

Design Preferences for Future Mixed Use 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 Residen-tial = 1-10 blocks on either side of Division

Occupation = Coded by category

Age = Range

#	Design: What are your design preferences for future mixed-use development (Residential and Commercial uses in the same building) on Division? For example, size, scale, style, building form, facade, street frontage, etc.?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
1	Roof step downs to minimize bldg bulk & maintain solar access, breakup bldg massing, durable & natural materials (e.g. brick & wood), balconies, more green design elements, green walls, PVs, green roofs, more variation of windows, no blank walls, dividing up bldgs into smaller visible increments to match existing 25' traditional rhythm of bldgs, more step downs next to smaller scale bldgs. Incorp. of exist. building arch. styles on Division or nearby main streets - incl. art deco, and main street facade elements. If a modern style, aim for a northwest design (shed roofs, wood and glass).	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	2-4 stories, super-ped-friendly. Niches for public open space, for sure, and big sidewalks.	1012	Y	no answer	Y	N			30-39	Unemployed
4	Much smaller scale, with parking. Mixed use. No more square boxes. High quality finishes. Self-sustaining architecture. Platinum LEED certified. Condos or townhomes.	1015	Y	20	Adjacent Residential	Y	16	Y	50-59	Homemaker
5	Get the damn cars off the street!	1026	Y	69	Adjacent Residential	N			60-69	Education, Training, and Library Occupations

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6	No more than 2 stories, preferably 1. Facade that is more natural - wood, metal. Less ugly painted siding.	1036	Y	8	Adjacent Residential	N			30-39	Consultant
7	No building higher than two stories! No building allowed within 100 feet of the property line of an existing single family residence. On-site parking required for permits for all new multi-occupancy dwellings.	1037	Y	1.5	Y	N			no answer	Education, Training, and Library Occupations
8	parking for residents	1054	Y	20	Y	N			60-69	Healthcare Practitioners and Technical Occupations
9	Any new buildings need adequate parking. Buy spaces and build a parking structure to serve the neighborhood. Cost of building should be covered by all the housing/commercial units which have already moved into the neighborhood and are causing the traffic nightmares. The traffic is bound to get worse as neighborhood density increases. Ensure commercial area is affordable to include shops such as Mirador and neighborhood doesn't change to reflect only Starbucks can move into new buildings.	1055	Y	36	Adjacent Residential	N	N	N	50-59	Healthcare Practitioners and Technical Occupations
10	Stepped back above the second story! Prefer brick and/or modern design.	1058	Y	1	Adjacent Residential	Y	9	N	30-39	Computer and Mathematical Occupations

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11	Human and friendly. Ditch the gray brick and the beige paint. Don't make it God-awful ugly like the Salt and Straw building. Modern design can be fun and appealing. No taller than three stories. Green plants as a feature. House tear downs not allowed to be replaced by out-sized houses that leave almost no yard in any direction. Some "square footage" is outside, and it has value too!	1059	Y	15	Y	N			40-49	Education, Training, and Library Occupations
12	This is all too late to consider. The massive building is done maybe we can plant a tree or 2	1072		more than 20					60-69	Arts, Design, Entertainment, Sports, and Media Occupations
13	Residential and commercial in the same building are my preference, and not too huge, and fitting in with the era in which the neighborhood was built.	1073	Y	15	Y				no answer	Management Occupations
14	no answer	1075	Y	no answer	N	N			30-39	No Answer
15	Street level retail - classic / traditional style; setback from street to allow for wide sidewalks	1077	no answer	2	no answer	no answer			no answer	Other
16	3/4 story, stepping down to the neighborhood homes opposite the Division side of the lot. I like density but some outdoor space for residents and others taking breaks from walking the street is desired as well at street level.	1080	Y	14	N	N			30-39	Architecture, Engineering, & Urban Planning Occupations
17	Variety in size, color, something to break up the monolithic appearance of the new buildings. Shops flush with sidewalk and 2nd - 4th floor apartments set back at least 6 feet.	1084	Y	36	Y	N	26	N	no answer	Business and Financial Operations Occupations

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18	Smaller and more in keeping with the age of the neighborhood. More welcoming from the street.	1101	Y	30	Adjacent Residential	Y	19	N	50-59	Arts, Design, Entertainment, Sports, and Media Occupations
19	no answer	1119	Y	8.5	Adjacent Residential	Y			40-49	Architecture, Engineering, & Urban Planning Occupations
20	fewer apartments and more parking. Families will not live in the tenements that are being constructed since there is no parking	1124	Y	21	Y	N	3	N	40-49	Computer and Mathematical Occupations
21	Include Parking.	1132	Y	no answer	Adjacent Residential	Y			50-59	Education, Training, and Library Occupations
22	no answer	1149	no answer	5	no answer	no answer			no answer	No Answer
23	The building on the corner of 30th and Division that houses American local - 2 story. Best blends into the neighborhood. Parking required for all multi housing over a couple of units. NO MORE BIO SWALES or anything that takes parking off of Division.	1152		35					60-69	Sales and Related Occupations

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24	Why do you assume we have to have mixed use? Lots of consumer oriented retail, and bars, bars, bars. Two story stepped back designs. None of that UDG crapola. Also, The Remmers are horrid developers. THye make everything look like an ugly Portlandia Beaverton hybrid.	1159	Y	no answer	Adjacent Residential	N			no answer	Legal Occupations
25	Build and design in keeping with the blue-collar immigrant nature of the neighborhood, and in the greenest way, with lots of windows, solar access, patios that greet the neighbors not create a closed face. Again the white structure with the chain mail is a shining example of what should never again be built.	1163	Y	35	Y	N			60-69	Life, Physical, and Social Science Occupations
26	The new buildings need to be set back from the footpath. There really should be open spaces on each building site. To reduce the impact of buildings, I believe green landscaping is important and softens the harshness of these shoe-box shaped buildings.	1165	Y	no answer	N	no answer			60-69	Education, Training, and Library Occupations
27	love mixed use buildings. Would like to see more retail below, residential above. Feel it creates a safe vibrant streets. I think our 4 story limit is fine, work needs to be done about step backs.	1166	Y	18	Y	N	under 1 year	Y	40-49	No Answer
28	glass and not so tall right off sidewalk. more gradual raise from pedestrian stand-point.	1167	Y	8	Adjacent Residential	N	18	N	40-49	Construction and Extraction Occupations

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29	No 4 story apartments looming over people's living space 2 resident town homes Take a look at the building on the north corner of Division and 30th restaurant below 1 apt above that is reasonable in size and aesthetics. If you are going to build, build with class not some 2 bit structure that is made on the cheap and will look like hell inside and out in 10 yrs	1171	Y	44 & 38 [married couple individual years of residence]	Y	Y			60-69	Healthcare Practitioners and Technical Occupations
30	Love the use and re-use of buildings, for example, at 34th & Division, where Roman Candle Bakery and Ava Gene's are located. A couple of the new apartment buildings are of a scale that works well and are integrated nicely (building where Salt & Straw is located). The apartment buildings at 37th and next to Sen Yai are simply dreadful.	1173	Y	20	Adjacent Residential	Y			no answer	Nonprofit
31	I'd prefer buildings more in keeping with a local Portland neighborhood in style, rather than the ultra urban look of the current buildings in progress. More space between buildings and the street, with some space between buildings. Limited to 2 or possibly three stories.	1177	Y	16	Y	no answer			50-59	Computer and Mathematical Occupations
32	small scale, consistent with the former aesthetic, more local run businesses that are affordable.	1181	Y	9	Y	N			50-59	Legal Occupations

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33	The four story, gigantic buildings are ugly atrocities, particularly the building at 37th and Division. In contrast, the mixed-use developments at 38th and Division (Little Big Burger) and 32nd and Division (Sunshine Tavern) are lower profile and more in keeping with the neighborhood.	1183		10					40-49	No Answer
34	I think I covered this in the above questions. Smaller, smaller, smaller!	1184	Y	11 years and 11 years [different timeframes]	Y	N			40-49	Management Occupations
35	Courtyards, no more than 3 stories, classic 'Brownstone' styling similar to many in the Pearl District, a focus on 1 or 2 bedroom units, Lots of storefronts, some side or back parking. We have enough bars, hopefully more family friendly restaurants.	1185	Y	18	Y	N	8	Y	40-49	No Answer
36	It would have been nice if the buildings had some architectural trappings reflecting the arts & crafts nature of the surrounding neighborhoods.	1189	Y	12	Y	N			50-59	Life, Physical, and Social Science Occupations
37	No more than 3 stories, not more than half a block wide, and a little back from the street to allow for either greenery and/or places to eat or to sit. No more flat-front facades, lack of artistic details, windowless sides of big buildings, and boring color!	1190	Y	5	Adjacent Residential	N			70-79	Education, Training, and Library Occupations

