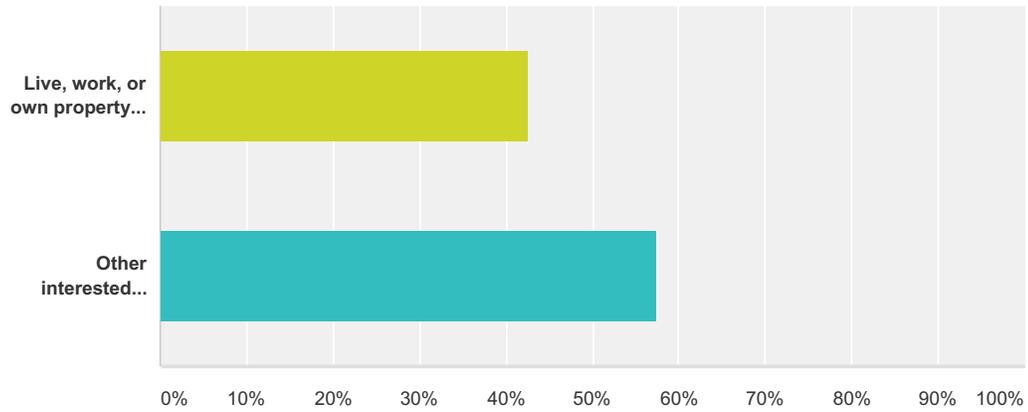


### Q1 Which of the following best describes you?

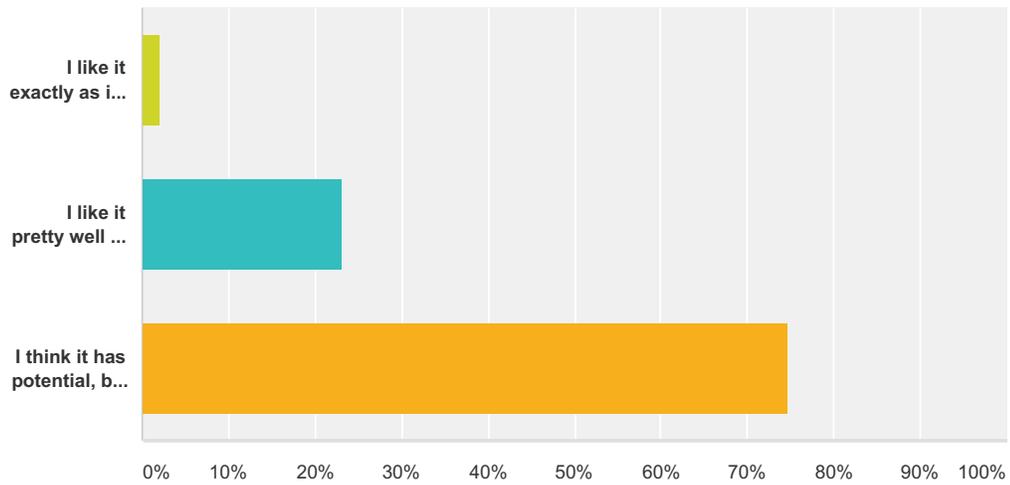
Answered: 188 Skipped: 0



Answer Choices	Responses
Live, work, or own property on or within a half-block of Portland Avenue	42.55% 80
Other interested community member or stakeholder	57.45% 108
<b>Total</b>	<b>188</b>

## Q2 How do you feel about the current condition of the Portland Avenue corridor?

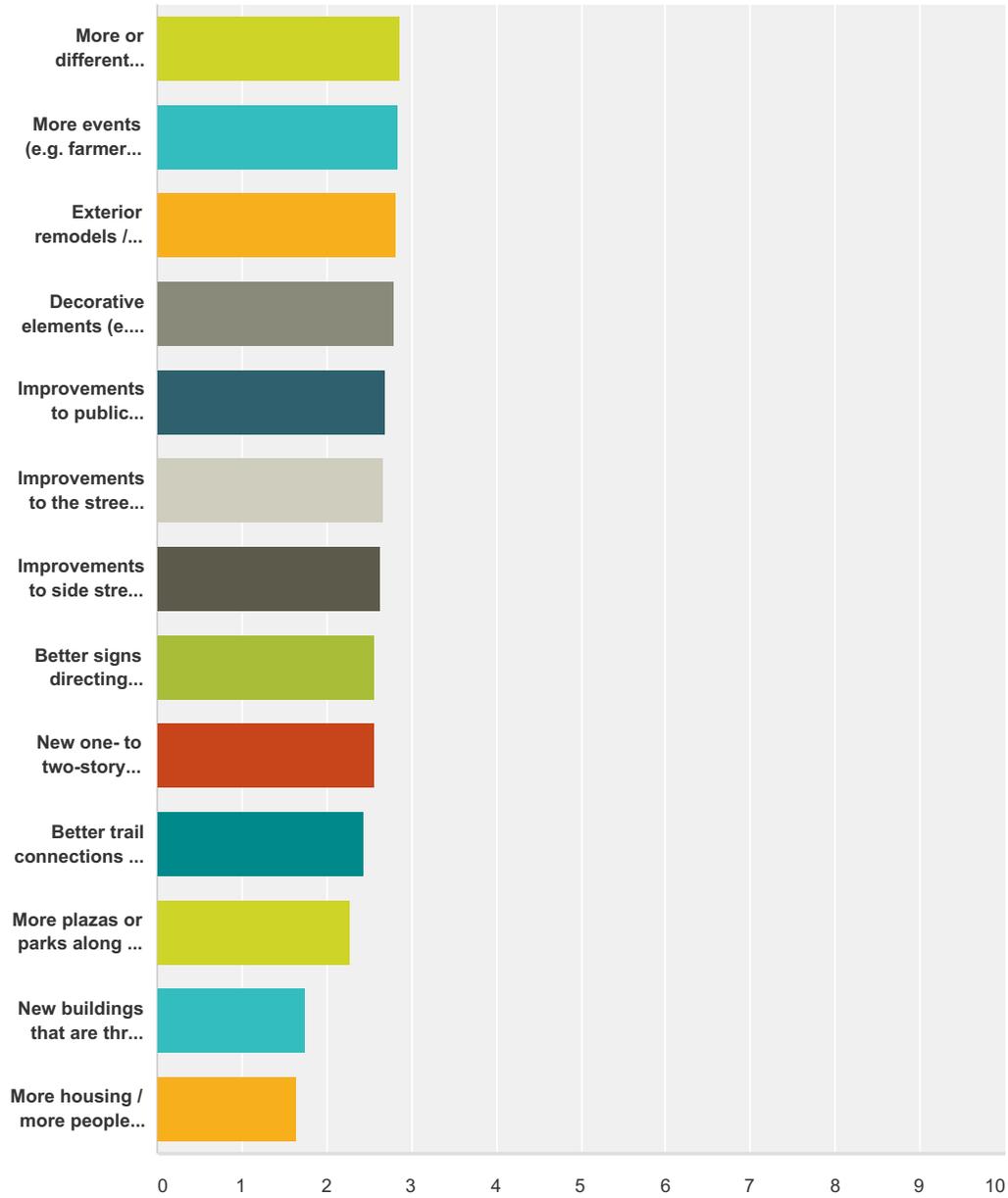
Answered: 186 Skipped: 2



Answer Choices	Responses
I like it exactly as it is, and wouldn't change anything	2.15% 4
I like it pretty well as it is, but I think there's room for improvement	23.12% 43
I think it has potential, but it needs a lot of work	74.73% 139
<b>Total</b>	<b>186</b>

**Q3 Please indicate which of the following you would like to see along Portland Avenue in the future.**

Answered: 188 Skipped: 0



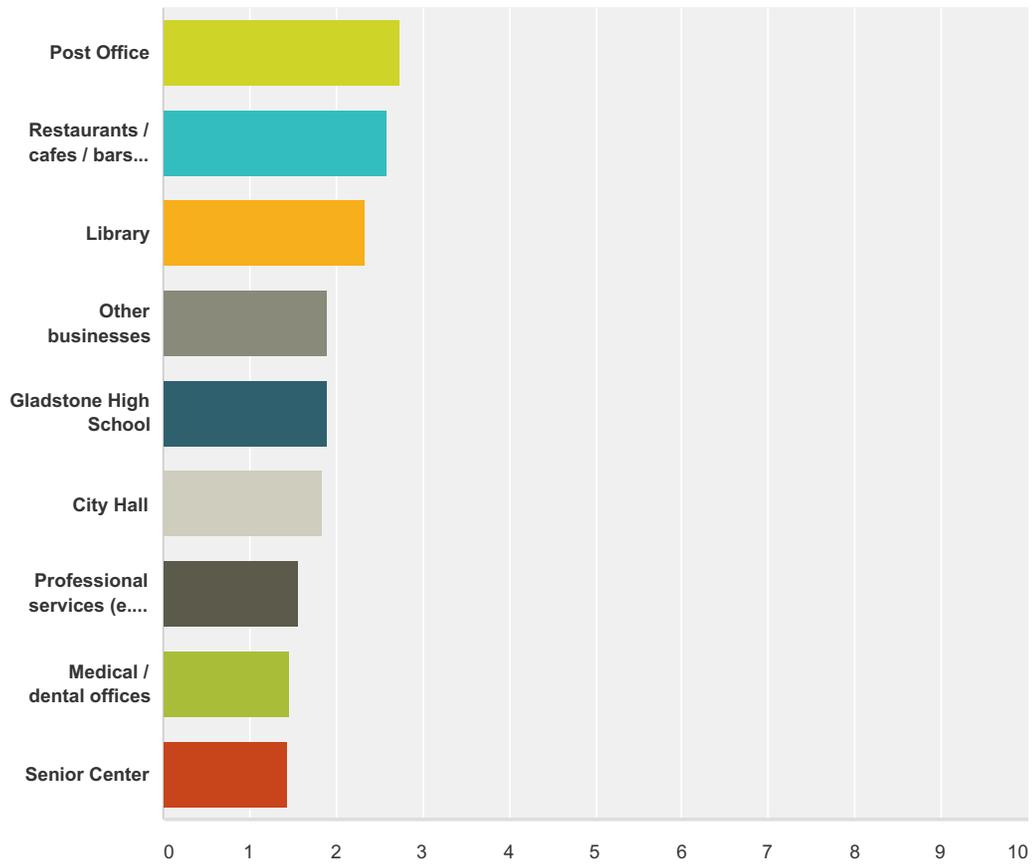
	Do not support	Neutral or undecided	Support	Total	Weighted Average
More or different businesses	2.70% 5	8.11% 15	89.19% 165	185	2.86
More events (e.g. farmers markets, festivals, street fairs) on Portland Avenue	2.69% 5	10.75% 20	86.56% 161	186	2.84
Exterior remodels / upgrades for existing buildings	3.23% 6	11.29% 21	85.48% 159	186	2.82

