

Positive/Negative Feelings About Recent Division Development

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

Key:

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

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

Occupation = Coded by category

Age = Range

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#	Do you feel positively or negatively about recent development on Division? If positive, what are the elements you like? If negative, what are the biggest issues or problems?	Survey ID #	South-east area resident	Duration of residence (years)	Division study area resident	Business owner	Duration of business owner-ship	Business in Division study area	Age	Occupation
85	yes except for apartment building built on faulty data that people would not own cars. Please see richmond neighborhood fight with Dennis Sackhoff	1467	Y	6	Y	no answer			40-49	Healthcare Practitioners and Technical Occupations
86	positive!~	1473	Y	27	N	Y	21	Y	50-59	Community and Social Services Occupations
87	Positive. More opportunities for shops, restaurants, and other attractions.	1475	Y	6	Y	N			30-39	Office and Administrative Support Occupations
88	I like the development as a whole. Traffic and street conditions are terrible. Narrowing of road due to construction.	1483	Y	6 months	N	no answer			40-49	Healthcare Practitioners and Technical Occupations
89	Designs of new buildings are elegant, but there seem to be too many of the same type of building quite imposingly close to a street that is only two lanes wide.	1489	Y	14	N	N			50-59	Arts, Design, Entertainment, Sports, and Media Occupations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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