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38	the dream that 82 units & no parking will be OK because the typical resident will be "service industry, bike & public transit users" is not a realistic plan for a city and a community. its more like a nightmare for the residents already in place. i totally understand that parking spaces cost money...but when the city takes sides and allows giant projects with no parking - they're taking a side that essentially sends a message "sorry for your loss...but congestion is coming - suck it up" thanks city of portland.	1191	Y	10	Y	Y			40-49	Computer and Mathematical Occupations
39	We need performance spaces, and something to encourage diversity.	1193	Y	6	Adjacent Residential	N	13	Y	60-69	Nonprofit
40	no answer	1194	Y	9	Y	N			30-39	Life, Physical, and Social Science Occupations
41	Oh, for goodness sakes.....some imagination!!!! No more big boxes!!!!!!	1200	Y	10	Adjacent Residential	N			70-79	Education, Training, and Library Occupations
42	These "mixed use" buildings are ALL the same, wherever they are built. They need to be less tall in height, with copious use of red brick or true-wood siding, vertical windows that at least look double-hung. Quality, traditional doors. Some kind of roof form. A bit of a setback.	1201	Y	34	Y	Y			other	Nonprofit

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43	Same size, maybe even taller if they step back the massing. Use forms and icons from the existing character for inspiration. Somewhat traditional, but also contemporary. Use brick!	1202	Y	over a year	Adjacent Residential	N			25-29	Other
44	One design rule would help. $S=(F-1)*10$. Set back from the sidewalk is equal to the floor # minus 1 times 8. first floor (retail) has no set back, 2nd fl. has 8' set back, 3rd. fl, 16"set back. Balconies and decks would not be counted. as needing set back, providing a 8" deck for all units. This would eliminate the sun blocking, wind tunnel effect of the present units. Reasonable parking space requirements, say 8 spaces for every 10 residences	1203	Y	14	N	N			70-79	Architecture, Engineering, & Urban Planning Occupations
45	no answer	1208	Y	6.5	Adjacent Residential	N			no answer	No Answer
46	I'm personally a fan of the mix of modern and classic we're seeing already. I guess what is more important to me is a pedestrian scale - store fronts and restaurants that open up onto the sidewalk. I'd love to see some street seats pop up here and there too.	1209	Y	10	Y	N			30-39	Community and Social Services Occupations
47	It would be nice to have less of the "greedy buildings" that have been mentioned in the Oregonian and Portland monthly. It would be great if these new buildings incorporate green building principles, innovated architecture, parking, and other amenities that make them intergrate into long standing neighborhoods in a better manner.	1211	Y	10	N	N			40-49	Healthcare Practitioners and Technical Occupations

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48	1) 4-story max 2) avoid blank vertical facades 3) alternate setbacks, courtyards, and plazas with sidewalk arcades 4) provide parking for residents and customers. 5) revise city guidelines for all new structures of 10 or more dwelling units. Require 1) off-street car parking spaces for at least half of dwelling units; 2) car-share parking spaces and secure bicycle parking.	1214	Y	36	Y	N			70-79	Life, Physical, and Social Science Occupations
49	Modern, efficient, preferably no taller than 2 stories, require some type of runoff management ("green roof", trees, swales, etc)	1215	Y	3	Adjacent Residential	N	5	Y	40-49	Computer and Mathematical Occupations
50	no answer	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 would encourage highly mixed use medium rise buildings to the specs of the current zoning. Style should be determined by current trends rather than forcing a false sense of nostalgia. Perhaps a requirement that the building have architectural distinction. But leave the definition vague.	1233	Y	11	Y	Y	10	N	30-39	Management Occupations

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53	That building near 34th - the white one with the grate on the front looks like a prison and pisses me off every time I see it. Why would anyone want to live there? So, no more of those. My ["immediate family member"] is relocating to SE Portland from ["major W. coast city"] and would have been delighted to buy one of the new condos BUT ["they (singular)"] would require a secure parking spot which is impossible. So, ["they (singular)"] will be buying someplace else.	1234	Y	17	Y	N		Y	30-39	Arts, Design, Entertainment, Sports, and Media Occupations
54	ground floor retail	1235	Y	6 months	Y	N			50-59	Unemployed
55	Mixed use could be positive. Parking and transportation need to be addressed. Size and scale need to be balanced with regards to impacts to existing residences. Street capacity and infrastructure resources are limited. Developments that impact that need to be capped within reasonable limits and/or bear the financial burden of mitigating the impacts. It is unfair and counterproductive to put the additional tax burden on existing residents to pay for improvements that do not benefit them.	1238	Y	48	N	Y	15	N	40-49	Architecture, Engineering, & Urban Planning Occupations
56	Answered in previous question	1239	Y	37	Y	Y			60-69	Education, Training, and Library Occupations
57	no answer	1241	Y	5	Y	N			30-39	No Answer

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58	More green space and plantings. Mixed facade vs. flat surfaces. Deep sidewalks. Benches. Cross walks.	1246	Y	2	Y	Y			50-59	Education, Training, and Library Occupations
59	If you're going to do mixed use, make more public plazas, preserve a space in your retail complex for small start ups and pop-up shops, create areas for food trucks and small vendors.	1249	Y	8 months	Adjacent Residential	N	4	N	25-29	Legal Occupations
60	no answer	1250	Y	8	Y	no answer			no answer	No Answer
61	apartments need parking lower levels for stores/commercial	1259	Y	5.5	Y	no answer			70-79	Sales and Related Occupations
62	I would like more of the new buildings to look old since the new apartments all look so contemporary.	1261	Y	6	N	Y			40-49	Education, Training, and Library Occupations
63	no answer	1263	Y	5	Adjacent Residential	N			no answer	No Answer
64	Wider sidewalks, underground parking, outdoor tables and public spaces for sitting, 3-4ft buildings in sections where ugly strip mall buildings stand.	1265	Y	3	no answer	no answer			40-49	No Answer
65	Residential and small biz retail. No bigger than 3 stories and use of materials and design that fit into the neighborhood - i.e. NO rusting metal, ultra modern angles, and tons of concrete!	1269	Y	31	Y	N			50-59	No Answer

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66	It needs to be affordable, so that it doesn't all have to be luxury rentals or condos. But it would be nice to have more interesting facades facing Division, like on some of the older buildings. New buildings on Division should be 4 to 6 floors	1271		no answer					30-39	Healthcare Practitioners and Technical Occupations
67	Onsite parking provided, at least spaces for 75% of the adults intended to live in the structure. No more than one three story structure per block. Limitations on two-story structures per block. Setbacks from the sidewalk to provide space for dirt and plants.	1276	Y	14	Y	N			40-49	Management Occupations
68	no answer	1277	Y	no answer	N	N			40-49	Education, Training, and Library Occupations
69	Small. Very, very small.	1350	Y	30	N	no answer			30-39	Other
70	no answer	1366	N	23	N	N			50-59	Office and Administrative Support Occupations
71	I want to see buildings that will age well. I know modern is very popular right now, but this look becomes dated in a decade or two and buildings need to be around a lot longer than that. The majority of the houses in the area are craftsmen style bungalows from the early 1910 -1930s. It'd be great if more of the new construction echoed building styles from that era -- and scaled appropriately.	1369	Y	24	N	N	20	N	50-59	Life, Physical, and Social Science Occupations

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72	I would like to see less height in the buildings as it leads to feeling cramped and closed in.	1371	no answer	22	no answer	no answer	20	N	50-59	Healthcare Practitioners and Technical Occupations
73	add parking require parking demand parking	1380	Y	20	Y	no answer	18	Y	50-59	Arts, Design, Entertainment, Sports, and Media Occupations
74	Shorter buildings, inviting outdoor seating areas.	1382	Y	more than 20	Y	N			40-49	Arts, Design, Entertainment, Sports, and Media Occupations
75	3 to 4 (up to 5?) story storefront buildings with awnings and balconies	1383	Y	15	Adjacent Residential	Y			40-49	Architecture, Engineering, & Urban Planning Occupations
76	Something that actually fits in the neighborhood with some outdoor space features. Affordable housing to keep a diversity of residents. -Something that actually looks like an architect designed it instead of looking like a suburban developers budget cash cow.	1394	Y	no answer	Y	Y			40-49	Healthcare Practitioners and Technical Occupations
77	smaller is better	1402	Y	23	Y	Y			50-59	Healthcare Practitioners and Technical Occupations

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78	see above Buildings should "fit" in with the neighborhood, not overwhelm it. While square-block boxes may be the most profitable and, apparently, cheapest to build. Ugly solid, (sometimes windowless!) walls leaving only enough room for a sidewalk don't seem to leave any breathing room for the street. Division is only one lane in each direction; it's not a Hawthorne. I thought we stopped building unappealing lifeless boxes in the 70s because they were just that.	1412	Y	5	Y	N	8	N	no answer	No Answer
79	Smaller buildings no more than 2-3 stories. Residential and commercial mix is Okay. Grocery stores and restaurants on the ground floor is fine. When we travel to Europe we find businesses we can easily walk to - we don't ever rent a car.	1416	Y	22	Adjacent Residential	N			60-69	Healthcare Practitioners and Technical Occupations
80	no preference	1427	Y	13	Adjacent Residential	N			30-39	Healthcare Practitioners and Technical Occupations
81	Ground floor commercial and 2nd / 3rd floor residential with on site parking. Access from Main Street (like the main street / green street plan dictates)	1431	Y	no answer	Y	N			40-49	Arts, Design, Entertainment, Sports, and Media Occupations

