those who respond to a realtor's offer to come and 'share housing.' Those who determined the foundational agreements create a quality that cannot be acquired later. This challenge to the character of Division and its close community is palpable on the street now. I discourage friends from meeting here since the restaurants are too loud for visiting, and the walk to them is blocked by closed streets & sidewalks. At the start of the building surge, Division, both lanes, was already at carrying capacity. Now that there is more, the carrying capacity of the street isn't as noticeable as is the "weight" of the built environment surrounding it, feeling like a barrier between one resident, me, and the sun & the breeze, and the integrated feel with the quiet residences surrounding it.	1605	Y	4	Adjacent Residential	no answer			no answer	Retired

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116	Although there are a few buildings I truly dislike, many are okay to good. I am more concerned about the scale and massing on the corridor as a whole. I'd like to see a mix of heights, more 2 and 3 story bidngs. Too many people have described the street as feeling like a canyon and I am concerned about the lack of access to sunlight, also what seems like poor workmanship and/ or materials and an inadequate pedestrian environment when outdoor seating is squeezed onto sidewalks of minimal width.	1611	Y	16	Y	N			60-69	Retired
117	Generally positive, but the pace is kind of breath-taking. I am more supportive of the projects with architectural interest. There are a few of new buildings that look cheaply made and are kind of eye-sores. But most of them either blend in or have a well-developed aesthetic. I feel that the amount of development paired with road construction has made crossing the street dangerous and with all of the restaurants, that has been poorly managed. I like that some buildings are offering their own car-sharing.	1623	Y	11	Y	N			40-49	Computer and Mathematical Occupations
118	My negative reflects the unidimensional way it's been developed, towering apartment blocks which have been build to maximize rent potential, leaving out what can be given back to the community, and lack of affordable housing in the area.	1630	Y	8	Adjacent Residential	N			60-69	Retired
119	Positive for all the new bars/restaurants. Negative about the maximum multi-family complexes with no parking. And the walking is trecherous on Division as well with all of the construction.	1641	Y	19	Y	N			30-39	Business and Financial Operations Occupations

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120	I feel positively about the development going on and think it will be great when the dust settles. That said, I have negative feelings about how the multiple construction projects have been coordinated, especially regarding sidewalk closures.	1656	Y	3	N	N			30-39	Community and Social Services Occupations
121	Mostly negative as to the look of the buildings, their size, their lack of sufficient parking. Positive about the great new restaurants.	1660	Y	34	Y	N			no answer	No Answer
122	Both. Positively in increasing density, creating jobs and adding new restaurants/businesses to what used to be a pretty quiet street. Negatively in unending construction, increased rent and the likelihood of the demolition of more old houses.	1669	Y	1.5	Y	Y	5	Y	30-39	Arts, Design, Entertainment, Sports, and Media Occupations
123	The food options are great - I do like the mix that's developed. But what happens when mall-type stores start buying up space and booting out the small dress shops, wine stores and diner type places? What is the street going to look like then? Biking on Clinton is getting more dangerous, because cars are using it more and more due to the congestion on Division. It makes a bike commute much less enjoyable.	1671	Y	5	Y	no answer			30-39	Nonprofit
124	Done that.	1681	Y	64	N	N			60-69	Retired
125	Positive - commerce, land value and walkability Negative - safety, congestion, claustrophobic	1683	Y	16	Y	N			30-39	Homemaker

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business Division study area	Age	Occupation
126	There are positive elements and it's nice to have four world class bakeries within a short walk. But it clearly the new construction hasn't been well-planned or thought through more than a few months in advance. It seems more like, "the bank will lend us money to build, so we'll build."	1684	Y	6	Y	N			40-49	Legal Occupations
127	Positively. Way more choices for visiting small business and restaurants, more people walking, more chance of having enough housing stock to make affordable places for the young people who work in our neighborhood to be able to live in our neighborhood.	1685	Y	12	N	N			40-49	Education, Training, and Library Occupations
128	Positive. This is revitalizing the street which was run down, higher in crime, and with few destinations	1691	no answer	no answer	no answer	no answer			no answer	No Answer
129	Mostly positive. It is always hard to accept change, especially for longer-term residents, but I think it is a good example of appropriate infill and densification. I am happy to have more bioswales. I am happy to see the street narrowed. My biggest objection is that there was no coordinated effort to clean up/organize/bury the power and communication lines.	1695	Y	9 months	Y	N			40-49	Architecture, Engineering, & Urban Planning Occupations
130	Negative. It's a giant canyon of condos. Also where do all these people park? Why have the two lane parts been decreased to one? Do we need giant swimming pool sized drainage culverts? The division bus is one of the busiest in town and now division is a one lane road. Have you tried driving home on division between 11 and 52? The bus stops every thirty feet. I like the bus but I want to be able to get around it.	1699	Y	8	N	N			40-49	Life, Physical, and Social Science Occupations

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business Division study area	Age	Occupation
131	I feel somewhat negative about it. I think that developers got special and unwarranted treatment in zoning. The biggest problem is that the street is being made narrower by installing useless (IMHO) 'green' spaces that just into an already narrow thoroughfare and the advent of a bunch of new no parking apartments is going to be a real problem as the apartments fill up and most people have cars. It is only serving the developers to have this no parking exception to building permits. It will come back to haunt but then the culprits will be long gone.	1705	Y	several years	no answer	Y			40-49	Management Occupations
132	no answer	1706	Y	8.5 months	N	N			25-29	No Answer
133	Mixed. Four & five story apartment buildings are too big in my opinion and ruin the view/sun exposure of houses immediately adjacent. We don't know what it will feel like once they occupied, but fear it may change the currently very family friendly neighborhood.	1723	Y	1	Y	no answer			40-49	No Answer
134	Quite negative. Half of the development would have been enough to inject new businesses, new energy, and so on, but it is almost unattractive now.	1724	Y	8	N	Y	7	N	60-69	Arts, Design, Entertainment, Sports, and Media Occupations
135	Negative: congestion, lack of charm or sensitivity for the neighborhood, Monolithic feel on the street	1726	Y	38	N	N			60-69	Office and Administrative Support Occupations
136	Negatively.	1730	Y	no answer [the house owned has been in the family for 70 years]	Adjacent Residential	no answer			40-49	Computer and Mathematical Occupations