## Gladstone Downtown Revitalization Plan Community Survey

Decorative elements (e.g. banners, planters, flower baskets) on Portland Avenue	<b>2.72%</b> 5	<b>14.67%</b> 27	<b>82.61%</b> 152	184	2.80
Improvements to public buildings along Portland Avenue. (Note: the City has plans to upgrade the library and City Hall.)	<b>7.65%</b> 14	<b>14.21%</b> 26	<b>78.14%</b> 143	183	2.70
Improvements to the street itself (including sidewalks or intersections)	<b>4.28%</b> 8	<b>24.06%</b> 45	<b>71.66%</b> 134	187	2.67
Improvements to side streets (including sidewalks) that connect to Portland Avenue	<b>7.14%</b> 13	<b>23.08%</b> 42	<b>69.78%</b> 127	182	2.63
Better signs directing visitors to Portland Avenue from key connecting streets	<b>7.61%</b> 14	<b>28.26%</b> 52	<b>64.13%</b> 118	184	2.57
New one- to two-story buildings	<b>9.44%</b> 17	<b>25.00%</b> 45	<b>65.56%</b> 118	180	2.56
Better trail connections to Portland Avenue	<b>9.78%</b> 18	<b>35.87%</b> 66	<b>54.35%</b> 100	184	2.45
More plazas or parks along or near Portland Avenue	<b>15.47%</b> 28	<b>40.88%</b> 74	<b>43.65%</b> 79	181	2.28
New buildings that are three or more stories tall	<b>48.63%</b> 89	<b>26.78%</b> 49	<b>24.59%</b> 45	183	1.76
More housing / more people living along the corridor	<b>48.90%</b> 89	<b>37.91%</b> 69	<b>13.19%</b> 24	182	1.64

### Q4 How often do you visit the following destinations on Portland Avenue?

Answered: 187 Skipped: 1



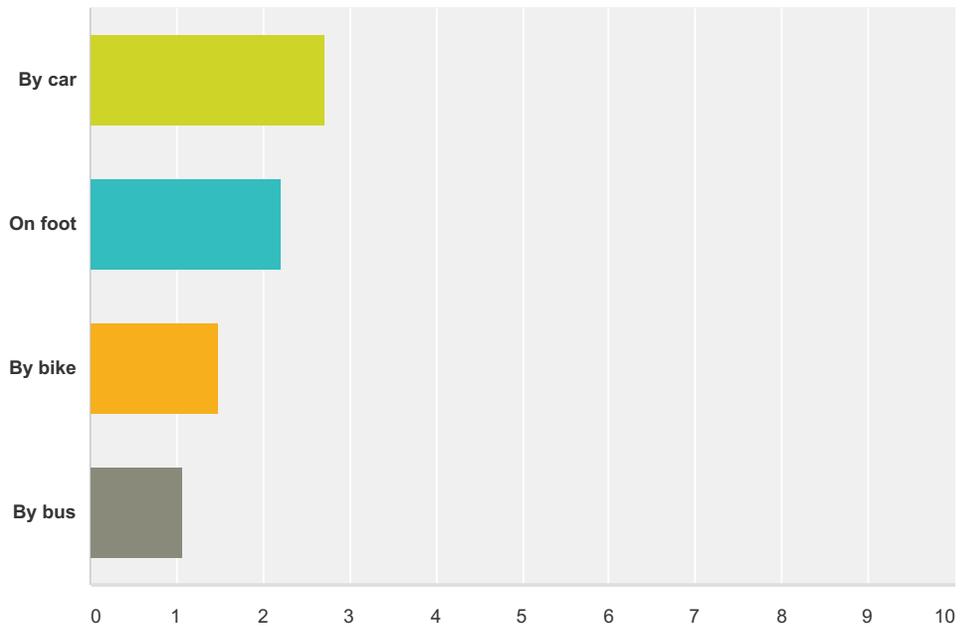
	Hardly ever	A few times per year	A few times per month	At least once a week	Total	Weighted Average
Post Office	3.74% 7	40.11% 75	35.29% 66	20.86% 39	187	2.73
Restaurants / cafes / bars / coffee shops	16.76% 31	25.41% 47	39.46% 73	18.38% 34	185	2.59
Library	29.95% 56	29.41% 55	18.18% 34	22.46% 42	187	2.33
Other businesses	47.13% 82	27.01% 47	14.94% 26	10.92% 19	174	1.90
Gladstone High School	44.62% 83	33.33% 62	10.75% 20	11.29% 21	186	1.89
City Hall	44.62% 83	31.72% 59	18.28% 34	5.38% 10	186	1.84
Professional services (e.g. tax accountant, barber/hair salon, attorney)	60.75% 113	24.73% 46	11.29% 21	3.23% 6	186	1.57
Medical / dental offices	61.62% 114	32.97% 61	3.24% 6	2.16% 4	185	1.46

## Gladstone Downtown Revitalization Plan Community Survey

Senior Center	<b>67.57%</b> 125	<b>23.78%</b> 44	<b>5.95%</b> 11	<b>2.70%</b> 5	185	1.44
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### Q5 How do you usually travel to and along Portland Avenue?

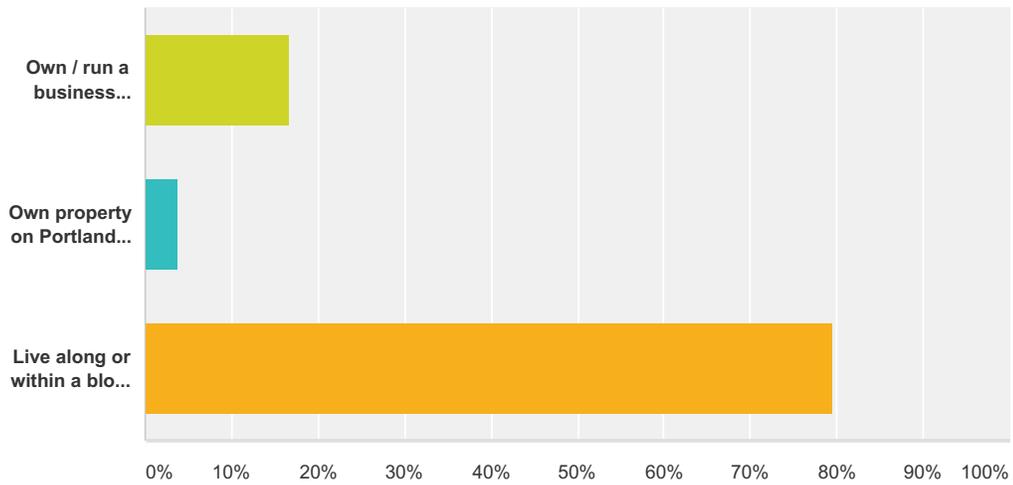
Answered: 187 Skipped: 1



	Never	Sometimes	Usually	Total	Weighted Average
By car	1.62% 3	24.32% 45	74.05% 137	185	2.72
On foot	7.87% 14	62.36% 111	29.78% 53	178	2.22
By bike	58.82% 100	34.71% 59	6.47% 11	170	1.48
By bus	93.29% 153	6.10% 10	0.61% 1	164	1.07