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82	Smaller scale similar to the threeplex near 26th. Brick or stucco facades. Limit the height for new buildings. Require natural materials be a primary component of facade designs. Limit color choices for facades. If we are a Greenstreet, then keep the palette natural. Consider a more generous setback for mixed use so that the sidewalks are easier and safer to navigate	1433	Y	24	Adjacent Residential	Y			no answer	No Answer
83	Hi quality materials, some setbacks for plants, benches, extra sidewalk room, etc. Something classy not flat and barren. break up the flat space, use good materials on windows. See Old Lauro Kitchen building, property on south side of Division at 37 or 38 - which has some space for gathering and breaks up space. big grey building west of Sen Yai is hideous as is the one south of Whiskey Soda lounge, Those buildings need bigger spaces to look good. In a tight space, they are unattractive. Work with the space we have	1458	Y	20	Y	N			no answer	Other
84	no answer	1459	Y	17	Y	N	12	N	40-49	Business and Financial Operations Occupations
85	Need to avoid too many tall building and lose green space and lose neighborhood feel.	1467	Y	6	Y	N			40-49	Healthcare Practitioners and Technical Occupations

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86	current is pretty good. make structures greater than 25 units have some off-street parking or pay a parking fee/tax to be used for mass transit, biking , etc.	1473	Y	27	N	N	21	Y	50-59	Community and Social Services Occupations
87	Several story buildings with retail space on the ground floor. Preferably low-car complexes that add density and diversity to the area.	1475	Y	6	Y	N			30-39	Office and Administrative Support Occupations
88	High density mixed use.	1483	Y	6 months	Adjacent Residential	Y			40-49	Healthcare Practitioners and Technical Occupations
89	Two stories max with some variation on distance from street and self-contained parking underneath	1489	Y	14	Y	no answer			50-59	Arts, Design, Entertainment, Sports, and Media Occupations
90	I like the mixed use and think it's more sustainable.	1491	Y	19	N	Y			40-49	Arts, Design, Entertainment, Sports, and Media Occupations

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91	mixed use is fine, but STOP with all the new development already. Let things settle down. and Please, stop razing old, charming buildings for big, ugly boxes. We are losing the aesthetic charm all along Division and across the city as developers knock down old for the new.	1495	Y	more than 12	Y	N			no answer	No Answer
92	Three story mixed use is good, but could there be at least temporary limits on the number of units per block--until we see what the problems are? At present it is a grand experiment. I think the apartment buildings should have some common outdoor space-- like the one under construction at 48th and Division. I'd like to see design review that would at least question features like the metal grate front that covers windows. Ugh.	1499	Y	20	N	no answer			no answer	No Answer
93	pedestrian scale, commercial uses on the street level	1500	Y	11	N	N			30-39	Architecture, Engineering, & Urban Planning Occupations
94	low rise mixed use. retail/dining on ground floor, two or three stories of units above, preferably condos. They could be modern like those at 26th or more traditional.	1512	Y	2.5	Adjacent Residential	N			40-49	No Answer
95	craftsman homes, native plants and trees mixed use architecture	1514	Y	less than a year	Y	N			30-39	Office and Administrative Support Occupations

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96	<p>size should be the important factor IF we make developer break up the facade (both in terms of projections into/away from the street and height both up and down from the street.</p> <p>if e cant hold developers to those guidelines, than we shouldnt allow an entire block to be developed at a single time.</p> <p>it could be argued that the existing buidings built in the last few year meet the desired density, height and infrastructure for the next 10 years. if we halted all massive construction and let the next ten years be about smaller developers/homeowners building what they can the size/density/parking/other issue might work themselves out.</p> <p>but...if we keep allowing the same developers to buyup all houses on a given block and build a bohemoth building that takes up the whole block- than in 10 years we will have a street without businesses because people will no longer wish to walk along it. the apartments will then turn to slums and we will have taken what is one of portlands best/most walkable neighborhoods and made it one of the worst.</p> <p>i dont think that most neighbors grasp that this isnt a density problem and it isnt a parking problem. Its a QUALITY problem.</p>	1515	Y	8	Adjacent Residential	N	under 1 year	Y	30-39	Arts, Design, Entertainment, Sports, and Media Occupations
97	Parking!	1521	Y	50	N	N			60-69	Transportation and Material Moving Occupations

#	Design: What are your design preferences for future mixed-use development (Residential and Commercial uses in the same building) on Division? For example, size, scale, style, building form, facade, street frontage, etc.?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
98	I understand and support more density in inner SE. How about we space out these giant apartments? Attempt to blend in with a traditional neighborhood instead of making cheap "design" modernistic crap. A little less concrete, some of those look like they were made by the Corps of Engineers.	1522	Y	12	Y	N			50-59	Education, Training, and Library Occupations
99	no more than three stories more reuse of existing buildings like the old wild oats store	1526	Y	9	Y	N	1	Y	40-49	Computer and Mathematical Occupations
100	How about a little set back? The street feels overpowered by the tall buildings on such a small street. Or reduce the height of these buildings. There is money to be made so make some underground parking for goodness sakes. Does everything have to have the modern look? Can we keep cars off the bike route? Lots more cars, speeding and not stopping at stop signs because the traffic is backed up.	1537	Y	8	Y	Y			30-39	Healthcare Practitioners and Technical Occupations
101	Not so tall. More congruent with those nearby. Include parking. Set back from the street so it's not like a canyon.	1541	Y	7	Adjacent Residential	N			30-39	Healthcare Practitioners and Technical Occupations
102	no answer	1542	Y	15	Y	N			40-49	No Answer

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103	Nothing above three stories, as it creates a shady dark zone both on Division itself and on the residential properties to the north of Division. Pedestrian friendly, design. Some off-street parking!	1558	Y	18	Y	Y			50-59	Architecture, Engineering, & Urban Planning Occupations
104	Parking beneath main level 3 stories and below in height Architecture in line with Old Portland Home design Mixed use	1559	Y	11	Y	N	under 1 year	Y	40-49	Architecture, Engineering, & Urban Planning Occupations
105	the current buildings going up are kind of ugly, not sure what exactly it is	1562	Y	12	N	N			other	No Answer
106	size: no more than 20 units, architecture that is interesting but not too flamboyant, nothing that overwhelms neighboring buildings, set back and space for public to gather, trees and natural features. sustainability is important to me, so passive energy design features and sustainable design is key.	1566	Y	6	Y	N			30-39	Consultant
107	no more than three stories. fits well (design) in the neighborhood. adds to the center concept. reduces auto use and improve transit/pedestrian use. landscaping is important. If appropriate commercial should be on ground floor. should fit a master plan for the area. include design review or other design control mechanisms.	1568	Y	40	Y	N			60-69	Retired

#	Design: What are your design preferences for future mixed-use development (Residential and Commercial uses in the same building) on Division? For example, size, scale, style, building form, facade, street frontage, etc.?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
108	I'd like to see a good mix of modern and classic- the variety is what keeps portland unique. Its also great that we have a great mix of dives to high-end establishments throughout division.	1570	Y	3	Y	Y			30-39	Arts, Design, Entertainment, Sports, and Media Occupations
109	no answer	1574	Y	no answer	Y	N			no answer	No Answer
110	I would love to see some sort of design standards to improve the quality of construction, but I think it's very difficult to judge architecture by any "standards". I definitely think the City needs to require more than token parking when higher density structures are added. I'm not sure whose quality of life the planning department thought they were improving with this zoning.	1576	Y	24	Adjacent Residential	N	3	N	50-59	Architecture, Engineering, & Urban Planning Occupations
111	Hunh? This question is written in city planning jargon. I don't understand what the options are. What I know is, I prefer buildings that aren't ugly and that come with their own parking spaces. If new residences go up, how about some duplexes or fourplexes.	1583	Y	19	N	N			50-59	No Answer

#	Design: What are your design preferences for future mixed-use development (Residential and Commercial uses in the same building) on Division? For example, size, scale, style, building form, facade, street frontage, etc.?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
112	<p>it's nice when a building matches the 'flavor' of the street it's on. but Division is first of all a commercial strip and second, the area is changing so rapidly there really is no one style. shorter is better than taller for light and open feeling, wider sidewalks are preferable (I prefer more sidewalk and less landscaping, if that's a choice that has to be made, otherwise a mix is best).</p> <p>Color would be nice. Don't scarifice convenience for style, don't make it more difficult to gain access to businesses or homes. What I'd really like to see is a jitney that runs up and down the strip with parking at either end, a free service that runs constantly all day long - wouldn't that be cool?</p>	1594	Y	no answer	Y	N			60-69	Healthcare Practitioners and Technical Occupations
113	<p>No fake brick or fake stone, buildings should be honest and not try to match historical buildings in a shoddy fashion. Instead they should reflect context in other ways, such as addressing human scale, choosing warm materials that aren't fake, and utilizing landscapes and plants to break up a building's bulk and invite diffuse light and color</p>	1595	no answer	4	no answer	no answer			30-39	Architecture, Engineering, & Urban Planning Occupations
114	<p>Mixed use development would be great. 4 to 6 stories along division that step down towards the neighborhoods. nothing over 8 stories. if parking is required, put it out of sight - in garages or below ground. don't restrict styles, it makes things feel too homogeneous.</p>	1596	Y	2.5	N	Y			30-39	No Answer