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137	Negatively. Density, erosion of off-street parking and loss of identity are issues.	1735	Y	26	N	N			50-59	Healthcare Practitioners and Technical Occupations
138	Extremely negatively. Too many people, torn up roads because of developers (who are the ones who need to pay to fix them), huge buildings with an overall dark feeling from overhangs, big shadows, rudeness, nowhere to park so people are now parking in the neighborhoods (and many of the houses don't have driveways). As it is going, I am rapidly becoming disenchanted with living in this neighborhood.	1740	Y	23	Adjacent Residential	Y	18	N	50-59	Legal Occupations
139	I think I have covered that. The only positive is now my friends know where Division Street is and most avoid it because of the traffic.	1743	Y	17	Y	N			50-59	Sales and Related Occupations
140	Negatively. See my comments above.	1744	N	no answer	N	Y	2	N	40-49	Arts, Design, Entertainment, Sports, and Media Occupations
141	negative leave it alone	1746	Y	59	Y	N			50-59	Community and Social Services Occupations
142	positively. Lots of new businesses are opening and desperately needed multifamily housing is being added to the inner eastside.	1749	Y	6	Adjacent Residential	N			25-29	No Answer

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143	On the positive side, I love food, and so selfishly I like being near so much great food. On the negative side, there is no parking, people constantly park in front of my driveway, and the new retail space is not reflective of the people who have lived her for some time.	1755	Y	13	Y	N			40-49	Education, Training, and Library Occupations
144	It seems we had an opportunity to monitor the growth of residential units, and I know there was a concerned effort to make them provide parking, yet that's only part of the transportation issue. Division can't take the load of traffic being a two lane road, added with pedestrians who unfortunately cross the street wherever. I think we could use another stoplight.	1756	Y	2	Y	N			25-29	No Answer
145	The restaurants are great but parking is the main issue.	1759	Y	16	Y	N			no answer	No Answer
146	New construction lacks character and architectural appeal. It is idiotic that none of the new buildings have parking. You can't park in front of your own house anymore if you live in div. neighborhood getting too dense.	1761	Y	18	Y	Y	18	N	40-49	Sales and Related Occupations
147	Definately positively. As mentioned above, the new apartments bring more, and more varied people to Division. The new restaurants bring more life to the street. There are constantly lines outside Salt and Straw. The intersection of 33rd Place is a really exciting place to be. Looking north on 33rd Place, it is a destination that you look at down the street past the low houses, with the buildings rising at the end of the street. It is an exciting destination, and place to be.	1762	Y	27	Y	N			50-59	Sales and Related Occupations

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148	Positively. Climate change is the preeminent consideration of people in my age group 20-35. We also need affordable housing. Multifamily developments without parking supply this. Older generations, who have the privilege of being able to afford single family house and a car, are afraid of change and having to walk 2-3 blocks to get to their cars.	1764	Y	6	Y	N			30-39	Computer and Mathematical Occupations
149	I feel both. Positive: More dining options, the streetscaping will make the neighborhood look less trashy. Negative: See previous answers. Parking is a huge problem. Being priced out of our neighborhood is a problem. There aren't enough grocery stores or varied business types. Just restaurants, it seems.	1770	Y	2	Y	N			40-49	Arts, Design, Entertainment, Sports, and Media Occupations
150	Mostly positive. I recently bought a house in the area mainly due to all the restaurants and things to do around Division. I like feeling like I live in an active part of the city. I've lived in various parts of SE Portland for 30 years, and never would have wanted to live in my current location before all of the recent development. It's a vibrant part of the city that people want to come visit, and I like being able to walk from my house and see a lot of people around. The downside to the development as I see it is that it has driven up prices for rent/houses and the area has become unaffordable for so many people. Also, some of the new construction is very unattractive and generic. I'd prefer large, multi story buildings to stay as close in to downtown as possible, preferably not East of 39th, as the area East of 39th feels more like a residential neighborhood and I like that.	1773	Y	25	Y	N			30-39	Healthcare Practitioners and Technical Occupations

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business ownership	Business Division study area	Age	Occupation
151	Mixed: right now the construction is really annoying, but I am cautiously optimistic about the changes. I look forward to seeing good development, but am concerned the development will price even more people out of the area.	1777	Y	1.5	N	N			30-39	No Answer
152	The apartments are too big. Parking has already become a problem, even on streets that are 2 to 3 blocks away. That modern thing with the grating on it should have NEVER been built. Don't let Division street become a "canyon" of high rise buildings.	1778	Y	20	Adjacent Residential	N			60-69	No Answer
153	Extremely negative. I'm left with the sickening feeling that "it's time to get out; this is only going to get worse, and creep south and north into the rest of the neighborhood. The lack of off-street parking for the new apartments is another negative sign of car-creep into the neighborhood. The city already knows that many of these apartment renters do have cars.	1797	Y	34	N	N			50-59	Nonprofit
154	Mixed feelings, but so far I'm trying to stay positive overall. The timing of the permits and construction has been unfortunate and should have been handled better by the city dept. that issues permits. Unfortunately, city agencies seem to do very little planning when it comes to development. I think the extra retail space is good, but would have preferred rehab of existing buildings where possible. I think single family homes on major arteries like Division are headed for extinction, which will be a shame where the homes are older and contribute to the character of the neighborhood.	1802	Y	1	Adjacent Residential	N			40-49	Business and Financial Operations Occupations

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business Division study area	Age	Occupation
155	Positive - New stores and restaurants.	1803	Y	7	Y	N			40-49	Healthcare Practitioners and Technical Occupations
156	Negative. The city's recent transportation developments decreased access to the area. Then the city added more people to the area via non-traditional (to this neighborhood) residents types (condos, etc.). Then they added more businesses, who's maximum potential will not be reached due to said transportation projects. This really looks like it was unorganized and there was not a long-term planning plan.	1812	Y	3	N	N			other	Computer and Mathematical Occupations
157	Very positive. I like the street edge being filled in with buildings that house shops, restaurants, and apartments which gives the street a more cozy and walkable vibe. Would be nice if some of the residential units being added were condos so more residents could own affordable properties. Single-family homes are too expensive in inner eastside, so condos are the only way to afford buying in the area.	1813	Y	6	N	N			30-39	Life, Physical, and Social Science Occupations
158	Mostly positive b/c it seems to be creating a more vibrant community.	1814	Y	3	Y	N			60-69	Community and Social Services Occupations
159	positive, for now!	1816	Y	8	Y	N			no answer	Arts, Design, Entertainment, Sports, and Media Occupations
160	I am generally positive about the developments on Division. Auto traffic feels slower and pedestrian traffic feels greater.	1817	Y	13	Adjacent Residential	N			50-59	Education, Training, and Library Occupations

