

Character & Identity of 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

#	How would you describe the character or identity of Division Street between 11th & 60th? Please be specific about areas, buildings, or places that illustrate this character?	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	Character is funky but has some good main street traditional buildings, small scale, narrow below 39th,	700	Y	4	Adjacent Residential	N			40-49	Architecture, Engineering, & Urban Planning Occupations
2	german temple	710	Y	Million years	no answer	no answer			no answer	No Answer
3	It really varies widely - parking lots to single-family housing to small commercial buildings to five-story mixed use buildings. It would be hard to really describe the character.	1012	Y	no answer	Y	N			30-39	Unemployed
4	Funky, mixed use of new and older established businesses and buildings. Oregon Theater is housed in a lovely old brick building, while Little t Bakery is located in a newer condominium.	1015	Y	20	Adjacent Residential	Y	16	Y	50-59	Homemaker
5	It's coming up now, but in the past, including fairly recent past, it has been on the unremarkable side and rather ugly. A place to go from point A to B but not to enjoy being a pedestrian. The buildings between 48th-50th are good examples. Passing through it by car has pretty much always felt "tight"--not much room.	1026	Y	69	Adjacent Residential	N			60-69	Education, Training, and Library Occupations
6	I think the character has changed drastically since all of the mixed use buildings have gone up. Division used to be unique and somewhat "home-grown". Now, it just seems soulless.	1036	Y	8	Adjacent Residential	N			30-39	Consultant

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7	Was -- or is? Was a pleasant neighborhood. Ample parking. Streets on which children could play. Parks. Bikes. Gardens. Trees. Few concrete ugly apartment building.	1037	Y	1.5	Y	N			no answer	Education, Training, and Library Occupations
8	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
9	It's growing far too fast with less than ideal planning for parking. I fear parking moving into neighborhoods which are already cramped for space. Especially 26th Ave. north of Division, which is a real barrier for traffic flow. While unchecked construction continues, I've avoided shopping in area as it's become nearly impossible. This can't be good for local businesses.	1055	Y	36	Adjacent Residential	N	N	N	50-59	Healthcare Practitioners and Technical Occupations
10	Emerging "Condo canyon". Foodie's destination.	1058	Y	1	Adjacent Residential	Y	9	N	30-39	Computer and Mathematical Occupations
11	A nice, mix of residential and commercial that is being swallowed up by ugly, large apartments and some McMansions and threatened by a lack of parking.	1059	Y	15	Y	N			40-49	Education, Training, and Library Occupations

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12	too many shoddy constructed apartment boxes from 37 to 30 more being built This has become a nightmare building frenzy. Division had been a mix of business, and residences, low profile dwellings.. now all is 4 floor	1072	Y	more than 20	Y				60-69	Arts, Design, Entertainment, Sports, and Media Occupations
13	no answer	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	Small town	1077	Y	2	N	N			no answer	Other
16	changing, hip	1080	Y	14	Y	N			30-39	Architecture, Engineering, & Urban Planning Occupations
17	changing, adaptable, unplanned, commuter street, suffering from growing pains, resilient, optimistic	1084	Y	36	Adjacent Residential	Y	26	N	no answer	Business and Financial Operations Occupations
18	It's turning into the Pearl/the city's restaurant row. It was a funky, eclectic street typified by storefronts like the Victory's building and the building housing Division Street Wines, and the former Road Runner Cafe, and Tom's. The old Nature's building--when Nature's was in it--was also a good example. There used to be some beautiful big old houses, like the one at 26th/Clinton that is now a hideous apartment building, and the one at 37th-ish that is now also a hideous apartment building.	1101	Y	30	Adjacent Residential	Y	19	N	50-59	Arts, Design, Entertainment, Sports, and Media Occupations
19	no answer	1119	Y	8.5	Y	N			40-49	Architecture, Engineering, & Urban Planning Occupations

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20	it has no character it sucks, a nasty place.	1124	Y	21	Adjacent Residential	Y	3	N	40-49	Computer and Mathematical Occupations
21	no answer	1132	no answer	no answer	no answer	no answer			50-59	Education, Training, and Library Occupations
22	A mixed use area being homogenized into a canyon like inhospitable street.	1149	Y	5	Adjacent Residential	N			no answer	No Answer
23	It used to be very run down, then adequately mixed. Refurbished buildings maintained the character of the area. The new stuff is tacky, way too large, and way too much.	1152	Y	35	Y	N			60-69	Sales and Related Occupations
24	The new no-parking condos are horrible. Terrible architecture. Division below SE 39th has lost all its charm as the old houses are torn down and replaced by ugly boxes. There is now a mono-culture of foodie restaurants that is unsustainable during the next recession.	1159	Y	no answer	N	no answer			no answer	Legal Occupations
25	What used to be a pleasant place to walk and shop is now a magnet for out of area developers where the two or one story traditional structures have been replaced with multi-story buildings creating a canyon effect with traffic congested for at least 2 hours from 26th to 39th every work day. The white building with chain mail across the front is especially egregious.	1163	Y	35	Y	N			60-69	Life, Physical, and Social Science Occupations
26	This has been a mixed small business and family residential area in the past and still is except for the area between about 24th and 47th which is now a canyon of tenant buildings of no particular design other than rectangular and four stories with a flat roof.	1165	Y	no answer	Adjacent Residential	N			60-69	Education, Training, and Library Occupations

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27	Neighborhood feel, walkable to cafes, coffee shops, grocery, and hardware. The historic building are valuable in my opinion and necessary to economic diversity. Many of the historic buildings are brick...dating to the 20's..	1166	Y	18	Y	Y	under 1 year	Y	40-49	No Answer
28	doesn't seem to be geared towards families...except the over-priced ice cream. wish we had developed wider sidewalks(I see this as the city's fault). There have been very little crosswalks during the construction. Very dangerous....seems like we should be first priority. very view places to cross safely, some of the building are ugly...chain-link over the front of entire building. seems like it will be loud in the a.m. with the garage and deliveries much like NW 23rd. will traffic be affected by deliveries?	1167	Y	8	Adjacent Residential	Y	18	N	40-49	Construction and Extraction Occupations
29	Congested. The right hand doesn't know what the left hand is doing as far as the "vision of Division"planning. building bio wells or whatever they are (mosquito breeding grounds)encroaching on more road space then building a ridiculous amount of apartments with no parking hoping people will bike Hipsters riding their bikes on Division instead of Clinton it will be a scene of many bike accidents . this is a main thoroughfare for people commuting from downtown to east county to avoid I-84-overall extremely poor planing with one purpose make the developers rich and long time residents disgusted	1171	Y	44 & 38 [married couple individual years of residence]	Y	no answer			60-69	Healthcare Practitioners and Technical Occupations
30	Homes, small businesses, restaurants, cafes, churches. Unfortunately, now crammed with large, unattractive apartment buildings that do not fit in the neighborhood.	1173	Y	20	Y	N			no answer	Nonprofit

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31	It was once a relaxed, low key residential and commercial area; it is now bustling, too much traffic and trendy. While remaining mixed use, the residential quality of life has gone way down and most of the street improvements seem aimed at encouraging businesses. For instance, no cross walks in our little block or two residential portion.	1177	Y	16	Y	N			50-59	Computer and Mathematical Occupations
32	This area used to be an affordable area: businesses that actually provided services, resale shops, affordable places to eat; family friendly. Now, there is little affordable housing, few places to eat that are affordable, virtually no businesses that provide (affordable) services, and not enough parking for the onslaught of out of 'hood folks flocking to the upscale restaurants. Most new condos are single bedroom /tudio apartments -- not family friendly or welcoming of any economic diversity. new buildings are ugly, do not fit in and are unpleasant to look at. more crime in the area.	1181	Y	9	Y	N			50-59	Legal Occupations
33	Division used to be a little scruffy, with a few restaurants here and there. The buildings were low and most businesses were family-friendly. One could push a baby stroller down Division and not feel out of place, nor bombarded by exhaust fumes from cars.	1183	Y	10	Y	N			40-49	No Answer

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34	It used to be a nice little sleepy neighborhood, with some funky buildings that weren't too sanitized. A nice mix of locally owned and home grown businesses and homes. I frequented Village Merchant, I got my scooter fixed at P-Town, I used to enjoy smelling the coffee roasting at Stumptown. I like that it is actually a little nondescript. You discover interesting buildings and yards by looking for small, hidden, and unique features. Nothing really jumps out and stares you down. That is, not until these 4 story buildings have been put in our faces. It's really obnoxious!	1184	Y	11 years and 11 years [different timeframes]	Adjacent Residential	N			40-49	Management Occupations
35	A lovely mix of homes and small business', with a priority of a walkable neighborhood	1185	Y	18	Y	Y	8	Y	40-49	No Answer
36	no answer	1189	Y	12	Adjacent Residential	N			50-59	Life, Physical, and Social Science Occupations
37	Now it is like a downtown area, filled with restaurants & businesses, plus all the tall apartment buildings. Lots of traffic on the street, as well as people on the sidewalks.	1190	Y	5	Y	N			70-79	Education, Training, and Library Occupations
38	10 years ago - i would have described SE Division as more bohemian, slightly grittier and less commercial than say Hawthorne, or the Pearl. now - Division looks like it's on a trajectory to be just like the Pearl or Hawthorne...but on steroids. It's no longer distinguishable as anything different from anywhere else, and the density is burying the neighborhood with congestion and lack of parking.	1191	Y	10	Adjacent Residential	N			40-49	Computer and Mathematical Occupations
39	burgeoning young	1193	Y	6	Y	Y	13	Y	60-69	Nonprofit

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40	New, modern, big and boxy. A little bit clausterphobic. High traffic thoroughfare--difficult pedestrian crossings.	1194	Y	9	Adjacent Residential	N			30-39	Life, Physical, and Social Science Occupations
41	Exploding and gentrifying and creating a canyon. Who are all the people who will move into the buildings? OY!!!!!!	1200	Y	10	N	N			70-79	Education, Training, and Library Occupations
42	It is eroding - - with the demolition of character-defining buildings, both residences and commercial buildings. The massive new buildings are overwhelming the street and its surroundings, as is the lack of off-street parking.	1201	Y	34	Adjacent Residential	N			other	Nonprofit
43	Eclectic, colorful and modest. Their aren't any outstandingly impressive buildings. They are small, funky, often remodeled many times, and changed incrementally. Some of them have very weird additions. In sections, they relate strongly to each other. Storefronts are painted to coordinate with each other. Remodeled single-family homes with storefronts (such as Pok Pok or Detour Cafe) have a similar look and feel. Some new infill development has adaptively reused existing structures.	1202	Y	over a year	Y	N			25-29	Other
44	WAS: 1 year ago, a friendly commercial street with many excellent restaurants and shops. NOW : congested Neighborhood destroyed by huge ugly apartment buildings with little thought to parking for residences or local business. To make matters worse is construction of bioswales and curb "Pork Chops" to further reduce parking and hinder traffic flow. Where will all these people park?	1203	Y	14	N	N			70-79	Architecture, Engineering, & Urban Planning Occupations
45	Developed. Under construction. Boxy.	1208	Y	6.5	Y	N			no answer	No Answer