#	Design: What are your design preferences for future mixed-use development (Residential and Commercial uses in the same building) on Division? For example, size, scale, style, building form, facade, street frontage, etc.?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
115	<p>Size: no bigger than today's buildings</p> <p>Style: form follows function</p> <p>street interface to be gradual, from human scale to towering scale, w/shaded courtyards easing the transition.</p> <p>Not easy problems to solve.</p>	1605	Y	4	Y	N			no answer	Retired
116	<p>Mixed use bldngs are fine but I worry we might build too much commercial before we are ready for it.</p> <p>Would like the following:</p> <ol style="list-style-type: none"> 1) Mix of bldng heights 2) Thoughtful solar access 3) More creative step downs to house nearby 4) No blank walls 5) Clearly delineated, welcoming street entrances 6) room for vegetation as part of the architecture 7) Spots to pause as in benches in front of Roman Candle 8) Spaces for art 9) Views of trees and sky 10) Rooftop gardens 11) Common areas in bldngs so people can get to know each other 12) Some simple elegant architecture that lets your eyes rest -- right now too many of the bldngs seem to be competing for attention with no sense of pattern or rhythm 13) Continue emphasis on sustainability but not at the cost of better design 	1611	Y	16	N	N			60-69	Retired

#	Design: What are your design preferences for future mixed-use development (Residential and Commercial uses in the same building) on Division? For example, size, scale, style, building form, facade, street frontage, etc.?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
117	My ideal building is the one at the corner of 30th and SE Division on the northwest corner, where Caffe Pallino used to be. It is a low building with a few units and commercial space below. My second tier, and probably more sustainable, is the Sunshine Tavern building which has substantially more units and space for multiple businesses. I am less happy with the buildings that have gone up recently which are taller and often flat facing, with virtually no street character. They are cold and detract from the neighborhood vibe. They seem to be more about cramming in more units than helping shape the streetscape.	1623	Y	11	Y	N			40-49	Computer and Mathematical Occupations
118	no answer	1630	Y	8	N	N			60-69	Retired
119	Buidlings should look like they fit in the neighborhood not like they belong in the Pearl.	1641	Y	19	Adjacent Residential	no answer			30-39	Business and Financial Operations Occupations
120	I would prefer buildings of 3-6 stories that feature setbacks after the street-front story, allowing light and space in. I love the residential over commercial type building. No preference on facade or style, but would like to see more variety.	1656	Y	3	Y	N			30-39	Community and Social Services Occupations

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121	Ideally, 1-2 stories, with 3-story max. Wood exteriors, earth tones, the building across street from Night Light is great example. Sunshine Tavern building good for use of wood exterior. More consistency in roof lines and design between old and new buildings. But, this question is beyond the vocabulary and understanding of mos people. I could point out much better what I mean tha put it into words. I don't have the architect/design speak to know what things/designs are called.	1660	Y	34	Y	N			no answer	No Answer
122	Size of the current construction projects is about as big as I'd want to see in this neighborhood. Anything bigger would seem completely out of place.	1669	Y	1.5	Adjacent Residential	N	5	Y	30-39	Arts, Design, Entertainment, Sports, and Media Occupations
123	It would be nice to have some buildings that were constructed with some design intention beyond "cheap, easy and fast."	1671	Y	5	Y	N			30-39	Nonprofit
124	I don't think mixed use commercial will work. Not very successful urban planning idea.	1681	Y	64	N	N			60-69	Retired
125	More green space flanking Division --- no buildings right up on the edge of the sidewalk; courtyards are great, but don't forget the green!	1683	Y	16	Y	N			30-39	Homemaker
126	mix it up some...variety would be niceoffer courtyard space or something to soften the impact on the street...all of the these taller buildings built right up to the set back make it a little claustrophobic.	1684	Y	6	Y	Y			40-49	Legal Occupations

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127	Division Street should be lined with mixed use, dense, multi-story buildings with at least 4 stories each.	1685	Y	12	Y	no answer			40-49	Education, Training, and Library Occupations
128	4 to 5 stories. Ground level commercial space.	1691	Y	no answer	N	N			no answer	No Answer
129	I am a believer in mixed use. Buildings should be close to the street, to create a sense of place. Style of new buildings should be modern, and NEVER try to imitate older styles. That is always a recipe for architectural mediocrity.	1695	Y	9 months	Y	N			40-49	Architecture, Engineering, & Urban Planning Occupations
130	Two story. Three at most with commercial at street level with adequate parking for residents and those interested in the commercial property.	1699	Y	8	Y	N			40-49	Life, Physical, and Social Science
131	I would say that all development must include parking.	1705	Y	several years	N	N			40-49	Management Occupations
132	no answer	1706	no answer	8.5 months	no answer	no answer			25-29	No Answer
133	Two story maximum to protect residential areas surrounding it.	1723	Y	1	Y	N			40-49	No Answer
134	Two to three story, enough with the buffed boxes, back up a little from the street.	1724	Y	8	N	N	7	N	60-69	Arts, Design, Entertainment, Sports, and Media Occupations
135	no answer	1726	Y	38	no answer	Y			60-69	Office and Administrative Support Occupations

#	Design: What are your design preferences for future mixed-use development (Residential and Commercial uses in the same building) on Division? For example, size, scale, style, building form, facade, street frontage, etc.?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
136	Smaller, with parking, better materials. Concrete, brick, wood. No gypsum exterior panels.	1730	Y	no answer [the house owned has been in the family for 70 years]	N	N			40-49	Computer and Mathematical Occupations
137	Conformity to style and character of existing neighborhood.	1735	Y	26	Y	no answer			50-59	Healthcare Practitioners and Technical Occupations
138	Smaller scale than the buildings like Richmond Flats, greater setbacks, Craftsman or that era, lower height (at most one floor higher than the 2 story houses 1910s Craftsman houses - not the current "2 story houses with above ground "basements"), landscaping including trees and green ground cover, underground parking for residents. No to the supposed green building that look like they are put together with leftover scraps from other projects; no to 50s, 60s or 70s era styling - especially large scale. Houses in the area are having lots sold off and houses far too big for the neighborhood or the site put in. The new houses look larger than the largest existin houses and crammed into a partial lot, many with their "basement" at ground level - they are essentially 4 story houses in a neighborhood of 2 and 1-1/2 story houses.. Many of the mid-century houses were meant to have spacious yards and the ones which have sold the yards off might as well be torn down as usually huge houses are crammed in next door and it is extremely aesthetically unpleasing.	1740	Y	23	N	Y	18	N	50-59	Legal Occupations

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139	Find another fucking street already.	1743	Y	17	N	N			50-59	Sales and Related Occupations
140	no answer	1744	Y	no answer	Adjacent Residential	no answer	2	N	40-49	Arts, Design, Entertainment, Sports, and Media Occupations
141	leave it alone	1746	Y	59	N	N			50-59	Community and Social Services Occupations
142	no answer	1749	Y	6	Adjacent Residential	Y			25-29	No Answer
143	Parking, parking, parking. Did I mention parking? If more buildings go in, I'd like to see attractive, creative buildings like the one on 26th and Division. The recent buildings are ugly. The D Street village looks cheap and unreflective of the character of the neighborhood. No more than 3 stories (obviously). Retail space that is not jus the same thing you'll see in any high-scale area of Portland. And parking.	1755	Y	13	Y	N			40-49	Education, Training, and Library Occupations
144	no answer	1756	N	2	N	Y			25-29	No Answer
145	Small in size with parking	1759	Y	16	Y	N			no answer	No Answer

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146	Arts & crafts, no more than 3 story	1761	Y	18	Adjacent Residential	N	18	N	40-49	Sales and Related Occupations
147	More buildings that reach to 4 stories would be welcome. inevitably some gaps would remain with lower buildings, but that's okay. I'd like to see overhangs, or more details at the tops of the buildings, instead of the flat top line you often see. More articulation in the face is desirable. Not just big notches, but articulation on a smaller scale (6 inches, one foot, etc), that adds a finer grain to the front of the building. The street frontage should be built up to the sidewalk, to create a pedestrian-oriented corridor. Parking lots should be eliminated. Any parking that is provided should be accessed from side streets, and narrow driveways. Style could be modern or traditional, as long as there is articulation of the facades, ground floor retail windows that are not blocked by planters or tables.	1762	Y	27	Y	N			50-59	Sales and Related Occupations
148	10-50 units no parking, 1-4 stories.	1764	Y	6	Y	N			30-39	Computer and Mathematical Occupations
149	Mixed use with shops, restaurants, service-based businesses. A variety of structures, not just raze the old, build new. More entertainment type businesses.	1770	Y	2	Y	N			40-49	Arts, Design, Entertainment, Sports, and Media Occupations

