

Allen Boulevard Priorities Survey Report

March 2019



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CHAPTER 1. Executive Summary

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

Approach: The survey was available online in English, Spanish and Korean, and hard copy surveys were translated into Spanish, Korean and Arabic. 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 9 weeks and received 411 responses. A total of 300 surveys were submitted online (including 1 in Spanish and 1 in Korean), and 111 surveys were collected by community engagement liaisons.

Allen Boulevard Experience: When asked about how they experience the Allen Boulevard district, the majority of participants live in neighborhoods 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.

Healthy and Affordable Housing: The top outcome related to Healthy and Affordable Housing was apartment owners make health and safety improvements to buildings. Other outcomes that ranked high among survey participants include low-income homeowners can afford to make improvements to their homes; new affordable homes are built for low-income households; and renters have access to loans and programs that help them purchase homes.

Community Connections and Appearance: When asked about the top four priority outcomes related to Community Connections and Appearance, the majority of respondents selected property owners maintain landscape areas, including those near sidewalks. Other outcomes that ranked high among participants include multi-cultural events, activities and art bring people together to celebrate; abandoned vehicles are removed from neighborhood streets; and community members have adequate places to come together for meetings, celebrations and other activities.

Local Businesses: The top business outcome selected by survey takers was exterior improvements are made to storefronts to make them more attractive to customers. Other outcomes that ranked high include business types match the needs and desires of nearby residents; property and business owners maintain landscape areas, including those near sidewalks; and restaurants have outdoor seating areas.

Transportation and Safety: When asked about their top four outcomes related to Transportation and Safety, most participants chose improved pedestrian crossings make it safer to cross streets such as Hall and Allen Boulevard. Other outcomes that ranked high among survey participants include street lighting is added along Allen Boulevard to improve visibility for pedestrians and vehicles; sidewalk improvements, such as wider sidewalks or separation from cars, make it more comfortable to walk; and bus stop shelters and benches make it more comfortable to wait for transit.

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 nine weeks, from late October thru December 31, 2018, and received a total of 411 responses. The online version of the survey was available in English, Spanish and Korean, and was posted on the 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 three 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 and Korean) and distribution of hard copy surveys to their communities. Figure 1 provides the locations where the CELs collected surveys.

Figure 1. Community Engagement Liaison Survey Distribution

Survey language	Arabic	Korean	Spanish
Event / Location	<ul style="list-style-type: none">• Multi-family complex visits• Beaverton City Library	<ul style="list-style-type: none">• Korean Society of Oregon• Property and business owner interviews	<ul style="list-style-type: none">• Multi-family complex visits• Beaverton High School Latino Family Night• Beaverton City Library• Vose Elementary School

Survey Content

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

Question 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.

Questions 2-5: Priority Outcomes

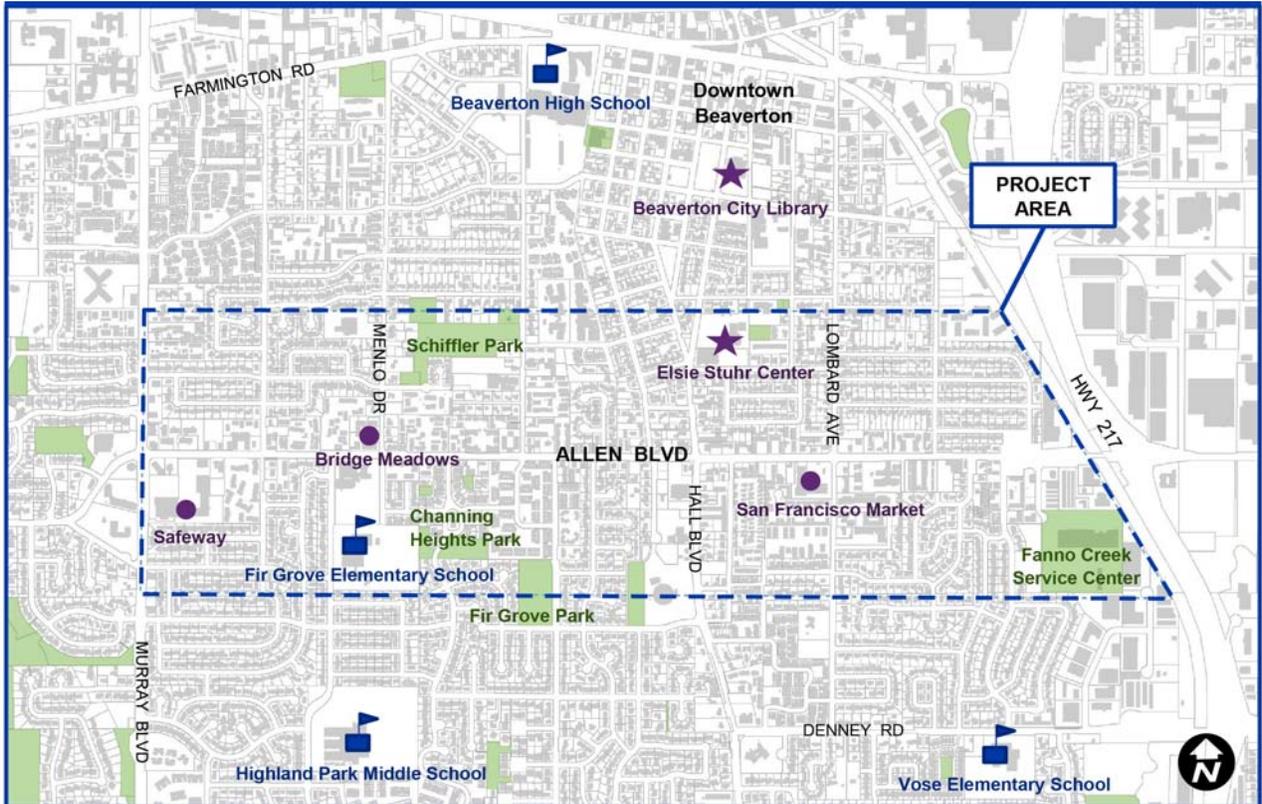
Survey takers were asked to identify their top four outcomes in each of the following categories:

- Healthy and Affordable Housing
- Community Connections and Neighborhood Appearance
- Local Businesses
- Transportation and Safety

Survey Comments

The survey also provided an option to share why respondents selected their top outcomes and/or any other comments related to each category. These open-ended comments are included as Attachment A.

Figure 2. Allen Boulevard project boundary.



The Allen Boulevard project boundary 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.

Survey Participation

The survey was open for 9 weeks and received 411 responses in total. A majority of survey respondents (70.8%) live in neighborhoods near Allen Boulevard. Over three-quarters (76%) of online participants who live within the project boundary are homeowners. By comparison, only 17% of the hard copy survey participants who live within the project boundary are homeowners, while 83% rent housing in the district.

CHAPTER 3. Survey Results

Allen Boulevard Experience

When asked about how they experience the neighborhoods along Allen Boulevard (respondents could make multiple selections), nearly three-quarters of survey participants (70.8%) either rent housing or own a home in the district.

The majority of survey participants (65.2%) drive through the district to get to another destination. A majority of survey takers also visit shops, restaurants or services in the district (64%). Nearly one-third of survey participants visit the district for recreation or other community activities, roughly equal to the number of respondents who have someone in their household that attends school near Allen Boulevard. Figure 3 summarizes responses to Allen Boulevard experience for all surveys.

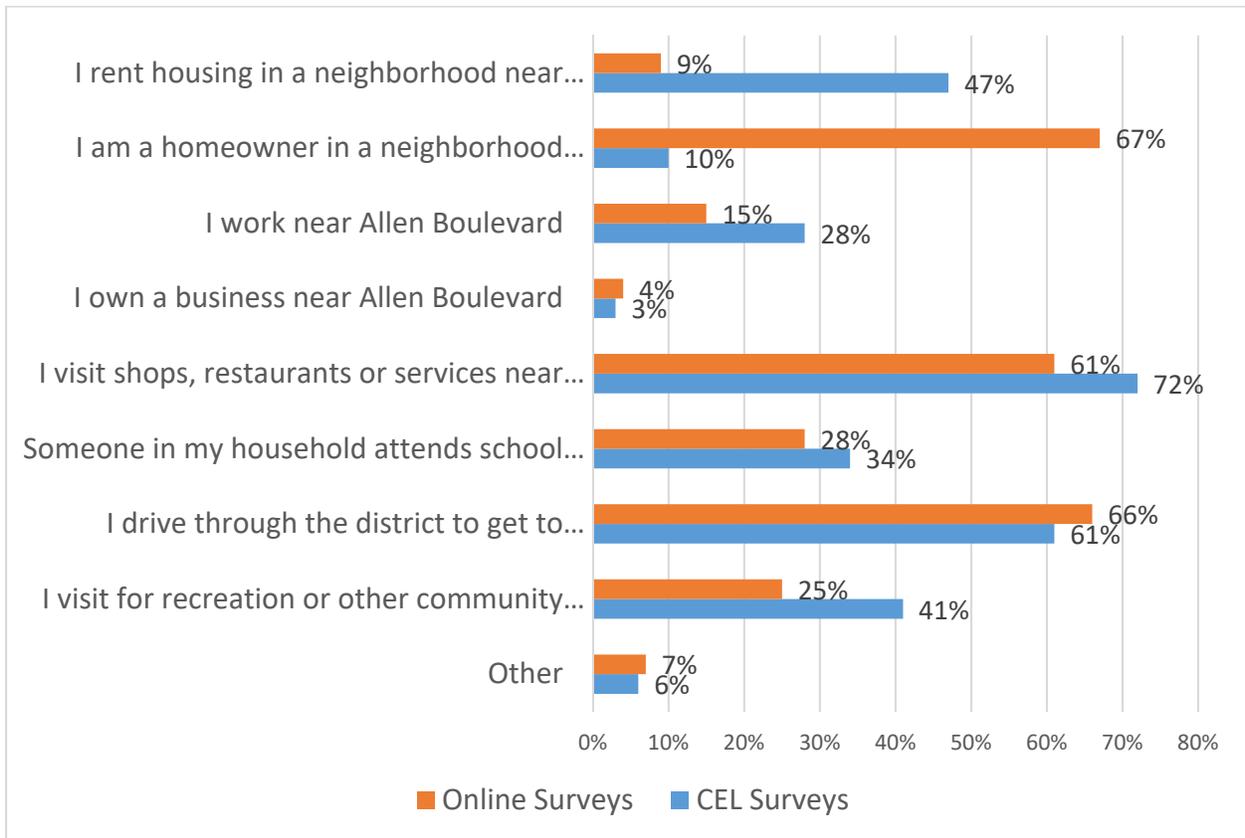
The most common “other” responses include visiting relatives, taking public transportation and walking/biking in neighborhoods along Allen Boulevard.

Figure 3. How do you experience the Allen Boulevard? Please select all that apply.

	Total Surveys
I rent housing in a neighborhood near Allen Boulevard.	19.5%
I am a homeowner in a neighborhood near Allen Boulevard.	51.3%
I work near Allen Boulevard.	18.7%
I own a business near Allen Boulevard.	3.6%
I visit shops, restaurants or services near Allen Boulevard.	64.0%
Someone in my household attends school near Allen Boulevard.	29.4%
I drive through the district to get to another destination	65.2%
I visit for recreation or other community activities	29.0%
Other	7.1%

Figure 4 provides a comparison of how CEL survey participants and online survey participants experience neighborhoods along Allen Boulevard. As noted under the survey participation section, CEL survey respondents who live within the project boundary were more likely to be renters than homeowners. A slightly higher percentage of CEL survey participants indicated that they work near Allen Boulevard (28%) or visit for recreation (41%) compared to online survey participants.

Figure 4. Comparison of Allen Boulevard experience for online and CEL surveys.



Healthy and Affordable Housing

When asked about the top four priority outcomes related to Healthy and Affordable Housing, 73.2% of respondents chose apartment owners make health and safety improvements to buildings (Figure 5). Other outcomes that ranked high among participants include low-income homeowners can afford to make improvements to their homes (57.7%), new affordable homes are built for low-income households (56.2%), and renters have access to loans and programs that help them purchase homes (54.5%).

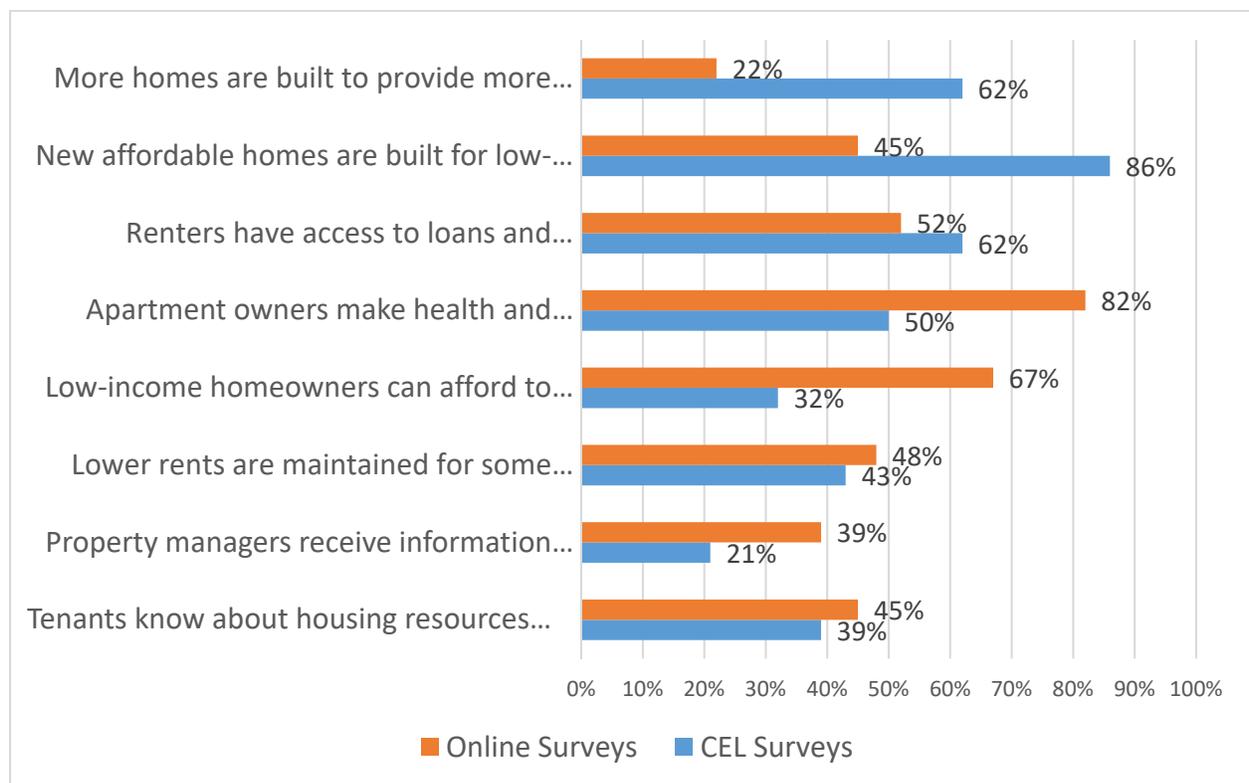
Figure 5. Please choose the top four outcomes you think are most important to provide Healthy and Affordable Housing in neighborhoods along Allen Boulevard.

	Total Surveys
More homes are built to provide more people places to live.	30.9%
New affordable homes are built for low-income households.	56.2%
Renters have access to loans and programs that help them purchase homes.	54.5%
Apartment owners make health and safety improvements to buildings.	73.2%
Low-income homeowners can afford to make improvements to their homes.	57.7%
Lower rents are maintained for some apartments.	46.7%
Property managers receive information and training about rental housing practices and laws.	34.1%
Tenants know about housing resources such as the Community Alliance of Tenants and Fair Housing Council of Oregon.	43.6%

Some housing outcomes may have a higher value to specific groups within the Beaverton community (Figure 6). For example, providing new affordable homes ranked higher among CEL survey participants (86%) than online survey participants (45%). Likewise, CEL survey respondents were more likely to support construction of more homes in neighborhoods along Allen Boulevard (62%) than online respondents (22%).

The majority of online survey takers prioritized making improvements to existing homes and apartment buildings, with 82% of online respondents selecting apartment owners make health and safety improvements to buildings and 67% selecting low-income homeowners can afford to make improvements to homes. In comparison, these two housing outcomes scored lower among CEL survey participants.

Figure 6. Comparison of Healthy and Affordable Housing for online and CEL surveys.