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46	I love the cohesion and neighborhood "vibe". I see people I know regularly, out and about (cheers-ish). Many business owners know me since I've been around a while and have a strong sense of patron loyalty - whether I'm at Victory Bar, Stumptown, Trade up, Rebelle's, Village Merchants, Landmark or Savoy I know I'll always be in good company (both of neighbors and employees) and be participating in an economy which benefits my neighborhood. The new development only adds to this feeling of belonging, for me. It means that there is more out my front door to explore.	1209	Y	10	Adjacent Residential	N			30-39	Community and Social Services Occupations
47	For many years this was a pleasant site of business, commerce and family living space. It has now taken off to be much more geared towards younger people without families and lots of restaurants. Also building height has increased substantially	1211	Y	10	Y	N			40-49	Healthcare Practitioners and Technical Occupations
48	Commercial, surrounded by single-family residential N and S of Division St.	1214	Y	36	Y	N			70-79	Life, Physical, and Social Science Occupations
49	Skip	1215	Y	3	Y	Y	5	Y	40-49	Computer and Mathematical Occupations
50	It has been a wonderfully balanced collection of local businesses and residences. More recently, the businesses and "dinner tourists" to the neighborhood have made me feel angry and frustrated with the changes happening to my community.	1217	Y	15	Y	N			no answer	Healthcare Practitioners and Technical Occupations
51	Livable, walkable. We walk to the grocery stores (Fred Meyer, New Season's). Walk to bars and restaurant (Scorecard, Tommy's). And Hardware store, Do-It-Best. No need for a car, lot's of parks to take my daughter to ["park location omitted"]	1218	Y	10	Y	N			no answer	Arts, Design, Entertainment, Sports, and Media Occupations

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52	Busy, vibrant, exciting, Division street is the kind of area that drew me to live in Portland even though it means a long commute. I am very fond of the 30's for the restaurants, shops and culture. Stumptown, Pok Pok and little big burger are some of my favorites.	1233	Y	11	N	Y	10	N	30-39	Management Occupations
53	Division is exploding with construction and pop culture. We don't have a strong opinion about the changes. They increase our property value but it is not the neighborhood we love - it now belongs to people who commute to the neighborhood for dining, etc.	1234	Y	17	Y	Y		Y	30-39	Arts, Design, Entertainment, Sports, and Media Occupations
54	dense, pedestrian friendly, restaurant-centered	1235	Y	6 months	Y	N			50-59	Unemployed
55	Until recently, I viewed it as a main arterial serving a residential neighborhood which was primarily family and neighborhood oriented. It is now changing due to development pressures. I'm not in favor of that. The bulk of the change I see is centered around restaurants and night life that draw from all over the City as well as apartment complexes which are changing a neighborhood oriented demographic to one more closely resembling the more urban focus of NW or Hawthorne. I think residential and mixed use that favor family oriented neighborhood values are what we should have here.	1238	Y	48	Y	Y	15	N	40-49	Architecture, Engineering, & Urban Planning Occupations
56	"Homey" except for 30th to 38th. Except for that, which is unfortunately the closest to my house, the businesses are in small buildings, are varied, and include things besides food, food, food. However, between 30th and 38th, there are -- 8? -- hulking 4-storey condos that close off the sunlight, look as if they were designed by the Soviets, and have very chi-chi food-oriented storefronts at street level. E.g. all those bars, the ice cream place, the expensive bakeries (yummy though they be). If this sort of trendy joint prices Division Hardware out, it will be a black day.	1239	Y	37	Adjacent Residential	N			60-69	Education, Training, and Library Occupations

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57	Unattractive, cluttered, expensive, loud, congested, and finally gentrification. The buildings throughout this area have become an eye sore for residents and have created problems with parking, littering, and noise. What once was a great area/community has quickly become a culture of yuppy entitled suburban folks invading the space with no and/or little consideration to the existing community.	1241	Y	5	Y	no answer			30-39	No Answer
58	All the new construction is pretty overwhelming. We are enjoying some of the new restaurants/shops. We are concerned about parking on our street since we don't have a driveway or off street parking. I like the small courtyard areas for sitting and getting away from the street.	1246	Y	2	Y	no answer			50-59	Education, Training, and Library Occupations
59	Division is one of the reasons we moved to the area. I think of Division as a food haven. It was sad to me when the food trucks right around Pok pok left, and now I see it happening to Cartopia on Hawthorne. I generally support development, especially of unused areas, but the carts are so iconic, so special, I wish we could protect them. But that's neither here nor there, since they're gone. I also think of Division as a place for vintage clothing and household goods. A lot of the stuff is too expensive for me, but it's fun to go look.	1249	Y	8 months	N	Y	4	N	25-29	Legal Occupations
60	Used to be slightly offbeat, slightly run down but arty	1250	Y	8	Adjacent Residential	N			no answer	No Answer
61	rapid, uncontrolled growth gentrification destruction of historic property bigger made better	1259	Y	5.5	no answer	no answer			70-79	Sales and Related Occupations

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62	I like the mix of old and new and the quirky colors. There are still some trashy looking places that I would love to see move on, though. The pawn shop at 50th and Division and the interminably empty place next to it are eyesores.	1261	Y	6	Y	N			40-49	Education, Training, and Library Occupations
63	Working class vibe with older classic single family homes	1263	Y	5	Y	N			no answer	No Answer
64	Getting better before the curve, but parked cars in street suck for bikers and pedestrians struggle to cross.....more off street parking for all new buildings please! Nice density after curve around 50th. Traffic too fast to read signs for small businesses in denser area.	1265	Y	3	N	N			40-49	No Answer
65	When I first moved into the area ["between 1980-1985"], it was just transitioning out of being a neighborhood of older Italian residents into a place of younger working families just beginning to have kids. There were lots of small businesses and several empty lots, many of which hadn't been improved much. Restaurants and shopping weren't the rule. It was more pet stores, hardware stores, second-hand clothes & furniture, print shops, and some commercial storage.	1269	Y	31	N	no answer			50-59	No Answer
66	Neighborhood retail, mixed with some houses and apartments. It feels half-urban and half suburban still.	1271	N	no answer	N	N			30-39	Healthcare Practitioners and Technical Occupations

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67	Gentrifying.... replacing small single story structures with yards and "character" with large glass/steel structures without "character". Green space is being lost. New businesses are fancy restaurants and shops. Seeing all the buildings knocked down doesn't make me happy. The first little house on our street has recently been bought by a developer and the long-term renters had to move out. It'll be taken down and rebuilt into a ridiculously-sized single family home to house the same #of people as lived there before, remove the greenspace, and shade out the single-story neighbors.	1276	Y	14	N	N			40-49	Management Occupations
68	Gentrifying, crowded, construction, unpassable, new, forced. The area from about 20-39th has great restaurants, but it is so unaccessible! No parking, narrow street, endless construction.	1277	no answer	no answer	no answer	no answer			40-49	Education, Training, and Library Occupations
69	Division is turning into one of the worst places to live near. The bars, i.e. Landmark Saloon, are ridiculous with the amount of noise produced and parking is almost non-existent.	1350	Y	30	Y	no answer			30-39	Other
70	The feel has changed dramatically from a rather unattractive industrial business focused area to a more vibrant area. Along with that comes congestion concerns related to both people and parking	1366	Y	23	Y	N			50-59	Office and Administrative Support Occupations
71	It's really hard to tell, there's so much construction going on. I hope it ends up feeling village-y. I'd be pretty disappointed if services like pharmacy, doctors, cleaners, smaller markets, etc. couldn't afford to stay and it all became condos and restaurants.	1369	Y	24	Adjacent Residential	Y	20	N	50-59	Life, Physical, and Social Science Occupations

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72	Becoming more "hip" and busy. Currently congested with new construction. I would call it "dense urban" and I'm glad I don't live off the new construction as I'm sure the congestion and parking would drive me nuts.	1371	Y	22	Y	Y	20	N	50-59	Healthcare Practitioners and Technical Occupations
73	local shops local restaurants friendly folks	1380	Y	20	Y	Y	18	Y	50-59	Arts, Design, Entertainment, Sports, and Media Occupations
74	Mainly homegrown businesses, free of chain stores. The chain stores that are located on the strip are properly dispersed.	1382	Y	more than 20	Y	N			40-49	Arts, Design, Entertainment, Sports, and Media Occupations
75	MF res from mid 70 to 80s is ugly with backs to street or bad entrances. Until recently, most com had been derelict in old storefronts in need of repair or old auto oriented com set back from the street with parking in front. Now some buildings are coming in which front the street and give some interesting character. 15 years ago there was nothing worth walking to on Division and it had an unpleasant, abandoned and even unsafe feel. It is nice to see people walking along the street and visiting many new businesses.	1383	Y	15	Adjacent Residential	N			40-49	Architecture, Engineering, & Urban Planning Occupations
76	I love what is happening on Division and 12th. Reusing old spaces is creating a very interesting vibe to the neighborhood. As far Division between 29-34 goes, I am very disappointed with the lackluster architecture. It looks/ feels like a suburban developer with no interest in the community was given carte blanche to do whatever he wanted as long as he could pay for the land.	1394	Y	no answer	Adjacent Residential	N			40-49	Healthcare Practitioners and Technical Occupations

