

Allen Boulevard District Survey Report

April 25, 2018



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CHAPTER 1. Executive Summary

The purpose of the Allen Boulevard District Survey was to help better understand the community's priorities for the district.

Approach: The survey was available online in English and Spanish, and hard copy surveys were translated into Spanish, Arabic, Korean and Chinese. To engage English language learners, communities of color, immigrants and refugees within the district, the city worked with four community engagement liaisons (CELs) to distribute hard copy surveys.

Survey Participants: The survey was open for 8 weeks and received 1,048 responses. A total of 861 surveys were submitted online (including 8 in Spanish), and 187 surveys were collected by community engagement liaisons. The majority of participants did not respond to the optional demographic survey questions. In general, hard copy survey participants were more diverse than online survey participants.

District Experience: When asked about how they experience the Allen Boulevard district, nearly half of the survey participants live within the district. Online survey participants were more likely to be homeowners, while CEL survey participants were more likely to be renters within the district. A majority of survey participants also drive through the district to get to another destination and/or visit shops, restaurants or services in the district.

District Assets: The district's proximity to downtown Beaverton was the top asset identified by survey participants. Other qualities that ranked highly include access to parks and open space, businesses and services, and cultural diversity of the district.

Top Concerns: When asked about their top concerns for the Allen Boulevard district, the majority of survey participants were concerned with neighborhood appearance. Other aspects of the district that are of relatively high concern include the pedestrian environment, quality of housing, neighborhood safety, and desire for different types of businesses and services.

When comparing online surveys to those collected by community engagement liaisons, some interesting differences emerge. Three-quarters of CEL survey participants identified lack of community gathering space and lack of recreational opportunities in the district as top concerns, while less than one-quarter of online survey respondents shared these concerns. Similarly, CEL survey participants were more likely to be concerned with the pedestrian environment along Allen Boulevard, quality of housing, housing affordability, and desire different types of businesses and services within the district.

Business Needs: A total of 51 survey participants identified themselves as business owners or managers within the district. When asked what actions or investments would help the needs of existing businesses in the district, the majority of business participants selected loans or grants for interior or exterior building improvements. Nearly half of the business participants expressed an interest in helping businesses form a group to work together.

CHAPTER 2. Introduction

Purpose and Approach

The City of Beaverton is developing a district plan for Allen Boulevard, a culturally diverse neighborhood that is experiencing change. The Allen Boulevard district survey was developed to help the city better understand the community’s priorities for the district.

The survey was open for eight weeks, from February 1 to March 31, 2018, and received a total of 1,048 responses. The online version of the survey was available in English and Spanish, and was posted on the city home page and project webpage. Survey announcements were sent to Central Beaverton, Vose and Highland Neighborhood Association Committee (NAC) email lists, NAC leadership, and posted to the city’s social media accounts.

The city worked with four Community Engagement Liaisons (CELs) to engage communities of color, English language learners, immigrants and refugees within the district. The CELs assisted in the development, translation (Spanish, Arabic, Chinese and Korean) and distribution of hard copy surveys to their communities. Figure 1 summarizes the locations where the CELs collected surveys. Paper copies were also available at the city library, Beaverton Activities Center (Tax Assistance Program counter), and two multi-family complexes within the district.

Figure 1. Community Engagement Liaison Survey Distribution

Survey language	Arabic	Chinese	Korean	Spanish
Event / Location	<ul style="list-style-type: none">• Lombard Bakery event (Iraqi Society)• Multi-family complex visits	<ul style="list-style-type: none">• 99 Ranch• Asian Health and Service Center	<ul style="list-style-type: none">• Korean Society of Oregon• Property and business owner interviews• Portland Central Church• Korean Senior Center	<ul style="list-style-type: none">• Multi-family complex visits• Beaverton High School Latino Family Night• St. Cecilia’s Church

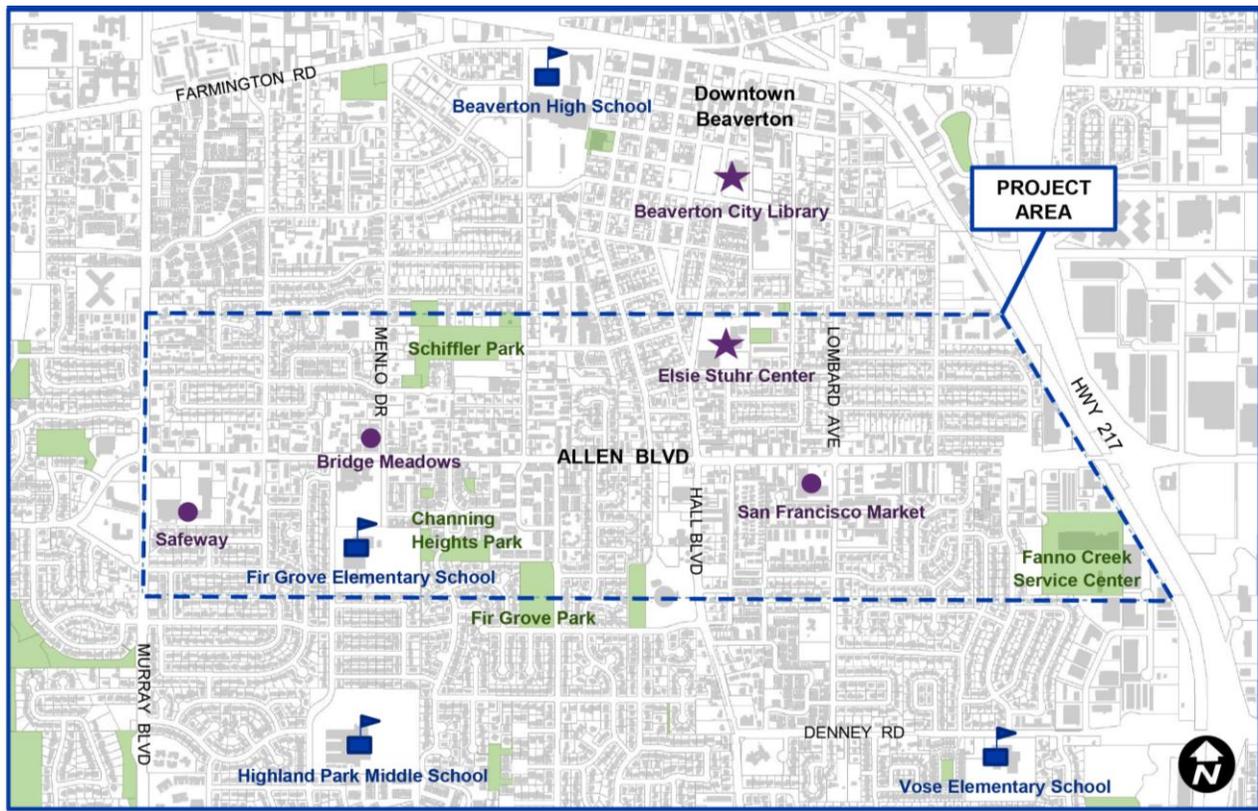
Survey Content

For context, the first page of the survey provided a map and description of the district boundary (Figure 2). The survey led with a question about how participants experience the district to provide some insight into their familiarity with the area. The questions that followed were designed to gather input on the strengths and opportunities for the district.

1. District Experience

The survey asked respondents how they experience the Allen Boulevard District, including whether they live, work, shop, recreate, attend school, or travel through the area. An option for “other” responses was provided.

Figure 2. Allen Boulevard District boundary.



The Allen Boulevard district extends roughly one-quarter mile north and south of Allen Boulevard, between Highway 217 and Murray Boulevard. The project boundary is shown as the dashed blue line in the map above.

2. District Assets

Survey takers were asked what they like most about the district, including transit service, housing, location, businesses, cultural diversity and other amenities and facilities. An option for “other” responses was also provided.

3. Top Concerns

Participants were asked to identify their top concerns for the Allen Boulevard district. Both the online and hard copy surveys included general topics such as neighborhood safety, appearance, affordability and mix of existing businesses and services. The hard copy survey, primarily distributed by CELs, provided detailed subcategories under each topic as well. For example, respondents who were concerned about neighborhood appearance could select whether their concern stemmed from the presence of trash, overgrown weeds, graffiti or poor building maintenance. An option for “other” responses was also provided.

4. Business Needs

The survey asked participants who own or manage a business within the district to select the actions or investments they think would help existing businesses. An option for “other” responses was provided.

5. Survey Comments

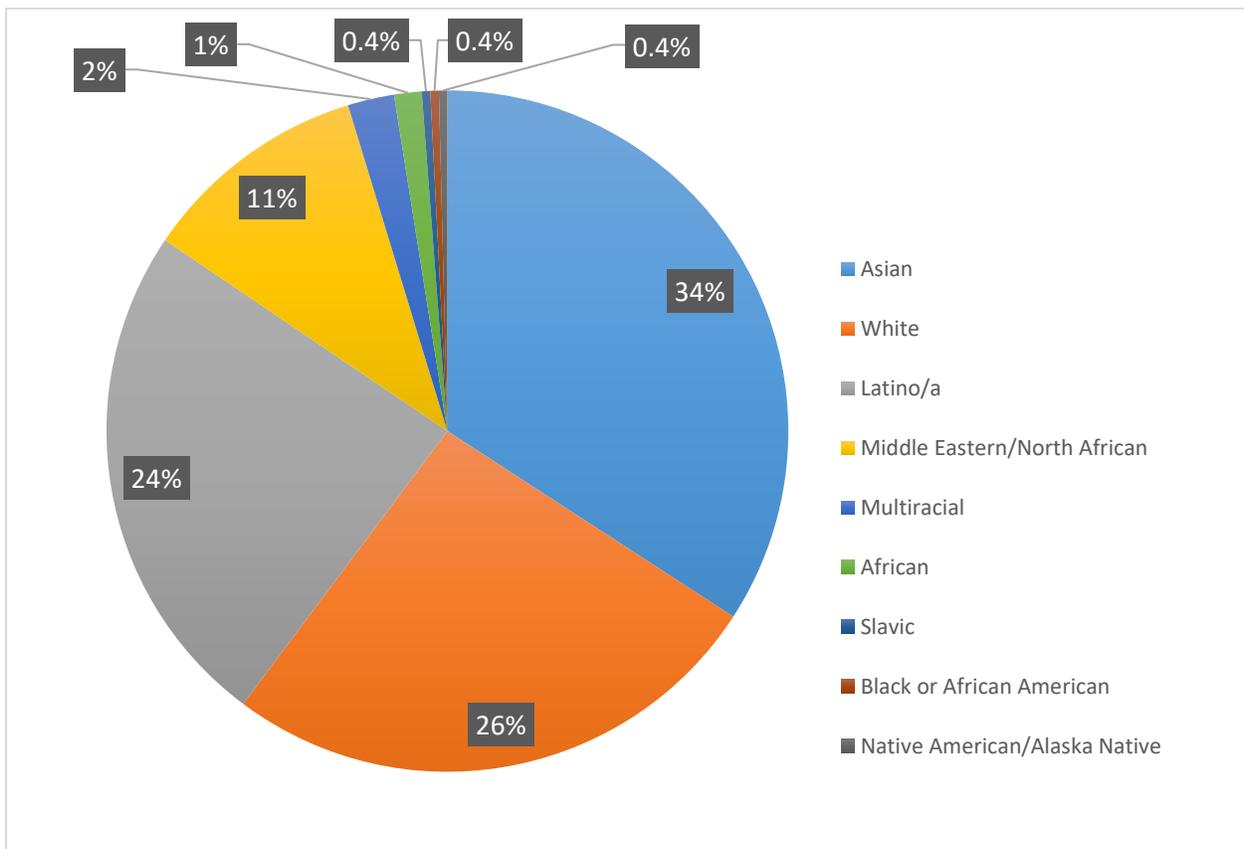
The online survey asked respondents to identify the actions or investments that could address the concerns they previously identified. Both the online and hard copy versions of the survey allowed participants to share open-ended comments about the district. The open-ended comments are included as Attachments B and C.

Survey Participation

The survey was open for 8 weeks and received 1,048 responses in total. Roughly half of the respondents (49.4%) live within the district. Nearly 40% of online participants were homeowners in the district. By comparison, homeowners represented only 10% of the hard copy survey participants, while 44% were renters.

The survey included an optional question about the racial or ethnic identity of survey participants, which received 223 responses. The majority of these responses (172) came from the hard copy, or CEL, surveys. Only 12% of CEL survey participants identified themselves as white. By comparison, 73% of online survey takers identified themselves as white. Figure 3 below shows the race/ethnicity of the 223 survey participants.

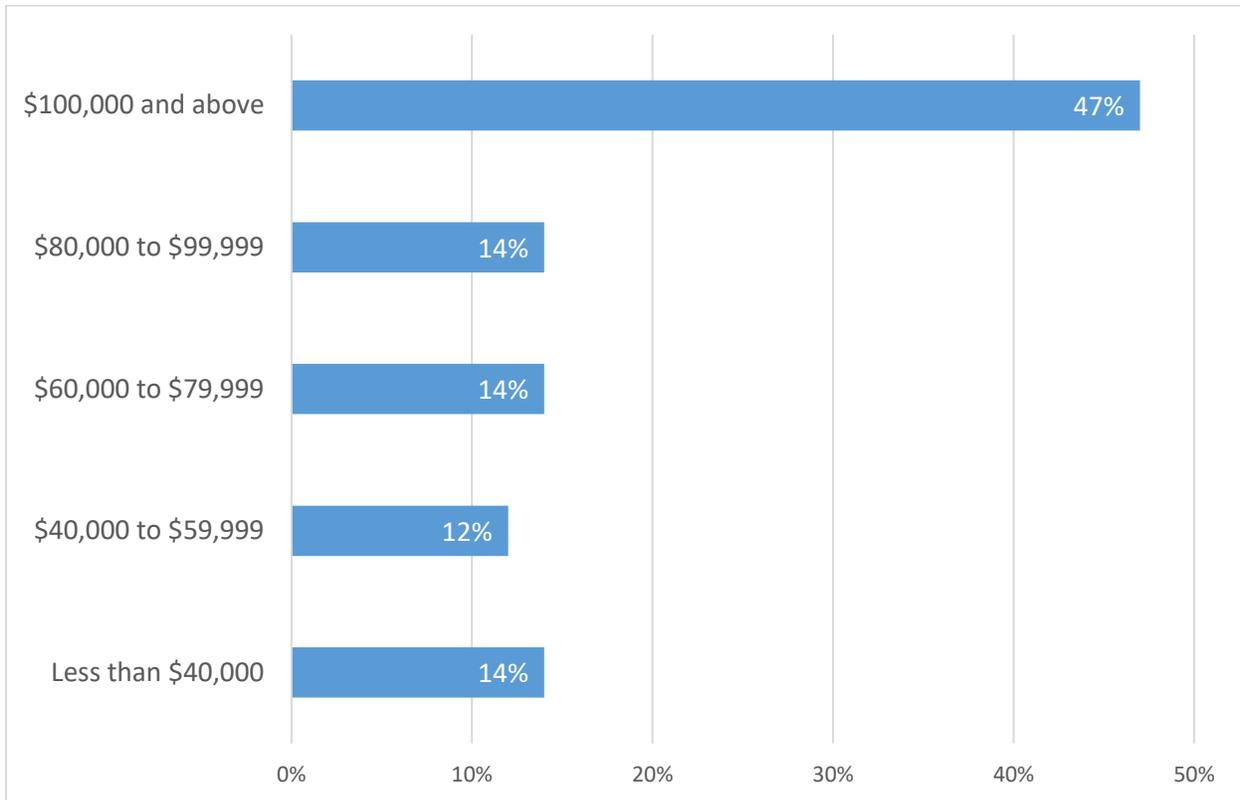
Figure 3. Ethnic diversity of survey respondents



While the reported ethnicity of survey respondents was diverse, only one in five survey participants provided information regarding their racial or ethnic identity.