**Q6 What is your interest in Portland Ave?  
Check the one that best describes you.**

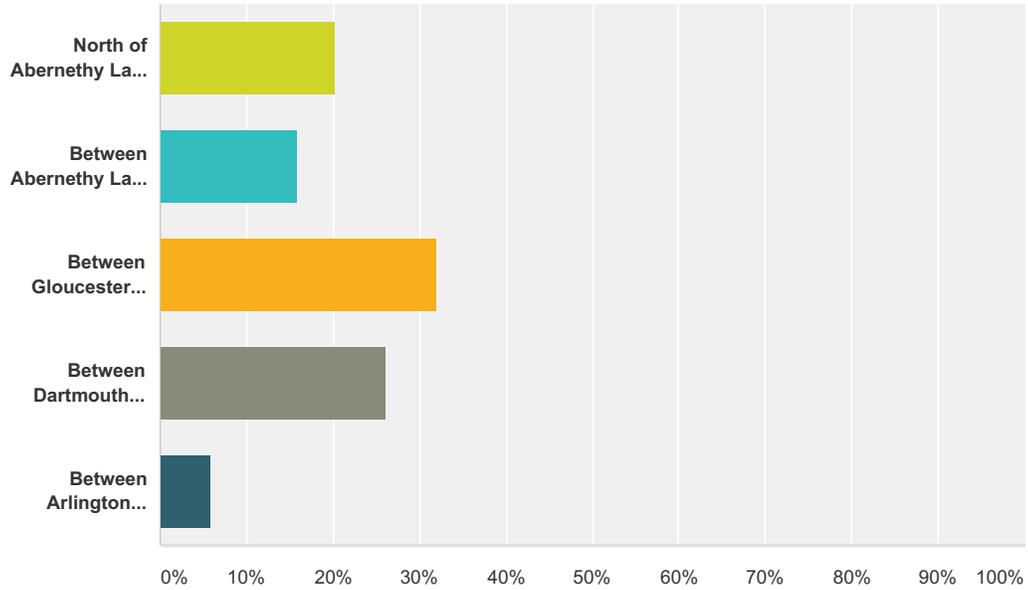
Answered: 78 Skipped: 110



Answer Choices	Responses
Own / run a business located on Portland Ave	16.67% 13
Own property on Portland Avenue that is leased to another user or that is currently vacant or unleased	3.85% 3
Live along or within a block of Portland Ave (including residents with home-based businesses)	79.49% 62
<b>Total</b>	<b>78</b>

**Q7 In which area is your home, work, business or property located? (on or within a half-block of Portland Ave)**

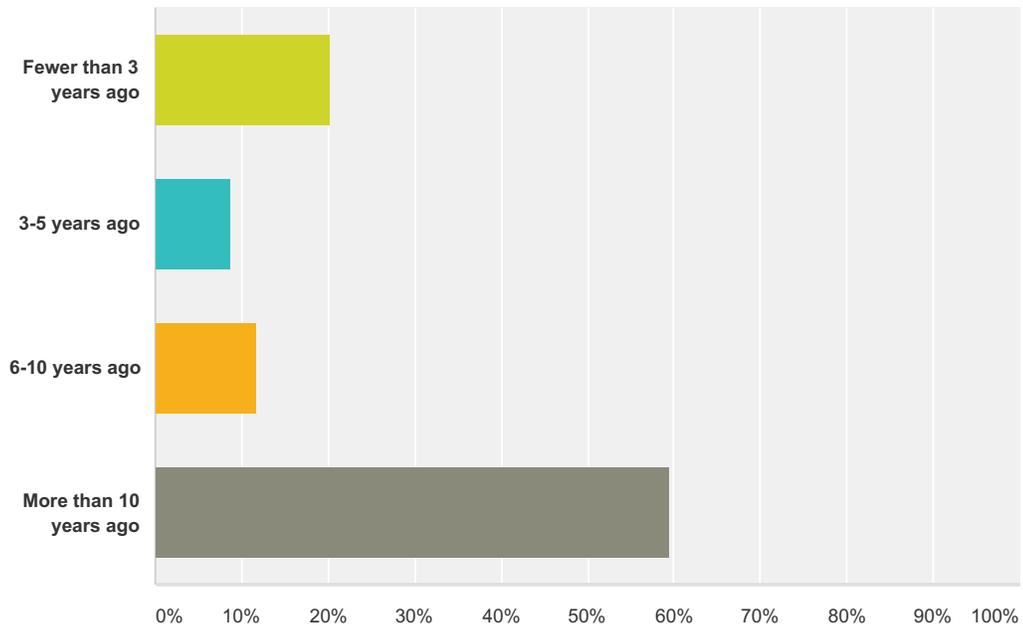
Answered: 69 Skipped: 119



Answer Choices	Responses
North of Abernethy Lane / Gladstone High School	20.29% 14
Between Abernethy Lane and Gloucester Street	15.94% 11
Between Gloucester Street and Dartmouth Street	31.88% 22
Between Dartmouth Street and Arlington Street	26.09% 18
Between Arlington Street and the river	5.80% 4
<b>Total</b>	<b>69</b>

### Q8 When did you first buy your property on / move to / open your business along Portland Ave?

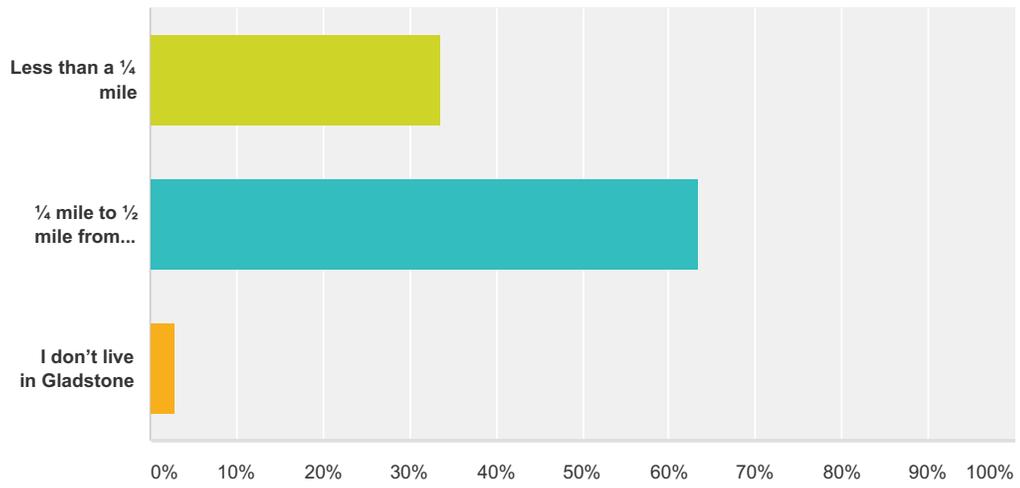
Answered: 69 Skipped: 119



Answer Choices	Responses	
Fewer than 3 years ago	20.29%	14
3-5 years ago	8.70%	6
6-10 years ago	11.59%	8
More than 10 years ago	59.42%	41
<b>Total</b>		<b>69</b>

### Q9 How far away do you live from Portland Avenue?

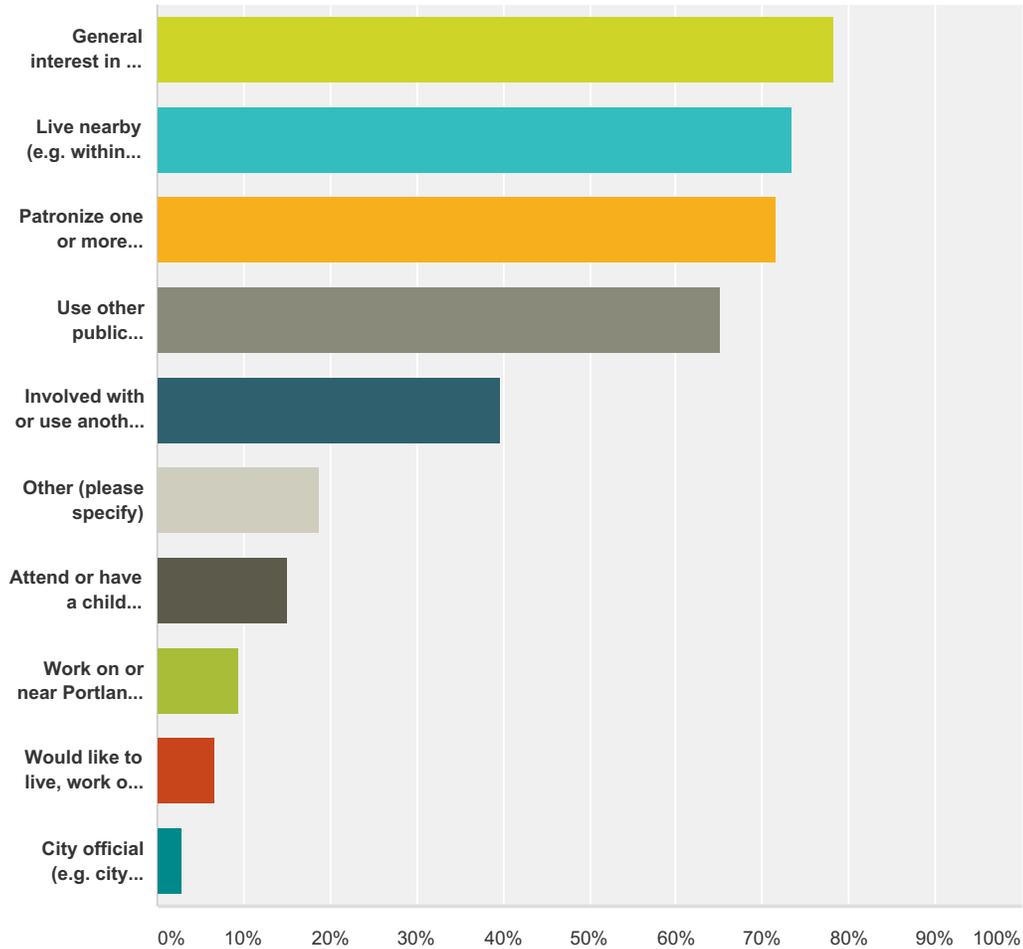
Answered: 104 Skipped: 84



Answer Choices	Responses	
Less than a 1/4 mile	33.65%	35
1/4 mile to 1/2 mile from Portland Avenue	63.46%	66
I don't live in Gladstone	2.88%	3
<b>Total</b>		<b>104</b>