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77	transitioning. replete with controversial new dense housing development. with parking challenges. interesting commercial development. a neighborhood with a lot of promise and many challenges.	1402	Y	23	Y	N			50-59	Healthcare Practitioners and Technical Occupations
78	I don't know about the "character", but currently it feels like under siege. It used to feel neighborhoody, now it feels more land-grabby/Pearl Districty and other "y's" that I can't think of now. Colder, less friendly. I'm thinking specifically of the areas where all the new boxy condos are going in.	1412	Y	5	Adjacent Residential	Y	8	N	no answer	No Answer
79	<p>This development should have been stopped with one or two of these buildings! It looks like a dark canyon. Impossible to park there now and the apartments aren't even rented. I would rather see condos with parking -high quality buildings that people would own. These are future slums that take down the value of the neighborhood.</p> <p>Division Street is not a "transit corridor"! Buses come less frequently then they did a few years ago and they cost more to ride! They are crowded at rush hour by the time they get to 60th! I have read that 70% of these renters will be car owners. Where will they park? In Europe, transit is clean, frequent and affordable! When we go to Madrid, the subway and buses come every 2-5 minutes and cost 1.1 euro (\$1.35) per ride.</p> <p>The neighborhood never got input on these changes! The Richmond Neighborhood Association tried to have a say and were shot down.</p> <p>These buildings are completely out of character for this neighborhood. I know we need affordable apartments. There is property all over Portland that could be upgraded. Why did it all seem to land on one street?</p>	1416	Y	22	Y	N			60-69	Healthcare Practitioners and Technical Occupations

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80	Full of transition and new buildings. I like the eclectic nature of the whole area	1427	Y	13	Y	N			30-39	Healthcare Practitioners and Technical Occupations
81	Used to be hidden SouthEast gem, with creative boutiques and inventive dining. Now it's mega condos and parkingless apartments.	1431	Y	no answer	Y	N			40-49	Arts, Design, Entertainment, Sports, and Media Occupations
82	Division is a mix of private residences, glass and steel mixed use, one story brick buildings. The latter have a more intimate feel than the larger glass and steel monstrosities that have popped up in the last few years. It seems like the west end may have more potential for smaller more pedestrian friendly buildings. With the light rail stop nearby, more development is not far off. Looking at successful developments near other light rail stations may be helpful. I would divide division into three sections: west end (creatives) mid section (culinary and residential) and the east end which I'm not sure how to characterize.	1433	Y	24	N	N			no answer	No Answer
83	This has been a walking neighborhood for the past several years. Traffic has been light, people are friendly, dogs are welcome, properties are cared for. 34th and Division illustrates this perfectly. What used to be Laura Kitchen is a well kept building, with plantings and a wide sidewalk. there is a business across the street, Hedges and the newish Sen Yai are welcoming places with SPACE.	1458	Y	20	Y	N			no answer	Other
84	no answer	1459	Y	17	Adjacent Residential	Y	12	N	40-49	Business and Financial Operations Occupations

#	How would you describe the character or identity of Division Street between 11th & 60th? Please be specific about areas, buildings, or places that illustrate this character?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business owner-ship	Business in Division study area	Age	Occupation
85	mix of buisness, homes, restaurants, and a bunch of new apartments with no parking. love all the new businesses and restaurants except for the PORN theater and the apartment buildings with no parking built by delusional building and weak city council members.	1467	Y	6	Y	no answer			40-49	Healthcare Practitioners and Technical Occupations
86	very green, restaurant hub, great area to live and walk out to. it would be good if the city had some land they could develop a public parking lot for or people to park and walk in to division. Kind of like they have in Cannon Beach where there's a large parking lot a block off the main street.	1473	Y	27	N	Y	21	Y	50-59	Community and Social Services Occupations
87	Walkable community. Coffee shops such as stumptown, bars like the Victory, and grocery stores like New Seasons at 7 corners. Plenty of restaurants and some clothing/furniture stores.	1475	Y	6	Y	N			30-39	Office and Administrative Support Occupations
88	It is very congested between SE 20th and SE 39th. High density. Great new dining options, changing identity. Very trendy and specialized shops below 39th.	1483	Y	6 months	N	no answer			40-49	Healthcare Practitioners and Technical Occupations
89	Young and hip: Genie's, various bars and coffee shops and bakeries, new three and four story apt buildings	1489	Y	14	N	N			50-59	Arts, Design, Entertainment, Sports, and Media Occupations
90	Busy, crowded. I'm not complaining b/c I like the life it has created but I have 2 teenage drivers and it's a lot to keep track of!	1491	Y	19	Adjacent Residential	N			40-49	Arts, Design, Entertainment, Sports, and Media Occupations

#	How would you describe the character or identity of Division Street between 11th & 60th? Please be specific about areas, buildings, or places that illustrate this character?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business owner-ship	Business in Division study area	Age	Occupation
91	b/w 11th and 20th, reasonable mix of businesses and traffic. Up from 20th and increasingly until get to 50th, overly developed with high-density residential buildings. starting roughly at the old Nature's site (now multi-use housing Bollywood, etc) and going east, the traffic is terrible, the bike and dining spaces in the street making traffic even worse and unsafe. I welcomed some of the original development, but now it is too too much. Parking is nigh impossible, so we have to now park in the neighborhood, many blocks, to visit a new business. Visually, the sunlight is being blocked out, charm is being lost, and it is becoming a dense, dark corridor that I hate travelling down. I welcome some new business, for sure, but Division has become overpopulated and way too dense. I'm really angry at the city for allowing such fast growth with such little input from the neighbors, and so little parking added for all the new buildings.	1495	Y	more than 12	Y	N			no answer	No Answer
92	Mixed: part NW 23rd, part Alberta St and part Foster Rd. In other words a combination of the trendy, the zany and a traditional blue collar business zone.	1499	Y	20	Adjacent Residential	N			no answer	No Answer
93	Local shopping, dining. Pedestrian-friendly with lots of through-traffic.	1500	Y	11	N	N			30-39	Architecture, Engineering, & Urban Planning Occupations
94	Exciting, eclectic, progressive. Mixture of old and new. Old buildings with new uses.	1512	Y	2.5	Y	N			40-49	No Answer
95	Fun neighborhood. Hip restaurants and cafes such as Bollywood Theatre, Marino and Stumptown.	1514	Y	less than a year	Y	N			30-39	Office and Administrative Support Occupations

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96	changing rapidly. the epicenter of development in pdx over the last 5 years. while the development is positive its disheartening that there arent strict guidelines to make sure the physical development benefits the walkability of the neighborhood	1515	Y	8	Y	Y	under 1 year	Y	30-39	Arts, Design, Entertainment, Sports, and Media Occupations
97	Congestion beyond belief, and extremely dangerous!	1521	Y	50	Adjacent Residential	N			60-69	Transportation and Material Moving Occupations
98	It WAS a low-profile mix of residential, commercial, quirky, derelict, workingman, old school, this-and-that. NOW, four story boxes line the street, putting it in shadow. Modernistic, cheap looking apartments are invading. However, that being said, I am very glad they added commercial space to the ground floors. The street life is definitely becoming more, uh, "vibrant", which is both exciting and disconcerting.	1522	Y	12	Y	N			50-59	Education, Training, and Library Occupations
99	an old neighborhood being revitalized. the buildings such as sunshine tavern that used the bones of an old building typify this	1526	Y	9	Y	Y	1	Y	40-49	Computer and Mathematical Occupations
100	War zone. Construction non stop. Roads are totally chopped up. Lots of detours and dust. Uprooting old craftsmanship homes in favor of new "pearl district" type apartments.	1537	Y	8	Y	N			30-39	Healthcare Practitioners and Technical Occupations
101	Until recently, has been low-key commercial strip of local shops and small casual restaurants. A good place to go for inexpensive interesting purchases from the handful of secondhand shops. Mirador is a classic Division/ Portland place with a falafel cart in front. The Oregon Theatre has been there forever; when it goes the neighborhood will have fully transformed. Loss of the Egyptian Room was a big marker of neighborhood transformation. DoltBest an important business.	1541	Y	7	N	N			30-39	Healthcare Practitioners and Technical Occupations

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102	Disjointed, but starting to make a vibrant community.	1542	Y	15	Y	N			40-49	No Answer
103	Destination, i.e. Attracts people from out of the area. Upscale, trendy, hip, congested	1558	Y	18	Y	N			50-59	Architecture, Engineering, & Urban Planning Occupations
104	A safe, comfortable neighborhood suitable for families near the city center. The classic Portland home design defines the area, particularly exemplified by Ladd's addition	1559	Y	11	Y	Y	under 1 year	Y	40-49	Architecture, Engineering, & Urban Planning Occupations
105	Very much in transition, am impressed by all of the new (excellent) restaurants	1562	Y	12	Y	N			other	No Answer
106	mix of older portland with new development. lots of young vibe - restaurants and bars that are becoming hip. some highly respected restaurants that are more expensive and draw an older crowd. Starting to have a good pedestrian feeling to it, particularly around 30-38th.	1566	Y	6	Adjacent Residential	N			30-39	Consultant
107	an nice older, comfortable blend of residential and business activities. But: 1) the street is getting too much traffic, 2) the linear nature of the commercial detracts from is being good for pedestrians, 3) the neighbors need more control of what happens there, 4) the new housing without parking is problematic for several reasons, 5) transit head ways should be improved, 6) it may be too narrow for autos and bikes together.	1568	Y	40	N	N			60-69	Retired
108	Right now it's a total mess. But looking forward to the work being done. Very worried about parking with all the new condos. Also would like to see more retail shops. The culinary options are amazing though! I feel like this is a destination area now. Very exciting!	1570	Y	3	Y	N			30-39	Arts, Design, Entertainment, Sports, and Media Occupations
109	A great feeling of old Portland neighborhood traditions permeates the street with history.	1574	no answer	no answer	no answer	no answer			no answer	No Answer

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110	Dense, urban, interesting, inconvenient, crowded. Mediocre architecture, good restaurants. Parking nightmare. Bad zoning decision.	1576	Y	24	N	Y	3	N	50-59	Architecture, Engineering, & Urban Planning Occupations
111	More graffiti every year. Sorry to offer such a downer, but it's the first thing that comes to mind.	1583	Y	19	Y	N			50-59	No Answer
112	hip and growing hipper, just like all the other areas where this is happening.	1594	Y	no answer	N	N			60-69	Healthcare Practitioners and Technical Occupations
113	Low rise commercial and residential neighborhood. Traditionally few available apartment housing options, but more inclusionary housing rapidly increasing (though still not enough in the way of affordable or subsidized housing). Great neighborhood to live in as a biker	1595	Y	4	Y	N			30-39	Architecture, Engineering, & Urban Planning Occupations
114	I'd call it hit and miss. Much of the street feels a bit run down and very low scale for how nice the adjacent neighborhoods are. Many of the aging surface parking lots also feel like they bring down the quality of the experience while walking around on the street. Then you come across these nice blocks with shops and great restaurants.	1596	Y	2.5	N	N			30-39	No Answer
115	It used to be 2-story, neighborhood-friendly, small-businesses and services useful to the community here, making it unnecessary to pollute the city by driving around accomplishing errands. Healthy, whole food has always been a feature of this area. For 30 years, while living in other parts of Portland, I've dreamed of living here because of the convenience to downtown, the low-key, un-hyped feel, and the close-by unemphasized rentals blending in with residences. Now tall buildings create homogenous housing that sits aloof from the integrated flow of the neighborhood, blocking sun & breezes.	1605	Y	4	Adjacent Residential	no answer			no answer	Retired