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150	I don't know much about building design, but I like when things are unique, and kept small, with lots of interesting details (like on craftsman style homes) and plants. I like dark wood accents, other natural elements like stone, and large windows. Landscaping is very important. I like when things match the style of their surroundings but still have some unique character. I definitely appreciate when extra thought is clearly put into design and buildings aren't just slapped up as cheaply as possible. It's very noticeable when the new buildings are boring, generic, and cheap, and it makes the area around them seem sad. I definitely do not like when they just look like a big four story box. The new D-Street complex is interesting. I don't personally like the bright orange color they used but I appreciate that they at least did something unique. I like the vintage style.	1773	Y	25	Y	Y			30-39	Healthcare Practitioners and Technical Occupations
151	No high-rises. Residential at a variety of prices. Places for food carts (which are one of the things that make Portland so special). Keep things funky--that's what we like. Please, PLEASE no non-local chains. If we want chain restaurants/stores/etc., we can go to the suburbs. Keep inner Portland interesting.	1777	Y	1.5	Y	N			30-39	No Answer
152	No more ultra-modern buildings. The mixed-use buildings should respect the age of the neighborhood, i.e. brick facades, bay windows (no vinyl), cornices, no more than 3 stories.	1778	Y	20	Y	N			60-69	No Answer

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153	Maximum two-three story, traditional materials (horizontal wood lap siding; double-hung windows, pitched roofs or flat, depending on what's nearby; traditional commercial entries (recessed, clipped corner, etc.) there is NOTHING creative about "mixed use" buildings - it is the city's choice for new development in every Portland neighborhood.	1797	Y	34	Y	N			50-59	Nonprofit
154	no answer	1802	Y	1	Y	N			40-49	Business and Financial Operations Occupations
155	3 stories or less to keep sun exposure. Preserve sidewalks. Incorporate low income housing as well.	1803	Y	7	N	N			40-49	Healthcare Practitioners and Technical Occupations
156	None	1812	Y	3	Adjacent Residential	N			other	Computer and Mathematical Occupations

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157	I prefer more windows at the ground level, and high quality, durable materials at the ground level. I strongly prefer that there not be one mandated style of building or building features, but rather a variety of building styles and sizes. It's nice to see an occasional setback to provide a patio or other outdoor feature to provide a relief from the building mass. I prefer to see more than one building per block with distinctive designs - but NOT one building designed to appear as multiple buildings - it never looks right! 3-5 stories seems appropriate for the street. As I mentioned above, setbacks for some of the upper stories would allow more light onto the street, and could be used for roof patios, which can help activate the street and provide more distinctive character.	1813	Y	6	N	N			30-39	Life, Physical, and Social Science Occupations
158	No new multi story above 50th, and keep scale in that area primarily single-family. Like the small homes between 43rd and 44th with gardens and interesting variations in design. Don't like most of the new multistory buildings which lack character. Would like more setbacks from the street and plantings.	1814	Y	3	Adjacent Residential	N			60-69	Community and Social Services Occupations
159	no answer	1816	Y	8	Y	N			no answer	Arts, Design, Entertainment, Sports, and Media Occupations
160	Perhaps a few indented courtyards (such as the one between Salt and Straw and St. Honore	1817	Y	13	N	N			50-59	Education, Training, and Library Occupations

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161	I think that a varied mix is of styles, and to a lesser degree scale. I do however, think that there should be some sort of uniqueness to any new projects. I think that any building beyond single family housing should have street level commercial along as much frontage as possible.	1818	Y	2 [lived in the past]	N	N			30-39	Architecture, Engineering, & Urban Planning Occupations
162	I don't mind somewhat modern buildings but these huge glass and concrete things they been building are ugly and will look dated within 5 years. I'd like buildings no taller than 3 stories, medium sized, maybe with some vintage touches to match the surrounding locales	1832	Y	1	Y	N			30-39	Education, Training, and Library Occupations
163	No taller than 2 stories, take style of neighboring buildings into account, and include parking -- it's just realistic.	1836	Y	3	Y	N			30-39	Arts, Design, Entertainment, Sports, and Media Occupations
164	I'm afraid it's a done deal...the preposterous mix of facades along the stretch of new development (fly swatter metal grate building, bright orange faux tudorish, brick front, modern cube, industrial metal and glass) mixed in with the old buildings means that pretty much anything goes...and absolutely nothing goes together. Perhaps that is the aesthetic defined?	1838	Y	21	Adjacent Residential	N			50-59	Education, Training, and Library Occupations
165	Make them look like the buildings that are already there.	1847	N	8	N	N			no answer	No Answer
166	The current aesthetic resembles that of Ikea.	1857	Y	10	N	N			25-29	No Answer

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167	preferences are everything built previous to the past 6 months of rampant development. preference is stop destroying what stands, just improve. why do you suppose the popular inner city neighborhood properties are the vintage 'old charm' PDX???	1861	Y	10	N	N			60-69	Life, Physical, and Social Science Occupations
168	no answer	1868	Y	no answer	N	N			30-39	No Answer
169	Like the 3-4 floor building model for a main business street.	1872	Y	22	N	N	5	N	50-59	Computer and Mathematical Occupations
170	Limit to 3 stories; provide parking for both residents and customers (Zupan's on Belmont does this); the most local style, though hard to adapt to a multi-story building is bungalow style/Arts and Crafts. It would be nice to see designs reflecting that style rather than glass boxes.	1875	Y	no answer	Adjacent Residential	N			60-69	Retired
171	make sure you keep accessible sidewalk & ramps please. So people on bikes and wheelchairs and who use walkers and other mobility devices can actually make their way through the neighborhood.	1878	Y	6	Y	N			40-49	Education, Training, and Library Occupations
172	Max of 50 units on four floors. Energy saving/generating features. Contemporary design.	1879	N	3.5	N	N	3	N	40-49	Consultant
173	no answer	1883	Y	6	N	Y			50-59	Office and Administrative Support Occupations

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174	Keeping the scale smaller would be more feasible for the area.	1897	Y	no answer	N	no answer			25-29	Healthcare Practitioners and Technical Occupations
175	no answer	1902	Y	8	N	N			50-59	Management Occupations
176	The buildings should have parking for at least 75% of the residents. Currently the buildings that are going up look too similar, variety in design would help keep the unique character of Division Street. So get away from blocks of color on boxes.	1905	Y	5	N	Y			60-69	Other
177	Think about how new construction can fit in with the classic construction of the neighborhood. One or two level, brightly painted and individualized store fronts with large windows. Less metallic and glass structures. Room for seating on street.	1906	Y	6	Adjacent Residential	N	under 1 year	N	30-39	Healthcare Practitioners and Technical Occupations
178	Small to medium sized mixed use with parking. Interesting shapes and facades to add diversity to the mix. D street have character and balance of scale. Not looming oversized apartment structures bearing down on you.	1907	N	25	No	N			50-59	Sales and Related Occupations

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179	<p>There should be a lot of well designed public space, with water features, with native plantings, a poetry post, that sort of thing.</p> <p>Division has becoe a garish homage to the Portland restaurant, a farm-to-fork Disneyland. It's not a very interesting place and its not worth the effort to navigate the traffic to get there. And once you get there, there's no place to park.</p> <p>Except for the media superstars like the overrated Ava Genes, I wonder how all those restaurants will survive?</p> <p>There should be more business diversity amongst all those restaurants.</p>	1909	Y	12	N	N			50-59	Arts, Design, Entertainment, Sports, and Media Occupations
180	no answer	1916	Y	no answer	Y	N			40-49	Healthcare Practitioners and Technical Occupations
181	<p>Residential and commercial need to provide integrated parking. Stay at 2 stories for buildings. Natural colors -- not the bright orange that's on one of the new apartments. Lower density with more of a mixture of old and new. Facades that fit with the older buildings. More trees and green space/plantings.</p>	1917	Y	no answer	Adjacent Residential	Y			50-59	Education, Training, and Library Occupations
182	<p>Limit high rise structures.</p> <p>Limit strip mall type/generic appearance.</p> <p>Limit super modern designs that look like they belong downtown or the Pearl Distict and not in an eclectic neighborhood community.</p> <p>Provide parking lots to cut down on off street parking congestion.</p>	1924	Y	11	N	N			30-39	Healthcare Practitioners and Technical Occupations
183	no answer	1926	Y	40	Y	N			60-69	Retired