### Q10 Which of the following describe your interest in Portland Avenue? Check all that apply.

Answered: 106 Skipped: 82



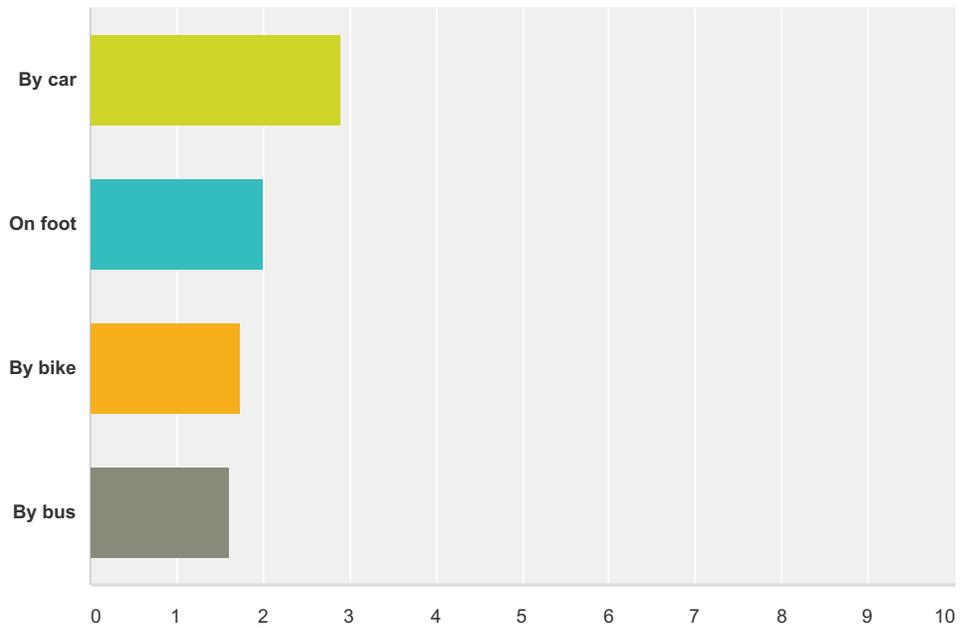
Answer Choices	Responses
General interest in the area	78.30% 83
Live nearby (e.g. within a half-mile)	73.58% 78
Patronize one or more businesses on Portland Avenue	71.70% 76
Use other public buildings on Portland Avenue (e.g. post office, City Hall)	65.09% 69
Involved with or use another public institution on or near Portland Avenue (e.g. Senior Center, library)	39.62% 42
Other (please specify)	18.87% 20
Attend or have a child attending Gladstone High School	15.09% 16
Work on or near Portland Avenue (but not a business owner)	9.43% 10
Would like to live, work or own property along Portland Avenue (but do not at present)	6.60% 7
City official (e.g. city council, planning commission)	2.83% 3

# Gladstone Downtown Revitalization Plan Community Survey

Total Respondents: 106

### Q11 How do your customers and employees get to your business?

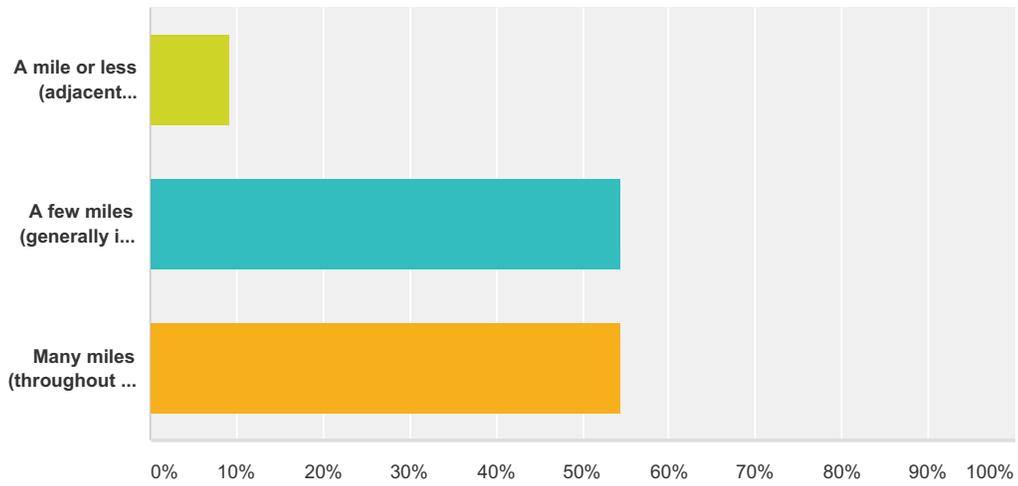
Answered: 11 Skipped: 177



	Never	Sometimes	Usually	Total	Weighted Average
By car	0.00% 0	9.09% 1	90.91% 10	11	2.91
On foot	18.18% 2	63.64% 7	18.18% 2	11	2.00
By bike	27.27% 3	72.73% 8	0.00% 0	11	1.73
By bus	40.00% 4	60.00% 6	0.00% 0	10	1.60

### Q12 What area (i.e. how far from your location) does your business draw customers / clients from?

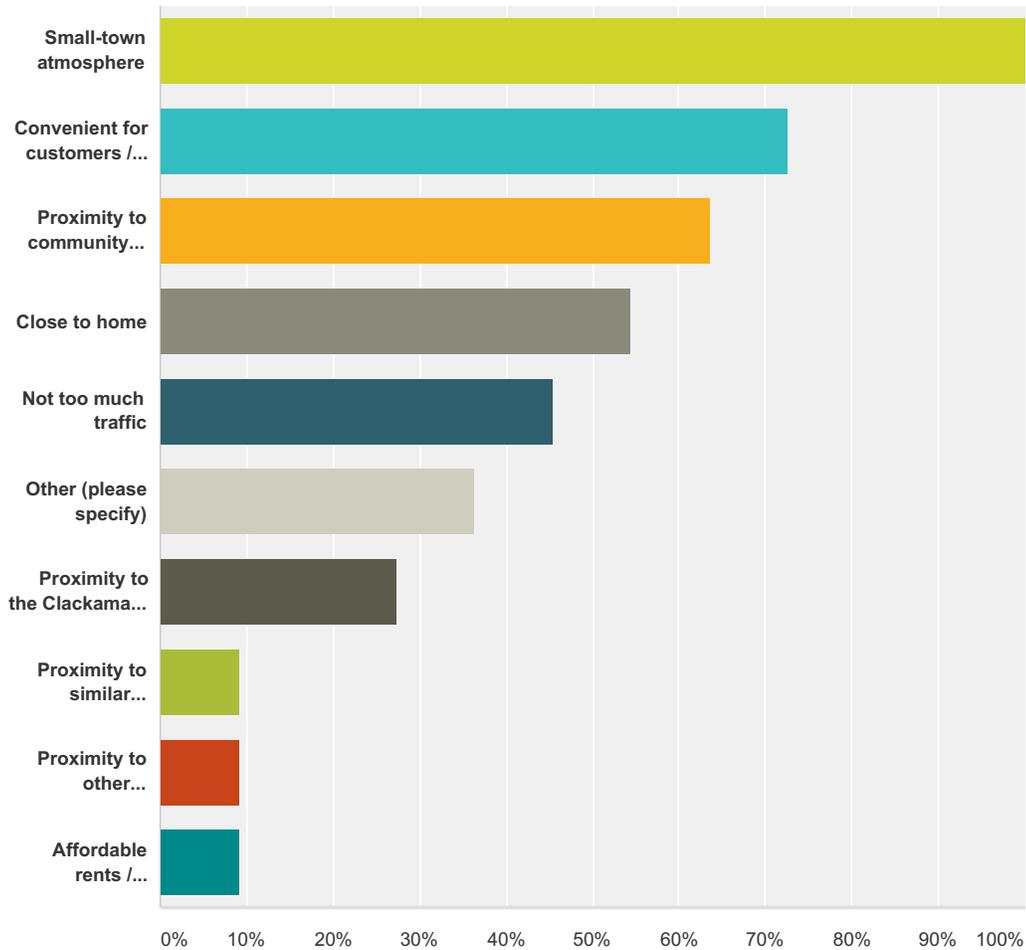
Answered: 11 Skipped: 177



Answer Choices	Responses
A mile or less (adjacent neighborhoods within Gladstone)	9.09% 1
A few miles (generally in Gladstone or surrounding communities)	54.55% 6
Many miles (throughout the region)	54.55% 6
<b>Total Respondents: 11</b>	