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116	Historic -- traverses long standing inner Eastside neighborhoods, but not much evidence of that on the street Canyon-like in the area where new development is occurring Lacks feeling of continuity; no repetitive themes, sense of pattern; more trees to come may help	1611	Y	16	Y	N			60-69	Retired
117	Very much in transition from being a low end car-centric street (particularly with all of the car repair shops) into a high end car-averse street (particularly with the narrowing of Division). The number of apartments without parking and high end restaurants are obviously going to increase the number of people in the neighborhood. The question is will all of those people have cars with them too.	1623	Y	11	Y	N			40-49	Computer and Mathematical Occupations
118	It's an area that is losing it's character- being built up with a unidimensional character of restaurants- and then overpowering apartments.	1630	Y	8	Adjacent Residential	N			60-69	Retired
119	This was a nice mostly single family or smaller complexed neighborhood with all the necessary amenities. 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 ["residential street 2 blocks parallel to Division"].	1641	Y	19	Y	N			30-39	Business and Financial Operations Occupations
120	Seems to be a thriving area that's undergoing massive change, in terms of many buildings being built on old vacant lots/old buildings torn down. Now it feels like a great foodie destination but lacks diversity of businesses, i.e. I wouldn't go there but to eat/drink.	1656	Y	3	N	N			30-39	Community and Social Services Occupations

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121	Primarily single family residential with businesses mixed in. The previous character of businesses were mostly single story buildings with historical architectural features dating pre-50s. The current explosion of mixed use apartment buildings I don't find to be in the character or identity of Division due to the size and look. Compared with the narrowness of the street, they don't fit in over 3 stories. The block with the movie theater, Cibo, Eugenuous, Atlas pizza, Division Hardware, Ava Genes, Laurretta Jeans, Nuestra Cucina (the 1 story buildings) are what defines the character and identity of Division.	1660	Y	34	Y	N			no answer	No Answer
122	Developing local. Prior to the past two years I would've described it as small and local. Now it's closer to big and local. Especially between 30th and 34th.	1669	Y	1.5	Y	Y	5	Y	30-39	Arts, Design, Entertainment, Sports, and Media Occupations
123	So much has changed in the last two years that it's hard to know what the identity is. Division is still growing, and I hope it doesn't evolve into a NW 23rd. (So far, the restaurants are much better, at least.)	1671	Y	5	Y	no answer			30-39	Nonprofit
124	Great example of failed city planing. Lack of parking.dont know how someone could live there. Can't really use street for commuting. Too many apartments. Bios whales take up on street parking. Used to be a nice old neighborhood with variety of small businesses.People go thru just to see what a mess it is.	1681	Y	64	N	N			60-69	Retired

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125	Right now, I would describe it as claustrophobic and chaotic. The large, multi-story buildings crammed right up on the sidewalk and the lack of street trees or any sort of 'greening' makes the street drab, boring, cold and 'small'. The character that is still there, and that I enjoy most, are the old houses, the SenYai building, the Village Merchant building, and even the remodel at 35th Place (tea shop, etc).	1683	Y	16	Y	N			30-39	Homemaker
126	It's rapidly changing, obviously. Unfortunately, the change appears to be iterations of the same monolithic hulking boxes, all without parking and drawing hundreds of new cars to the neighborhood. Five years ago the corridor was actually pretty sleepy still.	1684	Y	6	Y	N			40-49	Legal Occupations
127	Seeing strong improvement as new businesses and destinations come in. Becoming a sustainable city street that supports our growing population.	1685	Y	12	N	N			40-49	Education, Training, and Library Occupations
128	Part run down; part modern and like a real main street	1691	no answer	no answer	no answer	no answer			no answer	No Answer
129	Hip. Happening. Location for great food and drink. Mix of older residential and light industrial, with new development interspersed.	1695	Y	9 months	Y	N			40-49	Architecture, Engineering, & Urban Planning Occupations
130	I know what division used to look like now it is a canyon of unfinished apartment condos with very little parking within blocks	1699	Y	8	N	N			40-49	Life, Physical, and Social Science Occupations
131	It seems like a construction zone in most places these days. Especially between 11th and 39th. It also has very poor parking availability and therefore a lot of unnecessary congestion. I am a walker/bike rider but sometimes do use a car.	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

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133	A mix of Residential and small business/restaurants. Area around 44th (stump town) good illustration of character.	1723	Y	1	Y	no answer			40-49	No Answer
134	It is a residential area, of families young and old, with a growing commercial core that had primarily, but not solely, been serving families and working folks like our family and our small business.	1724	Y	8	N	Y	7	N	60-69	Arts, Design, Entertainment, Sports, and Media Occupations
135	no answer	1726	Y	38	N	N			60-69	Office and Administrative Support Occupations
136	Overbuilt with too much density. Too many multiunit condos of poor quality. Too crowded and heavy for such a narrow thoroughfare. Feel bad for the residents who have to navigate the parking chaos of that area. It's been made very non-livable and the transformation of the area has been completely on the terms of developers.	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
137	Streets narrow, crowded, - traffic slow, congested. Parking is disappearing. Not inclined to stop at businesses whose only parking is on street.	1735	Y	26	N	N			50-59	Healthcare Practitioners and Technical Occupations

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138	Originally a nice, homey neighborhood where most people knew each other at least well enough to say "hello", e.g., like the south side of Division from 35th Place up to Division Hardware on 37th. Now a disaster, like the Pearl District and NW 23rd - massive apartment buildings, businesses with few, if any ties, to the neighborhood attracting drivers and rude people from all over, e.g., Lauro and Vindahlo which are now long gone. A driving and parking nightmare. No longer a nice friendly neighborhood to walk around or hang-out. The surrounding neighborhoods are being destroyed - the friendly, diverse, artsy people who have been there for years are moving out, people from out of state who want nothing to do with their neighbors are moving in, houses are being torn down. One could not even say it is being gentrified - it is more like a Beaverton/Tigard neighborhood. And it appears all the new places are not even committed to the neighborhood enough to participate in the Street Fair - last year it was so divided (down near 26th then skipping up to 35th or so), there was no point in going.	1740	Y	23	Adjacent Residential	Y	18	N	50-59	Legal Occupations
139	Modern tenement after tenement	1743	Y	17	Y	N			50-59	Sales and Related Occupations
140	Well, it used to be a cool street full of small businesses housed in interesting buildings or houses. There are still plenty of small businesses, sure, but the interesting buildings and houses are being struck down and replaced by ugly boxes that don't fit with the street's character.	1744	N	no answer	N	Y	2	N	40-49	Arts, Design, Entertainment, Sports, and Media Occupations
141	PDC is ruing this city	1746	Y	59	Y	N			50-59	Community and Social Services Occupations

Division Perceptions Survey Spring 2014-2015 Report of Responses

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142	no answer	1749	Y	6	Adjacent Residential	N			25-29	No Answer
143	The character used to be kind of funky. The stores on Division between 26th and 39th were scrappy, independently owned stores - things like the Drawing Studio and Eugenios. Now thing are more generic and overpriced (Salt & Straw, St. Honore, etc.)	1755	Y	13	Y	N			40-49	Education, Training, and Library Occupations
144	It's a neighborhood strip that has the capacity to expand to provide for the crowd that comes for restaurants. It provides more than enough for the residents, and has a symbiotic relationship with the money coming in from folks who want to have a nice night out. 30th - 37th is most emblematic of that phenomenon.	1756	Y	2	Y	N			25-29	No Answer
145	The character has changed for better and worse. I like the restaurants but the tall apartment complexes do not fit in with this neighborhood for many reasons. Parking is a huge issue. This is not the Pearl.	1759	Y	16	Y	N			no answer	No Answer
146	Changing so fast it no longer has identity. 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! Traffic sux	1761	Y	18	Y	Y	18	N	40-49	Sales and Related Occupations
147	Division is evolving into an exciting place to be. THE three buildings at 33rd Place form a welcoming feeling "place" that the old scattered one-story buildings did not. The new buildings have more residents, and exciting new businesses. There are now crowds of people on the street, not the empty streets and underutilized ex-gas stations of before.	1762	Y	27	Y	N			50-59	Sales and Related Occupations
148	Urban multifamily, 22nd - 45th is the heart of division.	1764	Y	6	Y	N			30-39	Computer and Mathematical Occupations

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149	<p>The area of new development around the D Village (for multiple blocks either direction) is horrible. It's like it's the new Pearl District, drawing annoying clueless suburbanites who can't figure out how to walk, drive or park effectively/intelligently in this neighborhood. Parking is a huge problem because of the new apartments going up without adequate parking for residents. The cool edgy vibe of the entire zone of your survey is gone forever. I enjoy some of the new restaurants but there's not enough variety in cost and "flavor" (really, another pizza place?) and I can't afford to patronize them often.</p> <p>Many locals are priced out of their own neighborhood. Plus dealing with the aforementioned people coming in from elsewhere is super annoying. If I couldn't walk to these businesses, I wouldn't go at all.</p>	1770	Y	2	Y	N			40-49	Arts, Design, Entertainment, Sports, and Media Occupations
150	<p>An interesting mix of old and new buildings, commercial and residential, very walkable, many great food options. There are a lot of old craftsman homes that make it still feel like a nice neighborhood even with all the new construction.</p> <p>Some of the new apartment buildings have interesting architecture and more character, others are pretty boring and have no character. The lofts currently under construction near 50th and Division are an example of an unattractive building that takes away from the character of the area I think. I like the area around 32nd. There are always a lot of people around and interesting things going on. I love all the restaurants and shops like Artifact.</p>	1773	Y	25	Y	N			30-39	Healthcare Practitioners and Technical Occupations
151	Transitional	1777	Y	1.5	N	N			30-39	No Answer
152	The apartments being built or have been built along Division between 30th & 37th in the past year are UGLY, UGLY, UGLY. Too big, out of scale, and built cheaply. They will all be eyesores within a few years.	1778	Y	20	Adjacent Residential	N			60-69	No Answer