Community Connections and Appearance

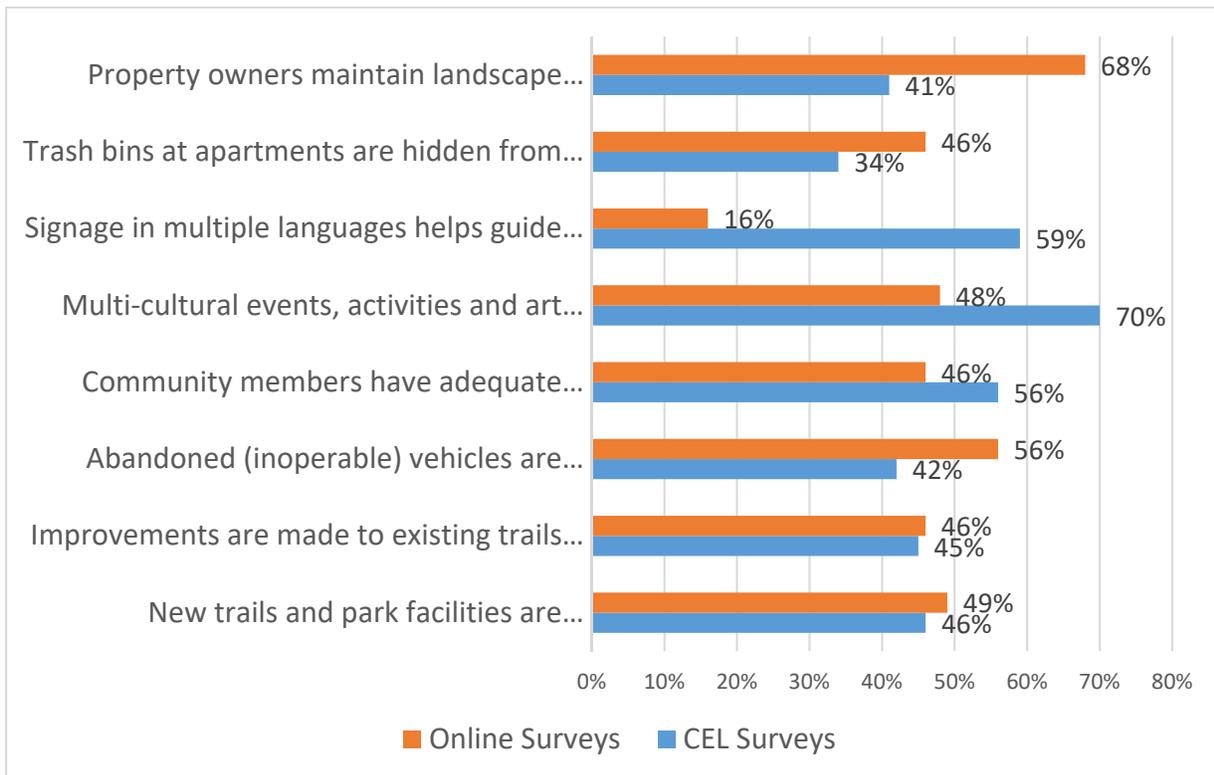
When asked about the top four priority outcomes related to Community Connections and Appearance, 60.8% of respondents selected property owners maintain landscape areas, including those near sidewalks. Other outcomes that ranked high among participants include multi-cultural events, activities and art bring people together to celebrate (54.3%), abandoned vehicles are removed from neighborhood streets (52.6%), and community members have adequate places to come together for meetings, celebrations and other activities (48.9%). Figure 7 shows total survey responses for Community Connections and Appearance.

Figure 7. Please choose the top four outcomes that you think are most important to improve Community Connections and the Appearance of neighborhoods along Allen Boulevard.

	Total Surveys
Property owners maintain landscape areas, including those near sidewalks.	60.8%
Trash bins at apartments are hidden from public view (behind a fence or enclosure).	42.6%
Signage in multiple languages helps guide people to parks, libraries and community services.	27.7%
Multi-cultural events, activities and art bring people together to celebrate.	54.3%
Community members have adequate places (indoor or outdoor) to come together for meetings, celebrations and other activities.	48.9%
Abandoned (inoperable) vehicles are removed from neighborhood streets.	52.6%
Improvements are made to existing trails and parks, such as Schiffler and Wonderland Parks.	45.5%
New trails and park facilities are developed in neighborhoods along Allen Boulevard.	47.9%

When comparing online surveys to those collected by CELs, some interesting differences emerge (Figure 8). For instance, 70% of CEL survey participants chose multi-cultural events, activities and art bring people together, while only 48% of online survey participants selected this as a priority outcome. Similarly, CEL respondents were more likely to select signage in multiple languages as a priority outcome (59%) compared to online survey respondents. A majority of online survey participants (68%) thought property owners should maintain landscape areas compared to only 41% of CEL survey participants.

Figure 8. Comparison of Community Connections and Appearance for online and CEL surveys.



Local Businesses

When asked about the top four priority outcomes to support Local Businesses, the majority of respondents (72.7%) selected exterior improvements are made to storefronts to make them more attractive to customers. As shown in Figure 9, other outcomes that ranked high include business types match the needs and desires of nearby residents (61.1%), property and business owners maintain landscape areas, including those near sidewalks (58.6%), and restaurants have outdoor seating areas (41.1%).

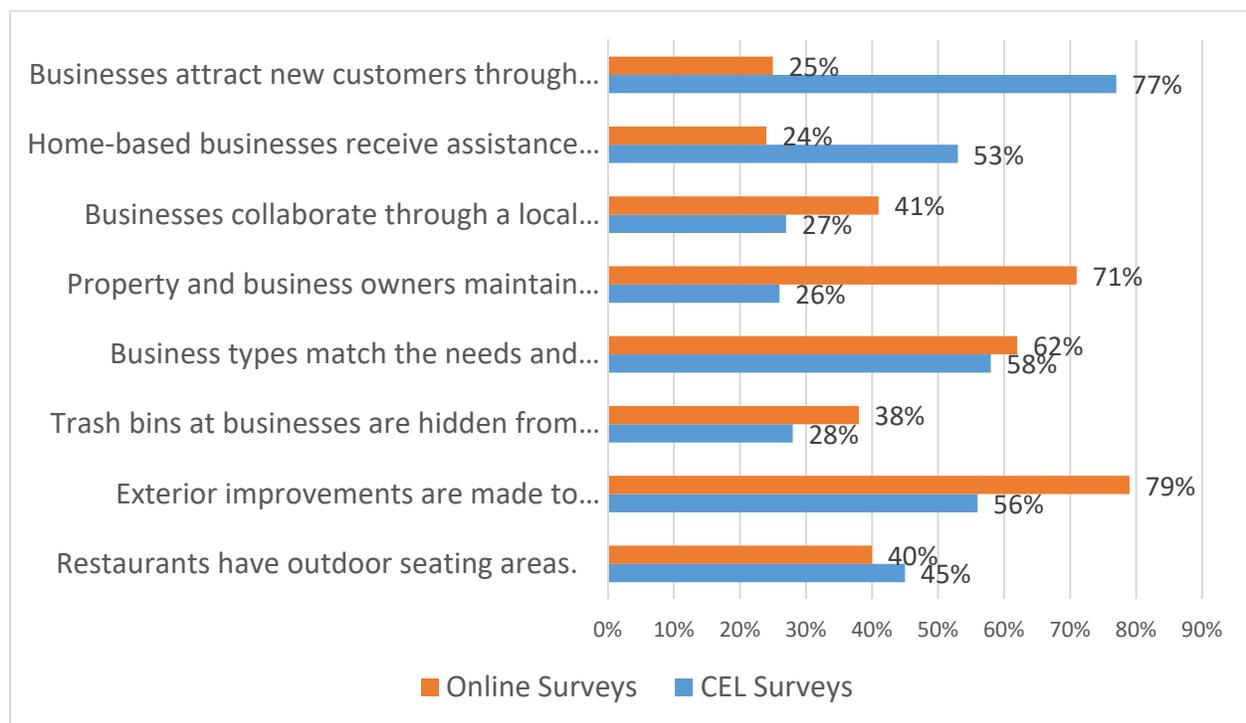
Figure 9. Please choose the top four outcomes that you think are most important to support Local Businesses in neighborhoods along Allen Boulevard.

	Total Surveys
Businesses attract new customers through bilingual and bicultural marketing.	39.4%
Home-based businesses receive assistance and ideas on how to expand their businesses.	31.8%
Businesses collaborate through a local business group or association.	37.0%
Property and business owners maintain landscape areas, including those near sidewalks.	58.6%
Business types match the needs and desires of nearby residents.	61.1%
Trash bins at businesses are hidden from public view (behind a fence or enclosure).	35.5%
Exterior improvements are made to storefronts to make them more attractive to customers.	72.7%
Restaurants have outdoor seating areas.	41.1%

The top business outcomes selected by online and CEL survey participants differ, as shown in Figure 10. The highest priority outcome for CEL survey takers was that businesses attract new customers through bilingual and bicultural marketing (77%). By comparison, only 25% of online respondents selected this outcome. CEL survey participants were also more likely to choose home-based business assistance (53%), which was selected by 24% of online respondents.

The top outcome selected by online participants was that exterior improvements are made to storefronts to make them more attractive to customers (79%), while only 56% of hard copy survey takers selected this outcome.

Figure 10. Comparison of Local Businesses for online and CEL surveys.



Transportation and Safety

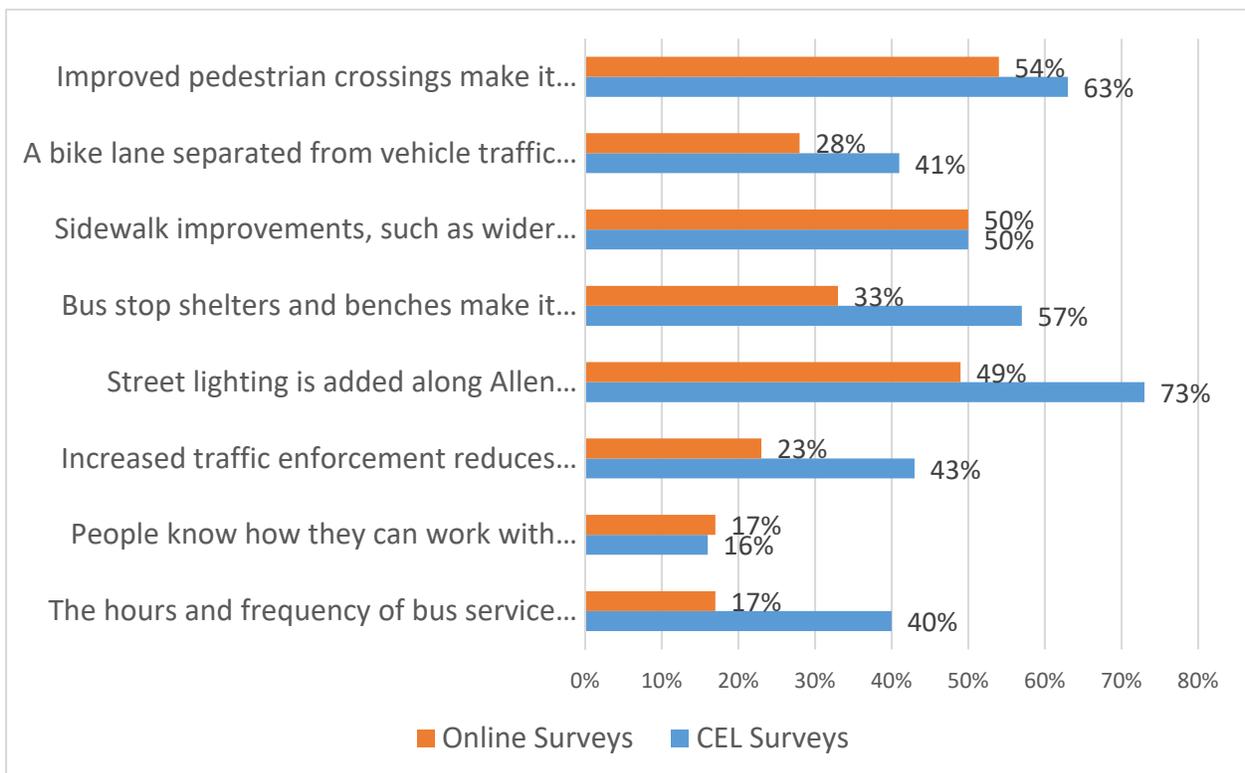
When asked about their top four outcomes related to Transportation and Safety, most participants chose improved pedestrian crossings make it safer to cross streets such as Hall and Allen Boulevard (71.3%). As shown in Figure 11, other outcomes that ranked high among survey participants include street lighting is added along Allen Boulevard to improve visibility for pedestrians and vehicles (68.6%), sidewalk improvements, such as wider sidewalks or separation from cars, make it more comfortable to walk (63.3%), and bus stop shelters and benches make it more comfortable to wait for transit (48.7%).

Figure 11. Please choose the top four outcomes that you think are most important to improve Transportation and Safety in neighborhoods along Allen Boulevard.

	Total Surveys
Improved pedestrian crossings make it safer to cross streets such as Hall and Allen Boulevard.	71.3%
A bike lane separated from vehicle traffic makes it comfortable to bike.	38.9%
Sidewalk improvements, such as wider sidewalks or separation from cars, make it comfortable to walk.	63.3%
Bus stop shelters and benches make it comfortable to wait for transit.	48.7%
Street lighting is added along Allen Boulevard to improve visibility for pedestrians and vehicles.	68.6%
Increased traffic enforcement reduces vehicle speeding and running of red lights.	35.0%
People know how they can work with local police to help improve safety in their neighborhood.	20.9%
The hours and frequency of bus service make it convenient to take transit.	28.0%

Figure 12 shows a comparison of online survey results to those collected by CELs. The top four outcomes for both groups of survey participants include improved pedestrian crossings, sidewalk improvements, bus stop shelters and benches for transit users and additional street lighting along Allen Boulevard to improve safety for pedestrians and vehicles. A higher percentage of CEL survey participants chose increased traffic enforcement (43%) compared to online survey takers (23%). Similarly, CEL participants were more likely to select hours and frequency of bus service (40%) compared to online survey respondents (17%).

Figure 12. Comparison of Transportation and Safety for online and CEL surveys.



Survey Comments

Both the online and CEL (hard copy) surveys allowed participants to share why the outcomes they selected were most important to them and to share any other comments. These 672 open-ended comments are included as Attachment A and summarized by topic below.

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.

- Healthy and Affordable Housing
 - Redevelopment and rising housing costs could displace current residents
 - Tenants need to know about resources and rights
 - Home ownership and loan assistance programs to help current renters
 - Home repair programs to help current low-income homeowners
 - Apartment buildings need improvements and regular maintenance
 - New housing could help meet demand and lower rents
 - Reduce or hold market rate rents at current levels to help renters
- Community Connections and Neighborhood Appearance
 - Well maintained properties help create sense of neighborhood pride
 - Embrace and promote the cultural diversity of the area
 - Provide places for people to gather, interact, play and enjoy art
 - Trees and landscaping can also help improve appearance
 - Need to address trash and abandoned vehicles in the neighborhood
 - Enhance existing parks by adding lighting, restrooms, covered areas and drinking fountains (specifically Wonderland Park)
- Local Businesses
 - Improving the outside appearance of stores will help attract customers
 - Outdoor seating areas could make restaurants more attractive
 - Find ways to support local businesses and mitigate displacement
 - Local businesses should work together and get advice from other business and community leaders
- Transportation and Safety
 - Pedestrian safety is most important
 - Allen Boulevard is currently auto-centric
 - Street lighting and crosswalks are needed to improve safety for pedestrians
 - People frequently walk and take transit along Allen Boulevard
 - Preserve mature street trees along Allen Boulevard
 - Improving walkability and safety will also help local businesses
 - Buffer pedestrians from cars to increase safety and avoid getting splashed
 - Turn lanes could help vehicle traffic, but would be difficult to add (road width)
 - Explore alternate routes for bicycles



Allen Boulevard Priorities Survey: Open-Ended 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.

Why are the outcomes you selected important to you? Please share any other comments related to Healthy and Affordable Housing within Allen Boulevard neighborhoods.	
1	Making It Easier to get home loans would be very helpful for Families around the area.
2	Because I've seen how higher rents and over prized homes have left people in this community no other choice, but to move
3	We need homes that remain affordable to lower-income people. We can't expect to build our way out of an affordable housing crisis either, as long as there are little to no protections to keep housing accessible to lower-income people. Apartment owners can make easy health and safety improvements to buildings and properties as "quick wins", such as planting trees and hiding the appearance of waste and bins. We also need to maintain lower rents for apartments, and that can happen by not creating market conditions resulting from loosened zoning restrictions that suddenly give property owners incentives to redevelop their land, which would cause existing naturally-affordable housing to be replaced with denser but likely more expensive housing. Also, tenants should know more about resources and community groups so they can better organize to shape and build our community along Allen Blvd
4	I feel rent is rising with each and every year that passes. But no changes are done to home. Houses are out of reach for low income families which is leaving them stuck in apartments that are slowly raising their rent and are barely meeting state standards. Quality of living has gone down.
5	A helping hand to help bridge the gap from being a renter to a home owner. Especially to those that have been living in the community.
6	Low income housing and the ability to buy housing is an important part of the community. With the rising costs and minimal wage increases more people will struggle to remain stable in housing.
7	I think it's important to make sure that we not only help provide affordable housing for low income folks but also to minority groups, what is in place to make sure that gentrification doesn't occur and that these communities of color aren't pushed out of their housing?
8	safety and longevity affordability
9	Because making improvements will also improve the feeling of the neighborhood and hopefully the safety
10	We have been renting and struggling to buy a home in the area for years, despite two adults working full time with a combine household income of 80,000+.
11	Tired of paying too much for ill-kept apartments.
12	I shouldn't be spending half of my net income on rent

Why are the outcomes you selected important to you? Please share any other comments related to Healthy and Affordable Housing within Allen Boulevard neighborhoods.