### Q13 What do you like about the location of your business? Check all that apply.

Answered: 11 Skipped: 177



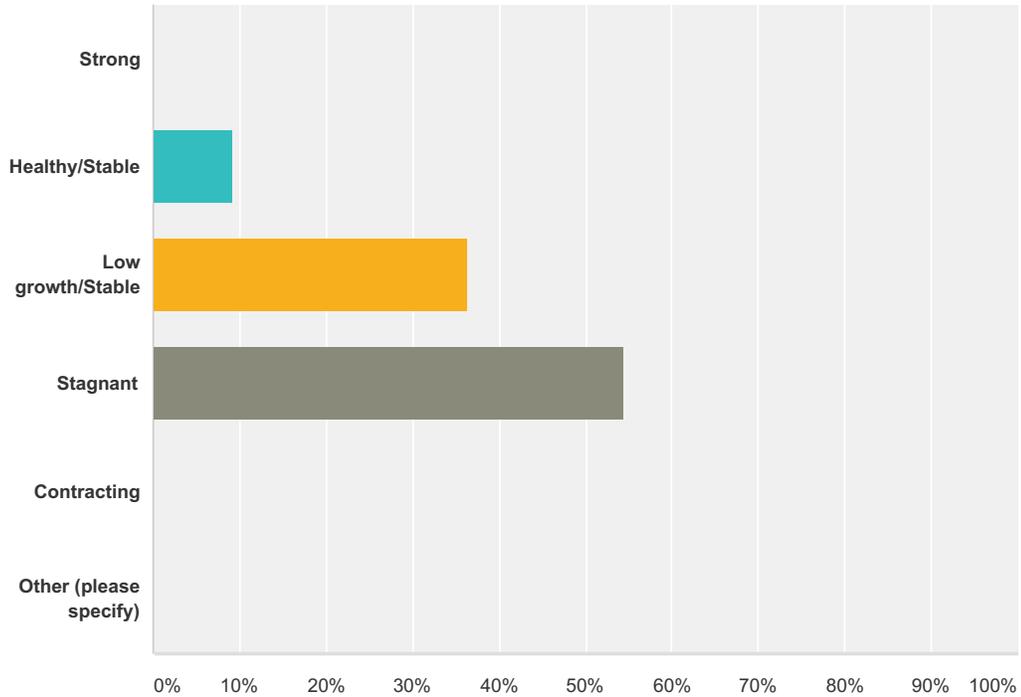
Answer Choices	Responses
Small-town atmosphere	100.00% 11
Convenient for customers / proximity to customer base	72.73% 8
Proximity to community facilities (e.g. high school, senior center, library, etc.)	63.64% 7
Close to home	54.55% 6
Not too much traffic	45.45% 5
Other (please specify)	36.36% 4
Proximity to the Clackamas River	27.27% 3
Proximity to similar businesses	9.09% 1
Proximity to other businesses I work with frequently	9.09% 1
Affordable rents / property costs	9.09% 1

# Gladstone Downtown Revitalization Plan Community Survey

Total Respondents: 11

### Q14 In your view, which description best characterizes the business climate for Portland Avenue?

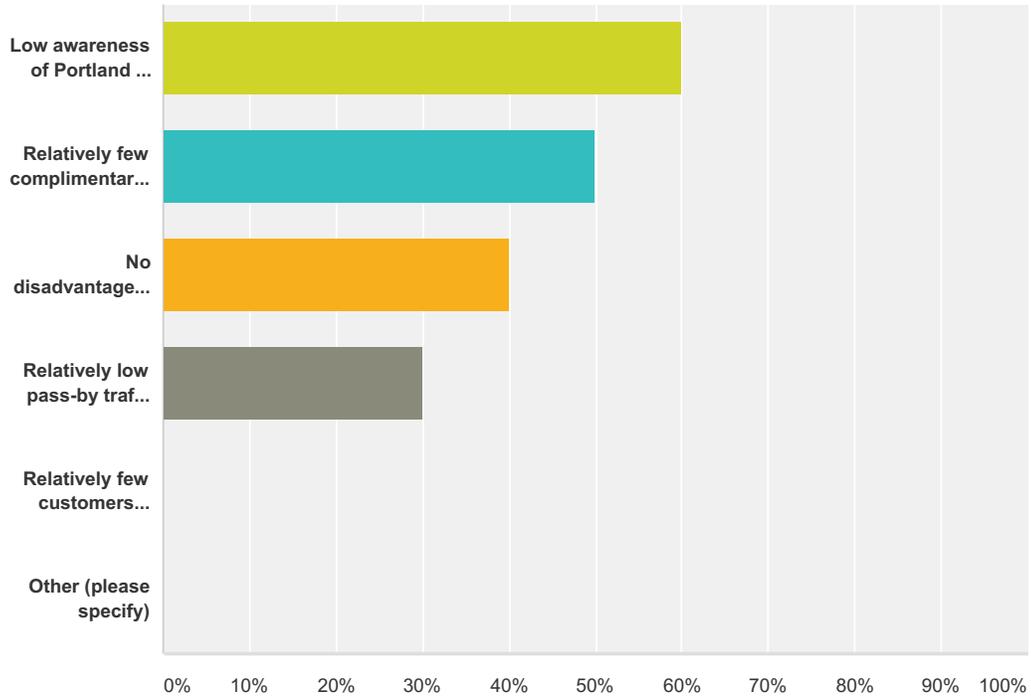
Answered: 11 Skipped: 177



Answer Choices	Responses
Strong	0.00% 0
Healthy/Stable	9.09% 1
Low growth/Stable	36.36% 4
Stagnant	54.55% 6
Contracting	0.00% 0
Other (please specify)	0.00% 0
<b>Total</b>	<b>11</b>

**Q15 Do you perceive any challenges with / disadvantages of the location that affect your business? Check all that apply.**

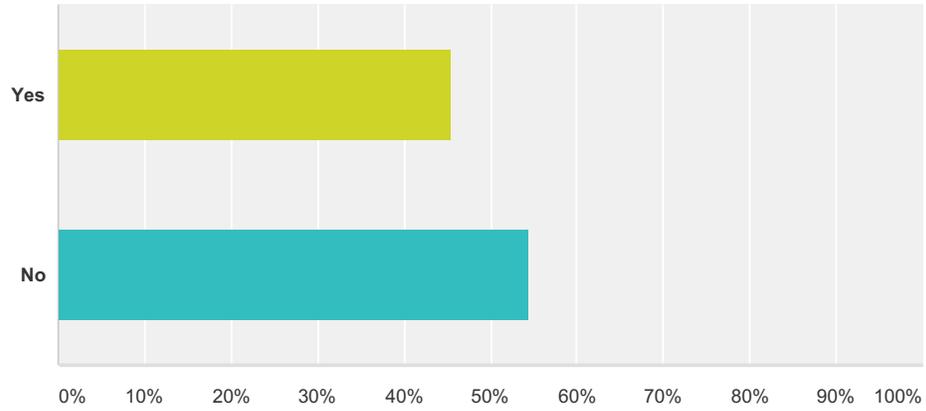
Answered: 10 Skipped: 178



Answer Choices	Responses
Low awareness of Portland Ave from surrounding areas	60.00% 6
Relatively few complimentary businesses that draw customers to the area	50.00% 5
No disadvantages to this location	40.00% 4
Relatively low pass-by traffic and visibility	30.00% 3
Relatively few customers within easy walking distance	0.00% 0
Other (please specify)	0.00% 0
<b>Total Respondents: 10</b>	

**Q16 If you own your property, are you willing to provide additional information specific to your individual property?**