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153	Given the completion of most of the recent new construction (apartments and new commercial) I strongly feel that Division's "character" in the "new" areas could be anywhere - - there is no longer anything distinctive about these new areas. The character of the remaining areas is "endangered."	1797	Y	34	N	N			50-59	Nonprofit
154	Aesthetically, it's an odd and unappealing jumble of older businesses and homes alongside very new apartments and mixed use construction. The new construction is out of scale and makes no attempt to fit in with the existing neighborhood.	1802	Y	1	Adjacent Residential	N			40-49	Business and Financial Operations Occupations
155	Food centric. Walking neighborhood.	1803	Y	7	Y	N			40-49	Healthcare Practitioners and Technical Occupations
156	SE Division St. used to be much more "neighborhood-like". Now it is becoming like a massive version of N Mississippi Ave. with much more traffic. The traditional character of the neighborhood (including residences and long-term businesses) surrounding the street is becoming lost and transitioning to the "flavor-of-the-month", which currently trends towards Portlandia and uber hipster, especially 20th-26th. While I'm not arguing that this is altogether bad, the recent traffic pattern changes imposed by the city as well as poor transportation options (sure, there's #4, but traffic flow through there is now horrible and there is no parking for people either not living in the area or not on the #4 line - TriMet connection from the N/S of any line have always been poor) will limit the ability of businesses to flourish there and will also have a negative impact on residents due to lack of street parking and heavy traffic issues.	1812	Y	3	N	N			other	Computer and Mathematical Occupations

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157	Foodie destination and neighborhood shops.	1813	Y	6	N	N			30-39	Life, Physical, and Social Science Occupations
158	Rapidly changing to multi-story mixed use apartments and businesses. Am concerned about lack of parking, increased pedestrian and vehicle traffic on narrow travel lanes. Also feel that the character of the new buildings has a cold, industrial, fairly uniform look, moving away from diversity. On the other hand, welcome new businesses, particularly in food and services realm.	1814	Y	3	Y	N			60-69	Community and Social Services Occupations
159	A great and active streetscape. The loss of green space and infill is worrisome.	1816	Y	8	Y	N			no answer	Arts, Design, Entertainment, Sports, and Media Occupations
160	A mix of residential and commercial uses on Division, with mostly single-family & a few multifamily uses on either side. I find the new apartments and commercial uses bring a vitality to the Division that wasn't there before.	1817	Y	13	Adjacent Residential	N			50-59	Education, Training, and Library Occupations
161	Generally single story to 3/4 story midrise. significant residential, both single family and multifamily. significant commercial presence, mostly portland based business, with few regional, and national brands present. very walkable, buildings are in appropriate scale and setback for a pedestrian friendly atmosphere.	1818	N	2 [lived in the past]	N	N			30-39	Architecture, Engineering, & Urban Planning Occupations
162	Jumbled. Parts of it are very cozy with businesses that have been there a long time alongside new, starkly modern buildings that don't feel as "homey"	1832	Y	1	N	N			30-39	Education, Training, and Library Occupations

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163	It is an old neighborhood street that, for the moment, still contains the charm of original (or at least old) buildings. Small businesses, shops, restaurants line the street--including a hardware store, and other businesses that make it a great place to live. Its transition into a tourist destination is disrupting this identity.	1836	Y	3	N	N			30-39	Arts, Design, Entertainment, Sports, and Media Occupations
164	Changing...it was truly a dump when we moved and has moved through many phases...i'm concerned that now, it's simply a destination. I love the variety of places to eat, and I like that there is housing going in, but it feels rushed and very dependent upon disposable income. I'm afraid that, at the first downturn, this stretch of Division will not fare well.	1838	Y	21	N	N			50-59	Education, Training, and Library Occupations
165	Eclectic, fun, full of character and interesting buildings. I actually looked at an apartment on Clinton and ["cross street omitted"] but the airflow was bad so I nixed it in favor of the place where I live.	1847	Y	8	N	N			no answer	No Answer
166	Increasingly unpleasant. The street surface is a mess, sidewalks are always closed, so you have to cross the street.	1857	Y	10	Adjacent Residential	N			25-29	No Answer
167	heartbreaking, disgusting. cannot visually stomach the walk I used to love up division. the cubicle apt's detract from all the charm I used to love all up and down division. are there no architects in this place?	1861	Y	10	Y	N			60-69	Life, Physical, and Social Science Occupations
168	Unique, colorful, has its own character. Eclectic. Not pretentious.	1868	N	no answer	N	N			30-39	No Answer
169	Vibrant and dense. Lots happening between 30th and Chavez. Great to see investment in the area.	1872	Y	22	N	Y	5	N	50-59	Computer and Mathematical Occupations

#	How would you describe the character or identity of Division Street between 11th & 60th? Please be specific about areas, buildings, or places that illustrate this character?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business owner-ship	Business in Division study area	Age	Occupation
170	Good, varied restaurants. New Seasons is the only grocery store. There is one elementary school and one high school (Franklin) nearby, within sight. No close parks. Increasing foot traffic. Too many apartment bunkers without parking make it harder for non-residents to find parking for restaurants. No distinctive original architecture.	1875	Y	no answer	N	no answer			60-69	Retired
171	Pretentious. All about landlords wanting money so making as much use of the land as they can. Caring nothing about space between neighbors (residential or commercial). Caring nothing about parking or traffic flow. Not a whole lot that says "Division St" specifically.	1878	Y	6	N	N			40-49	Education, Training, and Library Occupations
172	no answer	1879	Y	3.5	N	Y	3	N	40-49	Consultant
173	I love the area.	1883	Y	6	Adjacent Residential	N			50-59	Office and Administrative Support Occupations
174	Mostly established residential with a few areas that have bigger, newer buildings. Lots of single-level shops interconnected. Some new apartment housing that towers above the other buildings.	1897	N	no answer	No	N			25-29	Healthcare Practitioners and Technical Occupations

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175	The area from about 23rd down to 11th appears a bit more sleepy and contains a few period residences converted to businesses that give it a "neighborhood" feel (I think of the old Pix location, Pok Pok, and a few of the bars, mostly on the South side of the street when I say that). The rest of Division has a very commercial feel to it, no consistency and no feeling of neighborhood at all. Architecture tends toward typical strip mall to absolutely run down with a few nice exceptions like the area around Sckavone's. New additions like Little Big Burger only add to the commercial appearance of the neighborhood with their glass and gloss that gives the impression of a neighborhood in the midst of being torn down and rebuilt to modern commercial standards.	1902	Y	8	N	N			50-59	Management Occupations
176	Dramatic difference between 11th to about the New Seasons, and with the new growth & building even more so from 27th to 39th. The new apartment/condo buildings have made traffic impossible by building all at the same time, and will really be a problem for parking when occupied.	1905	Y	5	Y	N			60-69	Other
177	It used to be an eclectic collection of small local businesses, a variety of restaurants and bars and many small consignment shops.	1906	Y	6	Adjacent Residential	Y	under 1 year	N	30-39	Healthcare Practitioners and Technical Occupations
178	Loud, dirty, congested and getting worse. No parking and the new apartments haven't opened yet. I cant park near my sisters house anymore. She has 1 space in her driveway and it is frequently blocked or encroached on by neighbors, even to parking in her driveway! Its bad. Noise at night, people passing out in the front yard ...Litter.	1907	Y	25	N	N			50-59	Sales and Related Occupations

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179	It's over developed, in my opinion. Too many oversized apartment buildings built too close to the curb. Inadequate parking. Poor traffic flow. It's no longer a place that interests me. Many of the restaurants are not as great as they would like us to believe. Most of all, there are no park spaces on the boulevard to break up the commercial enterprises. There is no place to sit and breathe, to watch the passing parade.	1909	Y	12	Y	N			50-59	Arts, Design, Entertainment, Sports, and Media Occupations
180	Dangerous to pedestrians and cyclist. Great restaurants but miserable behavior and high speeds by cars.	1916	N	no answer	N	N			40-49	Healthcare Practitioners and Technical Occupations
181	Before: Comfortable, eclectic neighborhood -- small coffee shops and small businesses that mostly served the local neighbors. Now: Uninviting. New, tall apartments form a canyon. New businesses crammed in and competing for customers from outside the neighborhood. Don't want to stop because there's no place to park. Visually: an incohesive mish-mash crammed together.	1917	Y	no answer	N	N			50-59	Education, Training, and Library Occupations
182	eclectic, laid back, personable, accessible, middle class neighborhood	1924	Y	11	Adjacent Residential	N			30-39	Healthcare Practitioners and Technical Occupations
183	Overdeveloped, impossible to find parking. I think it will be a retail dead-zone soon because no one can park there.	1926	Y	40	N	N			60-69	Retired
184	A primary urban through street that has been a mix of business and residents, primarily business, although when we moved in it still showed lingerings of a more industrial past, in particular lots of auto repair shops. Its current increased redevelopment into condos and retail/business/restaurants is, in my opinion, both great and in-line with its character.	1930	Y	16	Adjacent Residential	Y	10	N	40-49	Legal Occupations

#	How would you describe the character or identity of Division Street between 11th & 60th? Please be specific about areas, buildings, or places that illustrate this character?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business owner-ship	Business in Division study area	Age	Occupation
185	Right now, it is a mixture of residential, Hawthorne-like, and hip and coll (restaurants and bars). You've got residences, automotive shops, New Seasons, plenty of bars, yoga studios, lots of restaurants, but not enough retail stores to make it fit within the rest of the neighborhood (Belmont and Hawthorne have the full mix, which feels and looks good).	1931	Y	16	N	Y	13	Y	40-49	Legal Occupations
186	It used to be a run down kind of dirty street with , low end commercial, car repair shops with junkers that never moved, and places to buy cheap beer. The adult theater was one of the nicer places	1933	Y	40	Adjacent Residential	N			60-69	Retired
187	traditionally old storefronts, small apartment complexes, occasional old residential.	1935	Y	15	Y	N			60-69	Retired
188	Destination for dining, shopping and groceries. Lots of interesting new buildings replacing parking lots so it is becoming very pedestrian oriented, not a good commute route due to slow traffic. Would love to live closer to where all the restaurants/amenities are going in so we can walk to more places.	1936	Y	15	Adjacent Residential	Y	13	N	50-59	Sales and Related Occupations
189	spotty development, lots of construction	1938	Y	18	N	Y	18		no answer	Architecture, Engineering, & Urban Planning Occupations
190	destroyed, bombed out, looks like Orange County	1939	Y	17	Y	Y	17		50-59	Arts, Design, Entertainment, Sports, and Media Occupations
191	Too many new big condos/businesses for such a tiny street. Nightmare now to drive on. Too many wealthy looking white people not any diversity to speak of. Some nice restaurants, but really feels overdeveloped and out of scale.	1961	Y	15	Adjacent Residential	no answer			40-49	Farming, Fishing, and Forestry Occupations