- | | |
|----|---|
| 13 | Instead of building new housing, we need to educate the current landlords/rental companies on the laws and hold them to a standard of providing safe housing. |
| 14 | Have lived in my apartment for 12 years with 17 managers and staff in the last 3 years, and repairs slow to come or not at all, though rents go up \$100/year. There seems to be no govt. entity to hold landlords accountable |
| 15 | bad question only the first item fit my opinion but i am forced to arbitrarily check 3 more |
| 16 | Neighborhood could use some updates, it's not very well developed and showing its age. At the same time, housing is very expensive. |
| 17 | Keep current neighbors in the neighborhood! |
| 18 | Standards of living for the middle class needs a boost. |
| 19 | many homes are unsafe because they haven't received necessary updates in years, and likely violate code. but they are the only low-cost apartments so people live in them anyways. we need more regulated affordable units so people can afford to live somewhere safe and healthy. the landlords who own unsafe housing should also be held accountable for maintaining their property. a good way to build equity, stability, and wealth for yourself and your family is to own a home, but it is so expensive to do so here. homeownership programs with counseling and maybe an IDA for downpayment savings would be good for low-income families to achieve homeownership. |
| 20 | It is important for tenants to be educated and aware of their rights regardless of their income level. It is also important to keep rent as low as possible, no more pushing families out of their homes due to to increased rent. |
| 21 | My perception is that this area is high crime. I don't want more apartments. Home ownership programs (and homes to purchase) will bring in people who are vested in their community's property values, keeping them up and reporting crime. Understand low income needs to be helped - regardless of income level a homeowner is going to be more concerned about fixing up their community than someone who can just pick up and move when they think it's hitting skids. |
| 22 | In order to maintain the cultural diversity that our neighborhood currently has, we should provide support and incentives for the people who live here now to be able to continue living here. |
| 23 | Definitely there are some apartments that need improvements in our neighborhood. I don't want that to mean that renters are priced out of the neighborhood though. |
| 24 | I would prefer to see new investments and re-investments in properties to improve the area and draw in businesses to serve the residents. |
| 25 | This is a relatively high crime area. The street needs a road diet too to make it safe for everyone |
| 26 | We don't need more low income housing. The existing housing needs improvement. |
| 27 | Socioeconomic and cultural diversity in Beaverton is critical to healthy growth |
| 28 | First Allen Blvd should be widened to five lanes, so traffic isn't backed up from others turning, tenants in a few of the low income housing are gang affiliated. Maybe the owners of the buildings should check out the applications for greater scrutiny. |
| 29 | I feel that any improvements that can be made to the homes/apartments in the area, will lead to the area becoming a more desirable, safer and healthy living and visiting environment. |

Why are the outcomes you selected important to you? Please share any other comments related to Healthy and Affordable Housing within Allen Boulevard neighborhoods.

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|----|---|
| 30 | The area feels unsafe. Improvements need to be made to apartment buildings and standards need to be enforced for how tenenabts care for the outside area of the apartments they rent. Tenenants tend to pile stuff outside of their units in common areas which is not something I've seen in nicer complexes. Landlords need to communicate rules and clear away items left about their complexes. |
| 31 | From the outside, many of the apartment complexes that border Allen Blvd do not appear conducive to healthy and safe living. It is the apartment owners' responsibility to maintain structurally sound housing and many of the complexes appear rundown and not well maintained. Additionally, homeowners in my neighborhood are in general very behind on annual maintenance of their homes. |
| 32 | More homes are not necessarily the answer when there are many homes already. Improving existing homes and enabling homeowners to improve their living conditions leads to pride of ownership. More homes will possibly bring more tenants or property managers that only build but don't maintain. |
| 33 | I would like to see mix use buildings along Allen. Retail below and housing above. Right now this is a very trashy strip of Beaverton. Let's support local business |
| 34 | Without making people more crowded, low-income people need to have safe, clean, nice, affordable areas to live. |
| 35 | Helping people own homes will strengthen their sense of community and pride. Along with owning a home if resources are available to help repair homes it helps keep the value up. |
| 36 | People need to be able to afford a place to live. |
| 37 | The current housing along Allen Blvd is an eyesore and seems to attract/create an unsafe area. Something needs to be done to improve the apartment housing currently in existence for both the neighborhood and the tennants. |
| 38 | The "look" along Allen is very run down. My son walks to my office from Highland Park Middle School and passes some scary places. |
| 39 | we need to maintain the quality and livability in the area |
| 40 | Affordable, clean rental housing is important to our diverse community. Outreach to and for tenants to assist in needs and complaints. Property managers need to cooperate with the neighborhood and city in keeping safe, clean property. Run down housing impacts surrounding home owners property and property values. I have seen an increase in the rat population. |
| 41 | These outcomes should help promote neighborhoods that are safer, more updated, and provide a better community atmosphere in this area. Providing tenants with housing resources provides an education aspect that's important |
| 42 | I feel like Beaverton is trying to push out people of low socioeconomic status. It is sad that I am a teacher for the Beaverton School district with a master's degree. I am also a single mother with three children. I am so house poor that I can barely afford food. Living in this area is impossible without going into major debt just to keep up with basic needs. |
| 43 | Homeowners are investing in the neighborhood. I would like to see more lower income families be able to purchase homes. |
| 44 | Shelter is important. Having a safe place to live and adequate financials to be housing secure helps people be better citizens |
| 45 | People should be able to live in safe, affordable housing |

Why are the outcomes you selected important to you? Please share any other comments related to Healthy and Affordable Housing within Allen Boulevard neighborhoods.

- 46 There is a huge Hispanic population in this area. Many of them may not speak English and understand their rights as renters. I don't want to see them pushed out of their apartments because they can't afford them any longer. I feel like many of the buildings in that area do not look well cared for.
- 47 Abundant, quality, affordability housing with high density is important to growing the area. I was disappointed there weren't any transportation options on the list. We also need to provide abundant family friendly alternative transportation options.
- 48 To be honest, I think that improving the general appearance and feel of an area often means pushing lower income families out. I think that rent costs have become so inflated, that apartment owners could take some responsibility in improving the general appearance/safety of some of the buildings. We also need more affordable housing for those lower income families.
- 49 I'd rather have better looking townhouses and apartments. Many on that street are rundown. There are a lot of dicey looking people in that area. A lot of crime.
- 50 I want my neighborhood to be safe and filled with people who actually live there and want to stay for years.
- 51 I picked the four choices that I found most interesting from the choices provided. I avoid Allen at all costs, despite living so close to it. The block seems very unsafe and is constantly filled with unsavory characters. The photo traffic light at Allen/Lombard is another reason I stay away. The shops don't appeal to me and the housing seems very depressed.
- 52 I think we need a combination of new homes and improving existing rental and owned properties.
- 53 The Allen blvd neighborhood is already quite densely populated. I believe that apartment owners need to be held accountable for keeping their properties to city and state regulations, and their prices reasonable. I do not think that apartment owners should be able to increase rent on their properties unless they meet sufficient criteria.
- 54 Kids should be able to stay at their neighborhood school rather than having to move farther out in the suburbs because the cost of living has increased.
- 55 There isn't room to build more housing and new housing would be more expensive. Forcing families that are barely making it to worse conditions or homelessness. By providing grants owners can make where they currently live healthier and safer and keep rent affordable
- 56 Landlords and property owners feel they can run properties into the ground and nobody will speak up. They allow the properties to look horrible
- 57 While home ownership is important, I've noticed that lot of properties in the area not maintained. That is sometimes due to owners not being able to afford upkeep but also property/apartment owners not investing in improvements.
- 58 It's nice to have affordable housing, but often these tenants take no pride in ownership and the landlords live out of state. A lot of these rentals end up being eyesores and make the neighborhood feel less safe
- 59 I am concerned that too many people are rent burdened. I also think that not all people should own homes or that it is the best choice for all people. Allen Blvd has a number of poorly maintained apartment buildings that need to be improved without raising the rent.
- 60 I feel that a number of the apartments on Allen Blvd are owned by slum lords. They do not provide a healthy environment for people to live in and are dirty and dilapidated on both the outside and inside. Is this allowed? They show no pride of ownership and it also provides no dignity for low income citizens.

Why are the outcomes you selected important to you? Please share any other comments related to Healthy and Affordable Housing within Allen Boulevard neighborhoods.

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|----|--|
| 61 | I believe that property managers and owners have the responsibility to maintain their property, understand and know the laws around renting to tenants and then properly educating tenants on those as well. Yes affordable housing is important but it shouldn't be a free pass to not maintain buildings and common areas or as an excuse not provide those tenants with safe and healthy housing. |
| 62 | The apartments and homes off of Allen are noticeably in disrepair. It doesn't bring pride to the area to look at delapidated buildings. |
| 63 | My daughter's school community is wonderful and diverse, and I am worried that many low income families will be priced out of the neighborhood. |
| 64 | I think if we built smaller, multi unit housing it would allow more families to purchase houses on lower income. Also providing education will help tenants and landlords. |
| 65 | Need upkeep to show pride of ownership worship. Care for current people in area that may have low income do not want to drive them out or cause more homelessness |
| 66 | This neighborhood has more room for density and needs to do our share to invite growth and control expenses and sprawl. Also, renters need more information about the resources available to them along with landlords improving the way they are currently practicing which is contributing to keeping low income people from ever getting ahead |
| 67 | It's important to make it easier for people to find homes and apartments that they can afford to rent or buy. |
| 68 | Missing from the list is rezoning to allow higher density development that can increase housing supply and help keep rents lower. |
| 69 | More homes help keep the value of homes down. Helping low income home owner maintain their homes is best for everyone. It build pride in where you live |
| 70 | The community's number one priority needs to be safety followed by cosmetic appearance free of nuisances! |
| 71 | People need good quality housing that they can afford. That's one way to encourage people to live there. If they have decent housing and the financial means to take care of their home, hopefully they will take care of it. |
| 72 | Knowledge, community, resources, and enforcement (not just training) can combine to bring improvement. |
| 73 | This is the suburbs. Make this area CAR-Friendly. It rains at least 8 months of the year. We don't want to be forced to bike, hike, or wait for "mass transit". If we wanted a "car free" life we'd have moved to the Pearl district! |
| 74 | I would love for everyone to have access to safe and affordable housing. |
| 75 | People need healthy places to live and landlords must provide them to their renters. Additionally, renters must know their rights. But also, having things upgraded esthetically makes everyone feel better whether living there or driving through. |
| 76 | Not being knowledgeable about the system dynamics hinders the value of my comments. My choices reflect my bias toward giving people knowledge and the ability to understand the consequences. Do you have a model that points to the most effective lever points that desired outcome? |
| 77 | I believe it is important that individuals and families from all backgrounds and socioeconomic levels have the ability to purchase a home if they desire, and not be forced to rent due their entire lives. The ownership of property is an extremely important way for families to gain long term wealth and improve future opportunities for their children and themselves. |
| 78 | These items would all help improve the quality of housing. |

Why are the outcomes you selected important to you? Please share any other comments related to Healthy and Affordable Housing within Allen Boulevard neighborhoods.

79	I would like to see the area on and around Allen be more inviting/walkable, safe a nicer. Rlght now it looks a bit run down, unsafe and trashy in some areas
80	There should be LESS housing! LESS Traffic! LESS tearing out of trees and other natural resources!
81	maintenance of properties helps keep the neighborhood feeling like you want to live there. Also giving people an oppportunity to own gives them a stake in the neighborhood.
82	Renters should have a better pathway to move towards home-ownership. First time buyer programs are great, but still appear to be very restrictive. They should also have the ability to afford rent as well as put food on the table. Many times homeowners can't find loans or help for repairs for their home. Beaverton's low income repair program is pathetic and should be reviewed.
83	Affordable housing is a priority for me
84	To keep property values up in the area, and advise homeowners and renters when they are not helping to do this.
85	Building housing in line with the population growth is crucial to maintaining affordable housing. When rental properties are maintained professional they can be a real asset to the community. Having home ownership within reach for those that want to pursue that option is good for the economy and the health of the neighborhoods. But it takes money to maintain these properties, so restricting income on rental properties or offering loans to help people purchase before they are ready could actually damage the health of the neighborhood.
86	1) I do not want to see more homes. The area and traffic is already dense enough. 2) Increasing density will not help the neighborhoods; traffic; or children's safety, especially those who walk to and attend the nearby schools. 3) I would like to see the homes and apartments to be well maintained to improve the look and quality and value of the neighborhood. 4) It would also be beneficial for renters to fully understand their legal rights and tenants to understand they laws they need to follow to provide renters a good place to live. 5) Providing loans that encourage people to borrow a very high percentage of the home's value is likely to result in owners being upside-down in their house if the market drops. This is not helpful to people. 6) Also encouraging people to get loans that are a very high percentage of their income can put them in a terrible situation if anything happens to their pay or job. I watched people suffering and lose a lot when they ended up upside down in the house or lost their jobs. We could have lost our home if I listened to the advice we were given. I didn't want to borrow over a certain amount just in case. I was told "don't worry about that". 2 months after closing I lost my job. Had I followed the advice and bought a more expensive house, I would have lost my home.
87	Everyone should be able to live in the neighborhood they love, and this area has a lot of low-income residence. Keeping rents low is important for these people to stay in the area they love.
88	The City must preserve private naturally-existing low-income housing by not incentivizing property owners to redevelop via zoning and land use changes, displacing those families while decreasing quality of life for Allen residents and those nearby
89	While I feel it is important to increase affordable - and denser (for environmental reasons) - housing, I am also concerned that Allen area is dense already and that impacts traffic safety, visibilty like along menlo, etc.

Why are the outcomes you selected important to you? Please share any other comments related to Healthy and Affordable Housing within Allen Boulevard neighborhoods.

- 90 There is little room to build, and I do not believe in rent control. Educating renters is the most important factor. When you drive down Allen you see the worst looking properties are the low end apartments. This is largely due to the fact that the tenants do not take care of their homes- they have no investment in the quality of the area. Educating tenants and effecting change in that attitude would have the biggest impact on the livability of the area. Once that is achieved, rental assistance for low income tenants makes sense.
- 91 Maintaining property is always a challenge, so those on fixed incomes need to get creative with their finances.
- 92 Some of the housing looks unsafe and poor conditions. Perhaps education would help get housing up to code.
- 93 There is no need for additional development along the Allen blvd area.
- 94 When homeowners/landlords improve their homes/buildings, it often inspired others to follow suit and all care more about maintenance rather than just not caring because it's old and falling apart anyhow. Longterm renters and home owners also often care more about upkeep than ones that frequently move because of rising rents or poor quality housing stock they are eager to get out of.
- 95 Safety
- 96 I would like to see more minority home ownership. Also, low interest money available to the businesses in this area to spruce up.
- 97 We need a mix of safe, affordable housing that offers both rental and purchasing opportunities to make Allen a more welcoming and desirable location.
- 98 Don't think there is room for much more housing - some areas already crowded - parking lined along the street for blocks. Make improvements to what is already there.
- 99 Although I don't live there, I see the run-down apartments without A/C and wonder why the landlords don't improve them, and worry that the tenants are being poorly treated.
- 100 I recognize the need for low-income housing but some of the housing on Allen does not look safe
- 101 These outcomes are not a priority.
- 102 The Allen Blvd area looks trashy.
- 103 Renters do not usually take as much care of the property where they live. I think more homeowners would make for neater more attractive neighborhoods.
- 104 Renters and property managers need to be educated together. Renters need to understand the property manager is not tossing you out with out a good reason because of the cost to turn a property around. Property management and renters need to work together so renters understand the all that a property manager has to do before re renting a property. Respect from both side is a must. Renters must feel ownership and pride in where they live so they help maintain the property.
- 105 Apartment owners make improvements: Action that immediately forwards the objective. Low-income homeowners make improvements: Action that immediately forwards the objective if maintenance is included in idea of improvements. Lower rents: Action that immediately forwards the objective. Tenants know about resources: Teaching to fish solution for sustainability. Issue with New affordable homes are built: May provide an immediate benefit but how is progress for affordable housing maintained if the home is rapidly turned, etc.

Why are the outcomes you selected important to you? Please share any other comments related to Healthy and Affordable Housing within Allen Boulevard neighborhoods.