Only 59 survey participants indicated their annual household income (Figure 4). The income distribution of these respondents differed from that of the district and the city as a whole. Nearly 50% indicated that their annual household income was over \$100,000, yet according to Beaverton’s most recent Demographic and Income Profile, 28.8% of Beaverton residents reported an annual household income of \$100,000 or higher in 2016.¹ Within the Allen Boulevard district, only 13.5% of households have an annual income of \$100,000 or higher in 2017².

Figure 4. Annual household income of survey respondents



To overcome some of these biases, we looked at the results through filters such as survey respondents’ housing tenure, whether or not they reside within the district, and survey method (online or hard copy). While these filters did not produce significant changes to the survey results overall, several notable differences are discussed in Chapter 3.

¹ Esri Business Analyst *Community Profile* for City of Beaverton (Accessed November 30, 2017).

² Esri Business Analyst, *Community Profile* for Allen Boulevard District (Accessed November 30, 2017).

CHAPTER 3. Survey Results

District Experience

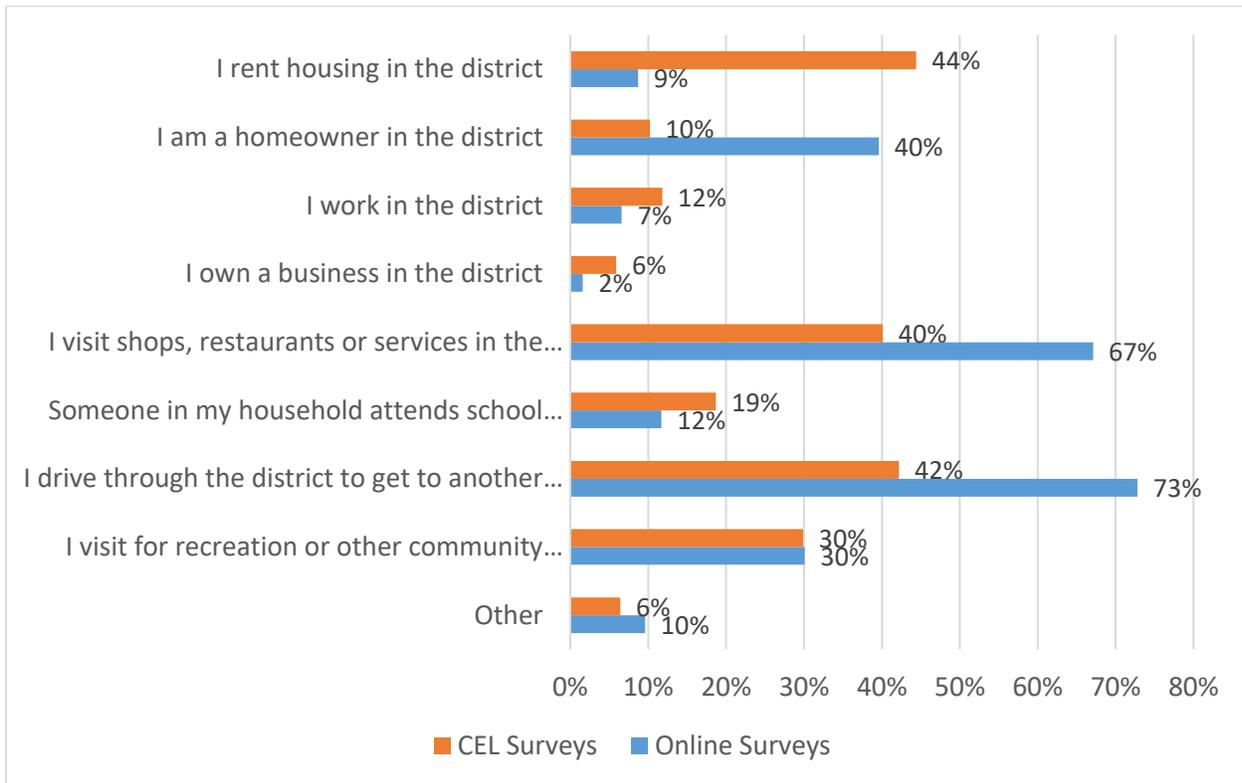
When asked about how they experience the Allen Boulevard district (respondents could make multiple selections), nearly half of the survey participants either rent housing or own a home in the district. The majority of survey participants (67%) drive through the district to get to another destination. Online survey participants were more likely to drive through the district (73%) when compared to CEL survey participants (42%). A majority of survey takers also visit shops, restaurants or services in the district (62%). And 30% of participants visit the district for recreation or other community activities. Figure 5 summarizes responses to district experience for all surveys. Figure 6 provides a comparison of online and CEL survey results.

The most common “other” responses included visiting relatives who live in the district, living just outside the district, and biking through the district.

Figure 5. How do you experience the Allen Boulevard district? Please select all that apply.

	Total Surveys
I rent housing in the district	15.1%
I am a homeowner in the district	34.4%
I work in the district	7.5%
I own a business in the district	2.4%
I visit shops, restaurants or services in the district	62.3%
Someone in my household attends school within the district	13.0%
I drive through the district to get to another destination	67.4%
I visit for recreation or other community activities	30.1%
Other	9.1%

Figure 6. Comparison of district experience for online and CEL surveys.



District Assets

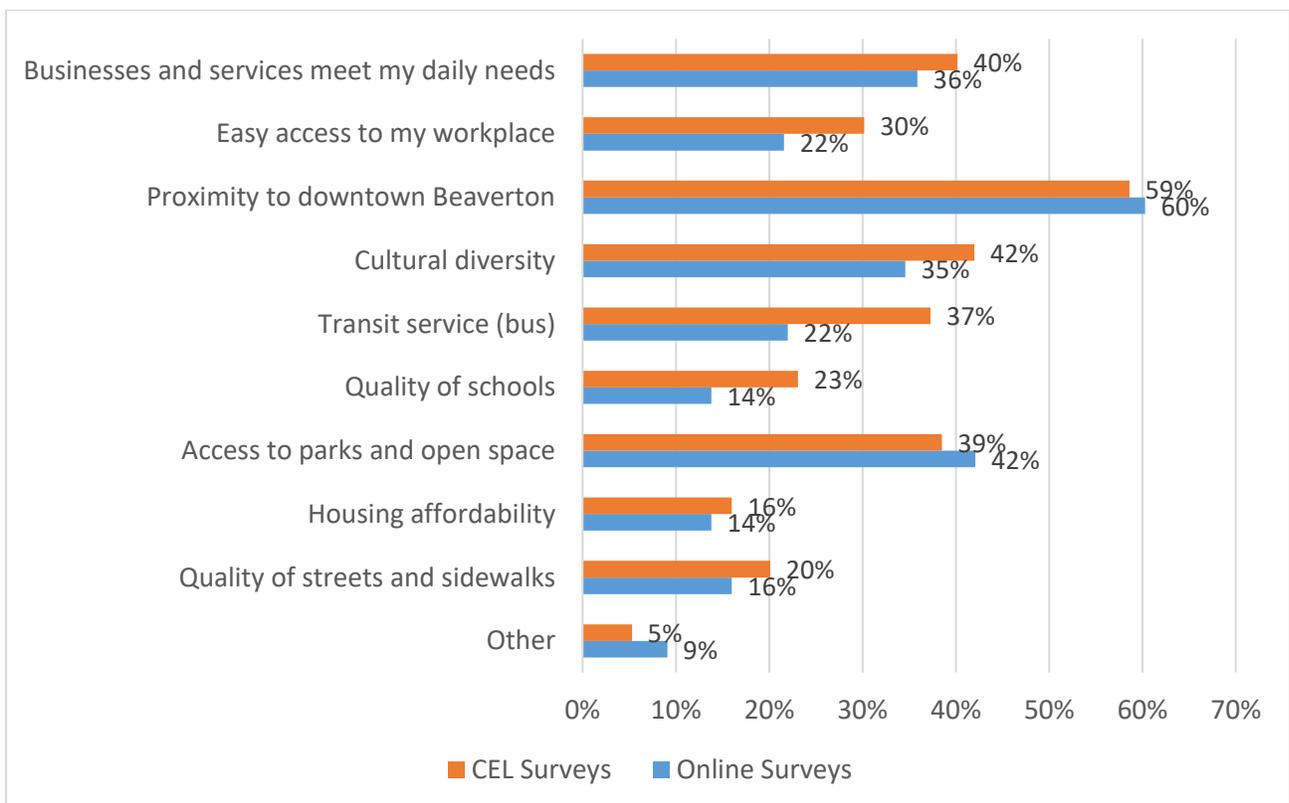
When asked about the qualities or characteristics they like most about the Allen Boulevard district, 60% of respondents identified the district’s proximity to downtown Beaverton (Figure 7). Other qualities that ranked highly among participants include access to parks and open space (41.5%), businesses and services meet daily needs (36.7%), and cultural diversity of the district (35.9%). Some district qualities may have a higher value to specific groups within the Beaverton community (Figure 8). For example, transit service ranked higher among CEL survey participants (37%) than online survey participants (22%). Since CEL survey participants were more likely to be English Language Learners, immigrants, refugees or communities of color, these groups may be more reliant upon transit service in the district.

The most common “other” responses to the district’s assets included access to Highway 217, proximity to Portland, or none of the above (some participants stated they don’t like the area).

Figure 7. What do you like most about the Allen Boulevard district? Please select all that apply.

	Total Surveys
Businesses and services meet my daily needs	36.7%
Easy access to my workplace	23.1%
Proximity to downtown Beaverton	60.0%
Cultural diversity	35.9%
Transit service (bus)	24.7%
Quality of schools	15.5%
Access to parks and open space	41.5%
Housing affordability	14.2%
Quality of streets and sidewalks	16.7%
Other	18.5%

Figure 8. Comparison of district assets for online and CEL surveys.



Top Concerns

When asked about their top concerns for the Allen Boulevard district, the majority of survey participants were concerned with neighborhood appearance (67%). Other aspects of the district that are of relatively high concern include the pedestrian environment (52%), quality of housing (48%), neighborhood safety (47%), and desire for different types of businesses and services (46%). Figure 9 shows the total survey responses for district concerns.

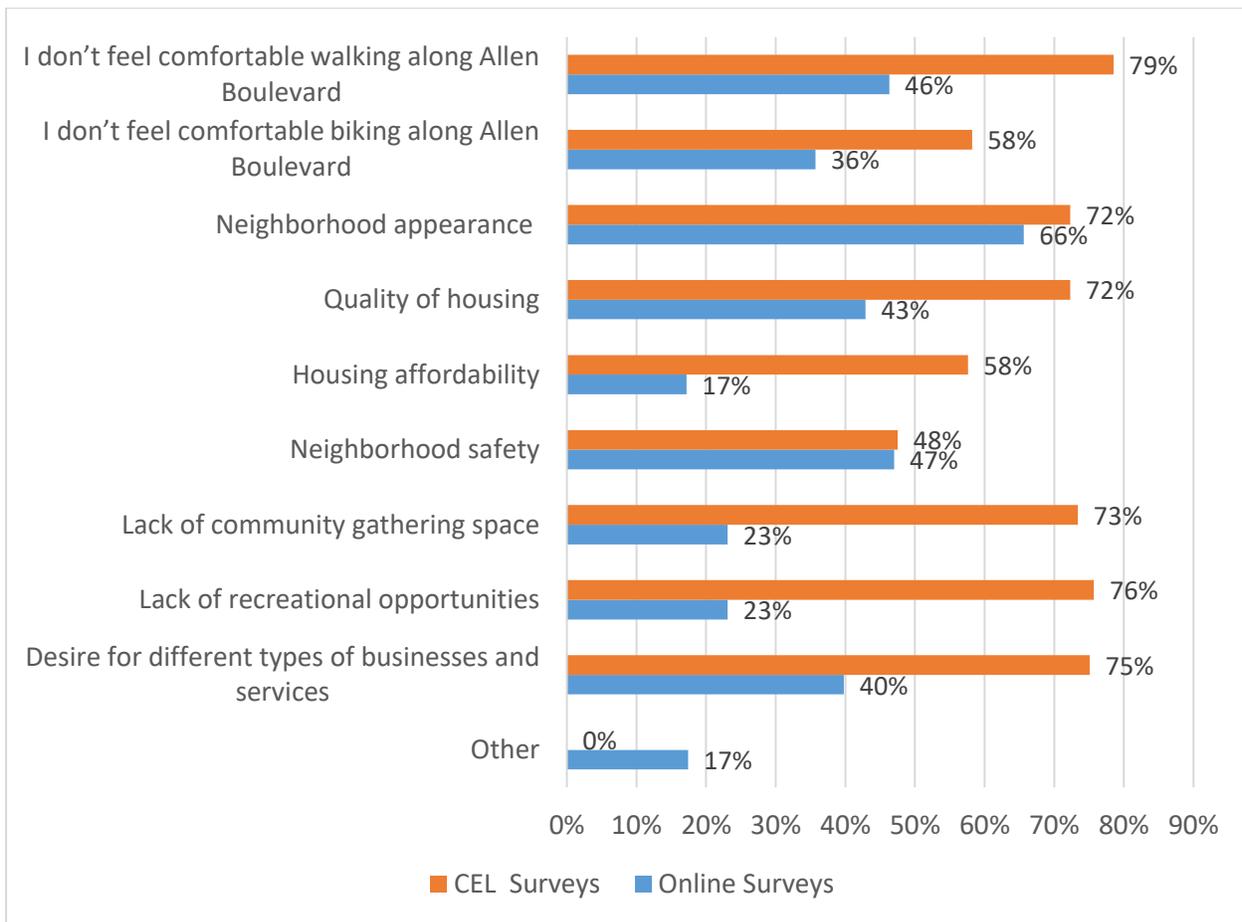
When comparing online surveys to those collected by CELs, some interesting differences emerge (Figure 10). For instance, 75% of CEL survey participants identified lack of community gathering space and lack of recreational opportunities in the district as top concerns. Only 23% of online survey respondents were concerned with lack of recreational opportunities. Similarly, CEL survey participants were more likely to be concerned with the pedestrian environment along Allen Boulevard (78%), quality of housing (72%), housing affordability (57%), and desire different types of businesses and services within the district (75%).

The majority of “other” comments fall under the broad topics of concern provided in the survey question. However, it’s worth noting that many respondents were concerned with vehicular transportation in the district, specifically congestion, lack of a center turn lane, excessive vehicle speed, and safety concerns (running red lights and car crashes).

Figure 9. What are your top concerns for the Allen Boulevard district? Please select all that apply.