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192	It used to be a hub of the lesbian and queer communities, with the Egyptian Club, Haven Coffee, and several other queer- and lesbian-owned businesses. Many of them have been pushed out due to gentrification.	1972	N	2.5 [used to live]	N	N			no answer	Community and Social Services Occupations
193	The character is being lost by the new construction & loss of historic architecture & places.	1978	Y	6 months	N	N			no answer	No Answer
194	A once very tight-knit neighborhood, now invaded by people circling blocks seeking-out parking for automobiles, while neglecting to signal or identify how, what, or why they do what they do with their cars. It would be nice to have more bicycle parking, creating safe spaces - to Lock Bikes - off of the sidewalk areas.	1984	Y	5	N	N			40-49	Computer and Mathematical Occupations
195	The neighborhood is in flux. It is changing from a family neighborhood to a food, drink and shopping district.	1990	N	grew up in SE	N	N			25-29	Food Preparation and Serving Related Occupations
196	used to be funky and interesting with neighborhood character, now it is concentrated housing. where will these new inhabitants work/park? Ex: between 30th and 34th Division there are 6 apartment buildings that don't align with the character of the street.	1995	Y	2	Y	no answer			60-69, 50-59	No Answer
197	I'm not much for words but to me it feels like "Up and coming small town."	2004	Y	38	Adjacent Residential	N			30-39	Computer and Mathematical Occupations
198	It seems to have changed to high density, crowded with lots of traffic.	2006	Y	5	N	N			30-39	Architecture, Engineering, & Urban Planning Occupations

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199	Urban, young, hipster, artistic, eco-minded, bicyclists. New Seasons, New Bollywood Theater, Lompoc Brewing, Salt & Straw, Little Big Burger, Stumptown. New apartments. There are two kinds of houses: those that have been refurbished and those that will be. Bungalos built without on-site parking. Neighbors resistant to change.	2009	Y	20	N	N			50-59	Computer and Mathematical Occupations
200	Primarily a neighborhood commercial district, lined with shopping, retail, and other businesses. These businesses cater to nearby residents who can walk to visit them. The street supports a complete neighborhood where nearby residents may be able to walk to destinations to satisfy almost all of their daily needs: groceries, restaurants, other shops, etc. Many buildings offer ground floor retail with condos/apartments above. Once a block off of Division, the context of the neighborhood is residential, with a mix of single-family detached houses and smaller (3-story or less) multi-family units.	2010	Y	3	Adjacent Residential	N			25-29	Other

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201	Up to 20th, friendly. The county building and restaurants at 11th and 12th are accessible and in character with the area. Same with Clay's and Rudy's. Beyond that, things get unpleasant. The remodel of the old Nature's building is fancier but feels foreign. The big boxes like the one that houses Xico's give that area the feel of a strip mall. Thankfully, Whiskey Soda and Hedge House are holding fast. There are some positive additions. The Landmark is an excellent tavern. Sckiavone's and Petite Provence feel right. Stumptown, of course, is awesome. I tend not to go east of 34th because it isn't pleasant for me as a pedestrian. Additionally, I find the area east of 34th unpleasant to drive through. because of the increased vehicular and pedestrian traffic. It seems like it would be hellish for a cyclist.	2019	Y	21	N	N			50-59	Computer and Mathematical Occupations
202	It was a neighborhood, now it looks like a congested mess, a choke corridor with cars and vehicles at the mercy of buses that no longer need to pull out of the way, a huge waste of fuel and a real pollution nightmare.	2034	Y	48	Y	N			60-69	No Answer
203	Mixed use/ funky/ small family businesses/ light industrial/ crafts people/ friendly community/ neighborhood restaurants/ walkable/ night life/ artsy/ local foods.	2035	Y	25	Adjacent Residential	Y	16	Y	no answer	Arts, Design, Entertainment, Sports, and Media Occupations
204	I think "Up and Coming" is correct, yet not sure what that means.	2048	Y	1	Y	N			50-59	Healthcare Practitioners and Technical Occupations
205	Developing too rapidly with out of character apartment buildings with no off-street parking. Look at SE Division between SE 31st and SE 34th for good example of this.	2058	Y	25	Y	N			no answer	No Answer

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206	hip. up and coming. great food and bars. Will be walkable once construction completes. Hate driving on it.	2061	Y	8	Y	N			no answer	No Answer
207	transitional, diverse	2063	Y	20	Y	N			no answer	No Answer
208	A mix of local businesses including restaurants and grocery, housing, plumbing, car repair and schools (Abernathy and Hosford are impacted by Division). While businesses have changed -- used to be Nature's and Food Valu for groceries, now New Season's, it has always had a mix of retail and housing and it has always been on a scale that fits with a 2-lane neighborhood street.	2064	Y	19	N	N			50-59	Other
209	It's looking WAY too corporate! D Street Village is by FAR the best new development. Stan Amy is a wonderful owner, and the vision of D Street Village is great. Plus, best of all, you can walk through the middle of (eventually) all three buildings and enjoy the wonderful independently owned businesses. We need more indoor/outdoor arcade-style developments. But these UGLY condos need a massive redesign! They are a downright criminal blight on the street and an assault on the senses.	2065	Y	13	N	no answer			40-49	Computer and Mathematical Occupations
210	comfy old time neighborhood which is beginning to yuppify but in a pleasant manner. Nice businesses I enjoy like St Honore and Townshend Tea, Bollywood, Laretta Jean.	2147	Y	33	N	N			60-69	Retired
211	Division is: niche food stores and local businesses created and patronized by SE residents, boutique goods and services that fit the lifestyle of surrounding residents, and families.	2174	Y	11 [rented for 5, own house for 6]	Adjacent Residential	Y		N	40-49	Arts, Design, Entertainment, Sports, and Media Occupations

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212	Fun and active. Still a good mix between high end retail and thriftshops. However, traffic moves way too fast despite the traffic calming (curb bumpouts, etc.) and it is just not pedestrian friendly enough on Division itself.	2192	Y	8.5	Adjacent Residential	no answer			40-49	Education, Training, and Library Occupations
213	What used to be a neighborhood quiet, peaceful, and friendly feel has turned into an apartment and community nightmare with high class restaurants that don't offer much in the way of food except for that they are expensive. What used to be a fun street to wander has turned into a street that I do everything in my power to avoid at all costs. The new buildings don't even attempt to try and fit in with the neighborhood.	2193	Y	8	N	N			30-39	Construction and Extraction Occupations
214	no answer	2196	Y	9	N	N			40-49	No Answer
215	Referring especially to blocks between 30th and 39th Formerly: kind of down market...casual, low key, unfancy, makeshift, charming Now: fancy, overpriced, catering to lots of folks from outside the neighborhood. Feels more like NW 23rd St or even, <i>gasp</i> , Lake Oswego.	2197	Y	6	Y	N			no answer	No Answer
216	Currently the character is in flux, but it currently seems to be a dinner destination and site of increasing density.	2204	Y	6	Y	N			30-39	Healthcare Practitioners and Technical Occupations
217	There is a lot of new restaurants and shops - good thing. There are a lot of new residential opportunities without parking - not good. Nice to have some cool things to go to nearby. Traffic is bad, parking is bad (can't park in front of our house anymore), and the roads are bad but that is temporary.	2205	Y	10	Y	N			40-49	Education, Training, and Library Occupations

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218	For me, SE Division between SE 11th and 60th, has been/is a very working class area. With the introduction of New Seasons, Ava Gene's, Pok Pok, etc., Division is trending towards upper middle class. Certainly, on my street, the new neighbors have professional upper middle class jobs. The actual street isn't totally gentrified, yet. However, I live near the area between 30th and 34th and with the 5 MDU's under construction and 1 MDU occupied, it will change toward total gentrification.	2206	Y	36	Y	N			60-69	Retired
219	It's like someone gave a kid (builders and city planners) full access to a candy store! Builders have taken advantage of tearing down older, smaller properties and have built massive condo plex/store front monstrosities without parking. Local (beloved) businesses have been forced out due to their lease not being on the table again once it had expired, or rent skyrocketing. The street is (has been and continues to be) torn to shreds with potholes, caution tape, detours, curb bump outs, less lanes for driving and MORE TRAFFIC, both foot and car. Streets are flooded with people looking for parking spaces and home owners and renters can't even park in front of their homes. Neighborhoods are also being torn to shreds by buyers trying to capitalize on the "desirable" area, buying up smaller homes, destroying them, and building gigantic eyesores. Living in a home surrounded by constant construction is less than desirable!	2210	Y	27	Adjacent Residential	N			30-39	Education, Training, and Library Occupations

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220	Used to be funky; a mix of nice homes (like in Ladd's) and cool shops and working class ver by Clinton/closer to Powell. Further up, continued working class main drag surrounded by houses with mixed occupants; young, old, renters, owners. Places of note; New Seasons Market, Longfellow's Books, Pok Pok, Stumptown, Reel Em Inn	2211	Y	9	N	N			30-39	Office and Administrative Support Occupations
221	A secondary arterial road which was intended to be a commercial strip, but rather than commerce, 10 years ago it felt more residential and only recently switched to being a lively corridor. It is becoming what it was destined to be. It was falling short and now it's realizing its potential. Stylistically, it is a hodge-podge of residences and businesses, architectural styles, old and new, beautiful and ugly.	2213	Y	7	N	Y	5	N	30-39, 30-39	No Answer
222	Eclectic - high tech in a converted auto parts warehouse, 40+ places to eat, florist, hardware store, physical therapy next door to recycled goods shop, Eugenios	2216	Y	36	Adjacent Residential	Y	30	N	no answer	No Answer
223	Lively, food, drink. Apex, Pine State, Bollywood Theater, Imperial, Salt and Straw	2218	Y	7	Y	N			30-39	Management Occupations
224	Dining destination. It's becoming more compact with smart growth and also more walkable as more businesses open up on division. Growth especially around Woodsman Tavern to Pok Pok has been brisk with so many new buildings being built and restaurants and stores opening up to catering to the neighborhood.	2220	Y	3	Y	N			30-39	Business and Financial Operations Occupations
225	Vibrant businesses but congested with car traffic. Difficult to cross street due to limited pedestrian crossings.	2242	Y	22	Y	no answer			50-59	Architecture, Engineering, & Urban Planning Occupations