- 106 There are a lot of immigrants and low-income families in this neighborhood. It is important for them to have a better quality of life but it is hard to balance improvements to homes with the inevitable rate increases that come along with it.
- 107 I'd like the area around Allen Blvd to look more appealing and be more walkable.
- 108 It seems that rents are going up but apartment owners do not improve their units.
- 109 many of the apartment homes are in disrepair along allen blvd and i I think the tenants can demand better conditions and better trash service/maintenance.
- 110 I don't think the choices were good. It seems there are lots of people who live on Allen Blvd and so by building more homes - less people could live there. Build more apartments. If you ask apartment owners to make health and safety improvements - rent will go up. It seems many people living on Allen Blvd. could not afford an increase. Why just provide low-income homeowners with opportunities for improvement. Allow everyone access to that so people can choose if they would like to improve. It is hard for middle income to improve homes. I agree everyone would like healthy and affordable housing, but no matter what is chosen there is always someone left out so I am not sure how much government should be involved in this. Government assistances tends to keep people down and does not give incentive to improve individual lives or family lives. Tends to encourage generational poverty.
- 111 We want the neighbors of our tenants to feel like a safe and healthy community.
- 112 I want people to be able to afford to buy a small home instead of having to rent for a long time or forever. Also, apartment owners should keep their rentals in very good condition.
- 113 Affordable housing is a tricky issue. Simply providing low cost housing is clearly not enough or the public housing projects of years' past wouldn't have such a bad reputation. Scattered-site options seem to be the best way to avoid many of the issues associated with concentrated low-income housing. The best way to start out with scattered-site low-income housing in our area is likely to be helping appropriately screened folks afford and maintain existing homes. We don't have a lot of space for more infill, and building more and/or significantly increasing density could strain the existing infrastructure. (Power, water, sewer, roads, etc.) A program to help people afford "market rate" rents would hopefully help landlords and homeowners afford to keep their buildings minimally repaired and maintained. This can help avoid the visible blight and bad reputations that decaying buildings bring.
- 114 Need to make sure that everyone has an affordable and safe place to live. That makes the whole neighborhood better.
- 115 We do NOT need more housing. We live in a high density housing area and there are too many people and cars using our insufficient infrastructure. We need to improve what is here already, not add to the problem.
- 116 We don't need more housing in the area. Fix up what is already around. Don't need to add to the congestion problem.
- 117 I want to make sure that low-income people that live in the neighborhood have opportunities to stay in the neighborhood.
- 118 People shouldn't be displaced from rising rents caused by new construction or removal of existing affordable properties for new more expensive options. Existing apartments/homes should be safe and have improvements for existing tenants.

Why are the outcomes you selected important to you? Please share any other comments related to Healthy and Affordable Housing within Allen Boulevard neighborhoods.

- 119 There's a plethora of low income/rent options and I would like to see more resources available for the home owners to improve their lots and homes. Many of the homes are older and need updating and I'd love to see the established neighborhoods remain single family, 1-story homes.
- 120 Already too many rentals in area, single-family homes will improve area. Help owners install double pane windows Help low-incomers afford improvements Apt. manager training so important
- 121 This is an area primed for gross! I'd be happy to see more homes and apartments along Allen to bring in more people and continuing growing more diverse. Access to this housing and affordability should be top priorities as this area is also great access to downtown Beaverton and transit to Portland.
- 122 As the area has changed over the last forty years it is important that we adapt and low income housing is essential. At the same time it is imperative to maintain and keep things looking good for the good of the entire community. We have a responsibility to help our neighbors regardless of economics while maintaining grace and dignity for all which means pride in our community.
- 123 We don't need more apartments/ housing in the area. It would impact the quality of life for other people who live in the area where there is already too much congestion at many times of the day.
- 124 ownership is important to the stability of the community as is stability in the rental market
- 125 The surrounding apartments appear to be run by slumlords, and I've heard how poorly they are kept up.
- 126 Don't build new. it will cause even more gentrification. The new police station will cause considerable negative change to the community. Further support to those who live here will be needed to prevent or at least slow gentrification.
- 127 The apartments in my neighborhood do not have enough parking.
- 128 Property owners need education on how to obtain funding to improve their properties which in turn could increase overall property values.
- 129 It seems that many of the apartment complexes are not maintained or the property is not maintained. It would be nice to see the properties and housing kept up in appearance and health and safety standards.
- 130 Care about the people in the neighborhood. Want to preserve the culture and create a safe and healthy area.
- 131 Bike lanes and better road crossings so people don't need cars. More frequent buses. Better street lighting for pedestrians. Please note - I checked 4 boxes above because the survey requires it but these are not a high priority for me.
- 132 Beaverton's downtown plan is encouraging growth, but the diversity of the neighborhood needs to remain intact
- 133 The apartments on Allen are a blight. It isn't fair to the people that live there. The owners of the building should be made responsible for fixing them and maintaining them. It is so sad to see all the kids that live in those apartments play on the dirty concrete in those parking lots. The citizens of Beaverton deserve better. Low income people want to also live in nice neighborhoods.
- 134 Safe and affordable housing are essential to maintaining the diversity of this neighborhood and avoiding gentrification. Tenants need to be protected and know their rights. Homeowners need to be able to keep their properties safe and modern to buoy the neighborhood.

Why are the outcomes you selected important to you? Please share any other comments related to Healthy and Affordable Housing within Allen Boulevard neighborhoods.

- 135 The area is blighted and not particularly attractive to new business investment or to additional investments in both affordable housing or market rate housing.
- 136 Apartment owner's don't seem concerned with upkeep and maintenance.
- 137 There are many apartment complexes in the area that are rundown and not well maintained. Low income home owners in the area do not/are not able to maintain their homes which in turn brings down the neighborhood and the area. I believe this in turn affects how landlords take care of their property near by homes that aren't kept up.
- 138 It would be great if some of the run down apartments along and near Allen could be improved and more housing built.
- 139 I don't want low-income families that live in the area to be displaced. The area is diverse - which we value - because of it's apartments and rentals are more affordable than other parts of town.
- 140 I want Allen Blvd to not look so rundown and neglected. It is a central street in the city and it is nothing but an eyesore. I want affordable opportunities for people there, but it should look nice and well-maintained. It's an embarrassment now.
- 141 I want fair housing for tenant and landlord.
- 142 I think making the area look and feel better would be a big improvement. Things often look rather run-down.
- 143 it is a vibrant community to begin with -- it should be kept going
- 144 Many of the existing lower income housing options are in disrepair. There is already a lot of low income housing in this area.
- 145 I think the most important thing, more important than having access to a rental, is to have access to buy. With programs like Proud Ground, Habitat for Humanity, etc.
- 146 Affordable Density is important to me. I do not want to see what happened in Issaquah, WA happen here. Though the city is doing an extraordinary job balancing many competing interests, it troubles me to recognize that this area is struggling. Many apartment buildings on my run route are in states of neglect and externally appear in dire need of repair. I fear this is because the landlords don't care to maintain them and, instead, are waiting for development to reach them so they can sell. The tenants suffer the consequences only to be evicted once their leases run out and the buildings change hands for destruction and development into unaffordable skinny houses or other projects. Development is fine, and I am all for new density projects (Yes in My Back Yard) but we need to ensure our residents of lower means are not neglected. They're my neighbors too.
- 147 I think these items would help renters and homeowners and beautify the neighborhood at the same time.
- 148 In order to create a more cohesive and inclusive neighborhood, housing options for all buyers need to be implemented. Higher crime rates coincide with lower-income neighborhoods, so solely looking at providing more low-income housing will not provide the most benefit. Larger apartment complexes that provide access to units from inside a secure entrance should also be considered. This will help reduce fears of potential renters or buyers. Lastly, reducing barriers for low-income families to provide nicer amenities for their homes will allow individuals to keep up with esthetic standards of the neighborhood. Grant programs designed to help disadvantaged families improve their homes, or buy lower-cost homes and repair them will help to promote a healthy neighborhood.

Why are the outcomes you selected important to you? Please share any other comments related to Healthy and Affordable Housing within Allen Boulevard neighborhoods.

- 149 Allen Blvd. is an appropriate location for the high density housing Beaverton seems to be looking for. Re-development of derelict properties, widening of the street would be the best outcome. Perhaps apartments above retail, as in Orenco.
- 150 More housing and safe low income housing is critical to providing social and financial stability to lower income and minority families.
- 151 Helping individuals and families become financially self reliant is important to me. I also feel it's important that if someone is going to be a landlord or manage rentals, they are responsible for making the place a healthy, safe, and pleasant place to live.
- 152 Empower the people to improve their lives.
- 153 I want people to live in a safe community that is well kept.
- 154 Don't just subsidize low income housing. Only focusing on low income housing creates a generation dependant on government programs. Teach them to improve themselves, don't give handouts.
- 155 Need safe affordable housing, especially rentals.
- 156 That zone is already fairly developed; I don't think there's a lot of open space for in-fill. I think it would be a better use of funding (grants, community barn-raising efforts) to improve what already exists rather than to just tear down and rebuild from scratch.
- 157 We would like to see the area get cleaned up. Right now it is an area of crime and sketchy people.
- 158 Working in a school near Vose, I want to assure that my students can stay in the area.
- 159 I feel it is a priority to improve the current neighborhood rather than forcing people out with new developments. Rebuilding apartment complexes would be great!
- 160 As a teacher at Vose Elementary I have seen the neighbor population and student body within our school change over the past few years. I have noticed that families who were previously able to live in this neighborhood and moving to the outskirts in an effort to find affordable housing. It is vital to the Vose community that our families are able to afford housing in our area and not have to uproot their families and move their children to another school.
- 161 I think many of the Vose Elementary school families are having to move because the rents are too high.
- 162 In order for someone to care about something they need a sense of pride and ownership. We want the folks in that neighborhood to feel that they belong in the community and that the community is taking care of them so that improvements keep happening
- 163 Working with RTWC I can see the impact of safe and healthy housing. As a renter- I want to see housing become affordable so that we have the chance to save and eventually become homeowners
- 164 It has an excellent resource to mass transit, local stores & businesses, churches, & a new safety facility being built on Allen & Hall.
- 165 Everyone should have access to safely maintained housing and be aware of their rights.
- 166 Because I truly care about those who struggle to afford housing and think I understand some of their challenges.
- 167 We need areas where lower income people can live that aren't seedy or decaying or scary.

Why are the outcomes you selected important to you? Please share any other comments related to Healthy and Affordable Housing within Allen Boulevard neighborhoods.

- 168 I feel that with new housing, it has increased rents and it still is not affordable for minimum wage earners to afford a place to live. A person should not need to work 2 jobs and share housing with non-family members, just to put a roof over their head. Life should be about living and enjoying your family and life. RENTS ARE OUTRAGEOUSLY HIGH. This coming from a home owner paying less than current 1 bedroom rents!
- 169 Being able to rent a decent place for a decent price is very important to feel good about themselves. Landlords should be prepare to provide what a renter needs in order to have a decent way of living. Houses should not look like old shacks in order for families be able to afford it.
- 170 There are a lot of different housing options available in the area already. I don't feel we need to add more and make the area more condensed/congested, but instead be sure that what is already there is maintained & affordable.
- 171 I know there is lots of low-income housing in poor conditions on Allen Blvd but that is really affordable. Renters and renters rights should be a major priority for this area.
- 172 This issue is not unique to Allen Boulevard neighborhoods. I would have selected the same four outcomes for other areas within Portland Metro area.
- 173 Actually, I think all 8 of the outcomes are important. I want to see the neighborhood maintained as a friendly, diverse area with people from low to mid/high incomes, but I also want to be sure that all properties are well maintained so the area does not look run down. My Church (Southminster Pres.) participates in the "Family Promise" program which helps house homeless families once a month. We often have homeless families with working adults who cannot afford to rent an apartment in the area, so I think it is important to have options for low income people. I know that programs such as Section 8 have waiting lists that are years long. I also see homeless people in the area and think it should be priority find them housing.
- 174 It's important to support existing residents in the areas, rather than the area being fixed up and becomes unaffordable.
- 175 Lower cost housing is very important to low income residents, but it's also important those apartment complexes be safe and attractive. A balance of improvements that do NOT impact rents would be best--- but requiring landlords to make improvements without a plan to keep the rents stable would likely create yet fewer affordable units. Let's avoid that!
- 176 Everyone deserves decent, safe housing. Many of the dwellings in the neighborhood are in need of improvements, but the cost of that work may be out of reach for the owners.
- 177 Our lower income residents, both owners and renters, should have the opportunity to stay in Beaverton as other changes are made to the neighborhood. Improvements to buildings will likely increase rents and home values, and our diversity makes this neighborhood a wonderful place to live and work.
- 178 How can we focus on getting low income families into a higher income bracket. Stop giving so much and encourage working for your living.
- 179 I believe everyone deserves a roof over there head that is heated and safe inside. Housing needs to have affordable means of heating so someone doesn't have to make a choice on whether to eat or heat their home.

Why are the outcomes you selected important to you? Please share any other comments related to Healthy and Affordable Housing within Allen Boulevard neighborhoods.

- 180 I definitely think property managers & apartment owners should be trained & be making health & safety improvements to their buildings. If not, they should not be in that business. However, I selected an outcome that tenants be informed about CAT & Fair Housing because I think this information is sometimes hard to find out. I selected some rents kept low because I think the city should be aware of rent costs, and involved in helping. Finally, for those renters on the verge of going to home ownership, & potentially freeing up rental space, they need programs to help them move into home ownerships, & affordable homes to move into.
- 181 Renters need safe, affordable places to live. Not everyone can afford a house or the maintenance of owning a home. The apartments along Allen are old and look uninviting. People should be able to take pride in their homes whether it is a house or apartment, then they can take pride in the neighborhood they live in.
- 182 I want the neighborhood to be nice and people to maintain their homes and that our area is safe, clean and a healthy place to live.
- 183 We need more affordable housing. It is becoming a challenge for people to find any housing let alone affordable housing. We need to expand the urban growth boundary to provide affordable housing. We don't need anymore mansions built.
- 184 Density is good...
- 185 We are in perilous times. With wall street taking over more and more it is important that people have other options for living.
- 186 This part of Beaverton is decaying and needs help to become vibrant.
- 187 Diversity in our neighborhood is key to have a thriving community.
- 188 Create stability for residents
- 189 It is important to maintain the structures that are there now and provide a healthy living environment for paying tenants while providing education to everyone involved. Owners, property managers and tenants are all responsible in one way or another. Maintaining lower rents is a no-brainer. No one makes living wages anymore. it's helpful for families to be able to afford a place to live on what they make at a job without having to have roommates to help pay for stuff.
- 190 Because I am low income I'm searching reasonable rent
- 191 Because living in a beautiful and clean area is important to us
- 192 Al low income complex for the low income people in far places
- 193 Allen is wanted area has schools, complex but rent is high and you can't own house there. Plus the owners is not intereste to rebuild or renew the area.
- 194 Making it easier to get a home loan would be very helpful for family
- 195 Housing has become a luxury/privelege when it should be viewed as a right
- 196 There is a high concentration of people in one small area which is never good. There needs to be more available AFFORDABLE housing & current landlords need to quit over charging for crappy apartments.
- 197 I'd like to purchase my own property but it is too costly
- 198 I live in apartments near allen and they need improvement to live
- 199 because rents are increasing a lot
- 200 because it offers me financial help for my home
- 201 they are important because it offers me help for rent in case there is low income earnings
- 202 I want a stable situation for my family

Why are the outcomes you selected important to you? Please share any other comments related to Healthy and Affordable Housing within Allen Boulevard neighborhoods.

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| 203 | I've lived in the area for more than 10 years and have been venting can't afford to move. The rent keeps on going up. I would love to buy a house. I have 3 kids in the school area. |
| 204 | Make sure the rent is reasonable to adjust with family income |
| 205 | For reasonable life and happy living |
| 206 | for better decisions |
| 207 | to find other resource to support living as low income |
| 208 | Because there are a lot of people with needs |
| 209 | They are principal necessities for low income communities |
| 210 | because rents have increased a lot and some people don't make enough to resolve everything |
| 211 | Rental pricing is increasing a lot we need housing that are for low income |
| 212 | More bilingual individuals that can assist us with housing resources |

Why are the outcomes you selected important to you? Please share any other comments related to Community Connections and the Appearance of Allen Boulevard neighborhoods.

- 1 The Cleaner it looks the more people and Family will want to visit the area.
- 2 A lot of the apartments on Allen are not kept cleaned.
- 3 A quick win is having property owners fulfill their required duties of maintaining adjacent public rights-of-way, such as removing weeds and sweeping leaves from sidewalks. It's also critical that more parks are secured in the Allen Blvd District area, as land becomes more expensive and existing park use becomes more strained as more people move in and use them. More parks must include large trees to help offset the increasing amount of car exhaust from Allen Blvd commuters. Parks can also incorporate meeting spaces, to accommodate the cultural needs of residents.
- 4 To maintain community we need to be open to each individual and their history and culture. When there are also homes that are worn down it sets a vibe of being unsafe.
- 5 While some of these options could contribute to an all together neater appearance it's important to provide community resources to lower income people and help improve their lives not just the appearance
- 6 Again, these improvements will improve the community feeling
- 7 I would love a place to have celebrations indoor during the wet and cold months.
- 8 I live in the area and would like to see a general improvement in facilities.
- 9 When you create a neighborhood people are proud to live in, you create people with a sense of pride and hope.
- 10 Allen Blvd. looks trashy and the lack of street lighting makes it a bit scary at night. The traffic lights at Allen are not in favor of pedestrians, though it's a high pedestrian area (poor people lack cars!) Junky temporary signs must go! Too close or overhanging sidewalks. Businesses and their signage are tacky. Feels like a 3rd world neighborhood. Garbage at apartments is unsightly - need to have fenced area, and tenants dump their junk by the sidewalk (esp. the Sophia) which stays there for months. One house near Lombard and Allen has had an old overstuffed chair sitting in their drive for months, as well as junk all over their front yard and driveway.
- 11 What I love about Beaverton is the community feeling, diversity, and the natural areas, parks and wildlife
- 12 New community meeting rooms are important since the tear down of the community building for the police station.
- 13 Like the "Broken window syndrome" the worse the area looks the worse people will treat it. Keep properties looking nice and up to a standard others will follow.
- 14 property owners should be responsible for maintaining their property and how their space enhances or worsens the look and feel of allen blvd. having overflowing trash bins and dilapidated buildings does not improve the appearance of our community, and property owners should be accountable for that. there is no meeting space or public buildings we can use for events and meetings on allen after the activities center was demolished. we need a safe place to gather and feel welcome.
- 15 We are a community of many cultures, it is imperative that we as a whole have access to meeting spaces within the neighborhood at an affordable price for all. Wonderland park needs a community garden for those living in the apartments/condos to have access to and to be able to teach our children where food actually comes from. There is plenty of space at wonderland for a covered area to rent for birthday parties and bbqs, our community needs to be able to fully access this park - and for it to have a bathroom!!!