	Total Surveys
I don't feel comfortable walking along Allen Boulevard	52.2%
I don't feel comfortable biking along Allen Boulevard	39.8%
Neighborhood appearance	66.8%
Quality of housing	48.2%
Housing affordability	24.6%
Neighborhood safety	47.1%
Lack of community gathering space	32.3%
Lack of recreational opportunities	32.7%
Desire for different types of businesses and services	46.3%
Other	14.3%

Figure 10. Comparison of top concerns for online and CEL surveys.



Due to the more conversational nature of how the CELs collected surveys, the hard copy surveys included more detailed subcategories under each topic of concern. Of the 187 hard copy surveys, 177 participants completed this portion of the survey. When considering the district's appearance, weeds and landscaping are a higher concern (38%) than graffiti (6%). In terms of housing quality, lack of parking is a greater concern (45%) than water damage or building maintenance. The subcategories were intended to guide future conversations with the community and help the city develop potential actions that will address community concerns. The hard copy survey is included as Attachment A.

Business Needs

In total, 51 survey participants identified themselves as business owners or managers within the district. When asked what actions or investments would help the needs of existing businesses in the district, the majority of business participants selected loans or grants for interior or exterior building improvements (66%). As shown in Figure 11, nearly half of the business participants (43%) expressed an interest in helping businesses form a group to work together, such as a business association.

Other responses from business owners and managers within the district include:

- *“Beaverton businesses seem effectively invisible to the rest of the state. We need to pull in more businesses. That won’t happen just by wishing it to happen.”*
- *“We need more parking on 124th Avenue.”*
- *“Taxes on small business are too high. I’d rather pay more in property tax and give businesses a break. It’s worth it. Beaverton has wonderful services, but won’t start a business here because I feel the taxation is burdensome.”*
- *“Develop a low tax district for this area to draw new business.”*
- *“If city can provide a grant, we can build a community center.”*

Figure 11. What actions or investments do you think would help meet the needs of existing businesses?



Survey Comments

The online version of the survey asked respondents to identify the actions or investments that could address the concerns they previously identified. The 385 responses to this question are included as Attachment B. Both the online and CEL surveys allowed participants to share any other comments they had about the district. These 230 comments are included as Attachment C.

Although some survey comments advocate for treating people differently based on economic status, race, ethnicity, national origin, English proficiency or immigration status, it is the official policy of the City of Beaverton and Beaverton Police Department to not discriminate based on these factors.

Common themes from survey comments include:

- Walking
 - Need for lighting and sidewalk maintenance
 - Cars need to stop for pedestrians
 - Desire for services and amenities in walking distance
 - Sidewalks too close to passing cars (pedestrians get splashed)
 - Lack of safe, marked street crossings causes jaywalking
 - Desire for wider sidewalks
 - Side streets lack sidewalks
- Biking
 - Add bike lanes along Allen Boulevard
 - Provide a parallel bike path that's not along Allen Boulevard
 - Need for bike parking at destinations within the district
- Transit
 - Bus stop shelters for weather protection
 - Add bus turnouts to relieve congestion
 - More frequent bus service and expanded hours
- Appearance
 - Need for building maintenance
 - Education or enforcement to clean up trash
 - Improve exterior of multi-family complexes and storefronts
 - Need for parking enforcement (abandoned vehicles)
- Housing
 - Need for senior housing
 - Expand affordable housing
 - Prevent displacement of low-income residents
 - Code enforcement to address poor housing conditions
 - Not enough parking at apartment complexes; residents park on side streets

- Safety
 - Speed and red light traffic enforcement
 - Increase police presence to address crime
 - Concerns about impacts of police presence on communities of color
 - Concerns about school bus stops – safety of kids crossing street
 - Trees and overgrown weeds limit visibility
 - Need for more street lighting
 - Need for center turn lane
 - Lower speed limit

- Land Use
 - Move parking behind buildings
 - Allow for mixed use buildings
 - Keep mix of business and residential
 - Design for pedestrians (not just cars)
 - Redevelop underutilized properties

- Recreation
 - More parks (splash pad, dog park, pocket park) and open space
 - Improve existing parks by adding benches, drinking fountains, kiosks, etc.
 - More gathering spaces, places to eat outdoors and hold events
 - Existing parks need lighting (Wonderland Park as an example)
 - Desire for a community center

- Placemaking
 - Bring public art into the district
 - Make the district a destination
 - Beautify the district (flower baskets, pavers, etc.)
 - Create a consistent look within the district (particularly commercial areas)

- Business
 - Focus on small businesses that bring in foot traffic
 - Bring new businesses (and investment) into the area
 - Need for a wider variety of businesses and services
 - Form a local business association
 - More restaurants within the district

1. How do you experience the Allen Boulevard district? Please check all that apply.

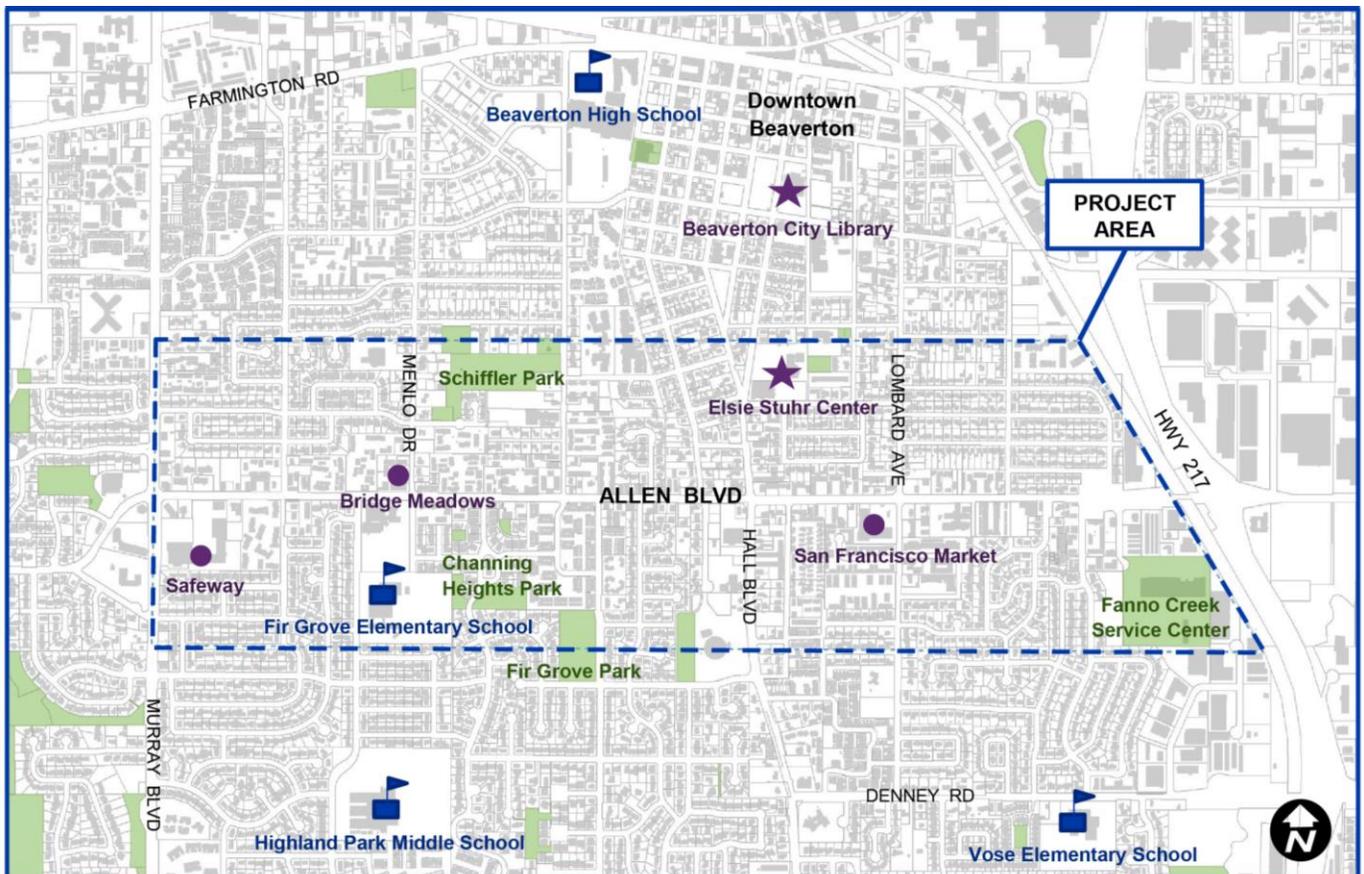
- I rent housing in the district
- I am a homeowner in the district
- I work in the district
- I own a business in the district
- I visit shops, restaurants or services in the district
- Someone in my household attends school within the district
- I drive through the district to get to another destination
- I visit for recreation or other community activities
- Other _____

ALLEN BOULEVARD DISTRICT PLAN

The City of Beaverton is developing a district plan for Allen Boulevard, a culturally diverse neighborhood. We are asking for your input to better understand the community’s priorities for this area. This survey will take approximately 5 minutes to complete. Your responses will not be associated with your name or contact information.

PROJECT AREA

The Allen Boulevard district extends roughly one-quarter mile north and south of Allen Boulevard, between Highway 217 and Murray Boulevard. The project boundary is shown as the dashed blue line in the map below.





2. What do you like most about the Allen Boulevard district? Please select all that apply.

- Businesses and services meet my daily needs
- Easy access to my workplace
- Proximity to Downtown Beaverton
- Cultural diversity
- Transit service (bus)
- Quality of schools
- Access to parks and open space
- Housing affordability
- Quality of streets and sidewalks
- Other _____



3. What are your top concerns for the Allen Boulevard district? Please select all that apply.

I don't feel comfortable walking

- | | |
|---|---|
| <input type="checkbox"/> Lack of sidewalks | <input type="checkbox"/> Vehicles travel at high speeds |
| <input type="checkbox"/> Poor sidewalk conditions | <input type="checkbox"/> Lack of street crossings |
| <input type="checkbox"/> Gaps in street lighting | <input type="checkbox"/> Other _____ |

I don't feel comfortable biking

- | | |
|--|---|
| <input type="checkbox"/> Lack of bicycle lanes | <input type="checkbox"/> Vehicles travel at high speeds |
| <input type="checkbox"/> Gaps in street lighting | <input type="checkbox"/> Lack of street crossings |
| <input type="checkbox"/> Other _____ | |

Neighborhood appearance

- | | |
|--|--|
| <input type="checkbox"/> Trash | <input type="checkbox"/> Graffiti |
| <input type="checkbox"/> Weeds / landscaping | <input type="checkbox"/> Buildings poorly maintained |
| <input type="checkbox"/> Other _____ | |

Quality of housing

- | | |
|--|--|
| <input type="checkbox"/> Lack of parking | <input type="checkbox"/> Buildings poorly maintained |
| <input type="checkbox"/> Water damage / mold | <input type="checkbox"/> Other _____ |

Housing affordability

- | | |
|---|---|
| <input type="checkbox"/> Increasing rent | <input type="checkbox"/> Can't afford enough bedrooms |
| <input type="checkbox"/> High utility costs | <input type="checkbox"/> Other _____ |

Neighborhood safety

- | | |
|---|--|
| <input type="checkbox"/> Property crime | <input type="checkbox"/> Violent crime |
| <input type="checkbox"/> Drug activity | <input type="checkbox"/> Gang activity |
| <input type="checkbox"/> Other _____ | |

Lack of community gathering space

- | | |
|--|--|
| <input type="checkbox"/> Outdoor dining space | <input type="checkbox"/> Place to hold group classes or meetings |
| <input type="checkbox"/> Place to hold outdoor event | <input type="checkbox"/> Place to hold indoor event |
| <input type="checkbox"/> Other _____ | |

Lack of recreational opportunities

- | | |
|--|---|
| <input type="checkbox"/> Sporting field | <input type="checkbox"/> Park with playground equipment |
| <input type="checkbox"/> Recreational facility | <input type="checkbox"/> Other _____ |

Desire for different types of businesses and services

- | | |
|---|---|
| <input type="checkbox"/> Restaurants | <input type="checkbox"/> Medical clinic |
| <input type="checkbox"/> Grocery store / market | <input type="checkbox"/> Other _____ |

4. What actions or investments do you think would help meet the needs of existing businesses in the district?

- Help businesses form a group to work together
- Assistance starting a new business
- Assistance growing your business
- Assistance marketing to broader audience
- Loans or grants for building improvements (interior or exterior)
- Assistance finding qualified employees
- Bilingual/bicultural outreach
- Other _____

5. Is there anything else you'd like to share about the Allen Boulevard district?
(If applicable, please tell us the specific location that relates to your comment.)

THANK YOU!

Thank you for taking the time to complete the Allen Boulevard survey. Your feedback will help the city better understand the community's priorities for this area.

OPTIONAL QUESTIONS

The following questions are optional and will help us understand who we are hearing from and whether we are reaching a wide range of people in the community. Your responses will not be associated with your name or contact information.

1. What is your age

- Under 18
- 18-24
- 25-44
- 45-64
- 65 and over

2. With what racial or ethnic group do you most closely identify?

- African
- Asian
- South Asian
- Black/African American
- Latino/a
- Middle Eastern/North African
- Multiracial
- Native American/Alaska Native
- Pacific Islander/Native Hawaiian
- Slavic
- White

3. How many people, including yourself, live in your home?

_____ Adults (individuals 18 or older)

_____ Children (individuals under the age of 18)



Allen Boulevard District Survey Comments

Although some survey comments advocate for treating people differently based on economic status, race, ethnicity, national origin, English proficiency or immigration status, it is the official policy of the City of Beaverton and Beaverton Police Department to not discriminate based on these factors.

No.	What actions or investments would help address the concerns you just identified? (If applicable, tell us where the action or investment is needed).
1	Photo speed enforcement
2	Lower the speed limits on the side streets, add more crosswalks, have the police monitor the side streets more instead of focusing on Watson, Hall and 5th. People speed on the side streets and don't stop for pedestrians in the area highlighted for this program. New shops are not my concern, safety in this area is.
3	Better light timing sequence along Allen. (Eg. Hwy 8/10th Ave. through Hillsboro.) Apartment inspections. Law enforcement.
4	Better walking and biking infrastructure; more businesses with diverse services/products; reduction of visibility barriers (overgrown trees, shrubs); adherence to the speed limits (patrol) or lower speed limits
5	I am a single female, separated from my husband, and outside of my direct neighbourhood, Allen Blvd east of Hall is not pretty at all. And not very safe at night.
6	Set up a "your speed is " Sign? On Allen.
7	Gang & drug enforcement, safety for neighborhood home owners, residents
8	Allen and Main and Allen and Erikson-- red light cameras. Safe biking lanes on Allen, slower speed limit.
9	I think there is already a plan to tear down unsafe buildings and build new. Would love to see mixed use buildings with shops and services. Several dangerous intersections (Erickson and Allen, 130th and Allen are examples) could use red light cameras or other traffic control measures. Very excited about the new Bridge Meadows housing community!
10	Better enforcement of pedestrian laws. Crosswalk stings happen occasionally, but don't seem to be working. So either more often and in various locations, or a different approach.
11	Not sure if the new center at Allen and Hall will add volume to the area and am concerned about a possible move to 3 lanes.
12	The first action should always be to address the crime and safety of course, which of course in that area is horrible. Making it nicer and a more expensive area will of course help drive some of that out of the area.
13	Enforce parking and abandoned vehicle laws
14	More policing and code enforcement.