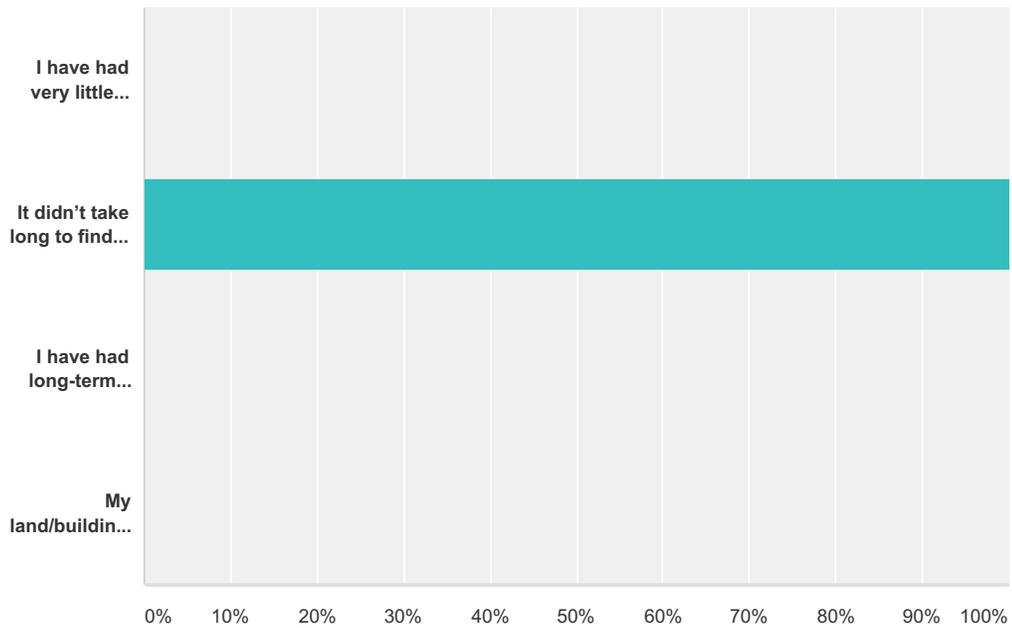
Answered: 11 Skipped: 177



Answer Choices	Responses	
Yes	45.45%	5
No	54.55%	6
<b>Total</b>		<b>11</b>

### Q17 How difficult has it been to keep the space leased?

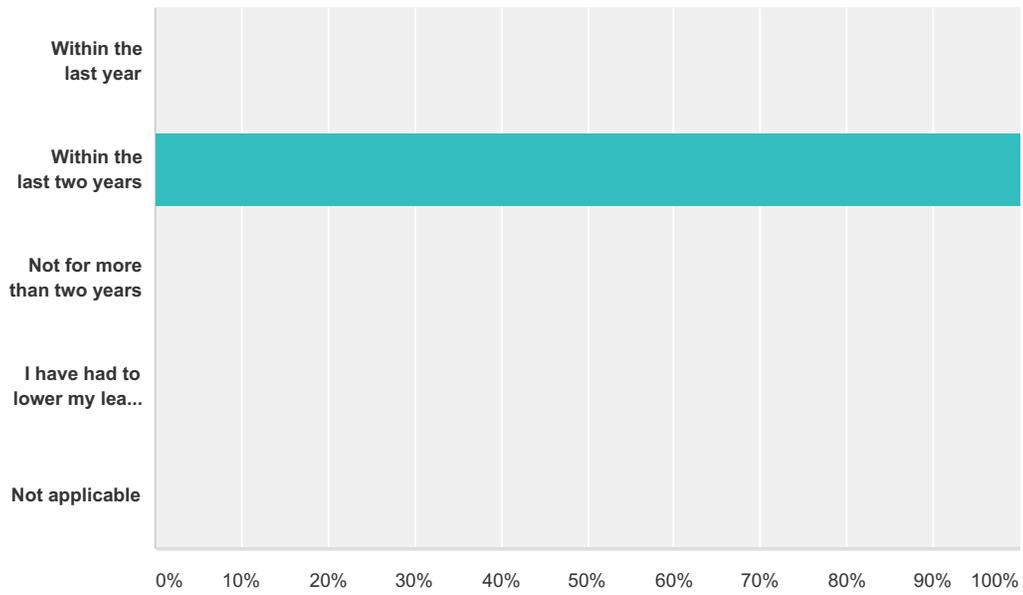
Answered: 1 Skipped: 187



Answer Choices	Responses
I have had very little turnover, so it hasn't come up in a while	0.00% 0
It didn't take long to find new tenants when I had a vacancy	100.00% 1
I have had long-term vacancy (more than one year)	0.00% 0
My land/building is vacant but I am not currently attempting to lease it	0.00% 0
<b>Total</b>	<b>1</b>

### Q18 How recently have you raised the lease rate?

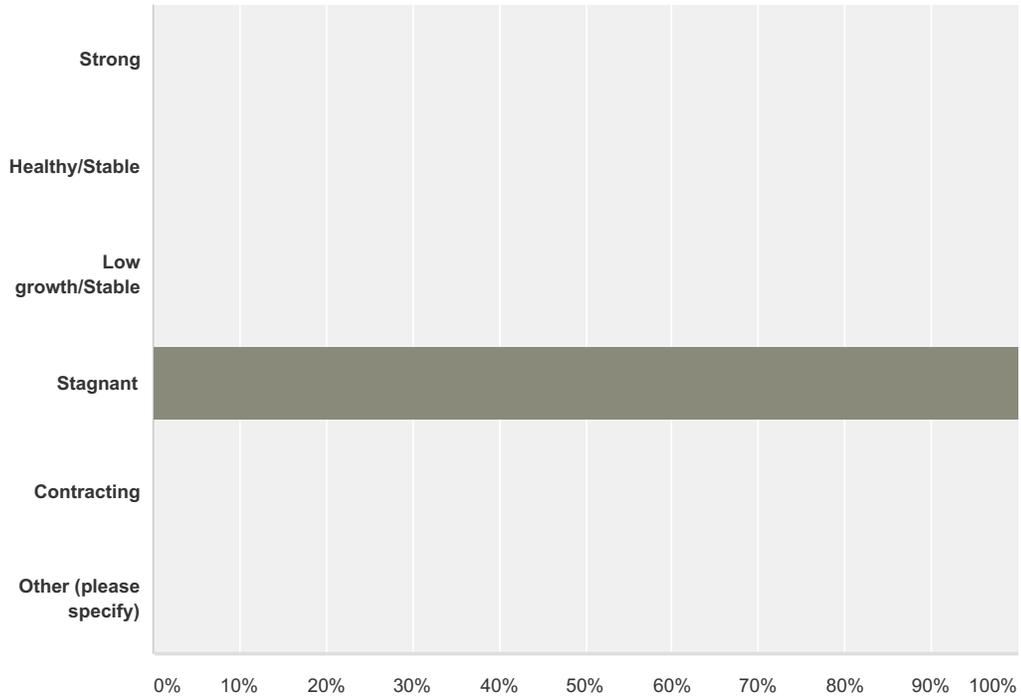
Answered: 1 Skipped: 187



Answer Choices	Responses
Within the last year	0.00% 0
Within the last two years	100.00% 1
Not for more than two years	0.00% 0
I have had to lower my lease rates	0.00% 0
Not applicable	0.00% 0
<b>Total</b>	<b>1</b>

### Q19 In your view, which description best characterizes the overall Portland Avenue real estate climate?

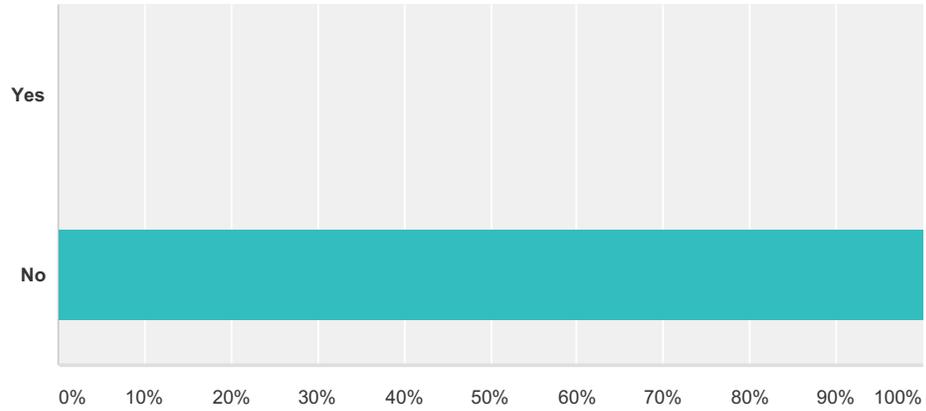
Answered: 1 Skipped: 187



Answer Choices	Responses
Strong	0.00% 0
Healthy/Stable	0.00% 0
Low growth/Stable	0.00% 0
Stagnant	100.00% 1
Contracting	0.00% 0
Other (please specify)	0.00% 0
<b>Total</b>	<b>1</b>

