

Opinion of New Construction on Division

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

Key:
 Study Area = Division Street & back side of blocks North and South between 11-60th
 Adjacent Residential = 1-10 blocks on either side of Division
 Occupation = Coded by category
 Age = Range

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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