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business Division study area	Age	Occupation
161	I feel positively on the whole about the changes on Division, I believe that progress is generally a good thing. That said, however, The speed at which development is happening gives me pause in regards to the foresight or potential lack thereof. In addition, the seemingly total absence of any affordable housing is endemic not only on division but in nearly every neighborhood close to downtown.	1818	N	2 [lived in the past]	N	N			30-39	Architecture, Engineering, & Urban Planning Occupations
162	There are positive elements to it (hell, I think Pok Pok is delicious) but it needs to be tempered with a sense of the neighborhood and thought to how to control increased traffic in the area as well as including rent control to protect long-time residents and businesses.	1832	Y	1	N	N			30-39	Education, Training, and Library Occupations
163	Negatively. The fact that there appears to be no consideration for the current residents of this neighborhood.	1836	Y	3	N	N			30-39	Arts, Design, Entertainment, Sports, and Media Occupations
164	Mixed. I think that the development is too geared to an economy with a lot of disposable income. I see fewer and fewer places that are essential to the functioning of a community. I also think that the haphazard architecture of the apartments going in has done a GREAT disservice to the feeling of a 'neighborhood.' It feels entirely like a developer-by-developer project.	1838	Y	21	N	N			50-59	Education, Training, and Library Occupations
165	Negative. They just don't fit in stylistically. Plus the idea that they'd build these huge monoliths with no parking for the kind of people who'd live in them...it's just WRONG!	1847	Y	8	N	N			no answer	No Answer
166	Negative. The new places are all expensive and close at 10. Traffic and parking is worse.	1857	Y	10	Adjacent Residential	N			25-29	No Answer

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business ownership	Business Division study area	Age	Occupation
167	everyone I have spoke to is utterly appalled at what the city has allowed to happen. look out the window and its hard to figure what city/state you are in=no character whatsoever.	1861	Y	10	Y	N			60-69	Life, Physical, and Social Science Occupations
168	I guess I'm somewhere in the middle. I like that some things will be improved, but worry that the area could lose its charm and become too shiny and hip. A lot of the draw of places like that is the unique character and style that has developed over time.	1868	N	no answer	N	N			30-39	No Answer
169	Like the ground floor retail, like the multi floor residential above. Like that Division is serviced by frequent Trimet buses and that a designated neighborhood greenway is available for bicycles only two blocks away. Don't like the whining about limited parking.	1872	Y	22	N	Y	5	N	50-59	Computer and Mathematical Occupations
170	Negatively. There is such a building boom in all areas of the city that when stauration is reached, the large-scale multi-unit projects hold the potential for becoming slums and run-down shells.	1875	Y	no answer	N	no answer			60-69	Retired
171	I'm all for the spiffy new businesses. Well, some of them. Some I couldn't care less about. I'm not excited about the housing developments. Did the owners/developers/whomever get tax exemptions for making these? I would really like to hear that they're putting money back into the community as well. Especially given how underfunded the schools are in this area.	1878	Y	6	N	N			40-49	Education, Training, and Library Occupations
172	Positively. Aesthetic, density, retail offerings.	1879	Y	3.5	N	Y	3	N	40-49	Consultant
173	no answer	1883	Y	6	Adjacent Residential	N			50-59	Office and Administrative Support Occupations

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business Division study area	Age	Occupation
174	Positive. Just like the other areas in Portland that have a signature feel to them, this one will too. And it doesn't revolve around being ghetto like how I picture SE now.	1897	N	no answer	No	N			25-29	Healthcare Practitioners and Technical Occupations
175	Negative. Not only is it a driving nightmare now, but the end result is soulless and not at all an enjoyable walkaround experience. For instance, I love Petit Provence. I visit their Alberta location often and we enjoy walking around Alberta and shopping after. I have only visited the Division location once and probably won't again, because there is nothing worth walking to after.	1902	Y	8	N	N			50-59	Management Occupations
176	Elements of both. There is energy that comes with the new businesses, however, the multiple large apartment/condo buildings (27th to 39th) which do not have sufficient parking space I fear the consequences when they are completed.	1905	Y	5	Y	N			60-69	Other
177	Negative for the reasons stated above: Lack of parking, lack of affordable rental pricing in new apartment buildings, lack of cohesive design, lack of walk ability during construction. Division now seems like a street that is less for the local people in the area and more a destination for others to come and stand in long lines at Pok Pok and Salt & Straw. I know I sound cranky, but I grew up in this neighborhood and some of these changes make me sad.	1906	Y	6	Adjacent Residential	Y	under 1 year	N	30-39	Healthcare Practitioners and Technical Occupations

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
178	I like the street scape although it has taken parking spaces, I think its worth the trade off for a more livable walkable street with drainage. Parking is an issue. People use cars, just look at the traffic on D. Those cars need to park somewhere. Portland property taxes are exorbitantly high. Even to live in a hovel. Homeowners should be able to expect some street parking near their homes. Many of these homeowners have lived here for decades. Now all their parking is to be given to apartment building owners. It is not fair.	1907	Y	25	N	N			50-59	Sales and Related Occupations
179	Negatively. No pocket parks. There should be green spaces for residents to relax -- and to break up all the commercialism.	1909	Y	12	Y	N			50-59	Arts, Design, Entertainment, Sports, and Media Occupations
180	NA	1916	N	no answer	N	N			40-49	Healthcare Practitioners and Technical Occupations
181	Mostly negative. I like the way businesses like Little t Bakery fit into the neighborhood among the houses, rather than the way the new businesses and apartments form a solid strip of commercial denseness further up the street. It's gone from an organic harmony between houses and businesses to a dense commercial strip of businesses imposed on the neighborhood.	1917	Y	no answer	N	N			50-59	Education, Training, and Library Occupations

