

## Gladstone Downtown Revitalization Plan

### Open House #1 Visioning Exercise

#### Comments by Category

<p><b>Streetscape</b></p> <ul style="list-style-type: none"> <li>• An inviting place to stroll, shop and eat – not as spendy as the Pearl District!</li> <li>• Appropriate size and species of trees</li> <li>• Benches, planters, water features</li> <li>• Character and uniformity of the streets and sidewalk</li> <li>• Downtown is dark, has no street lamps and the few it has are broken at night and early morning it is very dark.</li> <li>• I want what you presented for Portland Ave.</li> <li>• Implement streetscape plan</li> <li>• Improve curbs and add bulb outs</li> <li>• Improve street</li> <li>• Lighting</li> <li>• Save heritage trees</li> <li>• Tear up and replace Portland Ave.</li> <li>• Trees down center and both sides of Portland Ave.</li> <li>• Underground utilities</li> </ul>	<p><b>Bike and pedestrian connections/infrastructure</b></p> <ul style="list-style-type: none"> <li>• Better access to River</li> <li>• Connect Trolley Trail north to South somehow, doesn't have to be down Portland Ave.</li> <li>• Connect trolley trail to old bridge area</li> <li>• Connection to Willamette Falls redevelopment</li> <li>• Designated bike path the entire length of corridor</li> <li>• No ped bridge, there is one by cross memorial</li> <li>• Obvious bike path and support services like Estacada built</li> <li>• Repair and maintain sidewalks and curbs, are they ADA compliant?</li> <li>• Sidewalks on Arlington</li> <li>• Trolley bridge</li> <li>• Trolley bridge</li> <li>• Trolley bridge</li> <li>• Trolley bridge</li> <li>• Trolley bridge to connect to businesses</li> <li>• Walking connection to future development in The Cove</li> </ul>
<p><b>Branding</b></p> <ul style="list-style-type: none"> <li>• Change the name to Main St.</li> <li>• Create a themed walk/tour labeled Gladstone: A Trip to the Past</li> <li>• Downtown needs to look like a real downtown, maybe a retro theme since the buildings are retro</li> <li>• Gateway sign at Portland and Arlington</li> <li>• Rebrand our city</li> </ul>	<p><b>Parking</b></p> <ul style="list-style-type: none"> <li>• Any multi-family residential must have parking</li> <li>• During car shows we have great parking because its head in</li> <li>• Good parking (not street)</li> <li>• Head in parking on Portland Ave.</li> <li>• Head in parking on Portland Ave.</li> <li>• Head in parking on the east side of Dartmouth and Clarendon</li> <li>• Improve parking</li> <li>• Parking, parking, parking</li> <li>• Plan enough off-street parking for business so more cars won't park in front of my house</li> </ul>
<p><b>More restaurants</b></p> <ul style="list-style-type: none"> <li>• A good restaurant</li> <li>• Bakery, more restaurants</li> <li>• Food carts</li> <li>• Mix of small business and good food</li> <li>• More interesting cafes, restaurants, businesses and no fast food chains</li> <li>• More inviting restaurants indoor/outdoor seating</li> <li>• Nice upscale restaurant or pub to have a drink outside/inside</li> </ul>	<p><b>Creative space/art studios/co-working</b></p> <ul style="list-style-type: none"> <li>• A performing arts center, perhaps in existing GCCF building at night</li> <li>• Artist pod for developing artists to build their skills</li> <li>• Artist studios</li> <li>• Shared artist/craftsman space for wood working/metal shop/creative space with storefront</li> <li>• Shared office space</li> </ul>

<p><b>Neighborhood-serving shops and services</b></p> <ul style="list-style-type: none"> <li>• Clothing store</li> <li>• Hardware store</li> <li>• Nail or hair salon</li> <li>• Nail salon</li> <li>• Practical resources in businesses in addition to fun shops and restaurants</li> <li>• Small hardware store, small grocery store/market</li> </ul>	<p><b>Quality storefronts</b></p> <ul style="list-style-type: none"> <li>• General overall facelift</li> <li>• Ordinances or something with a standard for storefront design and maintenance</li> <li>• Storefront improvements would be nice</li> <li>• Update buildings between Clarendon and Dartmouth</li> <li>• Upgrade the tired old store fronts</li> </ul>
<p><b>Public space</b></p> <ul style="list-style-type: none"> <li>• A gathering place for events, concerts</li> <li>• A linear park or pocket park along the trolley trail with play areas, seating, landscaping</li> <li>• Community living room, gathering space</li> <li>• Flexible civic space in old library space, in conjunction with City Hall/library</li> <li>• Perhaps a plaza at Portland Ave, where it intersects with Arlington and toward the River.</li> <li>• Town square</li> </ul>	<p><b>Civic buildings</b></p> <ul style="list-style-type: none"> <li>• A library that is the pride of Gladstone</li> <li>• Get the new library built, and facing Portland Ave.</li> <li>• Visually appealing, update post office</li> </ul>
<p><b>Stormwater management</b></p> <ul style="list-style-type: none"> <li>• Bioswales</li> <li>• Permeable pavement</li> <li>• Permeable pavers</li> </ul>	<p><b>Fiscal concerns</b></p> <ul style="list-style-type: none"> <li>• Bring in revenue-generating businesses</li> <li>• Don't make it too expensive, taxes already high</li> <li>• Let's not go overboard and make it too costly. Our taxes are too high already!</li> </ul>
<p><b>Portland Avenue design</b></p> <ul style="list-style-type: none"> <li>• Need room for on-street parking</li> <li>• No room for bike lanes on Portland Ave.</li> <li>• One-way Portland Ave?</li> </ul>	<p><b>Expand study area to the north</b></p> <ul style="list-style-type: none"> <li>• Consider extending study area north to city limits, light industrial area is a mess</li> <li>• Consider improvement to area from high school to Glen Echo, bad area, storage area, and Dunaway Street</li> </ul>
<p><b>Miscellaneous</b></p> <ul style="list-style-type: none"> <li>• Consider traffic flow in your plans</li> <li>• Develop vacant lot at Arlington</li> <li>• Long-term: regulation of short term rentals</li> <li>• No light rail</li> <li>• Regulation around where customers can smoke, not on Portland Av.</li> <li>• West Linn and Oregon City are good examples</li> </ul>	