No.	What actions or investments would help address the concerns you just identified? (If applicable, tell us where the action or investment is needed).
15	Increased police presence. Empty buildings need businesses useful to the community. Lighting is very poor at night for walkers/runners/bicyclists. The entire area generally looks run down and dated.
16	Follow the laws implemented by the people. Start arresting felons.
17	Traffic goes too fast down residential streets. Petty car burglaries at night.
18	Police (authority) presence/ pride in area/ownership of homes/businesses/ clean up the trash/appearance of storefronts along Allen
19	Please remove the red light camera at the stop light at Lombard and Allen and make the yellow light longer there. Also please raise the speed limit between Lombard and 217 on Allen to at least 35 MPH.
20	More police patrols near the low income apartments.
21	Better parking enforcement on Erickson
22	Trap or kill the rats! More traffic police, shorter red lights, enforce jay walking law. Lower property taxes
23	Reduce cut through traffic in neighborhoods. More police presences in apartment complex areas.
24	Better crosswalks, more green space, and higher police presence.
25	Action: Increased code compliance regulation to enhance the neighborhood appearance and quality of life. Investments: Increased/updated street lights on residential streets to increase visibility in neighborhoods, which will hopefully decrease the amount of crime (car break-ins are frequent in district). An additional investment to decrease the significant amount of low hanging power lines in the district.
26	We live near low income housing that turns our street into a staging zone for drug deals. Whenever I've used the non emergency line if something was particularly sketchy, police respond immediately with great tact. Highly commendable and professional work by Beaverton police.
27	Gang presence, activities, awareness and prevention.
28	Patrol the area more often. The bus routes seem to bring people in. Limit section 8 housing.
29	Install sidewalks. Attract a nice, small market to the Murray end of the district. Better community police presence and community involvement in crime prevention.
30	I think having planting strips between sidewalks and roadways can increase the comfort level of pedestrians. More pedestrian crosswalks across the larger streets in the district (Allen,Lombard), and lower speed limits my help with pedestrian comfort. Additionally, accessible mental health care and increased ability for law enforcement (or other agency) to effectively support folks who are struggling while keeping the community safe.
31	Bike lanes, lower speed limit before the 217 overpass. Drivers don't drop their speed to 30.
32	More police presence
33	Put in a crosswalk on Allen between Lombard and Hall. Don't build just a police station.
34	Stricter regulations for home owners/landlords. More police presence, encourage development along Allen. Offer incentives for people to keep property presentable.
35	Require apartment landlords to provide screening of garbage areas. Provide incentives for landlords to improve their properties in exchange for not raising rents. Continue the coffee with a cop program and other police programs that engage police and the community in peaceful informative dialog to build relationships and trust within the neighborhood.

No.	What actions or investments would help address the concerns you just identified? (If applicable, tell us where the action or investment is needed).
36	Perhaps work with some of the apartment owners to keep things cleaned up and looking better than they do now. Put in bike lanes. The new public safety/police building on Allen will help with safety.
37	1. Additional storefront, homeowner improvements and other activity to "clean up" how the appearance of the neighborhood. When I think about the "broken window" theory and crime prevention through environmental design it seems like doing some work to beautify the neighborhood would help everyone to have a better community. Is there grant funding for homeowners who live on Lombard to clean up their yards? 2. It would feel a lot nicer if the sidewalks along Lombard and Allen were in better condition - I know that in theory it is the property owner's responsibility to maintain these but in practice it would be a lot less scary to walk at night if the sidewalks were wider and nicer. I'm hopeful that the new public safety building will be a nice addition to our neighborhood. 3. Subsidies for additional restaurants / shops - it is great that there are so many services for residents but the overall feeling that I get in my immediate neighborhood feels a little bit downtrodden and depressing. We have a higher SES than many of our neighbors and can drive to go someplace nicer to shop or eat but it would be great to have some more options close to home, especially for those who have transportation difficulties. All of the development that has been done closer to 5th / La Scala has been really great and I hope some of that development can expand closer to Allen.
38	Public safety (somebody tried to kidnap someone where the school bus drops off kids on Erickson a few months ago). Also, could add a bike lane along Allen.
39	cars are constantly running the light at King and Allen. Allen is a big road and I don't feel safe turning onto to it or even crossing it at the crosswalk while walking or riding my bike.
40	Red light cameras, and putting in an induction coil and marking it for cyclists
41	need better traffic speed management.
42	Id like to see increased police patrols on Lombard and the side streets / neighborhoods north of Allen. Although I currently do see police there now and then, there seems to be a high incidence of police activity there. I would really like to see that area updated and improved as many of the older homes there are quite nice but fallen into disrepair.
43	Safety is the highest concern.
44	I'm mostly concerned with the recent businesses being robbed and those suspects running through/hiding in our neighborhood. There are some streets close to Allen that don't seem safe to walk along at night.
45	More policing and possibly other traffic control measures along Allen Blvd. Too many speeders and car vs. pedestrian incidents.
46	I've been hearing about a lot of accidents or near accidents at Erickson and Allen. I know I've witnessed a few of both. Something needs to be done before someone, especially a kid gets killed.
47	Community engagement on policing issues to understand how to get concerns heard.
48	Traffic/pedestrian safety needs to be assessed and improved as needed.
49	Dedicated bike space. Frequent police patrols.
50	More police patrols
51	Covers or restrictions on visibility of dumpsters. More restaurants. More trees in parking lots. Attractive street lighting and brief electrical lines.
52	Focus on affordable housing, attention to the fact that gentrification will come and displace low-income residents & immigrant residents.

No.	What actions or investments would help address the concerns you just identified? (If applicable, tell us where the action or investment is needed).
53	update crosswalks, pedestrian signs
54	This area has several areas with properties that are not well maint
55	I'm intimidated by some of the businesses near Allen & Lombard. I'm sure I'd be welcome, but there feels like there's a cultural barrier to overcome.
56	Create a bike path somewhere other than Allen Blvd.
57	Pavement at the MURRAY & ALLEN intersection has NOT been repaired since the winter freeze of 2016. Various holes in ALLEN remain unaddressed.
58	Bike lanes!
59	Add lower income housing which is increasingly becoming a significant problem. Particularly for senior citizens, lack of affordable housing is making some have to move away from the neighborhood they know and love.
60	Not sure. Some of the housing is affordable or what those with lower income can afford and some of these apartments are tattered looking. Perhaps of the complex took pride in its appearance, so would the people
61	Roads and sidewalks.
62	A consistent exterior theme that businesses follow to create a feeling that it is a district (Latin, old city look, modern). Maybe line Allen with matching light posts, hanging baskets. Needs more family friendly/community meeting spaces. A couple good restaurants (not chains), outdoor event space.
63	Investments in ike lanes, cross walks, turning lanes. It is unsafe to walk or ride a bike along Allen Blvd. Since there are no turning lanes, I have witnessed several potential accidents because people don't pay attention and anticipate someone turning. Investment in apartment buildings, and adding new businesses would help revitalize the neighborhood.
64	City personnel should walk the area and identify and remedy said deficiencies.
65	We need to cleanup Allen Blvd businesses and housing. Lots of run down apartments and houses along the main stretch. Need some additional restaurants.
66	Streets need to be redone on Menlo. Brighter street lights to make it feel safer walking at evening.
67	I think giving business owners a chance to update their buildings would really give Allen a lift. A lot of the buildings are currently quite run down/dated and that does not entice people to stop in a see what they have to offer.
68	Some grants or low interest loans for some of the local landlords and owners to bring up their buildings. Some incentives to bring new business in. Some laws to cut down on storage of trash/garbage on people's property (old couches, boxes, non-working cars, etc).
69	1: Bike lane. 2: Wider cleaner sidewalks. 3: Middle turning lane. 4: New businesses.
70	fix the traffic on Allen
71	Rediscover acceptable codes and standards and then enforce them. These standards should not be a "little Mexico" look. If I wanted that I would visit Nogalas or Tiajuana. No city (tax payer) "investments" needed except for a wise and energetic code department. Improvements to buildings, fencing, storefronts, apartment houses that is mandated by the code should be at the owners expense. If that sounds too harse or unaffordable then do nothing, dump this survey idea and continue the cheap and trashy look.

No.	What actions or investments would help address the concerns you just identified? (If applicable, tell us where the action or investment is needed).
72	Businesses and property owners need to have better up keep on their buildings and grounds. Unfortunately, the Allen area looks rundown and uncared for thus creating an environment ripe for gangs, crime and graffiti.
73	More commercial buildings so there is more commerce opportunities including restaurants and retail.
74	Streets work.
75	More trees, clean up garbage and areas between sidewalk and street. Grants for property owners/business to spruce up their façade.
76	holding owners responsible for maintenance
77	Clean up the area and then have better maintance.
78	Sidewalk upgrades. Business facing. Upgrades to fences
79	Update appearance of apartments on Allen.
80	invest or help the schools get to a better place - they are well below average for what is a all together good school district but this boundry is lacking and disappointing - make it safer and more user friendly and family friendly
81	Traffic calming, bike lane separated from motor vehicles.
82	Contributing more to the accessibility/ walkability of the area. perhaps more businesses that attract foot traffic. as well as beautification to sidewalks/ walkways. Cleaning some "hot spots along Allen" .
83	maintenance programs to help property owners in the area keep up their properties. A marketing plan for all of the small/local businesses.
84	Quality of housing: some of the newly renovated apartment complexes are very low quality (as in the renovations are very poorly done or materials used to renovate are of low quality so they don't last long) so I believe investing more money into the renovations (both in labor and materials) of some of the older housing complexes would provide more savings in the long run and a better quality of living for people living in the city
85	Improve traffic flow through area
86	Probably nothing can be done. Gentrification is an unstoppable bulldozer.
87	Change the "Allen Blvd District" line to extend west no further than Erickson. Raise the quality of housing and business to clean upstanding businesses - no dispensaries, no trash/graffiti, and aesthetic standards for businesses facing Allen Blvd. I do not own a business in this district but I am a patron who wants to support my neighborhood businesses and also wants a safe beautiful neighborhood and community.
88	Allen is trashy looking. I am embarrassed having guests drive Allen to my home.
89	Allen and other supporting streets need to be upgraded to provide a safer traffic and pedestrian environment. I think the area could also benefit from more consumer focused businesses.
90	Traffic turn lanes. The no left turn for most of the strip backs up traffic way beyond wanting to even access businesses there .
91	Better street lights, cleaner sidewalks, higher-end businesses, flashing-light crosswalks
92	Repave the road, add a shoulder. Clean up some of the run down housing/apartment complexes.
93	More open space, parks, places to gather, restaurants less housing and more shopping
94	Clean up sidewalks on Allen and improve bus stop with proper protection from weather.

No.	What actions or investments would help address the concerns you just identified? (If applicable, tell us where the action or investment is needed).
95	Additional sidewalks, primarily on streets off of the north side of Allen. More walking/biking pathways separated from traffic. Clean up of trees and bushes overgrowing sidewalks. Stop cars from parking on side walks.
96	Im not sure.
97	Fix the facade of some of the businesses. Some look really run down and depressing.
98	Would be nice if a Wells Fargo branch came back and a Dutch Bros.
99	Creating attractive affordable housing since this area does House many low income areas. It doesn't seem fair to push these people away to accommodate businesses. In conjunction with the low income housing, businesses that are locally owned and operated would be great to add to the sense of community. The new food truck cartel is a great example of something that could benefit locals. Being a cool place to hang but also offering locals a way to run their own business with low overhead costs. Also, the intersection at Allen and Murray is dangerous to cross by foot or bike. A pedestrian walkway would be great through here.
100	Street crossings need to be made safer.
101	Remove lie income ugly apartments.
102	If possible adding a turn lane on Allen at some intersections. Having landlords clean up the apartments
103	Perhaps schedule a 'beautification' day/week where volunteers could clean-up trash in the area and plant easy care shrubs or flowers. Also, are there incentives that could be offered to attract more diverse shops and eateries to the area?
104	Clean up the trashy looking houses and businesses- it is beginning to look like a ghetto
105	Improve Allen BLVD to beautify and include good pedestrian and bike access. Parks and open space are also needed.
106	Specifically the privately held (I assume) apartments and duplexes or triplexes that border Allen in various states of disrepair. On a few, there are probably code violations with tarps, hangings, makeshift structures and debris lined up along fences. My property is on the other side of Murray, just outside the outlined zone. But I drive through the zone indicated frequently.
107	Better lighting, landscaping, pride and upkeep of buildings.
108	Clean up area, safe sidewalks, middle turn lane , bike lane, adequate lighting
109	Good clean restaurants would be nice.
110	I don't know how you attract potential investors to convert the patches of run-down quasi-business areas to something that looks like downtown Beaverton is beginning to look like, but that's what is needed. (I never thought downtown/Central Beaverton could have a real identity, but it's beginning to emerge, and it's great.)
111	Honestly i dont know. Something which encourages affordable housing, but not with the bureaucracy of HUD or the like which many people cant or dont want to navigate
112	Definitely improving sidewalks and expanding accessibility. It would also be nice to add some pretty touches- We have a severe lack of pretty landscaping on Allen. I also see many people crossing Allen in a unsafe manner. We need more ways to cross Allen safely.
113	Bike lanes, community improvement grants for businesses to update buildings, etc,
114	Brick crosswalks, bus stop shelters, edible garden/shelter/lockers for homeless citizens, ordinances requiring people to maintain their properties, planters on streetlights

No.	What actions or investments would help address the concerns you just identified? (If applicable, tell us where the action or investment is needed).
115	Remodeling apartments with more appealing fronts and landscape, re evaluating the housing codes and standards. Set expectations and rules!
116	Renovate older buildings so they don't look run down. Add a dog park, tear down dilapidated buildings. Create parks.
117	Traffic improvements on Allen
118	Awareness about recreational areas
119	Allen is too narrow, a middle lane for turning onto side streets would make a world of difference. Also the clearly marked flashing light pedestrian walkways would really help.
120	Bike lanes, wider sidewalks, more crosswalks or islands,
121	Widen Allen/ Better sidewalks need to be planned in a way that connects downtown Beaverton with Allen/ Quality restaurants and businesses need to be encouraged to move to this location
122	Updated curb appeal, attract a broader range of business and appeal to a variety of businesses. Make the area more desirable and attractive.
123	Maybe offer business owners some money to improve their appearance? We don't need new and shiny, but not falling apart would be nice.
124	more pedestrian friendly. More crossing across Lombard and across Allen. As infill housing increases, this need will be greater!
125	I am looking forward to the new sidewalk along Menlo (soon?) another along 141st would be wonderful. I walk my dog so I walk the area often. cleaning up Allen itself would be great - more room between the sidewalk and the road - perhaps grass or other planting's.
126	Property owners should be reminded of their obligations and fined if they neglect them, like weeds, garbage, debris.
127	The rentals need to take more accountability and pay fines for trash and junk around their property
128	Upgrade (upscale) housing and businesses
129	Get the apartment owners to clean up and repair their communities
130	Small businesses, shops, restaurants, more public space
131	We need another high capacity east / west street but due to poor planning years ago we are stuck. Allen should carry more traffic not less.
132	Apartment complexes are really trashy looking. The businesses are run down.
133	Affordable housing options
134	A bike lane would be great. Also some shops covering more services. Like restaurants or more food carts.
135	A middle turn lane on Allen between Hall and Murray would be helpful. Everything from Hall to 217(maybe even all the way to Erickson) should be razed and rebuilt.
136	more affordable housing, investments in local business and or to attract new and diverse business
137	Impacts to traffic should be weighed heavily when considering all of the multi family housing.
138	Coffee shop or cafe,
139	Housing needs to be cleaned up, revitalized. Tear down the run down apt.buildings along Allen. Use the land for higher class, unique shops. Open spaces
140	More affordable housing would help keep the diversity in place instead of pricing everyone out of the area.
141	A dog park!