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business in Division study area	Age	Occupation
182	Negative. Too many new businesses and housing being built up too quickly without any thought of traffic conditions, parking, congestion. No consideration for current residents and no concern for character of neighborhood. Division is 1 lane in either direction! I avoid it at all cost. It's a sad day when I will gladly choose driving down Hawthorne over Division!	1924	Y	11	Adjacent Residential	N			30-39	Healthcare Practitioners and Technical Occupations
183	It will kill out most retail business because of congestion. Parking for existing neighborhoods will become a nightmare. City planners are living in a fantasy that it won't increase parking problems. I know because I've talked to them.	1926	Y	40	N	N			60-69	Retired
184	Super positive. I didn't move into the neighborhood because it had good parking. I moved into an inner city neighborhood because I like urban living, it had a good public transportation options and was a vibrant area. Division was a bit of a disappointment compared to Hawthorne and Clinton, but you could see even 16 years ago that it was prime for growth. The increase in density is welcomed. It will drive more public transportation use and support more local business.	1930	Y	16	Adjacent Residential	Y	10	N	40-49	Legal Occupations
185	Generally, yes. I love that Division Street is now a place to spend a whole day or evening. I love having my ["work"] so close to my home. However, it is difficult and sometimes downright scary, to cross Division, biking or walking due to the street repairs, closed sidewalks every other block, and lack of lights/marked crosswalks anymore.	1931	Y	16	N	Y	13	Y	40-49	Legal Occupations

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business Division study area	Age	Occupation
186	positive, very much so. See my answer above as well as my belief that what is happening on Division is also in a small, local way one thing that will cut carbon use. If all the new residents were forced to live further out they would have to drive cars, probably down Division and we would have more traffic and more emissions.	1933	Y	40	Adjacent Residential	N			60-69	Retired
187	More negative than positive, because of density issues mentioned in previous responses. Also, between building and street repairs, sidewalks are closed every couple of blocks, which makes me avoid the street.	1935	Y	15	Y	N			60-69	Retired
188	Positive: new construction employs people, the new spaces house people and the retail areas employ people and hopefully make money for the business owners. I am very happy that more property taxes will be paid to support services.	1936	Y	15	Adjacent Residential	Y	13	N	50-59	Sales and Related Occupations
189	I like most of the new construction, some new construction is not a good neighbor (building with metal screen is not a good neighbor) parking is a problem.	1938	Y	18	N	Y	18		no answer	Architecture, Engineering, & Urban Planning Occupations
190	Negative Developers destroying perfectly good properties, parking issues, tourists, garbage	1939	Y	17	Y	Y	17		50-59	Arts, Design, Entertainment, Sports, and Media Occupations
191	Negatively. Very negatively. Overdeveloped, not diverse, dumb development for people who have no history or long-term investment in PDX (at least that is how it feels).	1961	Y	15	Adjacent Residential	no answer			40-49	Farming, Fishing, and Forestry Occupations

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
192	I hate it - it has made housing so much less affordable, and has caused the eviction and demolition of the cooperative house I helped to start. It's just another part of the gentrification of the city, pushing out more affordable housing in favor of condos that make more rent.	1972	N	2.5 [used to live]	N	N			no answer	Community and Social Services Occupations
193	Since I choose not to spend time on Division, I can't say that there isn't anything positive about the new construction & change.	1978	Y	6 months	N	N			no answer	No Answer
194	Negative. The Bioswales are great, but really? Where is the bicycle parking that should be provided on Southeast Division Street?	1984	Y	5	N	N			40-49	Computer and Mathematical Occupations
195	Pretty negative. I moved away to North Portland because of it. It's just simple gentrification. Division is going the way of Mississippi, Williams, Belmont and others. These are the same things that happened on Hawthorne years ago. The biggest problem is the mark-up on things. All the new businesses create their items and menus based on people that use Division as a destination, and the people that live and shop and eat there every day suffer for it.	1990	N	grew up in SE	N	N			25-29	Food Preparation and Serving Related Occupations
196	positive: bollywood b/c it is reasonably priced, not like pok pok, for value. negative: apartment buildings that will cause the area to be overrun with people	1995	Y	2	Y	no answer			60-69, 50-59	No Answer
197	I liked it at first but it seems to be getting bigger and bigger.	2004	Y	38	Adjacent Residential	N			30-39	Computer and Mathematical Occupations
198	Positive: more options for business to visit. Negative: not enough off street parking to support the influx of residents to the area. Increase in prices/cost of living for the area.	2006	Y	5	N	N			30-39	Architecture, Engineering, & Urban Planning Occupations

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199	Positive. Sidewalks alive with pedestrians, Bicyclists all around. Cute apartments. More youth and creativity in the neighborhood. It used to be scary at night and the tattered, under-utilized buildings were getting stale.	2009	Y	20	N	N			50-59	Computer and Mathematical Occupations
200	Positively. More people = more businesses = more opportunities/greater accessibility for me. Parking is not a problem. The greater accessibility means that car ownership is even less necessary for existing and new residents.	2010	Y	3	Adjacent Residential	N			25-29	Other
201	While I accept the goals of densification, I feel that it's important to maintain high aesthetic values, so that the business strip fits in with the neighborhood. Recent development barely seems to even try to match that ideal. You get the feeling that developers are putting up the cheapest buildings they can, with the greatest possible income per square foot. That may make good business sense, but it's a violation of the implicit social contract of a neighborhood business.	2019	Y	21	N	N			50-59	Computer and Mathematical Occupations
202	Congestion, parking problems, a real disaster in the making, N.E. Alberta Street on steroids!	2034	Y	48	Y	N			60-69	No Answer

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203	I like some of the architecture (although the new developments with residential units should be REQUIRED to include parking in the designs. I like the increase in density. Even though I am an activist for the environment, I absolutely ABHOR the swales. They are TERRIBLY DESIGNED and have no place on a main street in an urban neighborhood. They look like they belong in a sub-suburban industrial park. There are so many other design solutions to the run-off problem that would have no impact on parking, traffic flow, etc. Also the curb bump-outs have the same problem. There could have been an increase in crosswalks without removing any street parking, and without preventing the buses from pulling over.	2035	Y	25	Adjacent Residential	Y	16	Y	no answer	Arts, Design, Entertainment, Sports, and Media Occupations
204	Positive. I like the street enhancements, including the removal of parking spaces. I bike and walk in my neighborhood, my home as off street parking.	2048	Y	1	Y	N			50-59	Healthcare Practitioners and Technical Occupations
205	Very negative. See above.	2058	Y	25	Y	N			no answer	No Answer
206	Positive. I love the influx of new mixed use.	2061	Y	8	Y	N			no answer	No Answer
207	negative--new buildings are imposing and unpleasant. construction process has been disrespectful and destructive of existing property and community. the city has been indifferent to the needs and concerns of residents.	2063	Y	20	Y	N			no answer	No Answer
208	I like the new dining options. I think the apartments are too large, and the lack of parking will degrade the neighborhood. Finally the size, scale and duration of the deconstruction/reconstruction has made Division an unsafe unpleasant part of the neighborhood.	2064	Y	19	N	N			50-59	Other