Why are the outcomes you selected important to you? Please share any other comments related to Community Connections and the Appearance of Allen Boulevard neighborhoods.

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| 16 | Community needs to look cared for and that people keep a watch on things - i.e. removing abandoned cars, maintaining landscaped areas, hiding trash bins. Events in the area help bind people together. If you know your neighbor you are more likely to look out for them. |
| 17 | PLEASE INSTALL A PORTI POTTI AND if possible, a water spigot in Wonderland park. I love this park and live very near it but it is impossible to take potty training children there or even kids after school as there are NO RESTROOMS. What a bummer. |
| 18 | The parks, esp Schiffiler, are the best aspect of the area. Lets continue to invest in and build up the parks and connect with bike and walking trails. |
| 19 | A road diet, protected bike lanes, wider sidewalks will make this into an equitable neighborhood and street. Currently, I wouldn't let my nephew walk Allen alone |
| 20 | More trees, less parking lots please. |
| 21 | Cultural gathering points are important |
| 22 | We all try to keep our properties clean and groomed but some just don't care and let everything g grow and look awful |
| 23 | Any improvements that are made, will help the neighborhood to become appealing to commerce. |
| 24 | The area is unsightly. Bringing a better aesthetic to the area may help the people who live there to take more pride in their living areas. |
| 25 | The businesses along Allen Blvd are not well maintained from the outside and look junky, to the point where it is a deterrent in my willingness to do business there. The large trash cans/dumpsters in the middle of parking lots are eyesores and safety hazards for vehicles navigating those parking lots. The streets around Allen Blvd are filled with vehicles, which adds to the poor appearance of the neighborhood. Many of the businesses have TOO many sings of different types, which are distracting and also junky looking. The businesses and apartment complexes bordering Allen Blvd do not appear to value how their business looks from the outside. As a consumer and neighbor, this is the main deterrent for me avoiding the area. |
| 26 | Want a beautiful and safe community that encourages people to come together. |
| 27 | improved appearance of the community will help create better safety and value to the area. |
| 28 | Lots of trash is dropped by people walking through neighborhoods. Why is it homeowners' responsibility for other people littering? |
| 29 | Allen Blvd is a huge eyesore! It is a depressed link between the beautiful Highland Neighborhood and Downtown Beaverton. It's like driving through an inner city neighborhood. Visual improvements need to be made in order to attract better businesses that would serve a broader community. |
| 30 | The external appearance of the neighborhood creates the atmosphere for the neighborhood |
| 31 | you must improve the quality and livability of the area |

Why are the outcomes you selected important to you? Please share any other comments related to Community Connections and the Appearance of Allen Boulevard neighborhoods.

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| 32 | Some apartments need to clean up and maintain a liveable, safe, healthy appearance. I enjoy this communities multicultural and senior population, events would further embrace and introduce our diverse community. Our parks are important community gathering places, please continue improvements to existing and developing new parks and recreation areas. The increase in multi housing in this community has lead to overflow, on-street parking into the home owning neighborhoods. Cars are left for short and for long durations throughout. Vehicles park right up to intersections causing visibility obstruction and street access/exit to and from neighborhoods for both vehicles and walkers. |
| 33 | These outcomes tend to create a neighborhood space that helps diverse groups of people access important community services or events. Park improvements provide for nice green spaces in the community. |
| 34 | Improvements to already existing trails and parks, because if new trails and parks are made they will be housed in areas that our community will not have immediate access. |
| 35 | Having attractive public spaces will allow more people to come together and create more investment in community. |
| 36 | Apartment trash bins get full quickly and can look ugly if they are over flowing. Community events build stronger communities. |
| 37 | Folks should have natural outdoor spaces and safe trails to walk/ride. Walking in the neighborhoods isn't pleasant due to speeding cars/running stop signs, etc |
| 38 | Public amenities in the form of trails and parks is critical to developing a welcome place. |
| 39 | The more people feel connected, the more I think they care about the community overall. |
| 40 | This is one of Beaverton's ghetto areas. It feels unsafe. |
| 41 | Because my family uses the parks and trails regularly and some of the houses in the neighborhood are really run down and lack curb appeal. |
| 42 | I especially like the idea of new trails and parks in the neighborhoods. A large green space near my house was recently covered in a foot of barkdust - I have no idea why other than for the city to not have to maintain it. It looks really terrible and could have been turned into a much nicer space. |
| 43 | The current status of the area is basically horrible. It seems that if you aren't part of the underprivileged group that resides on/near Allen, you aren't welcome really welcome there. Anything that can be done to improve the area would be helpful. More parks, less "Cash for Gold" shops. |
| 44 | I think improving the appearance of the neighborhood is crucial. I also like the idea of events and areas that will help create a more cohesive sense of community. |
| 45 | I would rather have improved public spaces rather than putting the onus of beautification on homeowners. |
| 46 | People who live I apartments need outdoor space to appreciate nature and stay physically healthy. Community space helps strengthen community bonds. |
| 47 | If a neighborhood doesn't look great, people won't want to live here. |
| 48 | Appearance of community cannot be improved with property owners don't maintain their properties adequately. This doesn't just pertain to landscaping but also appearance of buildings and surrounding areas. |
| 49 | This is a historically ethnically diverse area and I want to see that maintained and protected from gentrification. |

Why are the outcomes you selected important to you? Please share any other comments related to Community Connections and the Appearance of Allen Boulevard neighborhoods.

- 50 Appearance of the neighborhood is very important to me and gives me a sense of pride in my neighborhood. If obvious maintenance is not attended to I feel it signifies deeper problems. It is easier to be more positive in a clean and well tended environment. This effects everything. Please put in more play equipment at the Beaverton Library. Why is our showcase park lacking in play area?
- 51 I can't tell you how many times I drive down Allen and surrounding areas where I see trash piled up next to the sidewalk, old broken furniture and other random items thrown about or even so much trash in a trash bin that it's overflowing and the birds are getting to it. As a property owner myself, I would never treat our home, sidewalks, and streets this way. I believe all property owners need to be held to a standard and those property owners who own apartment complexes, duplex's and townhomes follow suit.
- 52 The neighborhood needs a major clean up. There have been proven results if something is kept clean and nice people take pride in their neighborhood. People will also be more willing to move into the neighborhood if the surroundings are near and clean.
- 53 Schiffler park is such an important part of the community. People from all walks of life go there, and their kids play together. It has done more to unite the community, in my opinion, than anything else. So more of that!
- 54 Open dumpsters seem to bring illegal dumping. Community is what are trying to better so events and trails bring people out of there homes and together.
- 55 Brings healthy activity that is utilized by families.
- 56 Providing places for people to meet and interact improves the feeling of community.
- 57 Cosmetics may be nice, but functional upgrades will provide more opportunities for community activity
- 58 Broken down cars, cars being worked on and RV 's donot belong on the side of a residential streets.
- 59 The community's number one priority needs to be safety followed by cosmetic appearance free of nuisances!
- 60 These choices don't mean that much. Making Beaverton a Car-Friendly Suburb is!
- 61 Access for everyone to local community areas, which should include being able to read signs.
- 62 Esthetics are important as is a sense of community. No one should have to live in a dumpy looking place but people should also feel free to gather safely.
- 63 The levers are in place to effect positive changes. This to me is the low hanging fruit.
- 64 Allen Boulevard should be repaired, the roadway itself, especially close to Murray, the side next to the gas station. It has been in disrepair since last winter and it's getting hard to drive without damaging a vehicle that is lower to the ground. It is also unsafe for bicycle and motorcycle riders. We can easily slide and lose balance. That corner is a huge liability for the city. The whole Allen Boulevard could use a new layer of asphalt.
- 65 I think it is important to have a balance between updating and maintaining current facilities, landscaping, etc. and also looking for ways to continue to grow and reach out to each other in ways that connect neighbors and create a welcoming and safe place for individuals to live and play.
- 66 You can't have a community without a place to commune.
- 67 cleaning up the area and providing newer and more parks, trails will help encourage locals and visitors to be outside more which i think will help deter some of the current activities that go on in the area

Why are the outcomes you selected important to you? Please share any other comments related to Community Connections and the Appearance of Allen Boulevard neighborhoods.

68	Tidy neighborhoods bring out a feeling of pride. Getting to know ones neighbors can bring folks closer together, which can help create a community feeling.
69	This stretch of Allen is very dark at night. For safety reasons it should have more street lighting on the south side of Allen.
70	Again, to keep property values up.
71	Cities should support healthy activities. When citizens are healthy and stimulated they are more likely to care for and take pride in their homes.
72	1) Remove abandoned vehicles. These are eye sores, creates hazards, reduces the value of the neighborhood and should already have been done. 2) Property owners should be required to maintain their property. This is needed to improve the quality and value of the neighborhoods. 3) New trails that provided safer ways to walk to parks and schools would be nice. 4) The biggest improvement I would like to see are clean portable toilets at parks. My daughter has peed in bushes at Fir Grove because the portable bathroom was the most disgusting toilet we've ever seen both times we tried to use it. We've also had issues at other parks that had no bathroom.
73	when people are proud of the area they live in, they take care of that area better. Fixing up a few details will naturally encourage others to take care of their homes too.
74	More parks and greenspaces are needed along Allen for purposes of achieving environmental and social equity. Further, property owners should receive incentives or assistance for planting trees.
75	Maintained properties feel safer, cleaner and invite more use of the neighborhood. Enjoying the outdoors is a real plus in this area and being safe while doing it is important. However, it is no guarantee that space will be used maximally because it means tearing people away from their social media devices and cars.
76	Someone once said that the person with the answers is not the one in control, it is the person asking the questions. The area continue to look distressed as long as local businesses cultivate the appearance of underfunded small businesses with no pride in their appearance. City involvement in supporting building owners (more than just match money) would make a big difference.
77	Art and gathering places are what help make a community come alive.
78	Allen needs to have a cleaner appearance.
79	Much of the previous response applies here as well. When we work together to foster a sense of community, all are more engaged in creating and maintaining a welcoming and attractive neighborhood people want to positively contribute to.
80	Mostly about first appearances
81	We need to get the basics right — cleanliness, safety, access to outdoors and walkability — to bring up the neighborhood and make it desirable.
82	I walk along a lot of streets that are just junky & unkept - houses & apartments.
83	It is loud and unpleasant to walk Allen and Hall Boulevards. I think the outcomes I chose would make it less unpleasant, enabling greater sense of community and neighborliness as more people walk and gather for events and activities.
84	To clean up the low rent trash that has moved in and degraded the area.
85	If the streets, building and parking lots don't look nice how can you ask owner and renters to maintain their spaces. The local activity is a must to let people meet their neighbors.
86	My choices are direct action

Why are the outcomes you selected important to you? Please share any other comments related to Community Connections and the Appearance of Allen Boulevard neighborhoods.

87	Bringing people together as a community and fostering understanding and appreciation for each other gives the community more Pride. With that Pride they are more likely to upkeep homes and keep the landscape and environment looking nice. So building the sense of community is higher priority. the rest will come naturally with time
88	The area right along Allen is not very inviting. Many of the apartment buildings are not maintained and look trashy
89	The east end of Allen Blvd is so ugly--looks like ghetto.
90	It should be possible to cross Allen Blvd on a trail to reach downtown from highland and vise-versa. Allen Blvd is unpleasant to walk on at times due to vehicle speed, dust blowing in dry weather, etc.
91	Improve the area might give people incentive to keep their own areas nice. There does not need to be signage in multiple languages - that clutters signage. Look at the Broken Window theory. If you don't fix it - things will just get worse. Keep things looking good and people may respect their area more.
92	These things make for a better community
93	I believe in diversity and in having people get to know each other, especially people who are from another religion, country, etc. Also, keeping the area neat and clean is uplifting and helps people to take pride in where they live, work, etc. Lastly, we can never have too much green space!
94	Allen Blvd. Looks like a trash dump, and it's an eyesore to the rest of the area. I'm embarrassed to tell people I live near it because the perception is it's dirty and unsafe (for good reason). Can't code compliance crack down on the multiple signs, banners, etc that businesses put out there? Also why should signage be in more than one language. Last time I checked, this was the United States where people should be expected to have the ability to read a sign in English. The entire stretch between 217 and Murray is in dire need of help, particularly between Lombard and Hall. Also, the apartment complexes along that stretch are gross. Trash cans, peeling paint, old Christmas lights left out all year long, trash, weedy and overgrown landscaping, dozens of satellite dishes nailed to apartments, etc. make it look like a ghetto.
95	The top two are geared around my prior comment of helping to avoid visible signs of neighborhood poverty. This helps avoid the issues of attractive nuisances which would deter folks with adequate income from moving into our neighborhoods. These are the people who will be funding the low income programs, so we can't drive them away.
96	Allen is multicultural and need to honor that. People need places and reasons to come together.
97	Again, improving what's already here is what's most important.
98	There are abandoned homes and vehicles up and down my street. Clean it up. I know it's been reported to the city and on their radar.
99	We need more opportunities to bring people together. It's a diverse neighborhood but it doesn't mean that people interact with one another on a regular basis.
100	The appearance of properties has a huge impacts on how people feel about their neighborhood and interact with it. More events creates a more community feel which could spill over to the other outcomes. More parks and trails goes into the appearance aspect and we have a couple really nice ones but more parks is always better.

Why are the outcomes you selected important to you? Please share any other comments related to Community Connections and the Appearance of Allen Boulevard neighborhoods.

- 101 Remove Schiffler Park's skateboard area for so many reasons known to neighbors and police.. Schiffler wetland area is unsightly, lately appears to be wrongly used. Sidewalks have vegetation overhanging walkway. Keep removing abandoned vehicles. Sidewalk sweepers are as important as street sweepers to the many pedestrians in area. When will 141st pedestrian light be installed?
- 102 Dignity and respect for all neighbors
- 103 Having more parks and green spaces makes a neighborhood more desirable and livable.
- 104 I want it to be a thriving community space with lots of activities for us all to come together. I'd prefer that over something like no garbage cans.
- 105 Having events, activities and art are always great but where would it be hosted? No community space at the "public safety center". Elsie stuhr is for seniors. Since the resource center is gone, there is nothing longer open and free access to community space.
- 106 I walk for exercise so connected parks would be helpful
- 107 I live near Wonderland park and was so disappointed in the wasted opportunity to fix that park up a few years ago. It's a very popular gathering spot for everyone in the neighborhood and it would have been awesome if that was taken into consideration like at other park renovations in the area. There is minimal seating, no covered area, and the play structure area looks run down and horrible already. The businesses on Allen could use some real help in the curb appeal department.
- 108 I have kids and enjoy the parks and trails alot
- 109 Walking and biking are important to me for health, but sometimes it doesn't feel safe.
- 110 Multi-cultural connection is part of what makes Beaverton exceptional
- 111 People feel better when they live in communities that are well taken care of. If we can create a sense of pride and neighborhood then people will take care of Beaverton. Also, we have a lot of pedestrians on Allen and safe walking is a priority.
- 112 The neighborhood does not always come off as a welcoming place due to downtrodden business areas and lack of cultural meeting spaces. The loss of the activities center is making this problem worse.
- 113 The Allen area should be a "gateway" into Beaverton neighborhoods with a good mix of businesses, restaurants, and services along with desirable affordable and market rate housing rather than the blighted, run down area it has become.
- 114 A liveable community. Maybe a few less video poker, cigarette stores near safeway on Murray and Allen.
- 115 The businesses on Allen Blvd are unattractive and their signage is distracting. The store fronts are rundown and it does not appear the property owners keep up the buildings. Abandoned vehicles and too many vehicles are parked in small areas that also make the area unattractive to potential residents, business owners, and potential customers of said businesses. As a resident, I do not feel comfortable walking on sidewalks that border poorly kept up businesses or residences.
- 116 Top priority is a bathroom and water at Wonderland!!! Also I walk a lot in my neighborhood and would love to see more trails.
- 117 Bicyclists and pedestrians need a safe place of travel
- 118 See previous comment about the appearance of everything along Allen
- 119 I want a safe neighborhood for all. Abandoned cars or people living in them need to be tended to.

Why are the outcomes you selected important to you? Please share any other comments related to Community Connections and the Appearance of Allen Boulevard neighborhoods.