No.	What actions or investments would help address the concerns you just identified? (If applicable, tell us where the action or investment is needed).
142	Better safety and better sidewalks and cross walks.
143	Deal with the zombie houses instead of just putting notices on them. They look terrible.
144	Could use more diverse restaurants (fast food, Chinese, etc.)
145	Traffic is terrible and there is no pedestrian crossing between Lombard and Lee.
146	road improvement and updates to businesses
147	Develop affordable housing opportunities for low income/Social Security dependent individuals within in the City.
148	Access management along Alan would help reduce conflict points for vehicles and reduce the potential for pedestrian conflicts with turning cars. The jaywalking picture earlier illustrates the pedestrian challenges.
149	Similar cross walk situation like at hall near fanno creek trail for Allen across to Alger. Encouraging neighborhood and apartment complex to have more investment in the Wonderland park. Clean up day or start a community garden there. Or create a natural playground area to utilize the trees in the back of park.
150	partner w/Trimet. Do more to provide slowing and traffic control at major pedestrian crossings. Upgrades to shopping mall and small business areas would be welcome beautification measures
151	Better sidewalk maintenance and cleaning from Menlo to the west. More food choices.
152	Making it safer for pedestrians. More cross walks. I wish it were also safe for bicycles
153	It's ugly. No shops or interesting destinations. It's a drive through road, getting from point A to B. Nothing to draw you to this area.
154	Post speed at 25mph from 5th Ave to Allen Blvd.
155	keep housing zoned areas intact
156	Too much garbage in the area, doesn't look well kept and too much traffic.
157	A bike lane on Allen, or some actual greenways with sharrows, etc in the area. Menlo would be perfect for this, but ends in an iffy spot at Farmington.
158	Putting in a crosswalk across Allen between Hall and Lombard that is well lighted. Keeping the housing along Allen (apartments and condos). Not gentrifying the neighborhood.
159	Holding property owners accountable for the trash that accumulates around their property. Also, the city should ensure housing complexes are up to code to ensure proper dwellings for residents, especially low income residents. Re-time the lights.
160	I'm not sure. I have lived here since 1982 and the quality of Allen has been going down hill for as long as I can remember.
161	Reduce speed and add turn lanes. I would love to see a road diet.
162	Sidewalks and bike lanes Beautification like nice trees and flowers and grass
163	Investment in public community spaces. Improve housing condition requirements, with safe measures for maintaining relative affordability.
164	Some art or culture; some "Portland cool" wouldn't hurt
165	I do not know if the issues addressed in the previous answers are the responsibility of the property owner or the city. Can't speak to solutions without understanding more. But I will say that the area looks much less attractive than it did when I was a kid.
166	Review of current types of businesses and work to encourage a broader availability of missing types of community providers.
167	Make Allen Blvd 3 lanes and add bike lanes from the removed 4th lane. This may spur housing and business investment

No.	What actions or investments would help address the concerns you just identified? (If applicable, tell us where the action or investment is needed).
168	Find ways to encourage and enable residents to make time for keeping things clean.
169	Action should be taken to invest in improving pedestrian safety on Menlo Drive with curbs, safer sidewalks and improved lighting.
170	Invest to improve the safety of pedestrian traffic on Menlo Dr. with curbs and sidewalks.
171	Clean it up. It's a dump. The housing is run down, garbage is dumped in apartment parking lots. The businesses are in drab strip malls that appear uncared for. This stretch is not visually appealing until you hit Wilson to Murray where some effort has been made to add in trees and what not. This stretch has become something I correlate to a junky SE 82nd.
172	Sidewalks on north south roadways. Decrease off street parking on Menlo. Slow traffic down on Allen. Slow traffic on Bonnie Brae or utilize speed bumps or radar. Discourage Blvd traffic using neighborhood as bypass. Better car access to shopping from Allen. Continue supporting a multicultural district, and support senior citizens within district. Continue support of district parks, gardens and future parks. Develop an excellent walking district to retail, services, city parks and events. I love how close I live to Beaverton's best.
173	Invest in on-demand crosswalk lights near apartments.
174	improve some sidewalks. get rid of graffiti and bad looking apts need something to make them look better. maybe a fence to hide the parking lots entry and exits at the apts.
175	Bike path, new businesses, upkeep of apartment buildings in area
176	Better walking areas along Allen blvd
177	Parking patrols; trash pick up for abandoned property, maybe even have a trash amnesty day 2 times a year for items too big for regular trash cans; enforce zoning regulations to prevent running businesses on the residential streets.
178	Beautification and safety
179	Way too many liquor license businesses in this district. Hazards on Allen: water and fast cars, lack of drainage in the dips, narrow and dirty sidewalks.
180	Pedestrian friendly green streets.
181	Better lighting and more neighborhood oriented (flowers, etc)
182	Traffic flow, beautification and more pedestrian friendly on Allen Blvd itself.
183	We need some speed bumps in the neighborhood.
184	Sidewalks and bike lanes. An additional lane on Allen to help traffic flow
185	Pedestrian crosswalks on Allen
186	Parking is an issue. High density dwellings cause overflow parking into residential neighborhoods. Cars are sometimes left for weeks in front of other people's homes.
187	Improve urban character, move parking to rear of properties with buildings along frontage, median with trees
188	Locate dumpsters in the back or enforce when garbage is overflowing. Try to attract businesses that are welcoming to everyone or places for activities and gathering. Just clean the area up and help it look more inviting.
189	Primarily cleanliness from Lombard to Erickson along Allen. Current businesses seem small with infrequent customers; some revitalization would be nice.
190	city could be more vigilant in citing home owners for trashy areas
191	Clean up the trash, new tree-lined streets, plan the real estate along the road, it looks all disjointed now. Enforce city ordinances

No.	What actions or investments would help address the concerns you just identified? (If applicable, tell us where the action or investment is needed).
192	Listed in the other. The traffic on Allen is heavy and potentially going to get worse.
193	Adding sidewalks and improving the sidewalks that are damaged.
194	There should be a crosswalk between Hall and Lombard, as there are frequent jaywalkers and a pedestrian fatality every couple of years.
195	Better bike lanes. A crosswalk with signals across Allen between Hall and Lombard. More separation between the roads and the sidewalks.
196	More street lights along Allen, as well as neighborhoods along SW Erickson Ave.
197	Acquire funding to plant large trees on commercial and multifamily residential properties, explore and implement regulations to preserve existing mature trees for future generations, implement measures to prevent existing low-income housing from becoming unaffordable, and disincentivize vehicle traffic while incentivizing public transit, walking, and biking
198	Build some affordable living spaces for local homeless and mentally ill population.
199	More parks with hiking trails and bike paths. Bike paths or bike lanes that go all the way into downtown Portland so that I can ride to work safely (and not ones that suddenly vanish!)
200	Clean up, modernize, improve roads & parks. Bring in variety of business, besides mostly hispanic.
201	There needs to be a center lane for turn traffic. Too many accidents. And the corner of allen and lombard always seems to have a lot of police activity.. A face lift to the building where cricket wireless is located would be nice
202	More Parks, public space directly on Allen. Family activities...more restaurants. Love the Peruvian restaurant! More walkable.
203	Enforce codes regarding maintenance of properties. Keep garbage, debris, and weeds controlled at all times.
204	Apartments (Allenwood especially) often have overflowing dumpsters - makes me concerned about pest/rodent problems.
205	A sidewalk is greatly needed on SW Menlo Drive between Farmington and Allen Blvd.
206	Action: Increased and more responsive code enforcement for violations. Trash, vehicles, equipment, etc. litter my street and the surrounding, which brings down the value of housing on the streets. Code enforcement has been unresponsive to my requests and reports. The lack of code enforcement plays a major factor in the de-valuing of housing in the area making it an undesirable area to invest. The appearance of my residential neighborhood within the district is a significant factor in the low cost of housing within the area. Investment in better/more street lights within the district would also be a major and needed improvement. Within the district, car break-in rates have been extremely high. I blame lack of street lighting as a factor to the amount of crime. Another area of investment to consider is burying of overhead power lines. The amount of low hanging power lines within this district is considerable and detracts from the appearance.
207	I think specifically between Lombard and Hall, Allen would benefit from new development that might have mix use building such as those that went in on Lombard between 1st and 2nd.
208	The general "look" of Allen especially between 217 & Hall just looks depressing, old. Would be nice to look like a community with some upgrades to the sidewalks, lighting, vegetation.
209	Upgrade abandoned residential and address poor maintenance and nuisance properties
210	tear down, rebuild clean up from Allen & Murray to Allen and Lombard

No.	What actions or investments would help address the concerns you just identified? (If applicable, tell us where the action or investment is needed).
211	Clean up the crime
212	Affordable housing: Housing prices have risen to an unlivable amount in the area making it hard for families to thrive. Cheaper rents and home prices would be appreciated. Bike Lanes: Allen Blvd could use some bike lanes for families and commuters safe travel
213	Including diverse retail and restaurant options, as well as developing a sense of community through multi-cultural meeting spaces.
214	Investment in Tri-Met to improve bus service.
215	Either expand Allen Blvd (ouch for the homes/business affected) to provide bike lanes, or develop parallel bike corridors North of Allen.
216	Nice restaurants would be welcome in this area
217	safe bike lanes
218	Investment to keep the Beaverton center open to children, kids, teens, and families Engagement to our future is crucial specialt for those who are underserved, underrepresented, and who need equity engagement
219	Storefront rehab grants.
220	Improved pedestrian/bike routes through the district with an emphasis on business and park access and connecting to other districts.
221	Deport illegal aliens pursuant with federal law
222	Raise the speed limit to 35 to accommodate the amount of traffic. Move school bus stops to side streets to alleviate congestion and constant stop-and-go. And the flashing crosswalk signs that stop traffic are needed because there is too much traffic to see pedestrians and bicycles.
223	I would love to see road improvements that prioritize pedestrian safety. I would also like to see some of the businesses improve their store fronts.
224	I see one apt complex has been updated, would like to see more. Two houses with fire damage need completed.
225	It'd be great to have bike lanes and sidewalks as well as come kind of coffee shops or bars
226	Slowed traffic along Allen; addition of a Center lane, pull out, with boulevard type landscaping in between.
227	Elevated pedestrian bridges, left turn refuge lanes, pedestrian islands, traffic flow improvements
228	Improve road safety
229	Clean up trash apartments
230	I would love to see Allen blvd widened to accommodate a middle turn lane and bicycle lanes. Maybe a few business? While I do like that some of the housing is a little more affordable there than elsewhere in Beaverton, some of the building just looks terrible and a revamping would be nice.
231	The addition of Bike lanes. Use of open space with interesting local restaurants, shops, and activities.
232	Stricter municipal codes regarding building appearance, enforcement of those codes, paired with either rent control or some other renter protection from building-improvement costs. Alternatively: a grant program/public funding for apartment-building improvements. Public funding is appropriate because benefits accrue to the general public--not just the landlord and tenant--when the buildings in our community, especially exteriors, look respectable.

No.	What actions or investments would help address the concerns you just identified? (If applicable, tell us where the action or investment is needed).
233	Lighted crosswalks
234	increased number of crosswalks or other safety measures for pedestrian safety
235	street improvements
236	Road improvements for walkability. Street side retail, center median, bike and walk track connecting highland neighborhood trail to Main Street walking trail.
237	Put more money into improving the roads and building sidewalks. Get more public transportation options for this area.
238	Tearing down some of the places and make areas similar to the Round development--many of those businesses could be moved during construction
239	Street is a bit narrow for 4 lanes.
240	Places for Trimet to stop other than in the road. lighted cross walks on rises / flat areas, center refuge lane
241	7/11 at Hall and Allen. Garbage Cans needed.
242	More frequent garbage pickup at complexes.
243	Widen Allen to accommodate a turning lane (where one doesn't already exist) to alleviate traffic issues and/or add signage preventing left turns during certain hours. Maybe signage to suggest other routes for people who feel the need to turn left at places that do not have traffic control devices.
244	Helping apartment and/or business owners in updating their establishments and keeping garbage in a less conspicuous space then directly on Allen Blvd.
245	Upgrade streets
246	Redevelopment of underutilized property and encourage affordable, modern and denser housing as a part of a mix of small businesses and public space. The new safety building should be a good start to encourage redevelopment.
247	The Hispanic food trucks get people just hanging out and they don't look like they are eating.
248	need to figure out a way to make a middle lane and/or boulevard all the way through the district. i know this would be very challenging and expensive but is what is needed to make allen safe.
249	Not many businesses I frequent besides ones right on Murray / Allen intersection. Love the diversity but would like to see additional restaurants than what's currently available. Usually I just drive down Allen to my home but don't stop anywhere until I hit Murray. Safeway shopping center could use a remodel.
250	-- Widening Allen Blvd -- Better lighting -- Some traffic control (calming) -- Eliminate left turns at uncontrolled intersections or incorporate usable left turn lanes in design
251	Reduce poverty and increase housing and food security. Bike Lanes and improved sidewalks would also be helpful.
252	Better restaurants, more diverse businesses
253	Clean, landscape and upgrade buildings, homes and businesses. Better traffic control with turn lanes, nice restaurants and parks and safe sidewalks and bike lanes.
254	road widening, sidewalks, updated store fronts (Safeway shopping center is much improved), bike lanes!
255	All blinking crosswalk.. initial thought is around Valley & Allen. I think some kind of tree trimming or sidewalk refurbishment to make things safer for pedestrians and cars. Bikes can't really go on Allen.
256	Encourage landlords to maintain properties. Redefine lanes to include bike lanes.
257	Widen and repave

No.	What actions or investments would help address the concerns you just identified? (If applicable, tell us where the action or investment is needed).
258	Safer, wider roads and sidewalks. Safer ped crossing zones. More parks/green spaces.
259	Greater police presence, clean up/ updating of existing businesses and housing.
260	Numerous low income housing facilities allow garbage, derelict furniture and mattresses to build up right next to the street and sidewalk along Allen. More frequent disposal opportunities should be provided.
261	Murray and Allen especially
262	Widen street. Better turn lanes. Sidewalk further from roadway (children walking very close to roadway). Beautify the spaces all around Allen.
263	More eating establishments & other businesses. Better & safer sidewalks. More bike paths.
264	The quality of the stores. Check out the neighborhood app string on comments about Safeway. More businesses that draw walkers; ice cream shops, restaurants, boutiques. More recreation; water fountains, splash pads, parks.
265	Encourage property owners along the boulevard to clean and update the appearance of their property.
266	not sure - in Germany, where I'm from, there are baskets hung up on the sidewalks for garbage and city employees clean up daily - but that might be too costly for the city here
267	Doing away with the left hand turn into the Safeway parking lot or making a left hand turn lane into the lot going WEST.
268	Widen Allen to 5 lanes
269	Roads, green space along streets, bike lanes, clean up of areas, management of housing look
270	A big clean-up, fix-up campaign. Not sure how to address traffic concerns
271	Widening Allen Blvd and making it safer for pedestrians, bikers, and drivers. Turn lanes for cars along Allen Blvd. Grants for business beautification. I don't know the process, but what part does the city play in providing affordable housing? I know that housing prices and rents are going up, and I would assume that some residents are finding it harder and harder to find housing within their means. What can the city do to help provide affordable housing for all the residents of our wonderful city?
272	Focus on affordable housing and small businesses. Perhaps make room for another grocery store.
273	It is becoming a very transient area between the low end apt complexes that are not being updated, heavy parking on side streets, homeless people city is not addressing.
274	Widening Allen would be great.
275	Code services- vector control, discarded vehicles, garbage collection: it is embarrassing to drive guests down those areas. Even when going to the farmers market, which we love, we are appalled at filth.
276	Something that inspire more pride in the area.
277	Some of apartment complexes are neglected, the owners should be required to clean up.
278	Educate children not to litter, have volunteer opportunities for community and/or school to pick up garbage.
279	Add turn lanes
280	Redevelopment of commercial areas, better bike accessibility
281	Lighting on Allen Review of Allen menlo crossing for peds
282	The entire stretch of Allen, especially at intersections with Hall, Lombard and Menlo. Nothing that exists there bring outside people for shopping or dining.
283	Increase trash pickup to apts.