**Q20 Are you willing to provide additional information specific to your individual property?**

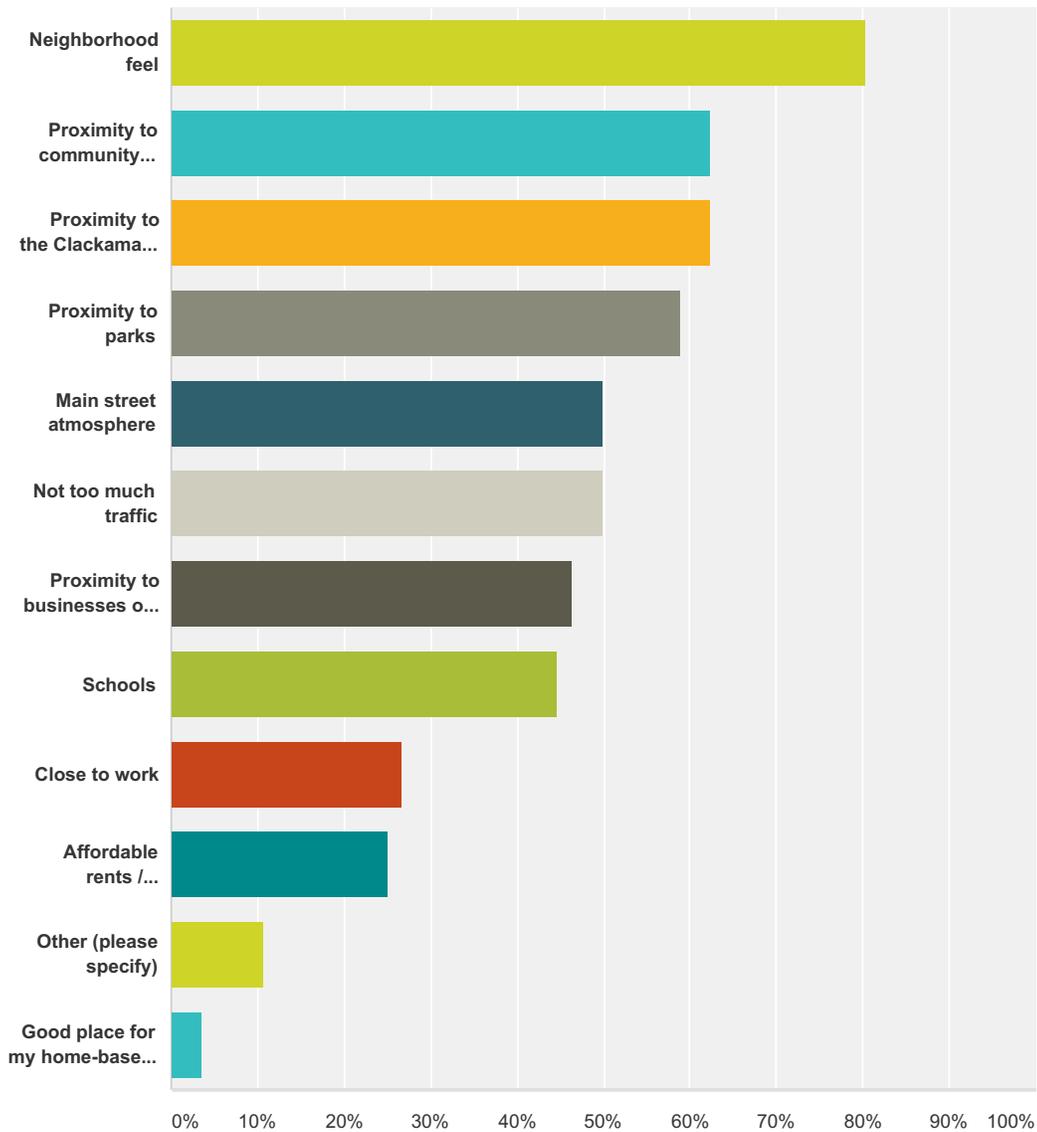
Answered: 3 Skipped: 185



Answer Choices	Responses
Yes	0.00% 0
No	100.00% 3
<b>Total</b>	<b>3</b>

### Q21 What do you like about the location of your home? Check all that apply.

Answered: 56 Skipped: 132



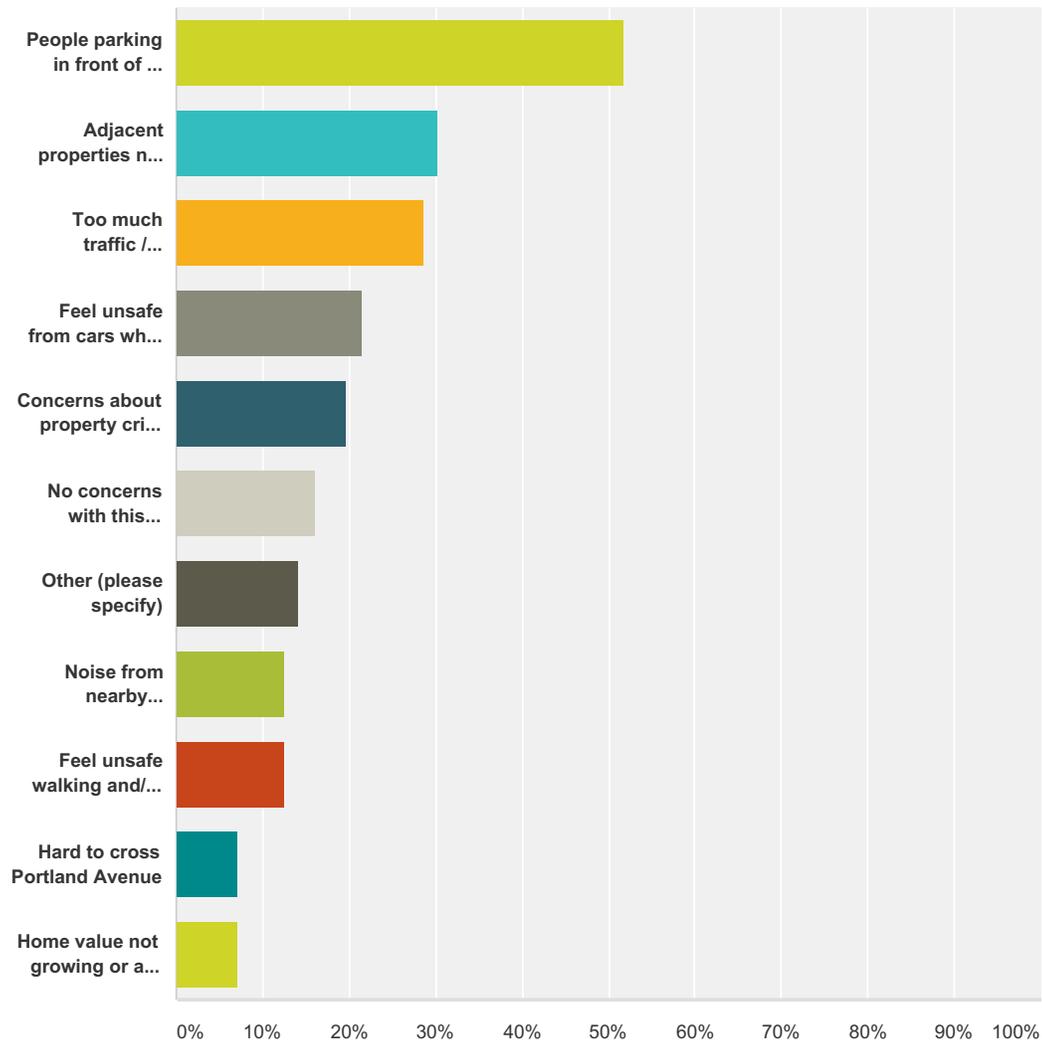
Answer Choices	Responses
Neighborhood feel	80.36% 45
Proximity to community facilities (e.g. high school, senior center, library, etc.)	62.50% 35
Proximity to the Clackamas River	62.50% 35
Proximity to parks	58.93% 33
Main street atmosphere	50.00% 28
Not too much traffic	50.00% 28
Proximity to businesses on Portland Avenue	46.43% 26

## Gladstone Downtown Revitalization Plan Community Survey

Schools	<b>44.64%</b>	25
Close to work	<b>26.79%</b>	15
Affordable rents / property costs	<b>25.00%</b>	14
Other (please specify)	<b>10.71%</b>	6
Good place for my home-based business	<b>3.57%</b>	2
<b>Total Respondents: 56</b>		

### Q22 Do you have any concerns with your location? Check all that apply.

Answered: 56 Skipped: 132



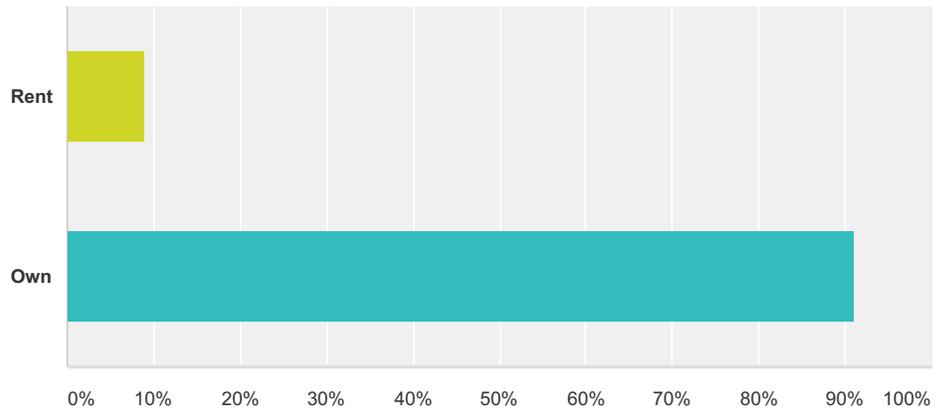
Answer Choices	Responses
People parking in front of my house	51.79% 29
Adjacent properties not well maintained	30.36% 17
Too much traffic / traffic too fast	28.57% 16
Feel unsafe from cars when walking and/or biking in the area	21.43% 12
Concerns about property crime and/or vandalism	19.64% 11
No concerns with this location	16.07% 9
Other (please specify)	14.29% 8
Noise from nearby businesses	12.50% 7
Feel unsafe walking and/or biking in the area due to concerns about crime	12.50% 7

## Gladstone Downtown Revitalization Plan Community Survey

Hard to cross Portland Avenue	7.14%	4
Home value not growing or as high as I hoped	7.14%	4
<b>Total Respondents: 56</b>		

### Q23 Do you rent or own your home?

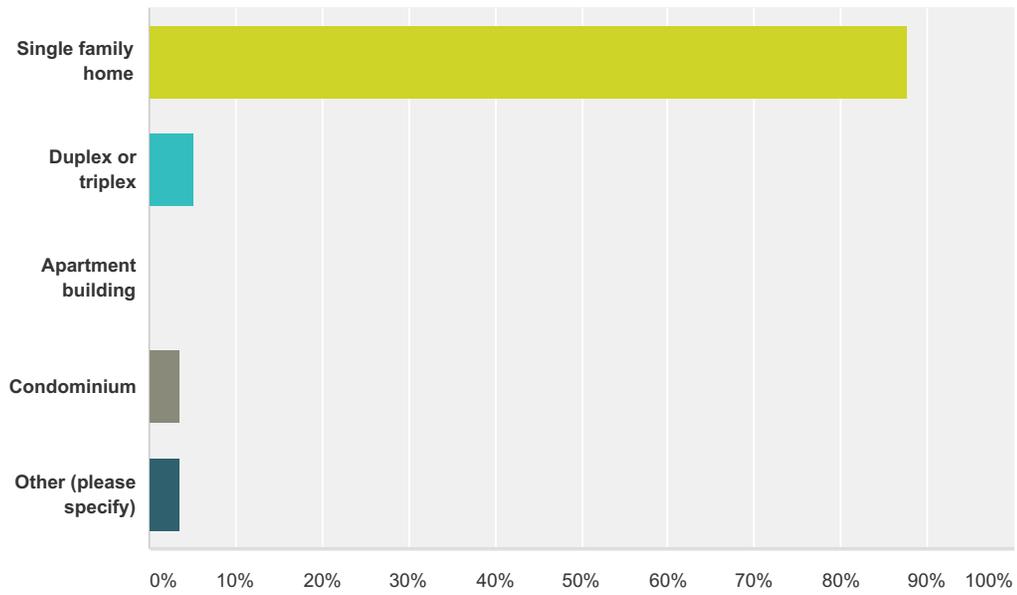
Answered: 56 Skipped: 132



Answer Choices	Responses
Rent	8.93% 5
Own	91.07% 51
<b>Total</b>	<b>56</b>

### Q24 What best describes the type of building you live in?

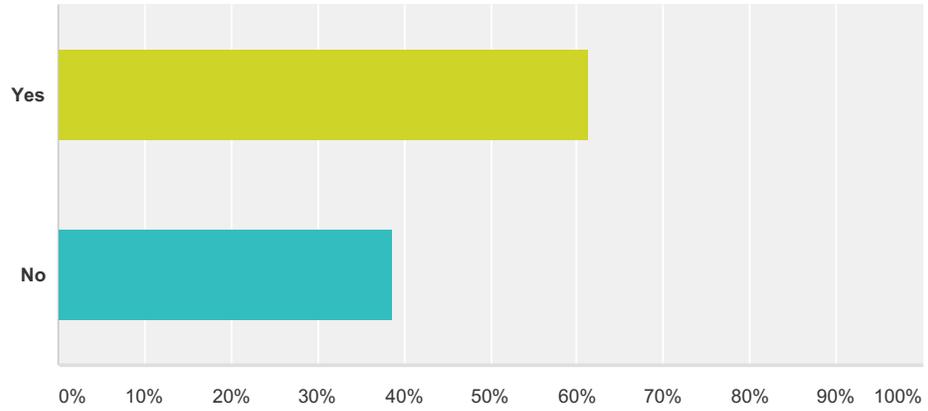
Answered: 57 Skipped: 131



Answer Choices	Responses
Single family home	87.72% 50
Duplex or triplex	5.26% 3
Apartment building	0.00% 0
Condominium	3.51% 2
Other (please specify)	3.51% 2
<b>Total</b>	<b>57</b>