#	Design: What are your design preferences for future mixed-use development (Residential and Commercial uses in the same building) on Division? For example, size, scale, style, building form, facade, street frontage, etc.?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
184	I like the retail on the street with the residents above. Don't really have any concern as long as everything sustains itself. That is wouldn't want vacant apartments or stores. But if they fill up, not going to worry about size. I have ZERO concern about parking, and would be opposed to any parking requirements. The whole point is to get denser.	1930	N	16	N	N	10	N	40-49	Legal Occupations
185	2-3 stories. Pedestrian-friendly (no cement facades without windows or artwork or nature/water elements). More bought as to design and beauty.	1931	Y	16	N	N	13	Y	40-49	Legal Occupations
186	taller, more colors , less plain concrete, more store fronts	1933	Y	40	Adjacent Residential	N			60-69	Retired
187	Limit building height; provide off-street parking for residents and guests, try to preserve some of the "old Portland" or "Craftsman" style in architecture some of the time.	1935	Y	15	N	N			60-69	Retired
188	Residential and Commercial uses in the same building with below grade parking makes sense. The current range of 4-6 stories makes sense since the surrounding residential areas are still very intact and their scale is smaller. Taller buildings along Division are the way to go. Single-family homes still on Division will eventually be moved, deconstructed or converted to commercial uses.	1936	Y	15	Adjacent Residential	Y	13	N	50-59	Sales and Related Occupations

#	Design: What are your design preferences for future mixed-use development (Residential and Commercial uses in the same building) on Division? For example, size, scale, style, building form, facade, street frontage, etc.?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
189	no answer	1938	Y	18	N	Y	18		no answer	Architecture, Engineering, & Urban Planning Occupations
190	None. GO TO SE FOSTER!	1939	Y	17	Adjacent Residential	N	17		50-59	Arts, Design, Entertainment, Sports, and Media Occupations
191	Division is already too built up with large mixed used buildings. The street is tiny-the scale is wrong and dangerous to walk around. Socioeconomic and ethnic diversity should be more emphasized. A library branch and/or community center would be excellent. More public spaces for hanging out, which the food cart pod offered.	1961	Y	15	Y	N			40-49	Farming, Fishing, and Forestry Occupations
192	Affordable housing. single family homes, affordable apartments, no expensive condos.	1972	Y	2.5 [used to live]	Adjacent Residential	Y			no answer	Community and Social Services Occupations
193	It would be nice if you could tell which block you were on rather than everything on the major 'hood streets (ex, Alberta, Mississippi, Division, etc) looking so similar. Where's the character in that? They're all starting to blend together. So, design that was influenced by the existing community, utilizing it's unique flavor.	1978	Y	6 months	N	Y			no answer	No Answer

#	Design: What are your design preferences for future mixed-use development (Residential and Commercial uses in the same building) on Division? For example, size, scale, style, building form, facade, street frontage, etc.?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
194	Newer development is aesthetically a detriment when the height is incongruent to the existing structure it may be placed beside on Southeast Division Street. A district with buildings of like height - so as to not dwarf the older existing commercially zoned structures - upon the street would be preferable. It would be nice to have more bicycle infrastructure as well, at the current time it is very difficult to locate adequate bicycle parking in certain blocks, due to the sidewalk tables and the construction.	1984	Y	5	Y	Y			40-49	Computer and Mathematical Occupations
195	Store fronts with lofts are fine, but anything over two, maybe three stories stands out. The cubist futuristic buildings are obnoxious.	1990	Y	grew up in SE	Adjacent Residential	no answer			25-29	Food Preparation and Serving Related Occupations
196	small, facade should blend in with period of building surrounding it	1995	N	2	N	N			60-69, 50-59	No Answer
197	I like the idea of mixed-use but no more than 3 stories tall. I would like those building types to be up to the sidewalk.	2004	Y	38	N	N			30-39	Computer and Mathematical Occupations
198	no answer	2006	Y	5	N	N			30-39	Architecture, Engineering, & Urban Planning Occupations

#	Design: What are your design preferences for future mixed-use development (Residential and Commercial uses in the same building) on Division? For example, size, scale, style, building form, facade, street frontage, etc.?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
199	Prefer mixed use, modern or faux-vintage exteriors, up to 8 stories. Up to one half block in size.	2009	N	20	N	N			50-59	Computer and Mathematical Occupations
200	I prefer mixed use buildings that front on Division. They should all include ground-floor retail. On-site parking should be minimal. Max height of in the range of 6-10 stories. Style can be anything. Prefer mixed-income developments.	2010	Y	3	Y	no answer			25-29	Other
201	The sizes are probably about right. I would like to see more suitable landscaping, a bit more greenspace, a much less concrete/steel/aluminum. I want buildings to be pleasant from the street both individually and as as part of the streetscape.	2019	Y	21	Adjacent Residential	N			50-59	Computer and Mathematical Occupations
202	You are going to need huge parking structures!	2034	Y	48	N	N			60-69	No Answer
203	They should be urban, in nature and design, engaging the street, with parking incorporated into the designs (but not as open parking lots visible from the main street). Some of the terrible 60's through 90's apartment buildings, as well as some of the light industrial buildings of those eras are suburban in design and do not belong on a main street of an urban neighborhood.	2035	Y	25	N	N	16	Y	no answer	Arts, Design, Entertainment, Sports, and Media Occupations
204	Be respectful of what you build - you are part of a larger canvas, stop trying to make a personal statement - try to fit in.	2048	Y	1	Adjacent Residential	N			50-59	Healthcare Practitioners and Technical Occupations

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205	no answer	2058	Y	25	N	N			no answer	No Answer
206	I think the current size and scale has been great. Encouraging public spaces, or breaks mid building would be even better. So instead of a whole block face there's a break, maybe a small indent where the main entrance is. They don't all have to have benches or fountains.	2061	Y	8	Y	N			no answer	No Answer
207	Most important--no more than two or maybe three stories. Deeper set back with more interface spaces. Adapt to surrounding structures. Don't build to property line. Stop pushing density.	2063	Y	20	Adjacent Residential	Y			no answer	No Answer
208	no answer	2064	Y	19	Y	N			50-59	Other
209	Again--look at D Street Village. I love almost every aspect of that concept.	2065	Y	13	Y	N			40-49	Computer and Mathematical Occupations
210	residential and commercial is fine together, but fix the parking. Continue with the current types of new buildings in sty.	2147	Y	33	Y	N			60-69	Retired
211	Any building form, any facade.... Street frontage ON Division. Let's not make strip mall SoCal... 3 stories max.	2174	Y	11 [rented for 5, own house for 6]	Y	N		N	40-49	Arts, Design, Entertainment, Sports, and Media Occupations
212	Size: no bigger than what is present, both in height, depth and width. Frontages should not be all glass. No garish or all white color schemes.	2192	Y	8.5	N	N			40-49	Education, Training, and Library Occupations

#	Design: What are your design preferences for future mixed-use development (Residential and Commercial uses in the same building) on Division? For example, size, scale, style, building form, facade, street frontage, etc.?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
213	To leave Division alone. If it is to be touched keep the style and building form in line with the neighborhood. Provide parking for ANY apartment building that goes up-- COMPLETE Parkiing for every tenant. Make rent, building, and restaurants affordable so that Portland does not turn into NY.	2193	Y	8	N	no answer			30-39	Construction and Extraction Occupations
214	no answer	2196	Y	9	N	N			40-49	No Answer
215	no answer	2197	Y	6	Adjacent Residential	Y			no answer	No Answer
216	A great example of terrible design is the "Division St. Penitentiary" next to the Whiskey Soda Lounge. A big white cube, covered with prison bars. This is a great example of someone trying to make a building at the lowest cost possible. I prefer building designs that break up the skyline, have a modern edge, but look like well made structures of permanence. I fear that half the newapartment buildings on Division St. now will not age well, and look shabby within five years.	2204	Y	6	Adjacent Residential	no answer			30-39	Healthcare Practitioners and Technical Occupations
217	living walls, wood siding left the color of the real wood. Windows. The interior look of the wild oats building is nice. The orange color is a little annoying.	2205	Y	10	N	N			40-49	Education, Training, and Library Occupations

#	Design: What are your design preferences for future mixed-use development (Residential and Commercial uses in the same building) on Division? For example, size, scale, style, building form, facade, street frontage, etc.?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
218	Currently, there are rental houses from 34th and 36th and Division that fit the scale of Caruthers. I have a concern that the area between 34th and 36th and Division will be redeveloped into an MDU. When the houses get razed, I don't look forward to a view of the back of a three story building.	2206	Y	36	N	N			60-69	Retired
219	Smaller! Trying to max out a lot by putting X amount of condos in each building is too much. A population increase like this in one area is overwhelming. I'm all for new businesses, though businesses had been doing just fine renting the structures that had already been standing. So knocking things down for the sake of building something bigger. If it ain't broke, don't fix it!	2210	Y	27	Y	N			30-39	Education, Training, and Library Occupations
220	Smaller scale, less generic/modern, not too tall	2211	Y	9	Y	N			30-39	Office and Administrative Support Occupations