No.	What actions or investments would help address the concerns you just identified? (If applicable, tell us where the action or investment is needed).
284	Road diet
285	a modest plan...I like modest
286	Puddles along Allen causes cars to unwittingly drench pedestrians.
287	New, more attractive business fronts, torn down and replaced tacky buildings, more green space.
288	More lighting, add a bike lane in each direction on Allen
289	City involvement and investment, plus finding ways to get meaningful involvement and buy-in from community members.
290	Dedicated Bike Lanes and Bike triggers at traffic lights
291	Some of the apartment complexes could use some external cleaning. Trash containers are unsightly. I'd like to see the owners held accountable for cleaning maintenance and upkeep. Examples are on The north side of Allen Blvd near Lombard. There are at least two houses on the west side of Lombard and north of Allen that should be torn down. They make Lombard look trashy. On the same street another house's yard and porch are filled with so much crap that it looks terrible, and embarrassing to the neighbors.
292	Needs bike lanes, needs to upzoned and needs to be consolidated with downtown. The focus needs to be taken away from Allen Boulevard and the focus needs to be placed on how residents of the area are able to get from point A to point B without using a vehicle. Reduce parking, have people buy parking permits for on-street parking areas and then make it easier for people to travel by including better opportunities for destinations. From one planner to another, a better neighborhood depends on the population's ability to enjoy it as a human, not as a driver.
293	I would suggest leveling all of it and starting fresh.
294	Buy out housing and make Allen and bigger road. Also please time the lights so we're not stopping at every single red light, like all the other lights on major roads in Washington County.
295	A center turn lane or regulated turns at busy intersections, such as Erickson
296	A regular super market would be very nice. It would also be nice to improve the appearance of the area. It looks very run down.
297	Bike lanes, and more separation between the road and the sidewalk. I realize this would be challenging, given how badly the car lanes are needed for the thoroughfare.
298	Sync the stop lights on Allen so that there's less stop and go and more flow during peak times; add a bike lane or create a bike boulevard nearby
299	Better maintenance of the roads and buildings along Allen Blvd particularly the area from 2017 to Hall Blvd
300	Reconfigure Allen Blvd to create turn lanes.
301	build nicer neighborhoods.
302	Bike lanes!
303	majority of district is made up of fairly old apartments with exception of retail complex at Murray and outdated businesses near Hall & Lombard. Also carries significant traffic being one of the few E-W thru streets to 217 and there are few turn lanes or bus pull outs
304	I would like the area cleaned up and maintained. I have brought visitors to my home driving on Allen and the first impression is very negative.
305	Widening the road to include bike and left hand turn lanes would best if there is room to do so.

No.	What actions or investments would help address the concerns you just identified? (If applicable, tell us where the action or investment is needed).
306	business face lifts for businesses around Hall/Lombard and Allen..... Like downtown. More trash cans for litter at bus stops/corners
307	Improve Allen. Less turns. Install turning lanes. Widen sidewalk and add bike Lanes.
308	speed limit seems appropriate. there is a lot of traffic as it is a main thoroughfare. not sure what could be done. However, the next best thoroughfare is halfway to Scholls Ferry, which likely accounts for the heavy traffic. poor neighborhood and street planning for the current density that likely can't be changed. need more lanes or ways to get between Murray and 217. one thing that could be added is a better crossing for pedestrians between Murray and the next signal.
309	Slow down driving speeds. Traffic calming additions. Take it to single lane. Add some benches to make sure older adults, people with disabilities have places to sit to enhance walkability. Provide incentives for homeowners and multi-family units and businesses to make store front improvements. Create a Mercado or other Latino cultural center. Its great you're surveying, but now you need to knock on doors and business and ask people the same question - in all the languages spoken. Internet doesn't reach everyone.
310	Get state to designate as an Opportunity Zone, asap, brings in private investment with low-income scope.
311	Streetscape improvements to address pedestrian needs; more artwork; culturally diverse event offerings
312	Deliberate planning and commitment to creating and maintaining affordable housing.
313	Thought for bicycle and pedestrian safety; input from actual bicyclists and pedestrians. Too often I think the people making the decisions do not have enough or any first hand experience biking and walking in the city.
314	Not sure. Less low end restaurants.
315	Make a bold change to reduce the commuting viability and increase the livability, by decreasing the traffic to one lane in each direction.
316	Street light improvements or business lighting.
317	Closer to 217: Beutification to make it feel better. People take more pride when their neighborhood feels better... closer to murry: need left turn lane
318	Allen Boulevard needs bicycle lanes and bicycle routes. Currently, I need to ride my bicycle on the sidewalks. It is very unsafe.
319	With planning over time, I'd love to see a few blocks that evoke a sense of community like Multnomah Village or Broadway in Beaverton rather than the strip mall look of hodge podge businesses & chain stores & fast food places. I can't think of one cafe or little shop I'd take grandkids to eat or get a nice treat along Allen.
320	Curb appeal like the flowers near library
321	safer intersections, better access to public transit
322	I work in the district and there aren't any close eating places in relation to my workplace. I would love a place that I can go with co-workers on my lunch break.
323	Many of the lower income Housing looks run down, road on Allen is terrible.
324	Beautification- remove power lines, refresh buildings and apartments, add bike lanes, add turn lanes at popular streets so that it doesn't stop the flow of traffic.
325	Limit the number of locations the food truck park in. Wider sidewalks. Enfluence business to maintain their parking lots in better condition. Better separation between business and homes.

No.	What actions or investments would help address the concerns you just identified? (If applicable, tell us where the action or investment is needed).
326	Need turn lanes on Allen. Neighborhoods look run down. Stores are more run down, with some exceptions.
327	Traffic calming, bike lanes, signage, more police patrols in the Hall and Allen area.....drugs sales, shady characters
328	It would be great if Allen were less a street to get West Beaverton residents to 217 and more of as a neighborhood street with business, parking, wide sidewalks, bike lanes, landscaping, etc. More for the people living in the district and nearby than simply as a collector for the highways.
329	More restaurants and stores less housing in Allen. Then more housing right off of Allen in. The neighborhoods
330	Mostly rentals along Allen are an eyesore. To much disrepair, trash and old cars etc.
331	See prior email
332	reduce traffic
333	I'd like businesses to show appreciation for people using bikes by providing bicycle parking & friendly treatment. People who visit businesses in ways other than a car save businesses money by not wearing on or using land-intensive parking lots. Can parking minimums at apartments & businesses be removed? Can there be incentives or financial credits? Because currently, a person without a car not only has a unnecessarily stressful trip (car traffic is very loud, in addition to feeling threatening) but when we save businesses money on car parking facilities & maintenance, we are not credited the savings back to us.
334	Storefront improvements, tear down and build new office and retail buildings, tree buffers to encourage pedestrian use, and more small shops like cafes.
335	I would like to see residents and businesses have an opportunity to do some storefront improvements. I think there are some great ethnic businesses that deserve some better visibility in the general Beaverton community
336	Quite frankly, I do not believe my concerns and ideas would be TRULY addressed. Time has proven, time and again that plans already decided upon will not be changed.
337	the buildings right on Allen, mainly from Hall to 217, are the ones I've noticed
338	Widen the road.
339	Less traffic would be great. Too much car pollution and noise to walk on Allen.
340	enforce city code regarding housing structures (particularly burned out shell at Menlo and Allen), try to attract better businesses to the area. Help refurbish the old tired stripmalls
341	Make one side of Valley a no parking area
342	Redoing the sidewalks especially from Murray down to hall and possibly further to fix the uneven broken sidewalks
343	Apt owners/managers being held responsible for keeping dumpsters from overflowing onto parking lots. It's very unsightly to drive through the neighborhood seeing such a mess.
344	more green space; updated and visually appealing store fronts and shopping centers. Updated apartment complexes.
345	Ideally Allen would be easier to bike and walk along but road widening shouldn't be an answer to every transportation issue. If possible, I think the ideal solution is to lower the speed limit and/or narrow the lanes or have 1 lane in each direction to accommodate for cyclists and pedestrians.
346	Bike lanes or expanded sidewalks- I mostly walk around Queen-Lombard area.

No.	What actions or investments would help address the concerns you just identified? (If applicable, tell us where the action or investment is needed).
347	Investments in wider sidewalks, more safe gathering areas; incentives to get newer and more shop/restaurant offerings in the area.
348	It looks run down, unsafe, and dated. It doesn't draw people in and that stretch is like a dead zone with no restaurants or shopping to draw people in.
349	The neighborhood near Murray is nothing like the neighborhood near 217. The only thing that ties them together is that Allen is a major arterial to get from one place to another. Trying to plan as if these are culturally or economically cohesive is a waste of time, money and resources. It's one giant strip mall.
350	There are walking paths south of Allen, It would be nice to expand the one that starts by Beaverton HS.
351	Consistent signage, less random taco trucks in area, cleanliness, better looking apartment exteriors.
352	Fix up roads & sidewalks. Coordinate construction projects.
353	Please see former answer
354	Better mix of "mainstream"/popular/current businesses along with cultural businesses. Incentives/programs for existing businesses to update and improve frontage, making the neighborhood feel safer and more inviting.
355	Better sidewalks, bike lanes and left turn pockets
356	Pedestrian/cyclist crossing paths along Allen. Not sure there is an opportunity for bike lanes or widening side walks as it's too close to residential.
357	Maintain/build walkways, invest in improving storefronts, better house in or better looking apartment complexes, either help upgrade them or buy them and turn the into affordable housing.
358	Buildings need to be remodeled, Housing appearance looks distressed, Street could use new pavement on intersection of Murray & Allen.
359	Multi-family housing maintenance. Many buildings on Allen are run-down and need basic upkeep. Improving this will give residents a nicer place to live as well as make the street look nicer and more inviting.
360	Improve the sidewalks in sections. Include turn lanes and improve the landscaping along portions where it is missing.
361	Landscape. Street lights
362	Sidewalks need to be moved away from the street. Terrible safety hazard.
363	More lighted crosswalks Extended left turn lane before the Safeway parking lot Create some sort of bike lane
364	Take most of it down and start over. There is new apartment across from the church that is nice and a few apartments before Hall have updated. But the rest should be taken down and started old. They are old, unsanitary, and should be condemned
365	I'd suggest a street widening with a nice median (where possible) that includes shrubbery and street lights. I'd also suggest some kind of incentive (tax credits?) for store front refurbishment and general sprucing up.
366	Make Allen Avenue more than a road to get somewhere. Create spaces along the way that bring a more relaxed and aesthetically pleasing experience for those who live there and need to walk for daily needs.
367	Not sure
368	Take out the junk apartment complexes and replace with small shops and restaurants.

No.	What actions or investments would help address the concerns you just identified? (If applicable, tell us where the action or investment is needed).
369	If possible, widening the road to include a full turn lane would help greatly, particularly at the West end of this section. Also, the business centers and street side aesthetics could use updating.
370	Zoning, attract quality businesses, encourage landlords to improve properties, re development, etc
371	Widen Allen blvd
372	I think it would be helpful to have a turn lane on Allen Boulevard Between and a bike lane. Not sure how that is possible.
373	There are some trashy areas and run down businesses and apartments. Inconsistent look to the neighborhood.
374	Improve biking infrastructure and make Allen Blvd. more pedestrian friendly.
375	Consistency of business areas on this street - Paint/cleanup is a must. Wish we had a standard business look along Allen, let alone code compliance to manage those violators
376	Responsible apartment owners
377	A way to unify the area would be good. Perhaps more plantings and better design. It needs some beautification.
378	The street needs to be cleaned up.
379	Lines marking the center of the road. All too often people think they are turning on to a 1 way street into the wrong lane. Mark all roads to distinguish lanes from Farmington to Allen.
380	The City should do a road diet from Murray to 217 to improve traffic flow and improve bike and pedestrian safety. The Allen/Erickson intersection is dangerous and should be fixed.
381	Need more businesses.
382	It looks run down. Some investment in landscaping and up keep is needed. It is embarrassing.
383	bike lanes, building improvements
384	It would be very helpful to the community to have a cultural center.
385	At the intersection of Menlo and Allen



Allen Boulevard District Survey Comments

Although some survey comments advocate for treating people differently based on economic status, race, ethnicity, national origin, English proficiency or immigration status, it is the official policy of the City of Beaverton and Beaverton Police Department to not discriminate based on these factors.

No.	Is there anything else you'd like to share about the Allen Boulevard district?
1	Please, we need more security and I hope put more lights in the parking lot. Also, very important thing between people find peace between them because there are people having a lot problems with people who bother them. For example, there are people having a history of problems with previous neighbors and they continue everywhere they go, so please make them stop. Please help to protect disabled people and make for them specific parking because some buildings don't have it.
2	We are concerned about the new police station near. We know it's ok for us, but we also are working parents and we get to work and we are concerned we don't have driver's license, we are more exposed.
3	We need driver's license
4	Provide better public transportation. Have full time police officers at schools to protect our children. Create a positive environment between the police and the families. Families are scared of the police because there have been arrests of Hispanics in the community.
5	People driving don't follow speed limits.
6	Speeding drivers, no good buses, left turners block traffic, no left turn at the Safeway.
7	Maybe set up a "your speed is" sign
8	Aggressive drivers, high vehicular traffic, little room for bicycling besides riding on sidewalk
9	Motorists on Allen don't stop at red lights. I've often almost been hit while in crosswalks many times.
10	I live in four seasons and commute everyday on Allen to 217. Everyone in the area or knows the area will comment how trashy Allen is and also how unsafe it is. I've only lived in four seasons for just over 2 years, and I didn't realize how bad allen is, especially at night. I come home from work around 11 pm and usually avoid Allen because it's so scary, and there are so many sketchy people walking around that late! It's actually scary to be at a red light, I usually make sure my doors are locked. I didn't really know Allen blvd or even look on that side of Murray when we bought the house. If I would have, knowing what I know now I probably wouldn't have. There is so much crime in that area, and you hear sirens all night long! The drive along Allen is also very unattractive with so many old and ugly apartment complexes. If we have friends or family stay from out of town, I won't drive them down Allen because it's so bad! Everybody west of Murray, and north and south of Allen knows how bad that stretch is. Knowing that there actually might be a plan to clean it up is very exciting to me.