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business Division study area	Age	Occupation
209	Again, I really like D Street Village. But I cannot stand the increased presence of chain stores and especially the appalling, totally embarrassing and downright criminal *design* of the buildings.	2065	Y	13	N	no answer			40-49	Computer and Mathematical Occupations
210	Positive about the new shops and restos. Very attractive and welcoming feeling. I won't go if I can't park.	2147	Y	33	N	N			60-69	Retired
211	Ambivalent. See above.	2174	Y	11 [rented for 5, own house for 6]	Adjacent Residential	Y		N	40-49	Arts, Design, Entertainment, Sports, and Media Occupations
212	Positive about raising property values and more access to various stores, restaurants, etc. Negatives are the speed of traffic especially between 30th and 26th but pretty bad all up and down Division, and poor condition and and marking of crosswalks.	2192	Y	8.5	Adjacent Residential	no answer			40-49	Education, Training, and Library Occupations
213	Negative. The city has picked a street that has one of the worst bus lines and created a corridor where 6 large apartment buildings with no parking have been built. There was no consideration for the neighborhood or what it would do to the surrounding areas. As a general whole all of Division street needs to be repaved--from 82nd to 12th.	2193	Y	8	N	N			30-39	Construction and Extraction Occupations
214	Generally positive. I like all the new eating establishments. I will be really disappointed if a bunch of chain stores (e.g lululemon) move in. I like the local stores and local chains (e.g. Salt and Straw)	2196	Y	9	N	N			40-49	No Answer

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215	A bit of both. Happy to see energy and creativity of the new businesses. But CURSE on the developers who brazenly built all this stuff with no parking. The developers have no connection to the neighborhood and don't care what happens to the atmosphere. It's all \$\$\$ and I find their approach to be shameless-- trying to maximize profits by jacking up rent and lease prices.	2197	Y	6	Y	N			no answer	No Answer
216	Overall positively, because I feel like the walkability in my neighborhood has improved greatly and my home value is greatly improved. The density and sustainability are big concerns, but time will tell. Driving up and down Division is a pain in the ass; it reminds me of driving in a third world country, wrecking my suspension every minute of the way.	2204	Y	6	Y	N			30-39	Healthcare Practitioners and Technical Occupations
217	I feel positive about most of it - I like the cool new shops and restaurants. Obviously will increase our house value which I like, but it is possible that if it becomes a really big happening location, I may want to move to a quieter location.	2205	Y	10	Y	N			40-49	Education, Training, and Library Occupations
218	See above for positive and negative issues. Regarding parking, it has already begun to affect the street. For instance, partially blocking driveways or parking so close to your car, that you can't move it. Several of my neighbors don't have off street parking. In the future, they may have to park somewhere else than our block and I think that's wrong!	2206	Y	36	Y	N			60-69	Retired

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219	It's pretty clear by now that I see this as a negative thing...mostly because of poor planning and lack of time put into the end product. People and businesses that have resided in this neighborhood for years or decades are going to be forced out, if they haven't already, due to the costs. Parking and driving have already become a huge problem, and the buildings aren't complete or filled with tenants or businesses yet.	2210	Y	27	Adjacent Residential	N			30-39	Education, Training, and Library Occupations
220	I enjoy that many of the businesses are locally owned, I don't mind the food scene even if I think it's kinda ridiculous. What I hate, hate is the speed at which these changes have taken place, the lack of cohesion with the older neighborhood, the disruption to foot and car traffic and the condos.	2211	Y	9	N	N			30-39	Office and Administrative Support Occupations
221	Positively. As answered above: walkability, diversity, street life, having lots of services (grocery, stores, etc). And the food! The food is so good.	2213	Y	7	N	Y	5	N	30-39, 30-39	No Answer
222	Positive More small commercial spaces More variety of goods and services Negative Difficulty crossing the street very limited parking and no parking structures available	2216	Y	36	Adjacent Residential	Y	30	N	no answer	No Answer
223	Both. I feel positive b/c I like experiencing the opportunities for eating out. Negatively b/c I'm worried about the impending parking disaster that has been created by developers not including parking spaces with the new buildings (I think over time this will make those buildings unattractive to live in).	2218	Y	7	Y	N			30-39	Management Occupations

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business Division study area	Age	Occupation
224	Positively because it is adding value to the neighborhood by increasing density and also business options. Negatively because Division street in its current state is unable to handle the influx of traffic for cars, bikes, and public transit. I don't know the solution. Also making a BRT on Division is ridiculous being that there is only one lane in each direction for traffic. BRT's have to have lane to be effective that way they are not stuck in traffic. However that being said this is the nature of the beast. Traffic has to become so bad that riding public transit becomes a worthwhile and effective mode of commuting otherwise you'll never get people out of their cars.	2220	Y	3	Y	N			30-39	Business and Financial Operations Occupations
225	Both - positive about the new business, negative that traffic has significantly worsened.	2242	Y	22	Y	no answer			50-59	Architecture, Engineering, & Urban Planning Occupations
226	I generally feel positive, but I think the developers of the buildings are getting through the design review process much too easily. These buildings are going to exist for the next 40-50 years. The materials used on them look like they might start degrading within 3-5 years. I'm	2251	Y	2.5	N	N			30-39	Architecture, Engineering, & Urban Planning Occupations
227	In general I feel positive about it, with one major caveat. The Clinton bike boulevard is seriously compromised by cut through traffic. There needs to be a significant investment in enforcement, narrowing the streets, and installing barriers to improve the bike environment.	2261	Y	more than 9	N	no answer			30-39	No Answer
228	positive, this area (by fluke of timing) has captured the need for much more high-density housing in SE. I think the new buildings are attractive.	2267	Y	8	N	N			30-39	Life, Physical, and Social Science Occupations