120	Again, just making the area look nicer.
121	Honestly, this area is an eyesore and inaccessible by foot or by bike
122	Cleanliness and appearance are important to add value to properties.
123	I don't care about trash bins and landscaping. I want safe and friendly communities to flourish. We can talk about putting a recycle bin in on time when that's finished.
124	The trash bins overflow in a day or two and look terrible. More outdoor opportunities are good for a community.
125	Improving walking/bicycling routes through this high density area would be optimize the use of alternative transportation
126	Public Spaces should be a priority and seen as a critical part of everyday life, not just for cars or novelty trips to the park.
127	Because they would build a sense of community
128	The residents on Allen need places to come together and celebrate their community. They need more walk ability to get to stores, bus stops, and to enjoy nature.
129	If a problem is safety when walking through the area, an improvement might be lighting and police presence.
130	As owner of nearby business Verbiogroup.com, I can help with multicultural events and signage.
131	I think it is important to improve the appearance first so it will attract more homeowners/renters and overall improve the livability in the area and improve the reputation of the area.
132	Because the area looks terrible right now. These would greatly improve the appearance and in turn help with community connections.
133	Improve the current neighborhood first.
134	Creating a community that a diverse population can easily access is essential for the health and growth of this community. Building spaces where people can come together will empower the community and provide people in this area a stronger voice moving forward.
135	Folks need a beautiful place to call home
136	Appearance is important in all aspects in all neighborhoods for safety & low crime rates.
137	Basic cleanliness and access to green spaces go a long way to making a neighborhood nicer.
138	IT is important to see communities coming together as a group and not allies
139	To create the feeling of being safe, feeling proud of where you are and the sense of belonging to a good place and having good neighbors who become an extend family.
140	It is important for people to have places to recreate and gather.
141	These outcomes would help reflect and celebrate the diversity and support families in the area.
142	It's important to get the basics right.
143	Again, I think all of the outcomes are important. I think its important for people to have access to community events & places where people develop a sense of community. The library, farmers market, Stuhr Center are excellent places for community.
144	Work on improving what we have, rather than creating new

Why are the outcomes you selected important to you? Please share any other comments related to Community Connections and the Appearance of Allen Boulevard neighborhoods.

145	The trash visible, especially on Allen Blvd, is a real eye-sore. Abandoned vehicles (AND excessive vehicles - ie. somebody who is a small-time car dealer!) clog up side streets and make access difficult and sometimes dangerous. Having events and places to hold those events would help build a sense of community.
146	You want to encourage people to be proud in where they live. To see that a well maintained property leads to a healthier environment.
147	I chose these four because people need fun, interesting & enriching places to go in their community, or to bring them to visit a community. They also need a comfortable way to get there, and many choose to walk or bike or take transit. So, I feel that property owners should care about the condition of their sidewalks (I'm less concerned about what the landscaping itself looks like, although preserving historic trees is ideal). But not only sidewalks. Property owners should also care about the condition of the bike lanes on Murray that bring visitors to their events and businesses. Allen does not yet have bike lanes, but Murray does. Businesses should work with the city & county to make sure those lanes are safe and clean, all year round. Also, I think that the city & county need to work together to write policy to ensure that sidewalks at businesses are not left cracked and crumbling. Should businesses be left to fix sidewalks? What about when they simply ignore a sidewalk fix request? Something should be done to fix this problem.
148	Better streetscape..
149	We are a multi-cultural country. Always have been. It is important to embrace, especially right now.
150	A lot of potentially illegal dumping takes place in bins outside of apartments. More outdoor trails are always great for the community. They will also enhance the appearance of the area and the potential for safe bicycling.
151	Keep it neat and safe.
152	Develop an area identity, and desire to live there.
153	The overall view is important to the neighbor
154	The most important in the overall view and the social occasions "cultural"
155	The over all appearance of the area and to know the different cultures to avoid boring life
156	to spend fun time and socialize
157	for more understanding and keeping area clean
158	The cleaner it looks the more people and family will want to visit the area
159	There is a duplex on Lee & 124th street that have abandoned vehicles (old rusty truck & another car covered under blue tarp). Also, both side of duplex have trash & household items on their front yards! Please have them to clean up the area.
160	Wonderland Park needs a restroom facility and rain shelter area. Allen Blvd is not pedestrian & driver fiendly in general
161	Things look outdated, cramped, trash everywhere, some building need a total overhaul or just torn down. It is so cramped with buildings there is almost greenspace.
162	it makes me feel secure
163	it is what's missing in our area
164	we need clean streets
165	so this area looks better and secure
166	because maintaining a clean place with recreation for kids is an important part of a good neighborhood. As far as language it is important for all to know where they are from

Why are the outcomes you selected important to you? Please share any other comments related to Community Connections and the Appearance of Allen Boulevard neighborhoods.

167 There is a lot of multi-cultural people in the area. Community events would bring everyone together.

168 keep area clean and beautiful

169 to know more since I don't speak English

170 Because they are assistance and benefits for people

171 it's important for the community to remain informed of the activities in which one can participate

172 a lot of upgrades needed

Why are the outcomes you selected important to you? Please share any other comments related to Local Businesses in Allen Boulevard neighborhoods.

- 1 Exterior Improvements Would be great it will attract alot more customers.
- 2 First, we need to not allow the vacant land adjacent to the Peppertree Inn to be built with a new big-box strip mall, for many reasons but particularly to not draw customers away from renewal efforts along Allen. We need to focus our efforts on helping independently-owned, small businesses along Allen over the needs of corporations who are already thoroughly-served. The zoning for that area should be changed to allow for low-income housing or something beneficial. Next, having property owners maintain adjacent public rights-of-way will help attract business and show the city's residents that they care about the surrounding community, instilling an authentic sense of community pride and stewardship in the businesses and customers over time. Businesses should also be incentivized to plant and preserve more trees, as those have major economic, social, and environmental benefits - another quick win, and an investment that will appreciate over time
- 3 It's though the saying goes of being in the eye of the beholder. One needs to see the property as welcoming.
- 4 Please Beaverton, keep signage back from the sidewalks and don't allow tacky temporary signs for eyebrow threading, haircuts and the like be allowed. Have been meaning to call you about this. One by Avamere fell down two years ago and is still near the sidewalk. Businesses need to be legit - there is a salon out of a house, and a tacky looking food cart on Lombard and Allen (one of 3 within 2 blocks, but the one on Lomb. and Allen looks bad and is propped up on blocks. Does it even have a license? I was flabbergasted that B'ton gave the market on the same intersection \$25K - it hardly shows. and they're the worst for allowing temporary signage. Also, lots of signage just in Spanish - not very inclusive!
- 5 Businesses could work together to improve the look and feel of the area
- 6 The area needs to have a full spectrum of businesses to accommodate the near by community. Keep Beaverton's residents from having to travel to Portland. Less traffic
- 7 an allen blvd business association would be good to connect entrepreneurs to each other and the community. outdoor seating would make restaurants a more attractive destination.
- 8 The exterior of businesses along Allen is old, run down and not inviting at all. Parking is extremely limited and could be improved, and made more accessible for visitors.
- 9 Pretty much same as residential reasoning - a kept appearance shows a watched area - help discourage crime. The outdoor seating areas are nice for those visiting a restaurant and it helps with community feeling for those who might be driving or walking by. Not Mayberry, lol, but one where people know each other.
- 10 I just think there could be more diversity of business along Allen.
- 11 no strong feelings; but had to enter 4 to complete survey.
- 12 A lot of businesses need improvements to business exteriors and signage.
- 13 Beautify the ground and storefront and you will draw more clientele.
- 14 Improving the appearance of buildings will help elevate the look and feel of this neighborhood.

Why are the outcomes you selected important to you? Please share any other comments related to Local Businesses in Allen Boulevard neighborhoods.

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| 15 | I think local businesses in the area would attract more customers and different types of customers if their storefronts and property were well maintained (this includes trash bins hidden from street view and maintaining landscape areas). Poorly maintained business storefronts reflect an image of poor business offerings. It seems that coming together as a group of local business owners and getting positive feedback and suggestions from other community/business leaders about improvements the businesses can make to their storefronts would be constructive to existing business owners in the area. |
| 16 | Improving businesses brings tremendous value to the livability of the neighborhood. |
| 17 | Had to click 4, instead of 2 |
| 18 | Reasons are stated in question 6. |
| 19 | As a business owner I think the business community drives the rest of the community. |
| 20 | give the area a quality appearance |
| 21 | Maintainance and storefront improvements impact my property value, along with attaching new costumers. Vector control needs to be addressed in our community. I suspect poorly maintained trash areas and receptacles. This is a health and safety issue!!! Better access by street and sidewalk to access businesses. |
| 22 | Local businesses provide a neighborhood specific flavor to the area that can't be easily copied. This is part of what makes a neighborhood distinct. |
| 23 | Outside seating helps people slow down and enjoying the neighborhood. Right now, I use the taco time dive through, the Kaddy car wash, great clips and McMenamins. I dislike driving on Allen. People speed. And left turns are difficult and block traffic. I'm sooo happy the dmV moved! |
| 24 | Make people want to be out and about in the neighborhoods |
| 25 | The type of business are important for driving demand and curb appeal makes the place welcoming. |
| 26 | The neighborhood is not one I'd go to for anything but gas at AM/PM...and never at night. |
| 27 | I feel the business area could use curb appeal improvements and they would attract more business from outside the neighborhood. Outdoor seating is always asked for and when walking or with a family pet ales for a great option. |
| 28 | The businesses located on Allen don't appeal to me. |
| 29 | Making businesses look good would also help draw in new customers. |
| 30 | I don't even know what businesses are on Allen. I go to businesses that have easy access, lots of parking, and traffic lights that enable left turns onto busy streets. |
| 31 | More variety in restaurannts downtown and shops. Make it enough that it's worth walking around and exploring the area verus driving |
| 32 | I'd love more attractive buildings and outdoor seating |
| 33 | It seems like it would be difficult to draw new business if the property is not maintained. Business group could provide resources and strengthen community of businesses in area. |
| 34 | The ethnic diversity is a wonderful part of this community and it needs to be supported. Outdoor seating will help with community building as people would be able to greet or see each other. I would like there to be more affordable groceries at the San Francisco market as many of the people who live in the vose neighborhood cannot even afford that |
| 35 | A lot of the business areas have not been updated, I would love to see the kind of improvements in downtown beaverton, happen on Allen. |

Why are the outcomes you selected important to you? Please share any other comments related to Local Businesses in Allen Boulevard neighborhoods.

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| 36 | I think making Allen more attractive will go a long way especially with the new public safety building being built. |
| 37 | I think having a store that appeals to customers needs/ wants and being inviting is important. |
| 38 | Would like more local restraurants and business that we can walk or bike too that are family oriented. |
| 39 | Attractive areas to meet and visit increase the communal feeling of the area. |
| 40 | Again, zoning change to accommodate mixed use for ground floor retail and upper residential needs to be considered. |
| 41 | The community's number one priority needs to be safety followed by cosmetic appearance free of nuisances! |
| 42 | Again. My Number One (#1) priority is increasing rather than decreasing parking and road capacity. Make this area Car Friendly! |
| 43 | More collaboration and support for businesses. |
| 44 | #1. Businesses should stay out of residential areas. That's why Allen looks so awful. Businesses mixed in with residential neighborhoods ruin the sense of community and Allen is the perfect example of that. 2. I love outdoor seating at restaurants but once again, it has to look nice to work. If it were to happen right now on Allen, I wouldn't sit outside and eat because Allen is a loud eyesore. 3. Allen needs to decide if it's a neighborhood or a commercial zone. Right now it's just ugly. I drive on it but don't but don't patronize a single business. |
| 45 | A vibrant business district results from a collective effort. |
| 46 | Business improvements and future oriented projects need to be a group effort among all in the community. Programs like exterior improvements and landscape maintenance are more achievable when a business is able to collaborate with other owners nearby and work as a team to reach a common goal. |
| 47 | If the area is attractive people are more likely to want to go there to shop etc. |
| 48 | I feel that the more inviting businesses look, the more people will visit and use those businesses. people don't want to spend a lot of time at places that don't look or feel like they're places that you can actually hang out at. |
| 49 | Some of the stores are uncomfortable going to because of the trashiness of the surroundings. |
| 50 | The area needs to look nice to attract people. Improving the looks of the neighborhood will encourage people to come into the area. There are business and neighborhoods I avoid just because they look rundown. |
| 51 | when businesses take care of the area, the people who live there are proud of the area and also take better care of it. |
| 52 | Property and business owners should invest in new shade trees and other landscaping like flowers to beautify the street while cleaning the air, removing air pollutants, shading the sidewalk and pavement, all of which contributes to customers taking longer visits to shopping areas and spending more |
| 53 | Don't know enough about the area and what might really be useful to residents close by...but I do appreciate having Ace Hardware open up so close by, Atria Cleaners, and the UPS store, simply because it allows me to drive less. |
| 54 | These are good options. The idea is to provide incentive and apply gentle pressure to building and business owners to improve the appearance, without actually penalizing them if they maintain at least a minimum quality. |

Why are the outcomes you selected important to you? Please share any other comments related to Local Businesses in Allen Boulevard neighborhoods.

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| 55 | I hate to impose restrictions on businesses and think funding storefront changes is not always in the best interest of the community. |
| 56 | The area needs to be cleaner. |
| 57 | The more local residents needs are met by nearby businesses the better for all - - less pollution and congestion, more successful businesses, greater sense of community, etc. |
| 58 | Businesses need to look inviting to attract customers, and home-based businesses need support to grow. |
| 59 | Businesses need to look inviting for people to visit. |
| 60 | Multilingual and multicultural outreach across all groups would strengthen community by helping bring diverse neighbors together. |
| 61 | You can have renters and owners unless you have businesses. Again pride in where you live keeping the area looking nice. 4 answers is just stupid for this question is stupid. I am required to pick 4 or I can't advance. This question is geared to get a particular answer. This is a poor questionnaire. Who designed this what's a predictable outcome |
| 62 | Issue is what can be done to distinguish Allen Blvd as a destination for locals. |
| 63 | It does not matter how beautiful a business is if the service they provide is not needed by the people in the area then no one will shop at that business. Also businesses do need to have a presentation to make them comfortable for people of all cultures. To appeal to the widest audience, the outside of the building needs to be welcoming. |
| 64 | improvements to landscaping/exterior will make the area look more inviting which would attract visitors to the area |
| 65 | Reduce ugliness of some sections of Allen Blvd. |
| 66 | Should re-zone some of the strip malls to allow higher building heights so they could some day be mixed residential and commercial buildings. Allen + Lombard for example. |
| 67 | I know this comment may be disregard as prejudice, but it is not. This is an English speaking country - encourage English speaking. If you want to throw in multicultural talk then you better accommodate every, EVERY, language or you are leaving out people, as you talk like you hate to do. Since you will leave out some obscure group - just bring it on back to English - it will prevent so much heartache. Businesses in this area should be viable, productive, needed businesses. They should look good and inviting and people will use them. If you want to segregate the area to be a little Mexico then use bilingual signage (of course, just for Spanish only), and only have businesses that meet the needs of the nearby community. Why are you trying to make Allen Blvd little Mexico - you go to Cedar Hills and everything is in English and there are many-a Mexican there and it is not an issue. On the East Coast they have national neighborhoods, we don't do that here. |
| 68 | These makes for a better community. |
| 69 | They just appeal to me. |
| 70 | Again, this area is an ugly eyesore and needs immediate attention. If codes are enacted to ensure the area looks better, someone needs to enforce them properly as well. What good are laws meant to make our neighborhoods more attractive if it seems that nothing is ever enforced? |

Why are the outcomes you selected important to you? Please share any other comments related to Local Businesses in Allen Boulevard neighborhoods.

- 71 A smaller, dispersed, service/knowledge economy seems to be the direction the future is heading. This lends itself well to home-based businesses where the clients don't need to visit in person. Matching businesses to nearby resident wants and needs can help promote a local economy that avoids some of the car-dependence often found in suburbs. Our neighborhood is an interesting blend of suburban and urban aspects and creating opportunities for local businesses to serve nearby needs helps continue that tradition. We also need to continue to offer incentives to keep up the appearance that people care about their surroundings and want them to stay looking good. When things look trashed, it just makes it that much easier to continue to trash them.
- 72 Need businesses that cater to community.
- 73 There's great businesses, specially restaurants, in the neighborhood. I want them to do well. I don't want businesses to have to sell out for the sake of new customers that live in other more affluent neighborhoods.
- 74 The appearance of a business has a huge impact on how customers interact with it, if the business looks better it could encourage more people to visit it and might invite more businesses with more customers. Business associations seem to have big impacts.
- 75 Ashamed with proliferation of alcohol licenses and businesses selling alcohol along Allen Blvd. City home-based business rules need tightening. An Allen area business group needs to form, have regular meetings. Asphalt repair is needed on Allen Blvd.
- 76 Again appearance and respect for community help all aspects of our community
- 77 I'm just guessing because I don't own a business in the area. The best thing is to ask the business owners themselves.
- 78 All statements here are not great. I only wanted to pick 2 but had to pick 2 more I don't think are important. I feel that businesses already match the needs and desires of the neighborhood. I don't think landscaping is an issue (but all a long Allen landscaping is lame - not just in front of businesses). Gentrification will happen so there will not be the need for multi language marketing. Small Businesses for the most part speak at least 2 languages that ive experienced.
- 79 I shop often at what are essentially Spanish speaking businesses. Don't burden them with being multilingual. Question 6 I only like 3 you are forcing 4. Boo.
- 80 It would be nice if there were more dining options with outdoor seating. I think improvements in appearance would do a whole lot more in appealing to new customers than anything else.
- 81 Less traffic. The traffic noise on Allen is off putting.
- 82 Honestly, the businesses on Allen are thriving because locals use them. We need people who are not local to use them and in order to do that we need to make them look much better. San Francisco is a great store with amazing food but it looks horrible from the outside. All the stores look horrible, even our Taco Time is wack. We can do much better.
- 83 Many business areas of Allen are outdated and run down. Those need to be refreshed while still offering the kinds of services needed for residents who live nearby. Businesses need to be easily accessible on foot or by public transportation.