No.	Is there anything else you'd like to share about the Allen Boulevard district?
11	It looks like the projects, I am not comfortable walking to the stores at night. Looks like a lot of low class people and trashy
12	People throw trash on my yard almost daily, go through our trash, drive too fast/recklessly in the neighborhood and red lights on Allen are run all the time
13	The gangs in the area...
14	Too much crime and unsafe walking/biking conditions along Allen blvd. I constantly hear and see police activity from my home.
15	It's an unsafe area. Your policy as a sanctuary city just makes us more unsafe everyday.
16	The red light camera at the intersection at Lombard and Allen is horrible. The light does not stay yellow long enough and I think the cameras should be removed. Also the speed limit between Lombard and 217 is much too low. It should be 40 MPH.
17	Traffic is heavy on Allen. Whenever I use the crosswalk at Allen and Wilson, drivers always run the red light. It is dangerous and I have to be very careful crossing, when I have the protected light.
18	The lack of residential code compliance in the district is significant. I feel this directly affects the quality of housing and makes the district considerably less desirable to potential home buyers. On my street and the streets immediately around it (around 12th & Alger), oversized work trucks and trailers line the streets causing two-way traffic to be narrowed, forcing drivers to take turns going around parked vehicles (especially on Alger close to 5th). I also feel the business signs in the district (business signs viewable from Allen Blvd) are tacky and do not fall in line with other areas of Beaverton. The residential area of the district lacks adequate street lighting, which attributes to neighborhood safety concerns. On my block, there are two street lights on the street and they are close together on the same-side of the street. This leaves both ends of the street and one entire side of the street completely dark at night.
19	How will the new police facility affect neighborhood safety?
20	My comfort levels around walking and biking and neighborhood safety are related to traffic and folks with mental illness who do not have adequate treatment. I am concerned that by clicking on neighborhood safety, that it may encourage racial profiling or other inequitable law enforcement. Given that the murders and other violent attacks that I am aware of in the neighborhood all involved white folks, many with mental obvious mental illness....lack of adequate mental health care is my real concern around safety (other than automobiles)
21	Any accidents along Blvd or at high traffic times, to avoid large intersections, drivers use neighborhoods as short cut. They drive over speed limit on many side streets, including Bonnie Brae. Major interestions are heavily congested. Drivers push yellow/red lights to get through green light. At high traffic times it is difficult to access Allen and Murray Blvd by car or access shopping due to no turn lanes (I.e. Safeway at Allen & Murray). 5th ave. and north south streets (I.e. menlo) have become very busy and difficult to access from cross streets. Bushes and street parking from some apartment complexes (see Menlo st) obscure traffic and crowd walking areas, and move into neighborhood.
22	I would like to see better enforcement of parking regulations on SW Erickson in the proposed district. Example: expired WA state licensed van abandoned over 30 days now; likely owner has been running a car flipping business on the street for past 7 months or more.
23	Cars go too fast on Allen!
24	Speed of driving on Wilson, around the schools and joy rides of cars on the larger parking lots.

No.	Is there anything else you'd like to share about the Allen Boulevard district?
25	immigrant issues / crime
26	We have lots of RVs parked on the streets.
27	Walking along Allen is particularly bad due to close proximity to vehicles, chronic vehicle speeding, and splashing water from vehicles during rain
28	Specifically the intersection of Allen and SW King Blvd. The incidence of red light running is high on Allen. A red light camera such as the one at Lombard is needed at this intersection. Secondly King is considered a bicycle friendly road but there is no convenient way for a bicycle to trigger the light when traveling northbound because there is no crosswalk on the east side of the street.
29	It's not a nice neighborhood that I have seen police with their guns out twice since I've lived in the area.
30	People drive too fast and it looks very uncared-for.
31	Old DMV is an eyesore. Also, crime map showing Lombard as a relatively higher crime area is concerning. Also, please connect up the bike lanes.
32	I don't feel comfortable walking alone on Allen Blvd....some areas scare me as more dangerous.
33	Allen Blvd is always busy, and severely congested at "rush hour" times. Drivers routinely exceed the speed limit in an area densely populated with pedestrians and bicyclists, who are often children. Left turns are perilous at uncontrolled intersections. Lanes are narrow. The potential for a serious accident is always present and drivers do not exercise appropriate caution and restraint while transiting between OR217 and Murray Blvd.
34	There is often police activity in the area which causes lock downs at my kids school. We have also had 3 break-ins at the school as well. Safety is #1 concern.
35	I was advised by a family friend with the Beaverton Police to not rent on or near Allen due to a lot of police activity. This was 2 years ago.
36	I often walk just north of the Allen district in the evenings. I typically don't walk in that area as I feel less safe by myself.
37	In the Thursday paper, where police officers have had to go is listed. There are many reports of problems with crime on Allen Blvd.
38	I hear stories that people of color are followed and pulled over routinely.
39	There are a lot of poorly maintained buildings on Allen. I feel this is a higher crime area.
40	Lets face it, Allen Blvd is dangerous for driver's, pedestrians, and cyclists. I drive Allen mostly to work towards the west hills and I don't feel safe driving in my car!
41	seems like there are a lot of accidents and recently multiple house fires.
42	Safety Concerns. Needs to be spruced up. The landscaping is deteriorating. Trees need to be replaced. Flowers need to be planted. It would be nice to have hanging flower baskets it would light up the area right away. Nice big containers that are replaced seasonally with plants.
43	Biking is really the top priority for me. Allen is virtually impossible to bike along since there's no bike lane for the majority of it and it's speed limit makes it too dangerous to bike in the lane.

No.	Is there anything else you'd like to share about the Allen Boulevard district?
44	I feel the City as well as larger businesses such as Safeway pretty much ignore the needs of the population along Allen and in Beaverton, in general. It took Safeway/Albertsons many years to make some improvements, and still it is a cold store with high prices and only some tables and chairs for resting/gathering inside the store. There is a police presence that is not known as friendly, and no comfortable outdoor spaces for gathering and comingling. I think there should be banners (the kind that are hard-signs and not flimsy fabric) that honor Asian, Hispanic and other groups that are coming to Beaverton and contributing to its economy. In this way, people will be present, and feel honored. There should be available space for ethnic stores with adequate parking, too. All this could make for a peaceful avenue that builds community. Then have children's parades and other events that also honor our backgrounds, and each other. :)
45	This year I've seen a large uptic in homeless & people living in their vehicles & RVs. There are currently 2 living at SW 2nd & Main. One in a red truck w/ a green homemade can & the other trespasses & sleeps on the Dentist's property. There are many more RVs at the end of SW 5th by the Billiards & fencing places.
46	Studies should be done, knowledge gained and marketed to determine the impact on property values and general livability to the existing Hyland neighborhood and community
47	Thank you for tackling this area. The density of buildings is daunting.
48	Wonderland Park needs more lighting. It gets really dark in between streets and it could be dangerous.
49	If there could be more lighting at Wonderland Park and have more games for kids.
50	Wonderland Park needs more lighting and more tables so families can eat outdoors
51	More lighting, more area for kids to play, more seating, fix sidewalks in Wonderland Park, section off different areas for different activities in Wonderland Park, section off a place for dogs, space for kids to put their bike safe
52	I would like to see a place where kids could practice a sport or activity that wasn't so far away from the neighborhood.
53	There are a lot of ways and ideas to be studied to activate the interactions and cultural harmony among all cultures. Art is one of the most effective ways.
54	I like to improve times of transit, conducting parties and events for all cultures in addition to having malls active till midnight.
55	I like to have more malls and to improve timing of transit.
56	The area needs traffic signs and stop signs between Lombard and Denney to facilitate transportation of children to school between Lombard and Denney.
57	Add more entertainment after 7:00 pm everthing is closed and have nowhere to go unless it is far away.
58	If city can provide a grant, we can build a community center
59	Community center with social activities for entertainment. Small kiosks and water fountains for drinking in public parks.
60	Monthly cultural nights
61	I live in Erickson Street and I see the lack of enough lighting, also we need an arrow light to turn from Allen to Erickson since it takes too long, or get a delay from the ones coming from Murray and have to turn in Erickson to come to bus.
62	The main issue for the community is the driver license
63	The area I live around, the rent is a bit to pricey for one bed and one bath is \$1,000. So the price is one area where I look into.

No.	Is there anything else you'd like to share about the Allen Boulevard district?
64	I'd like to have better lighting in the streets. Building more parks and an activity center for fitness after they tear down the welcome center.
65	My concern is that we no longer have the welcome center.
66	Community Center
67	Too many apartment complexes - lack of stable housing
68	Establish a neighborhood business association to exchange information and collaborate
69	Local business association establishment
70	I like this place because of diversity and businesses around and I would like the City of Beaverton to help local businesses, especially new business.
71	Add more buses, adjust the time for start and end time. In other words, the first bus isn't early enough and the last bus ends too early.
72	As I mentioned, a lot of sidewalks need maintenance and lighting and pave some of the streets that need paving
73	141st Ave & Allen needs a crosswalk for the bus stop. I also had a vehicle collision there from car entering roadway while not seeing me in 2nd lane - maybe a street light.
74	We are excited about opportunities for this area. Between 217 and Main St. There needs a lot of clean up.
75	not enough time to cross for pedestrian in some stoplight
76	Bicyclists should ride neighborhood streets, not Allen Blvd.
77	Many streets along ALLEN have NO left-turn lanes; therefore long delays can be expected FREQUENTLY. The intersection at ALLEN & MURRAY would not even be tolerated in a THIRD-WORLD country.
78	I don't have any complaints about this area except that my street is used as a cut through street by people speeding between Lombard and Hall. I like the stores and restaurants there now. I don't want to change things. Allen is already a nightmare freeway exit and I don't want more reasons added for people to exit here.
79	Often very noisy, not the most pleasant to walk along, when it's raining, side walk close to road and pedestrians can get splashed
80	Sidewalks are tripping hazards with raised sections. Mud and leaves and other debris are not removed by adjacent home owners. Trees and shrubs are allowed to overhang the sidewalk making it hard to get through the area.
81	Traffic along Allen Blvd. west of Hall Blvd. can be very congested due to lack of turn lanes and traffic light timing. Apartment complexes along Allen Blvd. appear unkept or poorly maintained and often have overflowing garbage dumpsters.
82	Coffee shops, restaurants needed
83	Lots of old buildings and houses, lots of apartments that need a "lift". I feel safe, and the community is great, just old and run down seeming.
84	A bike lane is needed on Allen, it's scary as hell to ride a bike down that street. As well as wider, cleaner sidewalks. The sidewalks currently are overgrown and covered in dirt with trash and dog poop on both sides and usually a tall brick wall of some sort to your right. The businesses in the strip malls are irrelevant run down ie: everything on both sides from Hall to Lombard. East Allen is also a difficult section of the street to make a left-hand turn on due to the single lane traffic and rolling hills. I think it's great that the city is planning on fixing up this area. It really needs some love.
85	We used to have enforced sign codes and standards for what can be seen from the street. Leadership failed these past 10 years.

No.	Is there anything else you'd like to share about the Allen Boulevard district?
86	Apartment garbage dumpsters along Allen are unsightly. Often garbage has spilled over the top of the dumpster in to the parking lot. This causes germs to spread, cats & dogs and coyotes to gather in parking lots looking for food. Apartment owners need to take more pride in their property and how it affects their residents and neighbors.
87	It seems most of the conversation is about walking and biking but making center turn lanes for vehicles would be safer for both vehicles and pedestrians.
88	There are areas of Allen that look less desirable than others and more run down. But overall I love all the trees along Allen and the mix of different types of housing and businesses. While there are parks nearby there is nothing inviting ON Allen itself.
89	Would like to see upgrades to business facing much like was done downtown Beaverton
90	I avoid the area best I can know there can be potential - more park space, open space along allen, better infrastructure, retail and dining options. Take all the food carts and create a Pod and some open space for families to feel safe and dine. Better sidewalks, walkways, it needs to "open up" and be more inviting and communal
91	Seems like a lot of single level houses like mine are getting torn down to get turned into booooooohy big family homes or row houses. It's like they're trying to make us more the boring ass Hart district.
92	I do not feel safe walking in certain parts of the "Allen Blvd District". Businesses need some serious cleaning up. If my home is in "Allen Blvd District" my property value would decrease. The further west you go on Allen, the cleaner it becomes and safer it feels. I don't appreciate the west portion of the street with almost no commercial function being included in this. It makes more sense to stop at Hall Blvd and the Beaverton Resource Center so that this effort connects with the city center and the clear residential areas remain unassociated.
93	I would like to keep all the trees along Allen Blvd.
94	The road conditions are terrible on Allen Blvd. Lots of pot holes in the road, narrow lanes, no shoulder. Most of the housing is in poor condition. I've even seen a rat run across Allen Blvd. while I was sitting at a stop light.
95	My main concern is why the schools, elementary are not doing well within this district
96	Stop lights seem much more synchronized than in years past, that helps, I know there isn't much room to widen the road, but if there were any way to make the inside lanes (left in each direction) exclusively for left turns or a Murray to 217 express lane? Just brain storming
97	In some areas, the sidewalks are good. In other areas, they are quite poor or entirely lacking.
98	Alternate route to 217 (Denny) doesn't go past Hall. Use of Menlo from Allen to Farmington is not safe for bike or walking.
99	It doesn't feel like a neighborhood at all. It seems like up until Allen should be considered part of the downtown/central Beaverton neighborhood.
100	People I can't relate to.
101	People are using 9th st as a cut-through between Lombard and Hall, and they often drive very fast and recklessly. There are several school bus stops on this street and it's creating an unsafe environment for the children
102	Allen Blvd does not look cared for. Traffic backs up due to lanes when the car in front of you is turning. I appreciate the city addressing the issues
103	Would like to see the area cleaned up and more attractive landscaping added. It would be great to have more dining options other than drive through type restaurants.