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226	It's a narrow street that used to have some vacancies. It's still a narrow street, but the nature of the corridor is more vertical. The area south of 39th is distinct from the area north of 39th (less density). The area between 25th and 35th has changed dramatically in the last 2 years.	2251	Y	2.5	N	N			30-39	Architecture, Engineering, & Urban Planning Occupations
227	Bustling, narrow, and continuously under construction.	2261	Y	more than 9	N	no answer			30-39	No Answer
228	Evolving inner neighborhood. The corridor creates the location for services and the density drops off quickly and nicely from division outward.	2267	Y	8	N	N			30-39	Life, Physical, and Social Science Occupations
229	urban, commercial, not pedestrian friendly, tasty, congested	2269	N	no answer	N	N			40-49	Architecture, Engineering, & Urban Planning Occupations
230	a nice early 20th century streetcar commercial street with lots of character. The newer development is not in character with the old and often is out of scale by being too large and massive. Only the intersections of major streets should be commercial; with housing between. The corridor is too narrow and there are potential conflicts of use and scale, etc. with the residential behind.	2275	Y	40	N	N			60-69	Retired
231	Aside from some decent additional restaurant choices, gentrified, grossly overdeveloped, soon-to-be over-populated, another NW 23rd, developers run amok, an infuriating nightmare of condos/apartments/cars.	2276	Y	30	Adjacent Residential	no answer			50-59	Education, Training, and Library Occupations

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232	It's getting g crowded. I think we need to be mindful of keeping some of the lower buildings and not fill it with 4 story buildings. The d street 2 story looks great. Need more shops and no more restaurants. Need more offices like d street villiage.	2277	Y	no answer	Adjacent Residential	Y	1	Y	50-59	Healthcare Practitioners and Technical Occupations
233	the development in the mid 30s/upper 20's - D St Village etc. - has turned that area into a sunless tunnel. there's nothing like it elsewhere in the city -- even Mississippi and the Pearl are airier, given their greater street width or urban amenities. above 39th is still mercifully relatively undeveloped. i don't mention the parking situation -- obviously disastrous for our neighbors in parts west of 39th. if the city intends to turn Division into a model of congestion, it won't do anymore to call it well-served by public transport given only the 4 bus and a couple of bike tie-ups. shift the water main a few feet and lay track, or at a minimum run track up Hawthorne (the obvious site for heavier development, one would have thought).	2281	Y	no answer	Adjacent Residential	N			40-49	Education, Training, and Library Occupations
234	There is a walkability and interactivity that I love about SE Division. It's got a great mixture of residential and commercial. The restaurants are delicious and locally owned. The residences are becoming more dense.	2290	Y	9	Y	Y	4	Y	30-39	Computer and Mathematical Occupations
235	Busy at the moment Colorful Walkable Up-and-coming Love the food and drinks Maintain the greenspaces! Maintain the historical character!	2291	Y	more than 15	N	Y	3	N	40-49	No Answer

Division Perceptions Survey Spring 2014-2015 Report of Responses

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236	It has a funky character that is gentrifying very quickly. Hawthorne still retains a lot of independent small scale restaurants and shops. Division, on the other hand has gone straight from not having very many highly popular restaurants/shops to having upscale and very trendy ones. The upscale additions tend towards other upscale areas like the Pearl and are attracting similar visitors. Visitors from places like Lake Oswego lack any eclecticism. The khaki pants and business friendly looking outfits are boring, quite honestly. Where are the pierced people, the people of color, the people who dress a little funky? I don't want to see a street full of business casual and partying after office workers, quite honestly.	2293	Y	5	N	Y	12	N	50-59	Arts, Design, Entertainment, Sports, and Media Occupations
237	Fabulous, hip, trendy and no parking.	2298	Y	20	Y	N			50-59	Office and Administrative Support Occupations
238	Currently - it feels like a version of NW 23rd for SE Portland. Condos for wealthy 20 to 30 year olds, hipster restaurants, etc. Still has some funky smaller shops which are the best part (village merchants, etc).	2300	Y	a little over 2	N	N			no answer	No Answer
239	Urban, with residential and commercial properties.	2303	Y	12	Adjacent Residential	N			no answer	No Answer
240	Such a funny mix of styles, old and new, shabby and shiny.	2304	Y	2.5	N	N			40-49	Business and Financial Operations Occupations
241	crowded, semi hip, bad street to drive on, not enough room for bicycles, hard to find parking	2305	Y	30	N	N			70-79	Education, Training, and Library Occupations

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242	Evolving from transitional neighborhood with local businesses that support the surrounding neighborhood to a new/trendy restaurant focused street that attracts not just neighbors, but visitors from across town as well as tourists, with lots of tiny apartments as well.	2306	Y	5	N	N			40-49	Healthcare Practitioners and Technical Occupations
243	Quirky, busy, mixed-zone, cozy, walkable, homey, well-rounded community, historic, friendly. Mirador, Langlitz Leather, and Village Merchants are long-time, unique, local-owned friendly shops. There are mechanics, hardware, music, thrift, specialty Italian food stores. Dining options are all over the map - Double Dragon to Ava Gene's to Eugenio's to Nuestra Cocina to Pok Pok's 3 restaurants. The old homes along SE Division mixed in with shops keep a mixed and historic flavor. Langlitz, Reel M Inn, Laretta Jean's, and Sen Yai are in funky old buildings that still have the flavor of SE Division that I loved when I first moved to the area 15 years ago.	2307	Y	15	N	N			50-59	Business and Financial Operations Occupations
244	rapidly becoming more upscale, with more points of interest, and more traffic congestion	2310	Y	12	Adjacent Residential	N			40-49	Healthcare Practitioners and Technical Occupations
245	Division between 11th and 60th is mixture of middle and upper middle class homes, service-oriented businesses, a handful of schools, and a couple of churches. In recent years there has been a great increase in the number of restaurants and in the number of multi-story housing developments with ground-floor businesses found in the neighborhood.	2312	Y	39	Y	N			40-49	Computer and Mathematical Occupations

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246	no answer	2319	Y	35	Adjacent Residential	Y	25	N	60-69	Business and Financial Operations Occupations
247	Psudo Bohemian.	2321	N	no answer	N	N			50-59	Computer and Mathematical Occupations
248	It WAS a nice neighborhood area with places like Eugenios, and Do It Best, where most people knew each other. It has become awful, unattractive, not conducive to neighbors gathering, unfriendly and completely undistinct from other boring towns for hipsters. Examples of bad for the neighborhood - the massive apartment buildings, the coming removal of a house at 34th and Division, the restaurants with lines down the street (e.g., Salt and Straw) and which attract people who talk loudly on side streets well into the night.	2347	Y	23	N	Y	18	N	no answer	Legal Occupations
249	The area has changed to such a great degree that it is unrecognizable sometimes. Especially from 30th to 34th, with all the new buildings, restaurants, decreased parking. It is nothing like the pictured map here, sadly.	2349	Y	7	Y	N		no answer	60-69	Healthcare Practitioners and Technical Occupations
250	It is a livable neighborhood of to-scale houses, warehouses and neighborhood businesses meeting the needs of residents. This is changing rapidly with the corridor of apartments on Division and adjacent single family homes being demolished to be replaced, often, with 2 towering single family homes packed in next to original houses.	2358	Y	22	Y	Y	19		60-69	Healthcare Practitioners and Technical Occupations

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251	Well, not long ago, it was a laid back neighborhood street, with some nice cafes/bars/coffee shops/shops, etc. But still very mellow Portland. lately it feels more like hipster-becoming-downtown-crowded-moneyville.	2362	Y	7	N	Y	4	Y	30-39	Healthcare Practitioners and Technical Occupations
252	mostly quiet and diverse and family run. division hardware is run by knowledgeable, helpful people. I'd rather support them than a Home Depot or other faceless large corporation. Marino's makes the best cappuccino and baklava. it's too bad that Jarra's closed to make room for apartments. Also family owned, now being replaced by yet another bunch of apartments being shoehorned into a too-small space. somehow the owners have finagled their way out of meeting ADA requirements, added too much car traffic and parking to nearby neighborhoods and changed the makeup of the neighborhood by catering exclusively to young, childless and relatively wealthy [white] people. They will eventually raise the property value of the neighborhood high enough to push long-time residents out of their homes because of inability to pay ever rising property taxes. Nice job honoring your "honored citizens," Portland.	2363	Y	25	N	N		no answer	no answer	No Answer
253	Economically robust business/residential district with lots of restaurants, small businesses, places to shop, new condos being erected. This area has too much traffic congestion at times, especially during am and pm weekday commute.	2368	Y	16	Y	N		no answer	60-69	Community and Social Services Occupations
254	Residential/Upscale restaurant and bar	2434	Y	20	Y	Y	10	Y	50-59	Legal Occupations
255	no answer	2781	Y	6	Y	N		no answer	no answer	No Answer

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256	I absolutely hate most of the brand new four story apt. buildings especially the one next to Sen Yai. They are made as cheaply as possible and look it. It is obvious that the developer is trying to make as much money as he or she can with no regard for the way the building looks. Large double-wides are what they are.	2782	Y	25	Y	N		no answer	60-69	No Answer
257	To us, Division is the developing heart of the neighborhood. For others, it is also becoming a destination as a dining center. However, I don't know if Division street yet has an architectural identity; it is still developing and the mix of buildings is substantial (from run down, to modern condo). The goal should not be homogeneity, but a unifying feature within the streetscape (e.g., street lighting, benches, etc.), could help Division to establish an identity as a cohesive location.	2786	Y	1	N	N		no answer	25-29	Architecture, Engineering, & Urban Planning Occupations
258	Hopping, trendy, very restaurant heavy. A lot like N. Mississippi Ave and N. Williams Ave are getting.	2789	Y	19	Y	no answer		no answer	40-49	Arts, Design, Entertainment, Sports, and Media Occupations
259	Obviously gentrifying quickly west of Chavez. Most customers seem to have been attracted from other parts of the city, arriving mostly in cars that park up to three blocks into the surrounding neighborhoods at congested times. The stretch between Chavez and 60th has so far retained more of the original character as it has evolved .	2806	Y	7	Y	N		no answer	30-39	No Answer