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221	<p>Anything over 4 stories seems out of scale with the current neighborhood but it needn't be a hard and fast rule.</p> <p>I believe the aesthetics should be dictated by people qualified to make such judgments (ie, city planners) who have the city's interests in mind (and not developers who are turning a quick buck) but I mistrust the design decision of the people who live in proximity and have the time to complain about it. These neighbors may have different objectives than I and although they may be organized, may not represent the neighborhood's view. Not everybody wants Division to stay the way that it was. I am excited about this new commercial strip, as I think many busy young people are.</p> <p>I like the concrete commercial main floor with two floors of wood framing or masonry above. It gives a good feel to the street while what you see from farther away is more contextually matched to the residential. I think there should be lots of windows facing the street, but not lots of windows facing what used to be private back yards.</p>	2213	Y	7	Y	N	5	N	30-39, 30-39	No Answer
222	Any new buildings should provide parking	2216	Y	36	Y	N	30	N	no answer	No Answer
223	<p>Hmm. I think keeping things at 3 stories will help keep the open feeling of the street. I don't really have a modern/traditional design preference. The better made the new construction, the better. Also development that includes green space, energy efficiency, etc. are a plus.</p>	2218	Y	7	Adjacent Residential	N			30-39	Management Occupations

#	Design: What are your design preferences for future mixed-use development (Residential and Commercial uses in the same building) on Division? For example, size, scale, style, building form, facade, street frontage, etc.?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
224	Style is one. The style of some buildings that are going up look ghetto and will not age well and assimilate into the neighborhood design. Buildings should be thoughtful and also blend in well with the neighborhood or should be architecturally significant in their own right where they become a destination or add civic pride. Size should be big to maximize land and they should have street frontage and some business opportunities on the ground floor or a public space (or green space) that is inviting to the neighborhood.	2220	Y	3	N	N			30-39	Business and Financial Operations Occupations
225	How about some crosswalks between 50th and 42nd.	2242	Y	22	N	Y			50-59	Architecture, Engineering, & Urban Planning Occupations
226	I think it would be okay to have single use residential buildings as long as the ground floor has interest or elevated patio or stoop setback (for their privacy). I think it is impossible to always fill the ground floor with commercial or residential. Why not have quieter uses like offices, too? We need some quieter segments on Division to make it a livable place. It can't be all glitzy and commercial the entire length of it.	2251	Y	2.5	Adjacent Residential	Y			30-39	Architecture, Engineering, & Urban Planning Occupations

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227	I don't mind modernist design or retro knockoffs. My main issue is that the building envelopes are mostly just giant cubes built out right to the lot line as much as possible. I would much rather see taller buildings with more varied setbacks, terraces, mews, or other design ideas to keep Division from becoming just a condo canyon. Also, I'm fine with building housing with no parking. I'd be fine with it on my own block as well. Just put a parking district in place and direct the proceeds to local improvements. No one, not even long time residents, is owed a free space on the street to store a car.	2261	Y	more than 9	Y	N			30-39	No Answer
228	no answer	2267	Y	8	Y	N			30-39	Life, Physical, and Social Science Occupations
229	rehabilitating existing buildings and keeping them under 4 stories, but have a modern twist that reflects the northwest architectural style - perhaps reflecting the work of John Yeon or John Storrs or earlier architects such as Belluschi or Doyle. Nothing too pretentious.	2269	Y	no answer	Y	no answer			40-49	Architecture, Engineering, & Urban Planning Occupations

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230	Any property zoned commercial should be required to have commercial on the ground level. Appropriate parking is needed especially with larger housing complexes. Have a small easement along the street to widen the sidewalk for use for dining or other appropriate use. More trees. New buildings no more than 3 stories unless appropriate.	2275	Y	40	N	N			60-69	Retired
231	No more commercial unless replacing another one. Residential only or very small I scale only, fitting in with previous non-gentrified look, practical basic services business only.	2276	Y	30	N	no answer			50-59	Education, Training, and Library Occupations
232	no answer	2277	Y	no answer	N	N	1	Y	50-59	Healthcare Practitioners and Technical Occupations
233	retail+2, on-site parking (or under-site), architectural interest (no more eyesores like on 48th or across from Do It Best). redevelopments like the Victory Bar building are great. re-use!	2281	N	no answer	N	N			40-49	Education, Training, and Library Occupations
234	I would like to see tile designs envisioned by the local community adorning the outside facade of new development. This would help the community to feel invested in the place that they live and that they can help to further illustrate the identity of the Division corridor.	2290	Y	9	N	N	4	Y	30-39	Computer and Mathematical Occupations
235	Less boxy, more artistic, more flora, colors, let the sunlight in to the street	2291	Y	more than 15	Adjacent Residential	no answer	3	N	40-49	No Answer

#	Design: What are your design preferences for future mixed-use development (Residential and Commercial uses in the same building) on Division? For example, size, scale, style, building form, facade, street frontage, etc.?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
236	Balconies, form to the structures, open areas in restaurants where the windows can at least open, lots of wood.	2293	Y	5	Adjacent Residential	Y	12	N	50-59	Arts, Design, Entertainment, Sports, and Media Occupations
237	Mixed use with parking.	2298	Y	20	Adjacent Residential	N			50-59	Office and Administrative Support Occupations
238	I would like them to have step-downs. Not feel so visually massive. It would also be nice if they were farther back from the sidewalk & had more greenery.	2300	Y	a little over 2	Y	Y			no answer	No Answer
239	no answer	2303	Y	12	N	Y			no answer	No Answer
240	Mixed-use is fine, but need to incorporate parking. No more McCondos that all look the same! So gross.	2304	Y	2.5	N	Y			40-49	Business and Financial Operations Occupations
241	2-3 story max, human scale, set back from sidewalk, buildings match older styles	2305	Y	30	Y	N			70-79	Education, Training, and Library Occupations
242	While I like some of the unique architecture of the newer construction, I would like to see preservation of older buildings. I would like to see new construction that has a more intimate, historic style.	2306	Y	5	N	N			40-49	Healthcare Practitioners and Technical Occupations

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243	Low-rise (2-3 story), mixed-use OK, with some residences access at street level. Trees. Trees. Native landscaping at the street. Brick and historical materials, with a retro/modern feel. Pay homage to the old Portland style homes, and the light industrial feel of some of the old buildings. Green/eco materials and structure.	2307	Y	15	Adjacent Residential	N			50-59	Business and Financial Operations Occupations
244	It would be nice if trees and/or landscaping and/or art could be planned into the street scape. Bicycle parking is sorely needed, as is a structure that has parking (even parking that is charged for). I get the feeling that the residential neighbors are losing all peace and/or parking.	2310	Y	12	N	N			40-49	Healthcare Practitioners and Technical Occupations
245	I've written on this already: new development should respect the architecture of the surrounding neighborhood, incorporate sightlines that create safe and desirable public spaces (witness the courtyard setback in the development that includes Salt and Straw, and the outdoor space maintained in the corner of D Street Village), allow for greater density but acknowledge the need for parking, are attractive for families at a variety of economic levels, and are sited to allow for walkable distances to businesses and schools.	2312	Y	39	N	N			40-49	Computer and Mathematical Occupations
246	Use more wood or metal in facades. More underground parking.	2319	Y	35	N	N	25	N	60-69	Business and Financial Operations Occupations

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247	Just keep it mixed.	2321	Y	no answer	N	N			50-59	Computer and Mathematical Occupations
248	Smaller, lower, setbacks from residential properties, in keeping with early 20th century design of the neighborhood	2347	Y	23	Adjacent Residential	N	18	N	no answer	Legal Occupations
249	The new buildings are all really blah. The ones torn down weren't very architecturally relevant, but seems like new ones could be! The facades are very boring and the colors often glaringly bright and atrocious. And where are the green spaces? I have seen people from the new buildings lying on my lawn to get some green time!	2349	Y	7	Y	N		no answer	60-69	Healthcare Practitioners and Technical Occupations
250	two story residential and commercial mixed use, energy efficient, with parking for visitors and residents.	2358	Y	22	Adjacent Residential	Y	19		60-69	Healthcare Practitioners and Technical Occupations
251	no answer	2362	N	7	N	N	4	Y	30-39	Healthcare Practitioners and Technical Occupations
252	no answer	2363	Y	25	N	Y		no answer	no answer	No Answer
253	Not sure	2368	Y	16	Y	N		no answer	60-69	Community and Social Services Occupations

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254	Ground Floor Retail; Parking; Live work; balconies/common meeting areas outside; less boxy in appearance	2434	Y	20	Y	Y	10	Y	50-59	Legal Occupations
255	no answer	2781	Y	6	N	Y		no answer	no answer	No Answer
256	I think it's a good idea to hold the height down to four stories. The style can be anything as long as quality materials are used. Some of the new apartment buildings on Hawthorne look much better than any on Division.	2782	Y	25	N	N		no answer	60-69	No Answer
257	I am partial to development meets the scale of the street. The antithesis of my likes would be a large, block-long, 4-story building with a straight facade. Providing variation in scale, form, and material prevent the space from feeling closed in.	2786	Y	1	Y	N		no answer	25-29	Architecture, Engineering, & Urban Planning Occupations
258	- No tall high rises. - No more buildings without their own parking spaces. - No more low income, hippies and transients are plentiful in our neighborhood. - Keep fairly strict on maintaining 'Portland style' vintage character. Enough modern in the mix for now...	2789	Y	19	Y	Y		no answer	40-49	Arts, Design, Entertainment, Sports, and Media Occupations
259	up to four stories, maybe five with step-backs. Covered outdoor spaces and sidewalks. More depth/texture to facades. Parking structures	2806	Y	7	Y	N		no answer	30-39	No Answer
260	Underground parking. Colorful, creative facades and details that speak to the existing character of Division Street. 2-3 story buildings with the 3rd story set back, with beautiful balconies (not metal cages).	2807	Y	no answer	Y	N	2.5	N	no answer	No Answer