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229	positively for the most part because I like the businesses that are opening up shops there. however, the impact of all this development in a short period of time is causing issues in terms of transportation and connections to the area and through it. i'm concerned that less of the existing buildings and urban fabric will continue to be lost.	2269	N	no answer	N	N			40-49	Architecture, Engineering, & Urban Planning Occupations
230	Negative for now, but it will grow to be better in the future. I don't think this is the best place for density. Bldg. heights should not be higher than three stories. There will be more traffic on Division because of it. It needs better bus service and more primary business functions making walking and biking more efficient.	2275	Y	40	N	N			60-69	Retired
231	Mostly negative, see previous answers. For positive, mostly for some additional eatery options, not that I really need them, given all the choices relatively nearby.	2276	Y	30	Adjacent Residential	no answer			50-59	Education, Training, and Library Occupations
232	See above.	2277	Y	no answer	Adjacent Residential	Y	1	Y	50-59	Healthcare Practitioners and Technical Occupations
233	highly mixed. much of the development is oversized and drab, while transportation infrastructure is woefully inadequate given the levels of density we're now approaching. the new real estate brings in bars and restaurants and touristy retail, of which we already have plenty. i'd be despondent if development like in the mid 30s/upper 20's crossed 39th... like? density is good, if sensible. restaurants are nice, if one can afford them...	2281	Y	no answer	Adjacent Residential	N			40-49	Education, Training, and Library Occupations

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234	The increased density along the transit corridor is positive. Some of the shoddy materials used, the lack of visibility into the buildings created by poor design, the lack of pedestrian amenities, and the lack of affordable housing is negative.	2290	Y	9	Y	Y	4	Y	30-39	Computer and Mathematical Occupations
235	Positive -- I love visiting the new businesses and supporting them Negative -- too much traffic; not easily accessible from other neighborhoods via public transport; parking is becoming a nuisance	2291	Y	more than 15	N	Y	3	N	40-49	No Answer
236	I feel positive. Despite my criticisms (above) about the closed off nature of the buildings, they are somewhat in tune with what a progressive vibe for the area should look like. I'm torn about the no parking. It's ludicrous to think that people will not have cars. But there must be some form of convenient transportation through the area for people to not need to drive. Finally, the sidewalk are way, way, way too narrow and dark. Narrow sidewalks are uninviting for walking traffic.	2293	Y	5	N	Y	12	N	50-59	Arts, Design, Entertainment, Sports, and Media Occupations
237	Positive about the street and sewer improvements, but betrayed by City Planning for allowing such density with no parking. They are foolish to think people will move here without cars. Cars are now showing up on neighborhood streets for days.	2298	Y	20	Y	N			50-59	Office and Administrative Support Occupations
238	Mixed. I have no problem with density, but I wish some of the new housing units were affordable. I also wish that all the new buildings weren't just large boxes.	2300	Y	a little over 2	N	N			no answer	No Answer
239	Generally, positive improvements in terms of new businesses; construction has been a hassle because of impacts on neighborhood (noise, dirt, parking, congestion), but hopeful that short-term pain will result in long-term gain.	2303	Y	12	Adjacent Residential	N			no answer	No Answer

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business Division study area	Age	Occupation
240	See my last answer.	2304	Y	2.5	N	N			40-49	Business and Financial Operations Occupations
241	negative. See above.	2305	Y	30	N	N			70-79	Education, Training, and Library Occupations
242	Positive: I like the increased number of restaurants and new construction. Negative: I would like to see fewer tiny apartments and more larger condo projects. This will increase longterm residents and neighborhood stability. I'd like to see more small retail and commercial businesses that would support the livability of the surrounding neighborhoods.	2306	Y	5	N	N			40-49	Healthcare Practitioners and Technical Occupations
243	I feel negatively, but optimistic. Traffic has gotten more congested. Driving, walking, and biking feel less safe. I see an influx of visitors from out of the area for dining, which is great for the local economy, but I fear that it will push out the locals. dining-and-shopping-local aspect that has given the area so much charm. However, some of the new dining and drinking options are exciting and add spunk.	2307	Y	15	N	N			50-59	Business and Financial Operations Occupations
244	I like better dining within walking distance, but especially around 34th or so the traffic is congested, there is little parking, and people who I assume are not from the area seem to be driving fast and are oblivious to foot traffic.	2310	Y	12	Adjacent Residential	N			40-49	Healthcare Practitioners and Technical Occupations

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business in Division study area	Age	Occupation
245	I have both strong positive and strong negative feelings about recent development. I like to see new businesses that serve folks from a variety of economic levels. I enjoy walking to the range of restaurants and shops within a mile of my home. But I also find the side streets crowded with traffic from outside the neighborhood and worry that many businesses will only survive if they can rely on wealthier customers coming by car from other neighborhoods.	2312	Y	39	Y	N			40-49	Computer and Mathematical Occupations
246	I have mixed feelings. I like the development of new buildings that incorporate wood into their facade but I hate the new high rises that look very generic. I do not agree with all of the new apartments being built without room for underground parking!!! And now that the curb extensions are being put in there is even less parking. Someone should have coordinated this better.	2319	Y	35	Adjacent Residential	Y	25	N	60-69	Business and Financial Operations Occupations
247	no answer	2321	N	no answer	N	N			50-59	Computer and Mathematical Occupations
248	Negative. Lack of parking, leading to visitors parking throughout the neighborhood, noise, pedestrians crossing Division wily-nily, noise, unfriendly newcomers, houses that don't fit in with the neighborhood. The neighborhood was one of the friendliest in Portland (lived on the east side all of my life) and that is rapidly disappearing. The constant construction has had a negative impact - dirt, dust, noise, inconvenience.	2347	Y	23	N	Y	18	N	no answer	Legal Occupations

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249	I am really sorry to see this street become so upscale, a destination spot for all kinds of tourists. date nights etc. It used to be so low key, pleasant, great thrift store shopping etc. I can also see how young hipsters from all over the country would decide to settle here. (I have seen license plates from all 50 states!) They seem to be nice people. But it is a huge upheaval for us native Portlanders. We don't really like it at all.	2349	Y	7	Y	N		no answer	60-69	Healthcare Practitioners and Technical Occupations
250	Negatively, mostly. It's scary to see such a rapid change with little regard for limits on giant, towering single family homes taking over our neighborhood. Environmentally, we should be encouraging small homes, not one or two massive ones on a lot. Parking is a huge problem.	2358	Y	22	Y	Y	19		60-69	Healthcare Practitioners and Technical Occupations
251	both. I think the buildings are tastefully done aesthetically -- I just wish there were less of them, and thought out in terms of how to peacefully blend in with the neighborhood (i.e. offering parking - not cramming a bazillion buildings offering expensive 'efficiencies' into 20 blocks, etc.) Also, the fact that these spaces are still renting for about \$900/mo, means that SE div will stay and possibly become even more homogenous - no thought to providing lower income housing to the folks that really don't have cars, or the money to take public transport to work everyday, who could really benefit by being close enough in to walk or bike. Again, this seems due to the developers having their main objective be \$\$\$\$\$\$\$\$\$\$ and the sad reality of gentrification.	2362	Y	7	N	Y	4	Y	30-39	Healthcare Practitioners and Technical Occupations