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260	I would describe the character of Division Street as eclectic and funky - unique in it's own way. It's the collection of vibrant colors used on the often small, individual buildings; the diversity of small shops and restaurants - although different, they make a very appealing place place as a whole. The Atlas Pizza, Portland Wines, and other small shops between SE 35th and 36th stand out to me.	2807	N	no answer	no answer	Y	2.5	N	no answer	No Answer
261	Increasingly crowded with people who are visiting the area littering cigarette butts and garbage, standing in the way of sidewalks, not enough sidewalk space to accommodate foot traffic during busy times, especially when lines out the door (Salt & Straw, Pok Pok, e.g.), starting to look generic with a cheap/modern style	2846	Y	2.5	Y	no answer		no answer	30-39	Legal Occupations
262	A mess of ugly new high-rise boxes not in keeping with the character of the community. Filling with trash from the new restaurants. Jammed streets, both with cars and people. No parking. Speeding cars on the side streets. Noisy nights.	2847	Y	2	Y	N		no answer	no answer	No Answer
263	Until recent development--low key, mixed commercial, light industry, and residential--many buildings and houses illustrating this have been torn down.	2852	Y	33	Y	N		no answer	60-69	No Answer
264	Until recently--Low key mixed residential and commercial and mixed age with some light industry. Now--Some remains of the above with new upscale tourist-oriented business ventures and high levels of traffic.	2853	no answer	no answer	no answer	Y	no answer	no answer	60-69	Other
265	no answer	2862	Y	7	Y	N		no answer	40-49	No Answer

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266	I'm really disappointed in the recent development in the 30s on Division. Division never had any character before, so it was a blank slate. But the new developments are cheap-looking and have no design quality and really create a dense corridor that defines that stretch of the district. In addition, the lack of required parking for the density and the reduction of on-street parking for storm water and pedestrian crossings makes the district really hard to use in a car. It also eliminates parking for nearby residents who mostly don't have off-street parking because of the era of the homes. All in all, poor planning and unfortunate lack of design guidelines.	2865	Y	28	N	Y	3	N	50-59	Architecture, Engineering, & Urban Planning Occupations
267	Division is the former auto service road for this area, with many of the businesses along that stretch catering to commercial, auto-oriented traffic.	2866	Y	30	Adjacent Residential	N		no answer	60-69	Education, Training, and Library Occupations
268	evolving, eclectic	2868	Y	8	Y	N		no answer	60-69	Architecture, Engineering, & Urban Planning Occupations
269	The new area on Division about 34th to 20th is HORRIBLE! It has NO character it is just walls of tacky building built for the enjoyment of people from Beaverton to come and stand in line to buy over priced food. This is no character. Who thought that was a good idea??? Further up Division to 60th the design is a little fresher, but still lack design. Really if I wanted to live in East Berlin. I'd trv and move there.	2869	Y	25	N	no answer		no answer	50-59	No Answer
270	Now filled with crass ugly boxes.	2872	Y	3	Y	N		no answer	90+	Retired

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271	Varied. Formerly, mainly 1-2 storey residences and business buildings--from well kept to shabby. Now, many new 3+ storey apartment buildings with storefronts have replaced older buildings. Lots of restaurants and bars that cater to people from outside the neighborhood. Lots of construction and reconstruction. Parallel residential streets are now parking areas for construction workers, trade vehicles, and business employees and patrons. Residential side street traffic has increased to include non-residents searching for parking and trucks delivering to businesses and construction sites. Formerly quiet side streets are now busy and noisy most hours of the day and evening. Look at Division from 20th to 50 th for examples of all this.	2873	Y	20	Y	N		no answer	no answer	No Answer
272	Lots of restaurants! Not much diversity in the types of businesses that are present west of Chavez. Small independent businesses.	2879	Y	7	no answer	N		no answer	60-69	Retired
273	Prior to the last 6-8 months, I considered the area around SE 30th to be quaint, cool and neighborhood-y. With the recent development boom, the area has become congested and overpriced. I'd describe the area as "designer". If the current style of development continues, the area between 30th and 39th will be similar to the Pearl. Depressingly gentrified.	2939	Y	3	Y	N		no answer	40-49	Business and Financial Operations Occupations

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274	<p>Division between 11th and 28th encapsulates the working class vibe that I have always loved. The IPRC and the Ford Building are great examples of older buildings with character being used for new and community-minded purposes. They are vibrant and active.</p> <p>Division St from 30th to Chavez is like an alien city, out of place with its surroundings. The newer buildings are unsightly and pompous, and they take away from the beauty of older houses converted to businesses that are staples of what Division was.</p> <p>There is a great deal of traffic and people, but it lacks in an actual community feeling.</p> <p>From Cesar Chavez to 60th, Division has a mix of these new apartment complexes, businesses and older, quirky places. They are more evenly distributed and do not feel like an invasion. In particular, I enjoy the look of the building housing some yarn store and a few other places, as well as the building Village Merchants is in.</p> <p>In all, businesses that re-purpose existing spaces consistently inspire me.</p>	2941	Y	3.5	Y	N		no answer	30-39	Arts, Design, Entertainment, Sports, and Media Occupations
275	<p>i just want to say thank heavens i had to move out just as all of these changes started happening. i'd describe division as crammed, filled, cramped, smushed, without sufficient public transportation and parking to support it. it used to be funky, overlooked, filled with treasures, fun to walk down, eclectic. now it's at-all-costs and full of poor choices (bioswales on a busy street that needs parking? why not bioswales on wide streets in east portland? or side streets?). the people on the sidewalk act entitled and less friendly than before.</p>	2944	Y	22	N	N		no answer	40-49	No Answer
276	<p>feels more exclusive and less unique and creative.</p>	2947	Y	13	N	N		no answer	no answer	No Answer

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277	Formerly, it had an arty, funky, village-like, cozy, neighborhood feel. Most buildings were 2 stories or less and there were lots of trees lining the streets. Brick buildings where Eugenios is or the art studio owned by Phil & Joan Sylvester, Coffee Division, even the building where Townsends Tea resides, all of those speak of the funky, arty, community vibe Division *had*.	2961	Y	15	Y	N		no answer	40-49	Business and Financial Operations Occupations
278	It looks like a busy street that is modernizing and becoming part of the 21st century. Some nice modern remodels.	2976	Y	1	N	N		no answer	no answer	Architecture, Engineering, & Urban Planning Occupations
279	I call the area between 32 and 34 th the Lego Blocks as new buildings look as if the designers grew up playing with Legos???not a good look. I prefer the casual, older buildings of 34th thru 37th and think buildings like Roman Candle work well. love Eugenio's look and feel.	3009	Y	9	N	N		no answer	60-69	Business and Financial Operations Occupations
280	I don't feel that Division St. has character anymore. When I moved here, it was a funky street with a mix of businesses and I enjoyed walking the length of it. Now much of it all looks the same in a generic new-development kind of way and there is little of the new businesses that interests me. The condo buildings are ugly and have no character. The street has become flavorless.	3350	Y	8	Y	N		no answer	40-49	Arts, Design, Entertainment, Sports, and Media Occupations
281	In general I hate it. Specifically, too crowded. parking is limited. The buildings are too high for the neighborhood. Most condo and apts and business have no parking spaces thus overparking on side streets. Some buildings designs do not fit character of neighborhood. Little affordable housing and green space	3591	Y	30	Y	N		no answer	no answer	Healthcare Practitioners and Technical Occupations

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282	There is a nice mix of architecture, land use and people along the way. It's like most of Portland - nicely mixed!	3675	Y	7	Y	no answer		no answer	60-69	Retired
283	<p>Before now, or now?</p> <p>Before now it was a sleepy auto-oriented small commercial district with very local-oriented businesses.</p> <p>Now it is an overcrowded, pretentious trendy restaurant oriented district which attracts too many out of area visitors and provides absolutely stinking zero parking to accommodate that clientele. The businesses are more regionally oriented and not addressed to the needs of nearby residents. Plus, the multi-family housing is atrociously ugly, unwelcoming and complicit in the new parking problems in the surrounding neighborhood. It is the epitome of bad urban planning which has entirely ignored the concept of transitional structures.</p>	3676	Y	30	Adjacent Residential	N		no answer	60-69	Education, Training, and Library Occupations
284	it doesn't have much character as far as I can tell. I'd encourage much slower traffic and get rid of all billboards.	3678	Y	1.5	Y	Y	5	no answer	50-59	Education, Training, and Library Occupations
285	Very Cool for the new generations coming up	3680	Y	68	Y	Y	25	Y	no answer	Other
286	Soulless Needless Heedless Hopeless	3681	Y	4	N	Y	2	N	no answer	No Answer
287	Fine. Kitschy	3683	Y	18	Y	N		no answer	40-49	No Answer
288	As entertainment, my partner and I walk from 42nd ave to 26th ave just to see all the 'upscale' restaurants, condos, bars, etc and all the 'cool' people able to afford this life style.	3684	Y	21	Adjacent Residential	N		no answer	70-79	Retired
289	Bustling, walkable, lively,	3687	Y	4	N	N		no answer	no answer	No Answer

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290	Right now is not a good time to describe identity or character of Division. It is in transition! Ask me what I hope it will become!	3690	Y	45	N	Y	15		no answer	Arts, Design, Entertainment, Sports, and Media Occupations
291	Busy commercial street, especially between about 26th & Chavez	3692	Y	19	Y	Y	8	Y	40-49	No Answer
292	It's improving, more eclectic, artsy, walkable...but still interspersed with ugly/odd buildings (that I would love to see GO). The Oregon Theatre (adult movie theatre...how is it still there?!?), that defunct gas station.	3701	Y	8	Y	N		no answer	30-39	Community and Social Services Occupations
293	Young, urban and up and coming. Very cool and fashion forward. Neighborly, local focused but forward thinking.	3708	Y	2	Adjacent Residential	Y	2	Y	40-49	Business and Financial Operations Occupations
294	I am not familiar with or have an opinion Division east of Caesar Chavez. I have seen many changes, good and bad, since I moved to the neighborhood in 1978. SE Division was, somewhat, drab in 1978. The addition of restaurants, New Season's, Mirador and other shops and services between SE 12th and 34th has been great. They are all built to scale in the nature of the street and the neighborhood. For me, it is very "walkable" and that is how I get to those destinations.	3710	Y	36	Adjacent Residential	N		no answer	60-69	Retired
295	Diverse but becoming homogenized. The new stores seem to be out-of-town type of high-priced boutiques that don't offer much in practicality. The new buildings in the 30th - 38th st. blocks illustrate this. It appears out-of-town financiers would have all of our major boulevards just be lines with boutique stores and apartments.	3712	Y	9 months	Adjacent Residential	N		no answer	40-49	Education, Training, and Library Occupations