### Q25 Are you willing to provide additional information specific to your individual property?

Answered: 62 Skipped: 126



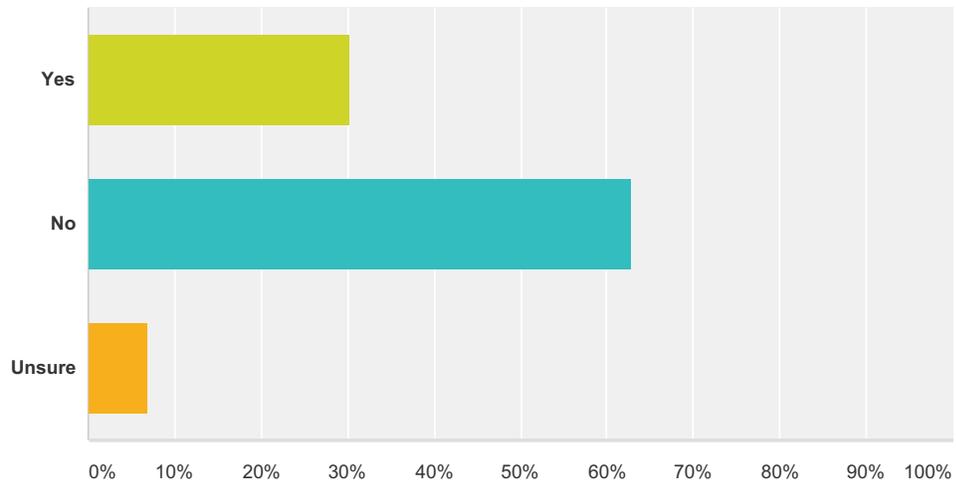
Answer Choices	Responses	
Yes	61.29%	38
No	38.71%	24
<b>Total</b>		<b>62</b>

**Q26 What is the address of your property?  
(May leave blank)**

Answered: 22 Skipped: 166

### Q27 Have you done any expansions or significant remodels to the property in the last 5 to 10 years?

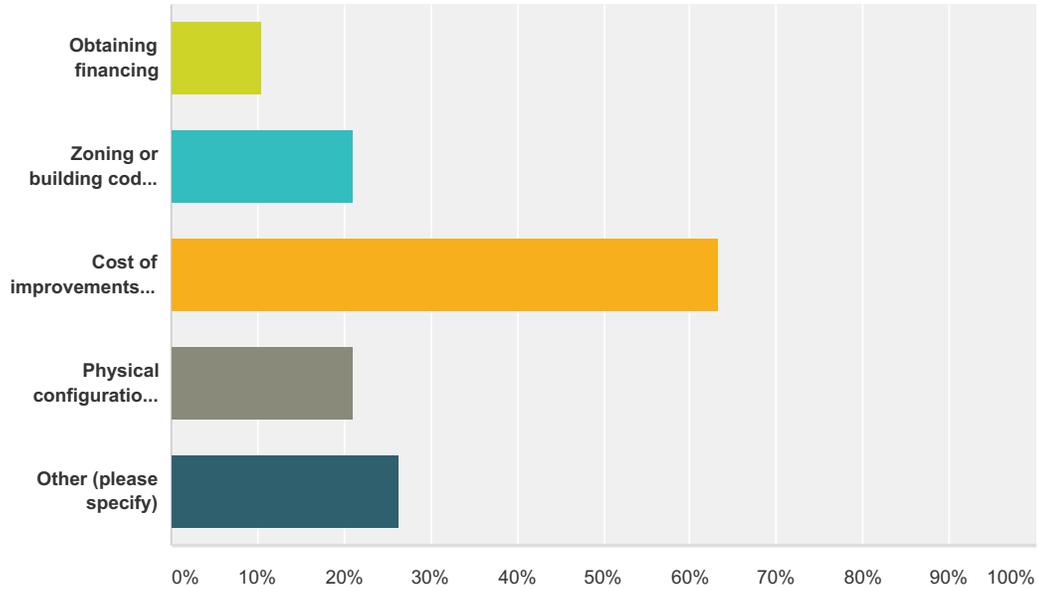
Answered: 43 Skipped: 145



Answer Choices	Responses	
Yes	30.23%	13
No	62.79%	27
Unsure	6.98%	3
<b>Total</b>		<b>43</b>

**Q28 Have any of the following presented obstacles to investing in your property?  
Check all that apply.**

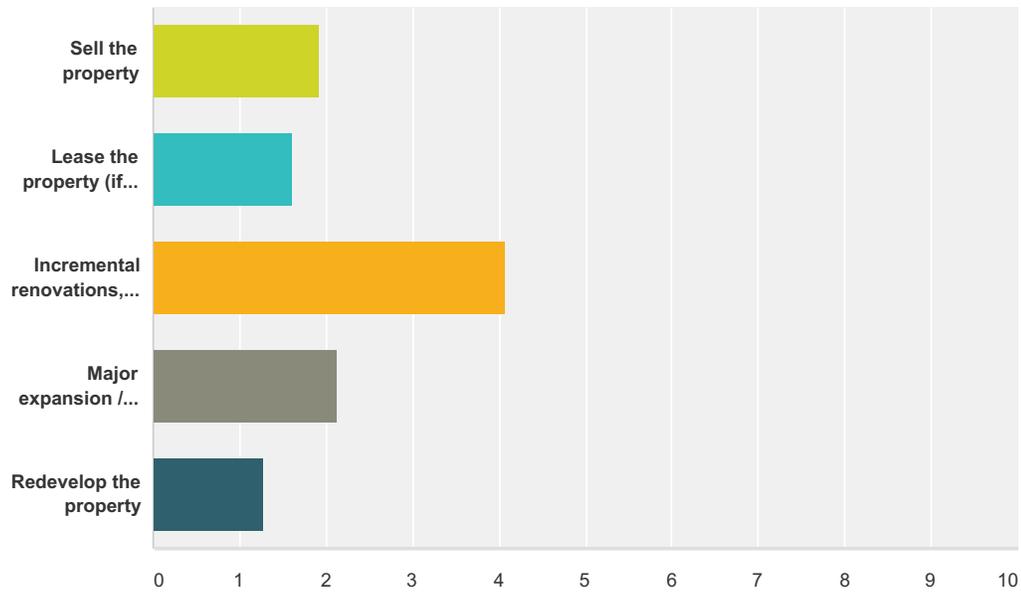
Answered: 19 Skipped: 169



Answer Choices	Responses	
Obtaining financing	10.53%	2
Zoning or building code regulations	21.05%	4
Cost of improvements vs. estimated return (i.e. new value from improvements)	63.16%	12
Physical configuration of the property (e.g. shape, slope, location of the existing building, size of lot)	21.05%	4
Other (please specify)	26.32%	5
<b>Total Respondents: 19</b>		

### Q29 How likely are you to make the following changes to your property in the next 5 to 10 years?

Answered: 42 Skipped: 146



	Very unlikely	Somewhat unlikely	Somewhat likely	Very likely	Total	Weighted Average
Sell the property	58.54% 24	19.51% 8	14.63% 6	7.32% 3	41	1.93
Lease the property (if not currently leased) / find new tenants	73.68% 28	10.53% 4	13.16% 5	2.63% 1	38	1.61
Incremental renovations, improvements or upgrades	9.52% 4	2.38% 1	47.62% 20	40.48% 17	42	4.07
Major expansion / major remodel	37.50% 15	37.50% 15	25.00% 10	0.00% 0	40	2.13
Redevelop the property	87.18% 34	5.13% 2	7.69% 3	0.00% 0	39	1.28

**Q30 If you would like to be notified of upcoming events and opportunities to participate in the project, please provide your email address below.**

Answered: 60 Skipped: 128

**Q31 If you are interested in attending a meeting for stakeholders on the corridor in November (following the Open House on October 26th) to discuss the potential for change on the corridor in more depth, please provide your name and contact information below.**

Answered: 18 Skipped: 170

Answer Choices	Responses	
Name	100.00%	18
Phone Number	94.44%	17
Email Address	94.44%	17

**Q32 If you did not provide contact information above, but would like to be notified of other upcoming events and opportunities to participate in the project, please provide your email address below.**

Answered: 21 Skipped: 167