Why are the outcomes you selected important to you? Please share any other comments related to Local Businesses in Allen Boulevard neighborhoods.

- 84 The area is blighted...it could be so much more! A mix of Mississippi Avenue, NW 23rd and SE Hawthorne with a strong emphasis on celebrating the community culture that already exists there. My fear is that too many property owners are "waiting on the sidelines" and not making appropriate investments in maintaining/improving properties already there. The city could help "brand" the area with assets that help create an area identity within the Beaverton identity. The investment in the new public safety building should be leveraged to actively promote the area to investment in better housing (think mid-rise and mixed use) and create incentives for interesting mix of restaurants, businesses and services that would benefit the people who live in the area and draw others from the larger region.
- 85 I prefer not to shop on Allen between Hall and Lombard due to transients and non-inclusive nature of the area.
- 86 Current businesses in the area mainly target the Hispanic population. This is unappealing to me and is the reason I do not support businesses in this area - they do not match my desires and do not represent other resident populations besides the Latino segment. I find the excess of Latino signage to be a deterrent for a non latino business to serve the area. I find the businesses in the area of the intersection of Allen and Lombard to be unattractive to the point where they do not appear to be legitimate businesses and therefore, I am not willing to enter their storefront. The businesses at this intersection also appear unsafe and poorly maintained. Poorly maintained exteriors gives the appearance of poor business service/products. Outdoor seating in the summer is a big draw for my household, but I also understand that this is only useful for a couple months out of the year.
- 87 I would love to have more restaurants that I can walk to.
- 88 To improve the appearance and appeal of Allen Blvd. As it is now, nothing about it is inviting. Why would I want to do business anywhere along Allen?
- 89 People sitting outside encourages walking and a safe community.
- 90 Things just look seedy. I'm sure there are great area businesses that I never visit simply because they don't look enticing. I go instead to areas like Cedar Hills or Progress Ridge.
- 91 The services in this area are predominantly geared toward low income populations. It would be great to have other options within. Walking distance of my home.
- 92 Cleanliness and organization are determinants for businesses to locate. At times, they have a mess around.
- 93 Loss of local businesses that serve as a community hub, or bring pride to the community, would be tragic. We need to encourage and assist these businesses to grow with the city and maintain their cultural roots. It gives our city character. Why dilute that with another mattress store or micro-brewery?
- 94 The largest, current drawback to using businesses in this stretch of Allen Blvd. is how difficult/unsafe it is to enter/exit their parking area.
- 95 TRhey would create more accessible, safe, and community based environments
- 96 The businesses should unite to help one another and bring in a diverse customer population.

Why are the outcomes you selected important to you? Please share any other comments related to Local Businesses in Allen Boulevard neighborhoods.

- 97 Allen Blvd specifically needs aesthetic improvements to encourage people to stop and shop, rather than just driving through and viewing it as a sketchy neighborhood. Business associations usually result in creative problem-solving and collaborations for the betterment of participants. As a business owner, I know I learn from other types of businesses I interact with. The Beaverton Chamber, OAME and BestHQ all have the structures in place to support the Allen Blvd enterprises; it's probably a matter of awareness and focused outreach.
- 98 Exterior improvement overall is important to attract more customer AND potentially attract more business that meet the needs of nearby residents. I can't think of a single restaurant that I want to visit in that area except one (Room 122) which is currently in a new building.
- 99 These are all things that would draw me to the businesses. I would love to walk to some of the restaurants and businesses but right now they look so run down. I love outdoor seating!
- 100 Improving business exteriors will help boost the neighborhood connection.
- 101 The business front needs to be attractive for folks to go in
- 102 Businesses should be required to maintain their properties inside & out with a good reputation with the public.
- 103 Decent-looking areas bring in more business.
- 104 It is important for businesses to be attractive for customers to feel safe and comfortable to go to the businesses
- 105 This create a safe and enjoyable place to be without feeling ashamed or afraid of were they live.
- 106 Right now from Lombard to Hall specifically it feels like a hodgepodge mix of businesses in various types of store fronts and buildings that could use a little TLC.
- 107 Need to support and build on the strengths of the businesses that are currently there to prevent displacement.
- 108 Those outcomes were chosen based on the assumptions that there is a good size of hispanic/latino communities in the area.
- 109 I'm not a business owner and am not aware of all that's involved in running a business. But I think all of them should be attractive & welcoming to diverse customers.
- 110 Work on improving what is there before adding new things
- 111 Quite honestly, the things that keep me from frequently most businesses in the neighborhood are: 1) the amount and speed of traffic along Allen Blvd, which hinders both driving or walking; 2) the severe lack of SAFE cross-walks (especially in light of #1) discouraging walking or using public transit; 3) the general appearance of most businesses along Allen
- 112 It goes back to the same answer on the previous question. Making a safe and healthy place for people to visit. Having trash cans overflowing at a business or apartment isn't something tht brings health and vibrance to a neighborhood.

Why are the outcomes you selected important to you? Please share any other comments related to Local Businesses in Allen Boulevard neighborhoods.

- 113 These are all important, but as someone who'd be coming to visit this neighborhood from further away, & often by bike or bus, I think the outdoors and exteriors of businesses need to be cared for. Maintaining a pleasant outdoors, with car parking and car noise, pollution & activity kept to a minimum & more hidden away rather than prominent, makes it nicer for customers and more inviting for people who might be traveling through who wouldn't otherwise stop & spend money here. There are bus lines on both Murray & Allen, and sometimes people notice shops and decide where they do or don't want to visit from a bus window or bike seat. If a business is hidden away behind a big car parking lot, I don't usually find that interesting or even try to see from a bus which businesses are back there. Too many cars!
- 114 Mixed use is good...
- 115 Again, we are multicultural, but I would also love to see an embrace of Co-ops. I believe co-ops are the future.
- 116 A nicer appearance will attract more customers to the area.
- 117 Having more diverse neighbors in a clean and safe city will lead to an increasingly thriving community.
- 118 Traffic issues as it's the major feeder to/from 217 and westside B'ton neighborhoods. Need to improve "grid" elsewhere to relieve.
- 119 Support small business/home business by providing capitals or no interest loans
- 120 More than one language for communicating and we are living in the street we care more
- 121 Exterior improvements would be great. It will attract a lot more customers
- 122 Businesses are ugly, outdated, cluttered with signs, trash bins outside & a sea of parking lots with nothing green to look at! The business park at Lombard & Allen is the worst!
- 123 because business owners help with security & the community's economy
- 124 small businesses help expand and improve way of life
- 125 because businesses need to be clean
- 126 the fact that there is a bilingual market gives people security and understanding. Maintaining the area green give best aspect to the location
- 127 Business loans
- 128 There are a lot of small businesses in the area.
- 129 outdoor/sitting areas
- 130 to get better attractive places
- 131 to spend nice time outside
- 132 support small business
- 133 So people can have more opportunity and they attract purchasing
- 134 it is important for the community to have more info on business expansion
- 135 because there are some businesses with bad appearance
- 136 Improvement of exterior facades much needed

Why are the outcomes you selected important to you? Please share any other comments related to Transportation and Safety along Allen Boulevard neighborhoods.

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| 1 | Street Lighting and improved Pedestrian Crossings Will defenetly make people feel safer out on Allen. |
| 2 | Because although I own a car, I know that a lot of my neighbors use public transportation |
| 3 | First, it is very important that the physical Allen Boulevard streetscape be preserved and only added to, not destroyed in any way such as through road widening or street tree removal. A road widening is unsustainable in the long term, seeing how not too long ago Allen was widened to where it is now and it's once again overcrowded with vehicles. The effects of widening would be detrimental to residents of the neighborhoods on either side, removing trees on a large scale and exposing residents to increased levels of air pollution and traffic volume. While there is the need for better bike infrastucture in the corridor, alternative alignments for bikeways can be explored in the adjacent neighborhoods to avoid having to add bike lanes to Allen which would further complicate traffic matters on the street. Some example bikeways could be 22nd St and Bonnie Brae/12th St, looking to Portland's Bike Boulevards as examples. Next, bus stop shelters would be a welcome addition. Further, sidewalk improvements such as separation from cars when possible is effective, as pedestrians being hit with major amounts of standing water as cars drive by in rain events is a major ongoing problem. However, sidewalks should not be widened if it would mean that existing street trees would be removed. Lastly, improved pedestrian crossings such as adding a HAWK crosswalk halfway between Allen and Lombard, and improving the safety of the Allen/King-Lee crosswalk, would be effective short-term solutions |
| 4 | I travel on the daily in this area since I live in it and I constantly see people waiting for public trAnsportation while raining with their kids. Also the extra lighting would make it more comfortable to walk in and safer aswell since cars will see pedestrians better. And the crosswalks will likely decrease jaywalking |
| 5 | Once again to welcome transportation alternatives an individual needs to feel safe. |
| 6 | The lighting on Allen between Menlo and Wilson is poor, people cross all the time outside of the sidewalk, and I witness cars running red lights daily |
| 7 | It's not safe to be a pedestrian along allen. Cars go too fast, don't look out for potential dangers, road is too narrow for bus transport, sidewalks are too close to the narrow road. |
| 8 | Allen and Lombard crossing is dangerous! It's a high pedestrian area, yet lights are timed so that you have to wait through 2 lights to cross (why????) This causes people to jaywalk. Also, when crossing North to S, on the SW corner, pedestrians get less than 2 seconds before the side traffic turning left resumes with a blinking yellow light. The turn lane for cars goes from green to red and two seconds later goes to blinking yellow. A man got hit one night by a turning car right in front of me, yet nothing has changed. Bus shelter at Allen and Hall taken away for construction, and not even replaced with a temporary bench. No fun to wait with the winter rains coming for the most travelled bus route in the area (the 76 and 78) |
| 9 | I used to commute through this area and it can be dangerous to cross these streets when you're walking. Buses even missed me because they couldn't see me waiting |
| 10 | There are no marked crosswalks across Allen between Lombard and Erickson and it is poorly lit. |
| 11 | Lighting in certain spots of Allen need to be improved, new crosswalks between traffic lights along all of allen would help minimize crashes.. left turn lanes into apartments and 130th specifically between hall and Murray. |

Why are the outcomes you selected important to you? Please share any other comments related to Transportation and Safety along Allen Boulevard neighborhoods.

12	I drive along Allen early mornings to go to the Harmon swim center - more than once in the dark, raining, I've seen runners in the roadway - sometimes without lights or reflective gear. Improved sidewalks and places to cross will give them a safer run. It's Oregon so it rains - I like the bus shelters idea so people can stay out of wind/rain during our fall/winter/spring months. I've seen multiple times people go through red lights seemingly unaware that they just ran a red. Increased enforcement would be appreciated.
13	The streets are dark and dangerous to cross.
14	People definitely speed down King Ave even during school drop off times at Vose and that is a huge safety issue. Also it can be frightening to walk along Allen with small children as the sidewalk is narrow and right next to the street in places.
15	BIKE LANES!!!!!! Also, what can we do to limit thru-traffic? Alan feels way too tight; lanes are not wide enough. While we improve Alan; let's not assume that neighborhood streets need the same types of improvements. We should keep a clear distinction between a thru-street and a neighborhood street. Also, landscape buffers on sidewalks are great; but the existing old trees are better. No need to replace old trees with tiny new ones.
16	Frequent bus service is so important to this low income area which is rapidly growing into a high density area. Allen is also a dangerous place to drive walk or bike. To make it a good and equitable place to live, it needs to accommodate people not cars
17	We need a turn lane from Hall to Murray.
18	It rains a great deal here. Crossings in the middle of very long blocks is a good idea. And well lit areas don't get robbed as much.
19	Street lighting is extremely poor in the Allen Blvd area. I do not feel safe walking on my own street (12th street) at night due to the extremely poor lighting. I think the lack of lighting increases the potential for car break-ins, which has been a problem in the neighborhood. Widening sidewalks with a landscape buffer would add a buffer between pedestrians and housing and apartment complexes that appear unsafe. As Allen Blvd is designed currently, I will not walk from my home to the businesses on Allen Blvd even though it's only about a 3 block walk.
20	Do need trees and safe sidewalks. We have plenty of police on Allen. Don't need any more. Please remove the big brother traffic lights.
21	I don't feel safe walking with my children on Allen. The sidewalks are narrow and have many trip hazards. The traffic is busy driving on narrow lanes too.
22	Also, traffic is really loud on Murray Blvd - shakes my house and windows. Needs fewer big trucks and people to stop blasting their stereos (especially bass).
23	As a homeowner in the Highland Neighborhood I avoid traveling Allen Blvd and do not currently frequent any of the businesses. The area looks feels unsafe due to the types of businesses and the current condition of big businesses and housing. It has brought down the feel of the surrounding neighborhoods as well as the schools in the area. Anything to improve the visuals and safety will be a huge improvement!
24	Bus lines need to be more frequent out here.
25	quality of living and appearance

Why are the outcomes you selected important to you? Please share any other comments related to Transportation and Safety along Allen Boulevard neighborhoods.

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| 26 | Pedestrian (walk bike run) safety is needed and most important. A pedestrian friendly neighborhood is very attractive and enhances our embrace of our diversity and community. We are a walking, running, biking neighborhood and proud of it. I like that I can walk downtown, to the library, farmers market, food carts, walk my dog and leave my car keys behind. It's also important to improve Allen, Murray and Hall to vehicles so they don't use neighborhoods as sneak throughs to avoid poor traffic flows. Overall, this is the best situated community in Beaverton, with tons of potential, access, diversity, feeling of a community. I hope we can continue to improve in this direction. |
| 27 | Sidewalks allow residents to access transportation or businesses easily and safely, plus they provide a scenic path which beautifies the space. Community events where Police are present help with interacting with local police in a positive way. |
| 28 | Having safe places to walk will make it easier for people to frequent business and build relationships. |
| 29 | It's not a safe street |
| 30 | Make it more attractive to leave the car at home. Riding a bike, walking or taking transit will not only alleviate traffic but will also lead to a better neighborhood/community feel when you can see your neighbors enjoying our spaces. Cars have too much priority. It's scary to walk down some of our streets. |
| 31 | I see a lot of young kids crossing Allen blvd. and I'd like it to be safer for them. |
| 32 | Improving pedestrian access and bus access is important to making the neighborhood accessible for all groups. As a cyclist, I want to select the separated bike lanes, but even a paint separated bike lanes (as pictured) are inadequate for Allen. Paint separated bike lanes don't meet the mantra of designing for "all ages and abilities". A curb separated bike lane would be a better option. Reduce the road width to a 3 lane section with curb separated cycle tracks. |
| 33 | Allen needs to be widened to take pressure off of Scholls Ferry and Farmington roads. Drivers are frustrated in Beaverton. |
| 34 | Because my family walks and bikes a lot through the neighborhood. |
| 35 | I have children I drive to vose school because I do not think it is safe for them to ride their bikes or even walk across Allen by themselves. It is not pedestrian or bike friendly at all. I see cars running red lights daily. |
| 36 | Walking and driving safety is important to me. |
| 37 | Right now I would not feel comfortable walking my kids on Allen. Traffic is simply too close. I don't even like driving on Allen with the narrow lanes that always flood when it rains. I would prefer a 2 lane road with bike lanes. |
| 38 | People run across the middle of Allen and at night it's hard to see them. The cars drive fast and it seems dangerous to walk along Allen and my husband bikes to work daily |
| 39 | Allen is VERY dangerous at the king/Lee intersection. People are regularly running that red light and are often speeding since they just came off the freeway. We have almost been in multiple accidents here and my daughter has to cross this road when she rides her bike to school |
| 40 | The buses are too infrequent for viable use for getting to work. Many of my neighbors have to use transit for grocery shopping and waiting in the rain and cold is not what I want for them. It feels unsafe to walk from Lombard to Hall because the lighting is so poor and the sidewalks poorly maintained. |

Why are the outcomes you selected important to you? Please share any other comments related to Transportation and Safety along Allen Boulevard neighborhoods.