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business Division study area	Age	Occupation
252	family owned businesses are the backbone of the neighborhood. when you replace those with cookie-cutter micro apartments you are sending a message that the existing community is not important, and that a more moneyed segment has a higher priority. affordability is important for everyone, as is a sense of community. developers don't give a rat's ass about the people who live in the neighborhood as long as they can come in and make their money.	2363	Y	25	N	N		no answer	no answer	No Answer
253	At this point with all of the traffic congestion on SE Division I feel negatively about the recent development. I am disappointed that the development has not incorporated green spaces in/around the new condo buildings. Plus I fear that the development will lead to gentrification in my neighborhood.	2368	Y	16	Y	N		no answer	60-69	Community and Social Services Occupations
254	Negative. Destruction of retail business; no parking for new residences; upscale residential is pushing out local working class residents and businesses	2434	Y	20	Y	Y	10	Y	50-59	Legal Occupations
255	Both... I like and patronize a lot of the businesses that have gone in, but I am disappointed that the construction has been so generic looking.	2781	Y	6	Y	N		no answer	no answer	No Answer
256	Overall I feel negatively about it. The fact that little if any parking was provided is a big negative but even worse than that is how they look. Positive would be all the new retail on the street.	2782	Y	25	Y	N		no answer	60-69	No Answer
257	Positive. It has provided an abundance of walkable options for dining in particular. Hopefully other types of businesses will follow. At our location, we are unaffected by any parking or crowding issues.	2786	Y	1	N	N		no answer	25-29	Architecture, Engineering, & Urban Planning Occupations

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business Division study area	Age	Occupation
258	For the most part the improvements are welcome, except for the complete lack of enough planned parking for all the new condos, shops and restaurants. That makes all of us long time residents extremely angry with the city for allowing that.	2789	Y	19	Y	no answer		no answer	40-49	Arts, Design, Entertainment, Sports, and Media Occupations
259	negative: increased congestion compounded by poor pedestrian crossing control, Gentrification/pricing out of the businesses I like which are replaced by businesses that are too expensive. The intersections at Seven Corners and Division and 11th are almost insufferable at times. There really should be a dedicated left turn lane that allows west bound through traffic past at 11th even if it means losing a few parking spots. positive: new food cart pod, good examples of more sustainable buildings	2806	Y	7	Y	N		no answer	30-39	No Answer
260	I have mixed feelings about the recent development. I like the developments that provide retail space below and apartments above. I also like when the architecture of the building fits the existing funky character of Division St. I like when there is underground parking for the apartments. I don't like the bland, tall (over 3 stories) box buildings that lack color and character and do not provide outdoor gathering or seating areas or landscaped areas around the foundation of the building.	2807	N	no answer	no answer	Y	2.5	N	no answer	No Answer
261	Negative in how generic everything looks and worsening of parking/traffic conditions	2846	Y	2.5	Y	no answer		no answer	30-39	Legal Occupations

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business Division study area	Age	Occupation
262	Extremely negative. Noise, pollution, speeding cars, people leaving trash, parking, blocking access to sky, blocking sunlight from neighborhood gardens, no real green spaces added (a couple of apt. building courtyards).	2847	Y	2	Y	N		no answer	no answer	No Answer
263	Mainly feel negative--crowded feeling created by the large 4 story buildings taking up all their land and so much light and space due to boxy style. Exponential increase in cars, driving on Division St and nearby streets and filling all street parking spaces. Adjacent streets have become essentially one lane streets with all the cars parked on both sides.	2852	Y	33	Y	N		no answer	60-69	No Answer
264	Negative: Division is starting to look like a street in any urban are anywhere. Lack of access to sun and views. Gentrification (many families priced out of market).	2853	no answer	no answer	no answer	Y	no answer	no answer	60-69	Other
265	neutral. Wish the developments were more geared towards families versus hipsters. Also the cost of house rentals have gone up so families can't afford them, so most our neighbors are now houses full of 20 somethings (who act like they still live on a college campus)	2862	Y	7	Y	N		no answer	40-49	No Answer
266	I think I've already established my negative feelings and why. Nothing new to say. I think the biggest issue is that cars don't work here and I often don't go to restaurants by bike. The street no longer offers neighborhood services. I really hate it now.	2865	Y	28	N	Y	3	N	50-59	Architecture, Engineering, & Urban Planning Occupations
267	Negatively. Very negatively.	2866	Y	30	Adjacent Residential	N		no answer	60-69	Education, Training, and Library Occupations

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business Division study area	Age	Occupation
268	negative - addition of many housing units without consideration of parking. developers holding meetings with the neighborhood, but not listening - just pushing their agenda	2868	Y	8	Y	N		no answer	60-69	Architecture, Engineering, & Urban Planning Occupations
269	VERY negative. The boxy over designed buildings that are just square and tall are tacky and close feeling. The level of people coming into the street really don't care about the quality of Division. There is NOTHING unique about Division anymore. Other than it looks cheap and ugly. And it's hard to travel in that area.	2869	Y	25	N	no answer		no answer	50-59	No Answer
270	Negative. Ugliness. Lack of conformity to character of neighborhood. Rude visitors who leave their trash on our streets. Speed. Take up our parking.	2872	Y	3	Y	N		no answer	90+	Retired
271	See above.	2873	Y	20	Y	N		no answer	no answer	No Answer
272	somewhat negative due to lack of affordability of housing, and lack of diversity of businesses.	2879	Y	7	no answer	N		no answer	60-69	Retired
273	The Division Street development has spurred a 30% increase in my rent within 3 months. I've enjoyed renting in this neighborhood but cannot justify the amount I'm now paying to live here. I'll be purchasing a home in a more interesting and diverse neighborhood within a year.	2939	Y	3	Y	N		no answer	40-49	Business and Financial Operations Occupations
274	The main issue is the changing class dynamic. This is seen in skyrocketing rents and a shortage of rentals that are not vacation rentals. My own rent went up \$145 in the past 6 months, whereas it had never been raised in 3 years.	2941	Y	3.5	Y	N		no answer	30-39	Arts, Design, Entertainment, Sports, and Media Occupations