No.	Is there anything else you'd like to share about the Allen Boulevard district?
104	There is a distinct area of low quality living/ bad appearance. There are other areas of improvements such as the apartments behind Taco Time and the new housing by the church that are bringing things up.
105	The street connects West Beaverton, Highland, Central and Vose neighborhoods, but is an eyesore. It could be a thriving, easy-to-access and to traverse, retail district. I currently go out of my way avoid it.
106	I don't have concern about my own neighborhoods quality of housing in Highland Hills. On the other hand when we try to address quality of housing closer to Allen we must be careful we dont price people out. This is already happening to friends of mine
107	The intersection of Erickson is dangerous for turning and also for pedestrians crossing to the bus
108	Bike riding along Allen is not safe - it's not about me feeling comfortable. I would like quality establishments within walking distance. I appreciate the diversity of where I live, but the commercial areas look trashy and old
109	Poor sidewalks, very unsafe
110	There are so many tarps, trailers, indoor furniture in yards, cars parked in front yards, crumbling private sidewalks and parking lots, ugly signage, dilapidated houses and apartment buildings. What can we do to inspire people to take better care of their property? We love our kind neighbors and patronizing local businesses —hooray for taco trucks on every corner! — and would like for us to look like we have pride in our community. Maybe we could have planters on streetlights, brick crosswalks, beautiful shelters at bus stops so riders can stay dry and warm, and an edible community garden next to a simple shelter (lean-to) with lockers for our homeless citizens in one of the empty lots?
111	The trash and quality of personal ownership care has diminished over the years. Traffic has increased to dangerous levels with the roads being so small and side walks not adequate for the number of current pedestrians. Allen could be expanded and businesses added on both sides to line the road and expand walkable downtown Beaverton.
112	I just moved into the area and I'm concerned that a lot of the businesses look run down, poorly maintained or have a lower eschalant clientele, which is going to bring down the value of the area.
113	A lot of the businesses look run down and sketchy. Any way to improve these?
114	My concerns are my comments.
115	It would be great if there was some incentives or standards that have to be met by property owners... things should be kept up, not just for the image but for the quality of life and living for the tenants...
116	Many of the rentals in the area allow their tenants to have nonworking vehicles, trash, and free items to sit around and clog up the area. It looks horrible
117	Allen is and will continue to be, a MAJOR EAST/WEST TRAFFIC CORRIDOR. Why must it remain so-----because (1) it connects to Murray and (2) because it connects to Hwy 217. Do NOT try to do "traffic calming on this street or you will shove traffic into Hyland Hills neighborhood and down Hart which already carries too much traffic and is used as a short cut for East and West bound traffic. If you do not protect Hyland Hills and Hart---there will be pressure to make Hart more of a major thoroughfare to get traffic to Hall and 217.
118	Walking along Allen when it's raining likely means you'll be splashed with water as cars drive by. Fix the puddles.

No.	Is there anything else you'd like to share about the Allen Boulevard district?
119	Traffic in the morning is terrible and makes it difficult to turn left onto Allen. Most of the apartment complexes from Hall to 217 are eyesores.
120	Roads are terrible
121	Needs to be cleaned up and modernized. Allen used to be a safe walk.
122	traffic is bad with cars turning left holding up the lanes
123	Alan Blvd as an arterial increases the risk for pedestrians and bikes. There is a balance of interest between community feel and function of Alan as an arterial.
124	I have small kids and they like to bike but I don't allow them to bike if we have to cross allen blvd. we stick to trails or neighborhoods. If we walk we avoid allen as well. Cars go faster than 30 mph and run the light at king/allen daily. People run across allen to get to alger worries me someone will get hit. Lots of trash. We live by wonderland park and summer time trash increases. lots of extra cars parking in the neighborhood from the apartments. Increases garbage near those houses.
125	Trimet is considering adding a line from WSquare to BTC via Denny/Lombard - this would be terrific. Also the 88, the primary line in this area should be a frequent service line during rush hour.
126	Riding a bicycle on Allen is pretty much impossible (except for the one block that has a bike lane, between Menlo and Wilson).
127	Lack of a crosswalk across Allen between Hall and Lombard - tons of people jaywalk and the street is unlit.
128	Lights on Allen should be timed from 5 am to 7 pm. I often have to stop at Hall and then a Main, because the lights are not timed.
129	It just seems so seedy. I mainly go to other areas for shopping and dining.
130	It would be nice if there were more dining options
131	There needs be a light between Lombard and Hall Blvd.
132	Hope to get ships and boutiques. Organic grocer. Modern restaurants or food trucks
133	I live at highland hills apartments and I truly wish a bus picked our Highland Park kids up for school and brought them home.
134	Code enforcement! Trash, weeds, broken sidewalks. The area is neglected.
135	some times of day the traffic is pretty bad/dangerous to get in and out of businesses
136	The area has a run down appearance, with increased traffic on menlo there should be sidewalks. Erickson looks like a parking zone. The Lombard and Allen business district is run down and unattractive. There is very little commercial draw or quality eating options in the area we leave and go to Tigard or Portland to spend our entertainment and dining budget
137	Jaywalking across Allen Blvd.
138	The lack of sidewalks in the Blvd district makes walkability a challenge. The dumped grocery carts around the Safeway are a constant challenge. My family would love a better option than Safeway, we drive to Freds or New Seasons weekly instead of the easy walk to Safeway because the parking lot is set up poorly, the store is not clean, and the staffing is horrible. (wonderful staff, poorly managed). I often walk/run around the neighborhood but no longer do it before/after dark due to safety concerns.
139	I have Concerns regarding safe walkability along Menlo Drive (curbs, sidewalks, lighting).
140	Traffic is not friendly to bikers and pedestrians
141	I don't even feel safe going to convenience store.

No.	Is there anything else you'd like to share about the Allen Boulevard district?
142	* Need more places to go to sip coffee. Ava's is getting way too expensive . . . can't there be a neighborhood non-profit raking in the coffee culture dough?!? * Some houses along Lombard are really trashy.
143	Allen Blvd isn't very walkable, it always floods with a heavy rain and cars driving on it splash pedestrians. My rent has increased \$300 over the last 4 years.
144	Not a very inviting and friendly walking street.
145	Seems to be a lot of crime on east end of Allen
146	Walking on Allen is horrible. Getting splashed by cars is the worst.
147	Many of businesses that are along Allen look dumpy with overflowing garbage cans and old couches sitting out front in the rain. There is a lot of garbage and it is doesn't have a friendly neighborhood feel.
148	It's probably one if the worst areas of SW Beaverton and needs to be cleaned up
149	Seemingly lack of pride in ownership along Allen corridor. Lots of trash and generally dirty. Lack of bike lanes compared to other parts of beaverton.
150	I would like it to look like a polished, modern blvd as it is a main artery through our city. It brings down values
151	Rent is way to high
152	Just stay away
153	Lighting on Allen and parts of Allen are poor, many Neighborhoods in the area have a need for street lights.
154	Having buses like the 88, 76 and 78 running every 15min or less the majority of the day, would improve community accessibility for residents and travelers.
155	Allen Blvd doesn't have the bike lane needed for a street of it's major East-West status.
156	left turns are a real traffic flow problem
157	It's a big traffic corridor down Allen. I know I'm part of the problem, but there is just a lot of traffic here and it makes walking/biking unfriendly through the district.
158	There is too much traffic to have school bus stops on Allen during rush hour. It's not safe for the kids, or the drivers.
159	I have walked/biked along Allen in the past and feel unsafe with the amount of traffic. It feels like the roads aren't wide enough to accommodate traffic lanes, bike lanes, and wide sidewalks.
160	It's a high traffic corridor. Need more safety measures for pedestrians.
161	Allen is so narrow. People turning across traffic back things up. Just a terrible traffic area I work hard to avoid.
162	Too many stoplights, too many people taking left or rights without enough turning lanes. Should make the road one way going towards 217. Make Farmington one way headed into Beaverton.
163	Especially Allen and Lombard area is turning into trash, looks very bad driving by, need to clean up those apartments on Allen west of lombard
164	We live in Sexton Mtn. and consistently use Allen to get from Murray to 217 and it is an area within the city which could use some updating
165	It's important to keep the many apartment buildings that look like they house low-income people, but landlords should improve the buildings' appearances/improve upkeep, without passing too much of that cost on to tenants.

No.	Is there anything else you'd like to share about the Allen Boulevard district?
166	I believe that we can add betterment to our community by focusing on affordable green infrastructure development with any and every new development/restructuring that is decided upon. I value the existing parks, wetlands, swales, trees and every other bit of nature in our community. I have deep concern about protecting them and ensuring that any new development takes into consideration their immeasurable value for the people and for the wildlife of our area. These areas help cut down on pollution that is byproduct of our daily business and commuting and make for a happier, healthier and more beautiful community. Thank you!
167	pedestrian safety is my #1 concern in this area
168	Many of the side streets don't have appropriate sidewalks (e.g., Menlo). Pedestrians must walk in the street to get to parks, to Allen, etc.
169	I would like to have all streets equipped with sidewalks on both sides of the street, or at least on one side. This comment applies to all areas of Beaverton, not just the Allen Boulevard district. The lack of sidewalks concerns me when I walk because I don't want to get hit by a car.
170	I think a lot of those places need to be torn down and rebuilt to be nice and make it a much more eye-catching area, in a positive way
171	Gentrification
172	Apartment complexes with visible, horrible and /overflowing garbage. 7/11 Store bus stop has no garbage can so garbage is left at the bench.
173	Garbage piled high at many apartment complexes visible to road.
174	Cars turning left at non-intersections cause a lot of traffic problems and create danger. This is most evident at the Safeway on Murray/Allen and at 141st Ave. Also, from 217 to (at least) Main Ave, the area is just scummy looking.
175	Honestly, it just feels like Allen could use a little more investment and support. I feel like it's probably the least well-off part of the city!
176	Planning should include better lighting, sidewalk improvements, public art and zoning that allows and encourages smaller independent business. Create a sense of "destination" like NW 23rd used to be.
177	traffic flow is very bad. no middle turn lane. turn into or off if Allen into businesses and streets not ideal. this causes many minor car accidents but could be major pedestrian accidents.
178	I don't really have any concerns.
179	Biking comment... there is no bike lane on Allen or alternate path through... unless you go up to 5th/6th
180	Maintenance of apartment complexes could be improved. Bike lanes are needed.
181	need more pedestrian friendly access to cross walks. (sounding signals). covered bus shelters
182	A better appearance and safer feel will increase property values as well as hopefully increase school ratings
183	I help with my church cleaning up Allen Blvd periodically and don't understand how people can be so uncaring about their environment sometimes throwing garbage everywhere
184	While it is probably impossible, I wish Allen could have less cars. I would have no idea where to send them though.
185	Allen has too many apts. , no green space, primarily fast food. It's not an inviting or neighborhood area.

No.	Is there anything else you'd like to share about the Allen Boulevard district?
186	Plans for this corridor should not displace the people who live in the area. Some of the most active communities are in the area.
187	I jog through the area to get somewhere else and I hate going through there - it's noisy, disorganized...
188	Left turners really slow down traffic at times. Allen is an important east-west thoroughfare and is like to see improvements made.
189	This street is one of the worst in south beaverton. It has trashy homes, apartments. I drive this road daily. I do like the improvements to the Safeway shopping center. The area east of hall is filthy. Overflowing garbage at every apartment. It looks like Mexico. And not the resorts,
190	Light at Allen and menlo is often dangerous. Maybe better lighting could help.
191	One of the worst areas in Beaverton.
192	No safe biking areas
193	I would like to see drop-in small restaurants, some of the trashy apartments replaced by mini-parks, and wider sidewalks.
194	A lot of families in this area could use some extra help & support. A community center that offers kids a positive place to be active and receive academic support would be awesome. Also, some sort of classes for parents or families, with childcare could be very powerful
195	The lack of turning lanes, shoulders and narrow driving lanes.
196	When looking for a new home two years ago, we specifically avoided Highland due to the blight only a few blocks away. Also unregulated left turns constantly impede traffic during commuting
197	Biking is my main issue, I try to plan my routes to avoid Allen Blvd when biking because the lack of bike lanes makes me uncomfortable
198	I live near 5th and Hall. It is amazing to me how different it feels just a few blocks from our home.
199	More restaurants would be great.
200	Gentrification
201	As an educator in this community I'm very concerned about families being able to afford to stay in their community as these improvements happen. Affordable housing is essential to keep this community intact and thriving.
202	It is very difficult to bike along Allen. The lanes are narrow and there are no bike paths.
203	It seems like auto traffic has top priority on Allen, to the detriment of the safety and esthetic to residents along the street.
204	Busy road with narrow lanes and lack of left turn lane make traffic backup and dangerous for pedestrians.
205	Traffic is terrible on Allen specifically because there aren't turning lanes for the many apartment complex's.
206	Other concerns: Light needed at Farmington/Main. New complex was misleading as entrance is on Main not Angel per application. Light at 5th/Hall should have a yield to oncoming traffic
207	Rental costs have greatly increase within the past year.
208	The city needs to better enforce code violations in this area and enforce cleanup and property repairs. It a blight on our city now.

No.	Is there anything else you'd like to share about the Allen Boulevard district?
209	I'd like the city to take a universally tough approach to on-street car parking, making it illegal or costly to leave cars on the street where they block visibility of people who might be walking there. I'd like the city to make it easier for people to walk & bike or use their wheelchair or walking cane. Additional frequent-service bus routes would give people more options to use instead of owning & using a car. There just isn't enough room in the city for everyone to have one or more cars. We should make sure every child has a route they could use to walk or bike to school. It be nice if there were recreational bike paths that didn't have such hard hills, & that were lit at night.
210	I'd like to see some urban renewal to update buildings and bring in more businesses like cafes and small stores that can draw both pedestrian and vehicle traffic so this becomes more of a destination location.
211	Some of the apartment complexes are getting really old and ratty looking. The one on Jenkins just west of Hocken is a good example of how some small investments in exterior updates can really change the look and feel of a place. They added wood walls and some upgraded entryways going into the main courtyard, so it's actually really attractive from the front now. I don't live there, so don't know if the interiors got upgrades too, but driving by I see a HUGE improvement.
212	It's extremely unsafe on bicycles, but it's an important east and west route.
213	I wish there was a bike lane on Allen (and/or Denny). I sometimes bike to work and bike through the back streets. I don't know as much about housing but I work at Fir Grove Elem and families have complained about rent increases and the quality of housing. I used to live on 13th and I am impressed with some of the development near downtown beaverton but I still see a lot of vacant / falling down houses and empty lots near downtown and I think those areas should also be addressed.
214	Cars parked along the street, especially on Valley, are unsightly and make it impossible for two cars to drive safely.
215	Yes, I have walked down Allen all the way from Murray to hall then down to the fanno creek trail with my walker. I am a well known walker in the area. The side walks down Allen are a major concern I've fell a few times my wheels on my walker get caught and my walker has gone over. The safety for those with disabilities is definitely a major concern
216	would be good to have spaces for gathering along the boulevard (plazas??)
217	I think it is a great boulevard to showcase the qualities of Beaverton, diversity, nature, beautiful storefronts, and a perhaps attract different types of business.
218	Need more crosswalks controlled by lights Need a left turn lane into the Safeway parking lot!!!!
219	On of the ugliest areas of Beaverton. If I have guests I go out of my way to avoid this area. There are no current useable businesses or restaurants that I would want to use. A total wasteland only good for connecting its other areas and that is difficult.
220	The neighborhood in question needs some refurbishment. There are portions that are a bit of an eye sore.
221	Eventhough I mostly drive through to get from home to library or Elsie Sturh and beyond, the residents of the area deserve a neighborhood that feels like home and a real neighborhood. I applaud the city for recognizing that an upgrade will benefit all.
222	Seems like the apartments on the east end are junk and they look horrible.
223	More local shops and improved traffic lanes (pedestrian and vehicular) would be a great improvement.
224	Just above

No.	Is there anything else you'd like to share about the Allen Boulevard district?
225	I see Allen Blvd as more of a thoroughfare and do not shop or stop at most places. Safeway - yes and maybe to get gas at Chevron or AM PM.
226	It should have a middle turn lane to keep traffic from hauling from others trying to turn left.
227	Do you don't feel comfortable in this area because of the environment. People don't care about the trash on their patio or balconies. Landlords don't care about maintaining their properties. City of Beaverton allows residences to become run down and garbage to collect. Check out parts of Allen and a lot of Lombard. Pure trash. Would you live in these areas and feel safe?
228	The area appears dirty and traffice is too heavy
229	New updated restaurants and business that you feel safe bringing your family too. Fences around the trash dumpsters at the apartment complex.
230	No other comments