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| 41 | My husband cycles to work downtown from our home off Allen. Allen is not designed to keep cyclists safe AT ALL. Also, my kid attends Fur Grove and multiple times a day I witness cars speeding by the school and running the stop sign. Plus, people speed down 20th and also Wilson to short cut part of Murray and Allen. |
| 42 | I have almost been T boned crossing Allen because someone was speeding on Allen and ran a red light, multiple times. I have learned to wait a few seconds before entering the intersection. Most days I have my kids in the car because I'm taking them to school. I believe we need more patrol on Allen and more red light cameras. I also would never walk down Allen at night. |
| 43 | Focus needs to be on pedestrian safety and transportation for low income people. |
| 44 | I think all these ideas are great! I focused on street safety for pedestrians and cyclists. |
| 45 | On a daily basis I see people crossing Allen between Hall and Lombard where there are no crosswalks. It's not safe. Crosswalks, bike lanes, and wider sidewalks would make it safer. |
| 46 | I ride bikes and kids ride bikes I also commute to Portland on the bus daily. |
| 47 | Public transportation is important in this area. Make it safe and easy to use. |
| 48 | Again, focus on functional improvements that support activity rather than cosmetics. |
| 49 | Pedestrian safety is top most concern. Police to enforce traffic laws this does not mean red light cameras. No bike lanes we need car traffic to flow as best as possible. |
| 50 | Easy and safe access to business is vital to growth! |
| 51 | Enough with the Political Correctness. Most of the taxes and fees in Beaverton is paid by folks that drive to work, home and shopping. It's not all about taking parking and road space away from the main body of "makers" 'and giving it to the "takers" in society. When I was poor I rode the bus and bikes. Now that I'm less poor, I should not be hampered by "sidewalk swales" and ever narrowing lanes due to bike lanes and widened sidewalks, and other "city planner dreams". |
| 52 | Safety for both pedestrians and people driving. |
| 53 | Make it safe and also esthetically pleasing. |
| 54 | I would add 141st & Allen to the list. Along with a vibrant business district, people can comfortably move and browse. |
| 55 | Pedestrian safety can go a long way in making a neighborhood safer and more family friendly in general. If people feel good about walking in the neighborhood, then they will be our in public more often. Having more people around decreasing the likelihood of some crimes such as smash and grabs from cars and vandalism of property. |
| 56 | They all make, walking, biking or driving more comfortable. |
| 57 | Through the years, 25 years, I've seen too many accidents along Allen. It's getting worse to where I am beginning to feel that it just isn't a safe road to travel anymore. I see speeding cars and red light running almost daily. I tend to use Hart Rd more these days when I'm going east/west. |
| 58 | As a walker, it is scary to walk on some streets with cars going fast and close. Bikes are hard to pass on some streets |
| 59 | Sidewalk with landscape buffer would greatly improve the look, as well as would help pedestrians from getting splashed with water during rainy season (especially south side between Murray and Wilson) |
| 60 | We already have good sidewalks, bus service and waiting areas. Bus stop shelters would help... |

Why are the outcomes you selected important to you? Please share any other comments related to Transportation and Safety along Allen Boulevard neighborhoods.

- 61 1) Bike lanes on Hall and Allen will do two things. First, it will improve bike safety. Currently I will not, nor will I let my daughter ride on either road. I would with bike lanes. Second, it provides increased pedestrian safety by adding more space between the cars and sidewalk. 2) To improve pedestrian safety, and kids walking to school, Allen needs much better lights. This helps drivers see both the bikes and people walk in the area. 3) Improving relations with local police is always a benefit for any neighborhood.
- 62 We need to keep the two lanes of traffic on allen because there are no turn lanes. but the street would be more welcoming and appealing with better sidewalks, bus shelters, and lighting.
- 63 The City must avoid doing too much widening to Allen, which would significantly impact the mature street trees and thus quality of life for residents along Allen. Preserving the existing street trees is critical to maintaining environmental equity, noise and pollution buffer, pavement shading, and beauty for Allen Boulevard residents. It would be a serious mistake and major detriment to the public if street trees were systematically removed as any part of Allen street renovations, the costs severely outweighing any benefits, also with the costs most heavily shouldered by the residents of Allen themselves. Secondly, separated bike lanes should not be implemented on Allen, but instead separate, parallel east-west "Bike Boulevards" such as found in Portland like SE Clinton Street should be established along streets like SW 22nd Street and SW Bonnie Brae Street, where those bike boulevards are invested in vehicle traffic calming, shade trees, improved signage, and more to create an attractive environment for bicyclists, as opposed to encouraging them to use Allen.
- 64 I would like to check ALL of these but some I have trouble visualizing how they could be accomplished given how built up the side are and how narrow Allen Blvd is.
- 65 The outcomes I selected are important to me because I frequently walk and bike to do my errands. I would feel much safer with the addition of bike lanes, pedestrian crossings and added lighting.
- 66 I believe pedestrian safety is fine, has never really been a problem. Bike lanes make bike travel safer, and improvements to them might be helpful. While I approve of a police presence, I do find it irritating to see officers parked in obscured places waiting for violations to occur. I prefer a police presence that is OBVIOUS, to hopefully prevent the violations instead of cashing in on them.
- 67 Lighting and clear walkways can make an area more comfortable for pedestrians.
- 68 I see a lot of people crossing outside of cross walks, safer, more visible walkways would make the area safer.
- 69 Less traffic is the answer. Disallow cars on a Allen blvd.
- 70 Walkable communities feel more welcoming and friendly and working together makes that even better
- 71 It would encourage more residences to get out and move about the community.
- 72 Allen needs more focus on non-vehicle transportation to make it inviting to area residents to visit and shop.
- 73 I take public transportation Monday thru Friday & have changed the bus route I take home so as not to cross Allen Boulevard at Erickson. Have had too many near misses from cars turning onto Allen. The number of cars speeding up Allen every morning and running red lights would pay for the street improvements.

Why are the outcomes you selected important to you? Please share any other comments related to Transportation and Safety along Allen Boulevard neighborhoods.

- 74 The speed limit on Hall south of Allen rises to 40 too soon, encouraging speeding, tailgating, and racing and roaring of car engines, all of which decreasing safety for cyclists, pedestrians, and those using Hall and Allen to reach their neighborhoods and turn safely in and out of them, and causing unnecessary noise to intrude into residential neighborhoods for many blocks. Some crossings with lights are unresponsive to walk-signal requests, causing long waits to cross. Inadequate or non-existent bike lanes discourage the use of alternative transportation.
- 75 Because there are too many illegal aliens roaming the area and running down property values putting up trashy foreign businesses and do not assimilate into society.
- 76 Better sidewalks is a must. Lighting goes for pedestrians, visibility for drivers and bikes. Increase traffic enforcement for auto, bikes and pedestrians. No bike lanes. Give bikes a separate street to ride on and priority on that street. The streets are not wide enough for bike lanes. I quit riding my bike in the area because the other bikers are idiots and don't follow the laws.
- 77 This objective is difficult given the narrow roadway and density of traffic. Walking seems to be helpful but none of these solutions will work if there is not an attractive destination.
- 78 The speed limit on Allen Blvd is 30 mph, but it is RARELY enforced. I don't see how the city can improve bike lane--no room to do so.
- 79 bike and Pedestrian improvements to make it more pleasant to use allen blvd outside of a car. even my dog hates it because of the noise.
- 80 Easy different transportation modalities are good to have and safe ones. Since the City is striving to make this a many modality friendly city - you need to provide safe ways to use those modalities.
- 81 I often walk to several places and I have to cross Hall and Watson to get to them. Usually, cars don't stop and often they speed up, even after I have stepped into the street. This is very dangerous and worrisome. I want to see more traffic enforcement on these streets, including plain-clothed police who cross these streets multiple times. After a few tickets are given for not stopping for pedestrians, I hope word will get around that you may get a ticket for not stopping. It's a shame that people need to be punished in order for them to obey the rules. I just hope someone doesn't get hurt or killed trying to cross one of those streets.
- 82 If we're going to have medium density housing along Allen, then we should have a way for people to safely and comfortably get around to the local businesses there. Also, people will need to be able to easily get to a workplace with some flexibility (e.g. Tri-met.) Given the high volumes of bus travelers at locations like Hall and Allen, it's surprising that there aren't already bus shelters there. Allen and Murray could also benefit from the same to make waiting for that transfer less miserable in the winter.
- 83 Need to make the area seem friendlier for people to walk around.
- 84 Many of the residents that live on Allen Blvd live in apartments. Families may only have 1 car and rely on walking and the bus to get around. Their safety should be a priority.
- 85 Allen already does a great job with all the trees that line it between the sidewalk and street. I think this makes it feel safe and comfortable. Many of the transit options lack shelters and/or benches. Allen can be a pretty dark road because of all the trees and there are many places people would cross but it's dangerous. Strong enforcement of speeding is a must, I would bet the majority go well above 30mph, cars are using Allen as if it's Murray and it's not.

Why are the outcomes you selected important to you? Please share any other comments related to Transportation and Safety along Allen Boulevard neighborhoods.

86	Wider sidewalks with a buffer strip from cars is needed. Bicycles should not be encouraged along busy Allen Blvd. Improved pedestrian crossings are definitely needed. Some more lighting is needed.
87	Respect for all economic sectors of our community — bringing a friendlier atmosphere and safety all around
88	I don't want anything that will make traffic even worse than it is already & bicycle lanes, wider sidewalks, etc. that would reduce traffic lanes and flow would do this. If bicycle lanes and wider sidewalks can be added and not impact the number of traffic lanes then it would be OK but this would mean impinging on the properties of the residences and businesses that border Allen Blvd. Please don't turn this into a smaller version of Portland with their "road diets" even though that's trendy right now. People move to Beaverton to get away from all of that craziness. I never go into Portland anymore unless I absolutely have to.
89	Crossing Allen and on foot is dangerous. People have been killed Crossing Allen. also pretty sure the new police station will take care of the increase traffic enforcement anyway.
90	By improving walkability, transportation and appearance of Allen, businesses and the community would benefit and it would feel more welcoming and safe.
91	I ride the bus to Portland for work. Increase in frequency would be great. I also would like to ride my bike with kids to Saturday market but dont because of safety concerns. People run the red light on Allen crossing King all day long!!!!
92	All of these are very important.
93	Calming traffic and improving access for cyclists and pedestrians improves the vibrancy of the business district
94	We have a ton of peds in this area. I cannot see them when I drive. We also have lots of kids, and wheelchair users who need better sidewalks. Bus shelters are great when it rains all the dang time.
95	The area, particularly on Allen Blvd. itself, does not seem like a pedestrian friendly place. Lighting is poor and street crossings are not plentiful or well lit and marked.
96	These seem like the fastest way to serve the largest number of people...the "biggest bang for the buck!"
97	Small road, not sure how any widening is possible. Turn lanes and maybe keep school busses from stopping on Allen during rush hour which screws up traffic.

Why are the outcomes you selected important to you? Please share any other comments related to Transportation and Safety along Allen Boulevard neighborhoods.

- 98 Street lighting is very poor in this area. Poor lighting in addition to poorly maintained structures gives the appearance of an unsafe area. I would never consider walking to a business in this area during the late fall and winter due to the lack of natural light combined with lack of adequate street lighting. Lack of lighting, I believe, increases the likelihood of crime such as car break-ins because it is very easy to go unseen. Low-income home owners and irresponsible landlords also decrease the likelihood that homeowners and multi family units will have adequate outdoor lighting to make up for the lack of street lighting provided by the city. Parking lot lighting is also very poor in front of businesses. As far as police, I would like to see more initiation by the police when it comes to safety issues posed by homeowners and landlords in the area. The Beaverton police frequently drive down Alger, where a couch was illegally dumped in the street and remained for almost a month. I would like to see the police work with the city if they see instances like these. Another area that would improve safety is better enforcement of residents, tenants, and business owners bringing their garbage and recycling bins to the street and off the street in a more timely manner.
- 99 Allen can be terrifying to walk near with kids. Cars go so fast and I don't always think they look for peds at crosswalks.
- 100 We want to make it safer for our neighbors that live in the neighborhood. Many folks don't have car get around mostly on foot and public transportation.
- 101 Young kids biking and walking
- 102 Making it more comfortable, safe, and pleasant to move around the area would be nice. I would like to see it become more walkable. It would be great to walk to cafes and restaurants or cute shops.
- 103 To my earlier point, this area is completely inaccessible to pedestrians and bikers at this time.
- 104 They are summarized in security for all
- 105 Better pedestrian and bike options in this area are a personal preference. I frequently run up and around this area and towards downtown. However, of utmost importance is community outreach by the police department. People need to feel like the police are their partners and trusted members of the community. The BPD does a great job with this already (and the officers are always professional and friendly) but some of our immigrant neighbors may not feel the same way due to their past experiences in other areas of our country or world.
- 106 If not in a motor vehicle, Allen is scary and dangerous to navigate.
- 107 Part of the issue people have with the safety aspect of the neighborhood isn't just safety from cars but from people as well. Public safety initiatives should also be considered when you address people's concerns about walking around the neighborhood.
- 108 Allen Blvd. is much too narrow to service current need for cars and buses, let alone bicyclists. The noise and smell of exhaust make it an unpleasant walk, so not sure if wider sidewalks would be useful.
- 109 There is a ton of foot traffic on Allen and there needs to be safe options for people
- 110 Many adults and kids walk across the streets unsafely. Their safety should be a priority.
- 111 Aesthetic improvements would make this neighborhood more welcoming for people to stop and shop. This includes enhancing pedestrian safety on sidewalks and crossing the street. I've witnessed pedestrians hit by cars on Allen due to poor lighting and infrequent crosswalks.

Why are the outcomes you selected important to you? Please share any other comments related to Transportation and Safety along Allen Boulevard neighborhoods.

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| 112 | It is impossible to bike or cross the street on Allen without risking your life. Those should be a priority. Street lighting and sidewalk improvements are important too to improve the overall appeal and safety of the area. Increased traffic enforcement is UNNECESSARY! There are already police often enforcing speed as well as the cameras at the intersection of Hall/Allen (I think it is Hall). We need to widen the road, add bike lanes, add marked crosswalks at high pedestrian traffic |
| 113 | We would love to walk and bike from Denny to the Library but we don't because we are worried about safety. This would make it safer. |
| 114 | Many people who live along Allen use public transportation to get from place to place. Any improvements to public transportation along Allen which helps community members navigate their daily lives will positively impact the health of the community. |
| 115 | Informed customers are the best way to have successful transportation |
| 116 | The streets are poorly lit and don't feel safe to walk along Allen blvd after dark. Also the sewage system gets backed up and causes major puddles that splash up on pedestrians |
| 117 | Allen Blvd is a heavily traveled Ave & should be improved for the safety of the pedestrians with safe crosswalks & protection from the outside elements. The residents @ The Bridge requires the bus system to get to their destination. |
| 118 | Safety first! |
| 119 | Right now Allen is car-centric and unfriendly and unsafe for pedestrians and cyclists. The area's quality of life would go up if all forms of mobility were supported. |
| 120 | Absolutely provides with the sense of safety and more enjoyable to walk around. |
| 121 | Allen is a heavily used corridor, adding lighting and better crosswalk areas would make it much easier for drivers to see pedestrians. I feel the biggest way to improve the transportation and safety would be to widen the street to allow for more turn lanes and a bike lane without cutting the traffic lanes down to one. Unfortunately, I don't see how that as an option. |
| 122 | Have heard residents talk about the lighting and safety as the top priorities for improvements in this area. |
| 123 | Those outcomes are important to me because I depend on public transportation and on foot to get around. |
| 124 | With a diverse neighborhood, people will be using all modes of transportation so it is important to make it convenient & safe for all. |
| 125 | Improvements for immediate needs |
| 126 | safety and bus ease are huge in this region |
| 127 | This is, I believe, one of the biggest problems in the area - too many vehicles rushing through the neighborhood on a NARROW 4-lane road. Too many of those vehicles treat Allen as a freeway or at least a highway! Perhaps it should be one lane in each direction, with alternating islands and left-turn lanes in the center, so there is room for wider sidewalks and bike-lanes. Also, increased traffic-lights timed to control speed. |
| 128 | If your going to have a successful city everyone needs to work together. |

Why are the outcomes you selected important to you? Please share any other comments related to Transportation and Safety along Allen Boulevard neighborhoods.

129	It's hard to only choose four; all of these are most important. I chose the bike lane because I use a bicycle as transportation, not from this area, but to it, from another location. If there is not decent bicycle infrastructure to businesses & events on Allen, I won't go here (unless I have to for work, etc), it won't occur to me to come spend money here recreationally, & I wouldn't rent or buy a home here. Same with poor street lighting and unenforced speeding and red light running, which are bad news for people who travel on foot or bike. If I lived in this neighborhood, sidewalks too would be very important, along with plenty of bus shelters and places to cross the street.
130	Safety and accessible public streets...
131	Due to the fact that many people are on foot, keeping them safe is beyond important. This also applies to the many people who ride their bikes and use public transportation. Since the push is to reduce carbon emissions, accepted by the fossil fuel industry, bus transportation is encouraged. Having a sheltered place to wait for the bus is important.
132	I would like to walk and bicycle more, but in areas it is just too dangerous due to traffic.
133	Create other options for drivers between Portland and west Beaverton neighborhoods (less traffic on Allen). Pull outs for buses. Bikeways on side streets. Better sightlines for drivers at intersections to see on-coming traffic.
134	streetlights are limited and no covered places for waiting the bus, reduce speed. Wider walking areas.
135	Street lighting and improved pedestrian crossings will definitely make people feel safer out in Allen Blvd.
136	Allen is super narrow to drive on & can be scary. I would be scared to walk along Allen, but LOTS of people do.
137	Security is very important to avoid accidents
138	this would help us as a community to be more secure in crossing avenues and having illumination in the streets
139	for the security at the tracks and comfort
140	because it offers me security, not only for me but for other people while walking biking or driving
141	Vehicle pass too fast in areas where children live. Children can go out and be run over
142	These are the things people want: a safe community and visibility at night.
143	make safe street
144	for better safe driving or walking
145	to better use the road in safe and easy way
146	for more safety riding/driving
147	To improve the security of the people
148	to have less accidents
149	because sometimes cyclists are too close to vehicles
150	Sidewalks make it safer to walk & the crosswalks make it more secure for all
151	More lighting also for security, I am scared to walk in the dark by myself
152	More lights; visibility