#	Design: What are your design preferences for future mixed-use development (Residential and Commercial uses in the same building) on Division? For example, size, scale, style, building form, facade, street frontage, etc.?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
261	Higher quality materials and design, more classic and less cheap modern style that will be outdated in 5 years. The D Street Village sign is TACKY	2846	Y	2.5	N	N		no answer	30-39	Legal Occupations
262	No buildings taller than 2 stories. At least 12 foot setbacks. Craft-style.	2847	Y	2	Y	no answer		no answer	no answer	No Answer
263	No more than 3 stories high More landscaping and green spaces	2852	Y	33	Y	N		no answer	60-69	No Answer
264	No more than 3 stories Upper story has set-back Not too close to street Consideration of neighboring houses (don't destroy view from windows, etc) Substantial landscaping (green space)	2853	N	no answer	no answer	Y	no answer	no answer	60-69	Other
265	Some sort of design review...Why do we have a building that looks like a jail?	2862	Y	7	Y	no answer		no answer	40-49	No Answer
266	Higher quality exterior materials. Some detailing and relief in the shell to give visual interest. Parking required in the building or on the site - not necessarily to serve every visitor, but to relieve the movement into the residential neighborhood.	2865	Y	28	Y	N	3	N	50-59	Architecture, Engineering, & Urban Planning Occupations

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267	Stylistic integration with the existing structures would be nice, but more important is design so that new additions do not create impositions upon the already present residents. So...in my estimation, there should be NO new residential development until the problem of providing adequate nearby recreational park space for ALL elements of the populace. Commercial development should be limited with the directive that such development will not indispose nearby residents with excess activity and parking.	2866	Y	30	Y	N		no answer	60-69	Education, Training, and Library Occupations
268	mixed use reduces crime and increases foot traffic. most importantly is the feeling of "human scale" as a person walks on the sidewalk. greenery is important	2868	no answer	8	no answer	Y		no answer	60-69	Architecture, Engineering, & Urban Planning Occupations
269	keep it looking like old Portland and STOP cramming so much HIGH density on all the streets. WE DON'T NEED TO START LOOKING LIKE NEW YORK CITY. The filming of Portlandia and Grimm will go away and people will stop moving here. Then we'll be stuck with a bunch of ugly empty apartments. ENOUGH!	2869	Y	25	Y	N		no answer	50-59	No Answer
270	You are making it impossible.	2872	Y	3	N	Y		no answer	90+	Retired
271	no answer	2873	Y	20	Adjacent Residential	N		no answer	no answer	No Answer

#	Design: What are your design preferences for future mixed-use development (Residential and Commercial uses in the same building) on Division? For example, size, scale, style, building form, facade, street frontage, etc.?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
272	Mixed use buildings. Varied scale in size and style of building. Incorporate public spaces along the street where people can gather.	2879	Y	7	Y	N		no answer	60-69	Retired
273	Mixed use tree lined street. Whenever possible, use existing buildings rather than building new.	2939	Y	3	N	no answer		no answer	40-49	Business and Financial Operations Occupations
274	2 story buildings with warm colors, not cold metal and white. If residences and be in the back, rather than just upstairs, that would be nice. Preferable to building new is the conversion of old houses or adding on to existing buildings to re-invent them.	2941	Y	3.5	Y	N		no answer	30-39	Arts, Design, Entertainment, Sports, and Media Occupations
275	any designs that foster neighborhood interaction and community gardens, public parks, or other green spaces.	2944	Y	22	Y	N		no answer	40-49	No Answer
276	no answer	2947	Y	13	no answer	N		no answer	no answer	No Answer
277	Definitely one to two story, maximum. The taller building may have its place in industrial areas or downtown, but not a residential neighborhood. The cheap wood/barracks style have got to go. As an example, of what appears to be newer construction, the Roman Candle bakery and Townsends tea building is a more appealing facade. Lots of welcoming windows, stucco siding, smaller neighborhood friendly scale.	2961	Y	15	Y	N		no answer	40-49	Business and Financial Operations Occupations

#	Design: What are your design preferences for future mixed-use development (Residential and Commercial uses in the same building) on Division? For example, size, scale, style, building form, facade, street frontage, etc.?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
278	Again, I'd prefer good, aesthetic contemporary design. Check out Edgemar in Santa Monica, CA. Very artistic and humanistic.	2976	Y	1	Y	N		no answer	no answer	Architecture, Engineering, & Urban Planning Occupations
279	Buildings designed like existing neighborhood, could give old house look, or brick and ivy fronts. Not too tall or creates canyon. A place between sidewalk and buildings for people to sit or hang out.	3009	Y	9	N	N		no answer	60-69	Business and Financial Operations Occupations
280	I would prefer to see buildings that retain some green space rather than using every square inch of a lot. I would also like to see buildings that have more details that coincide with the architecture of the neighborhood. The condos for the most part look to me like windowless boxes and I don't understand why they are all beige. It would be nice to see some colors.	3350	Y	8	N	N		no answer	40-49	Arts, Design, Entertainment, Sports, and Media Occupations
281	I would prefer no more. If you had of asked me 3 yrs ago I would say commercial on bottom floor and a total of 3-4 stories with some parking.	3591	Y	30	Y	N		no answer	no answer	Healthcare Practitioners and Technical Occupations
282	More courtyards along the way add interest and if more could provide cover from light rains it would be good for business and interaction. I'd like to see wider sidewalks all the way along.	3675	Y	7	N	N		no answer	60-69	Retired

#	Design: What are your design preferences for future mixed-use development (Residential and Commercial uses in the same building) on Division? For example, size, scale, style, building form, facade, street frontage, etc.?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
283	Reduce typical size and ALWAYS include off-street parking as a requirement. Require all housing developers who receive subsidies to build 'transit-oriented' housing to actually assure that they meet that. Failing, they should be liable for returning the subsidies.	3676	Y	30	N	N		no answer	60-69	Education, Training, and Library Occupations
284	small and let's take a break for a while.	3678	Y	1.5	Y	N	5	no answer	50-59	Education, Training, and Library Occupations
285	All of it!	3680	Y	68	Y	N	25	Y	no answer	Other
286	A huge fire would improve the corridor.	3681	Y	4	Y	no answer	2	N	no answer	No Answer
287	Parking for shoppers.	3683	Y	18	Adjacent Residential	N		no answer	40-49	No Answer
288	Smaller mixed use is good..6 to 10 units max with retail on first floor. Avoid monstrosities like those being built on Hawthorne e.g. like the new one next to 'Porque No' mexican food restaurant. My god! How did they get away with building that POS...similar to the monster between 44th and 45th.	3684	Y	21	Y	Y		no answer	70-79	Retired
289	answered before	3687	Y	4	Y	Y		no answer	no answer	No Answer
290	4-6 story, multi use buildings. Mixed income residential in same buildings Minimum parking spots. Old Portland style. Not too much box residential or commercial design. Must have inviting fronts and gentle backs for residents behind any structures	3690	Y	45	N	Y	15		no answer	Arts, Design, Entertainment, Sports, and Media Occupations

#	Design: What are your design preferences for future mixed-use development (Residential and Commercial uses in the same building) on Division? For example, size, scale, style, building form, facade, street frontage, etc.?	Survey ID #	South-east area resident	Duration of residency (years)	Division study area resident	Business owner	Duration of business ownership	Business in Division study area	Age	Occupation
291	Styles reminiscent of 1920s architecture. Probably no more than 4 stories. Things that look inviting from the street.	3692	Y	19	Y	N	8	Y	40-49	No Answer
292	Mixed use would be nice but no new buildings - make use of what's already there.	3701	Y	8	Adjacent Residential	N		no answer	30-39	Community and Social Services Occupations
293	I would prefer some larger residential and commercial mixed use spaces. We need to provide housing and job opportunities and not push people out to the burbs.	3708	Y	2	N	N	2	Y	40-49	Business and Financial Operations Occupations
294	More compact buildings, affordable housing, parking for tenants, common spaces, garden areas for tenants, kid friendly businesses.	3710	Y	36	N	Y		no answer	60-69	Retired
295	No large stores. Keep them small, locally owned, and affordable for the business owners.	3712	Y	9 months	Y	Y		no answer	40-49	Education, Training, and Library Occupations