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business Division study area	Age	Occupation
275	negative: pricing long-term residents out, and pricing long-term businesses out.	2944	Y	22	N	N		no answer	40-49	No Answer
276	negative. too much congestion, looks like a generic city instead of what made portland unique	2947	Y	13	N	N		no answer	no answer	No Answer
277	Very negative. This development is atrocious. I feel like moving, as does half the neighborhood. Aside from the traffic jams, the way it changes the "vibe of the neighborhood", the general uniform "barracks"ugliness, I feel it is pushing out low-to-middle-income folks, in favor of becoming a playground for those who can afford the high rent condos. We made it cool--so developers want to build here, and then the cool people will have to leave!	2961	Y	15	Y	N		no answer	40-49	Business and Financial Operations Occupations
278	Positive--A city has to modernize and grow or it dies, essentially. Growth should be intelligent.	2976	Y	1	N	N		no answer	no answer	Architecture, Engineering, & Urban Planning Occupations
279	Negative. Lego building styles, no open space like a small park, things too close to sidewalks. Ugly Swales that take away parking and will be trash filled.	3009	Y	9	N	N		no answer	60-69	Business and Financial Operations Occupations
280	Negatively. My sense is that the neighborhood has become a destination rather than a neighborhood that the people who live in it enjoy. This means that parking is difficult (and driveways are often blocked) and that the visitors are not always respectful of the neighbors (I have heard stories of people peeing	3350	Y	8	Y	N		no answer	40-49	Arts, Design, Entertainment, Sports, and Media Occupations

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business ownership	Business Division study area	Age	Occupation
281	Feel mostly negative. Neighborhood is no longer affordable for most lower to middle class people Congestion. Lack of parking in apts and condos. That was a huge mistake. People have cars and if they can't park them where they live they will park in someone elses spot. Lots of older homes have no garage or driveway. No green spaces and parks in development	3591	Y	30	Y	N		no answer	no answer	Healthcare Practitioners and Technical Occupations
282	positive, see above	3675	Y	7	Y	no answer		no answer	60-69	Retired
283	Negative. Excessive parking problems for the surrounding neighborhood for two reasons: Multifamily housing units allowed to be constructed without ANY off-street parking and the proliferation of regionally-oriented 'high-end' trendy restaurants which attract shiploads of out of community auto traffic which then creates parking problems.	3676	Y	30	Adjacent Residential	N		no answer	60-69	Education, Training, and Library Occupations
284	mostly negatively. the new construction has come with little parking for new units. this should never have been allowed.	3678	Y	1.5	Y	Y	5	no answer	50-59	Education, Training, and Library Occupations
285	Positive	3680	Y	68	Y	Y	25	Y	no answer	Other
286	Negative -- city planners and developers made sure to ruin all that was good about the neighborhood by concentrating on exactly that which it didn't need (overpriced trendy restaurants and shops, expensive apartments for people with no sense of taste, narrow streets with limited parking, etc.)	3681	Y	4	N	Y	2	N	no answer	No Answer
287	Positive. Newness.	3683	Y	18	Y	N		no answer	40-49	No Answer

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business in Division study area	Age	Occupation
288	It's a toss up.. I like the activity all the new stores bring but regret the parking hassles that the nearby homes have to contend with. Also, would like to see more variety in store offerings, i.e. too many restaurants and bars (with no live music!).	3684	Y	21	Adjacent Residential	N		no answer	70-79	Retired
289	Positive, see above. biggest problem is speed limit is too high for street. like the re-done street design but needs more signals/crossings to control car speeds.	3687	Y	4	N	N		no answer	no answer	No Answer
290	Our Division Street needed a face lift and a bunch of vitality added. I love more housing and retail coming in. Problems are Boring street design building wise which causes a lack of "wanting to stay and explore what is offered in the retail spaces". Lack of pedestrian crossings at the end of each bloc and sometimes mid block hurts because it makes j-walking inevitable and dangerous. I think more diverse business will come in as construction settles and more folks pay attention to what is needed and what there is already enough or too much of.	3690	Y	45	N	Y	15		no answer	Arts, Design, Entertainment, Sports, and Media Occupations
291	See above. Some of each. It felt pretty sleepy before, so I like the revitalization. But I wouldn't want to see it get too much more "revitalized" if that means lots more people and traffic, boring-looking buildings, higher rents that force out local businesses (and residents), more meat-centric and expensive restaurants... etc.	3692	Y	19	Y	Y	8	Y	40-49	No Answer
292	I feel mostly positively - love many of the new shops and restaurants, worry about what things will look like once all the new apartments are occupied. Too many cars!	3701	Y	8	Y	N		no answer	30-39	Community and Social Services Occupations

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293	Positive. I love the growth and renewal. This area was really run down years ago. I like that it's not being redeveloped with national chains - but local successful businesses.	3708	Y	2	Adjacent Residential	Y	2	Y	40-49	Business and Financial Operations Occupations
294	I can't say that I feel positive about the recent development. However, I believe it is necessary to build MDUs in inner city Portland and, I guess, it's our turn. However, I feel it is very cynical of the Bureau of Development Services to allow MDUs to be built without any or minimal parking spots available to tenants. Just because Division has been designated a transit corridor, doesn't mean people won't have cars. I don't believe Tri Met goes to Mt Hood for skiing and hiking or the Oregon coast, etc. The consequence of that policy is streets over run with cars parked on our, once upon a time, open spaces in front of our houses. I have had people block 6" of my narrow driveway making it very dicey trying to park my car in my narrow driveway. There are no useable garages on my neighborhood street that can be used to park resident's cars. Therefore, my neighbors that have two cars need their driveway and the spot in front of their house for parking their cars.	3710	Y	36	Adjacent Residential	N		no answer	60-69	Retired
295	Negatively. All the building store-fronts look the same. They lack any personality.	3712	Y	9 months	Adjacent Residential	N		no answer	40-49	Education, Training, and Library Occupations