

GRAND

Grand, no parking, so I can't get to the mom and pop vibe shops....not so much a problem up near Piedmont, but near 580

Some very nice restaurants on this stretch (Boot/Shoe, Camino, etc.) would love to see Grand Fare thrive. Ikaros is great.

Wide and windy. Doesn't work for strolling the way Lakeshore does. Not enough pleasant hanging out places, like Peets, although things seem to be improving. Too spread out or something.

A key concern is bicycle safety on Grand Ave. from Splash Pad Park to Mandana; this street segment is treacherous for cyclists, especially during the weekend.

Ace hardware is the best shop ever. Did not know how outstanding wild weeds (?) hair salon was till recently and they are just terrific. We have already ordered cakes and tarts from the French place and I actually love the nail salons too! The bookstore is amazing. I buy my glasses every other year from Grand Lake and I love Boot and Shoe.

Ace Hardware, Grand Fare, The Alley Grand Ave is unattractive, bad drivers, and no parking.

DISLIKE Grand Avenue: TOO many nail salons - it's ridiculous.

Dislike: Grand Avenue up to 580 -- dirty sidewalks and store fronts

Grand - It just feels established, it feels like Walden Books anchors everything.

Grand Avenue is developing beautifully. More greenery or sidewalk seating would make it even better. It is distinguished from Lakeshore by lack of chains. May it ever be so!

Grand - love the mix of new and old, great restaurants from fancier like Boot and Shoe to Sushi Boat which the kids love. Great book store and I am happy I can still get my nails done, but now we have other retail as well. New French bakery is awesome!!

Grand - So proud to live off a street that offers so much. Walden Books, wonderful food options, The Alley, second hand clothing and furniture - it's all great!

Grand - wide commercial street, good restaurants, love the theater

Grand weakens (past) Mandana. There are several buildings or commercial space that appear unused/under utilized. Grand is more of a 'professional offices' feel like doctors, insurance, etc

Grand Ave - Love the creative, thriving small businesses. Wish there was more public green space accessible somehow.

Grand Ave could (prosper) with less nail shops and more beautification 4-lane road is overwhelming and uninviting to non-drivers.

Grand Ave doesn't feel intimate...and perhaps creating parallel parking with buffered bike lanes, or perhaps even wider sidewalks would help, oddly enough.

Grand ave doesn't have enough shops to walk around so you there for specifics

Grand Ave from 580 up still a bit funky on both sides of street in the area near the theater.

Grand Ave has improved dramatically. We need a really good ice cream store over there. Let's hope the Grand Fare Market can survive but I'm still not sure it is the right thing.

Grand Ave has many restaurants that are varied and some retail like book stores and clothing stores.

Grand Ave has nice wide streets with bike lanes and room for walkers. But more spread out too.

Grand Ave is hard to walk -- just not friendly and I'm not sure why. More trees would help, fewer nail salons for sure. Better quality restaurants.

Both Grand and Lake Park need less grime, less noise. I wonder if anything can be done to ameliorate the freeway noise?

Grand Ave needs to clean itself up a bit to keep pace with Lakeshore. Some storefronts are too 1970s and need updating. And Uhuru is an eyesore, never mind its values (I will never forgive that place for supporting Lovelle Mixon). I've lived in area for nearly 30 years and I have no thoughts of walking down Grand like I do Lakeshore.

Grand Ave positives: the Ace nursery (might technically be over the line into Piedmont), the fact that there is a parking lot, my nail salon, Grand Lake Theater, Ikaros Greek restaurant, Boot and Shoe. Grand Ave negatives: the bars don't seem clean/inviting, so I don't go to them, several of the restaurants aren't very good

Grand Ave stores have really improved, yet I prefer to linger on Lakeshore. Feels more intimate (maybe the trees?)

Grand ave to 580: I like the bookstore, coffeemill, and restaurants plus the Oakland acupuncture project

Grand Ave to Piedmont border: Love the Alley and Ace Hardware are my faves. Oh, and of course the Grand Lake Theater - It's the crown jewel of the Grandlake neighborhood and a venue everyone is so proud of. Parking is a problem.

Grand ave--needs more trees to feel like lakeshore. Needs some destination shops.

Grand Ave: Great food options. Bad parking and not as Pedestrian friendly.

Grand Ave: restaurants (Boot & Shoe, Grand Fare, Neecha Thai, in particular!), art galleries

Grand ave: variety of stores from old to new and walkability

Grand Ave.: Good food, but not as walkable.

Grand Avenue - it used to very sleepy and has improved so much in the past 2-3 years. It has a great walking vibe, but the stuff beyond Mandana doesn't have as much connectedness???

Grand Avenue - like Oak Common, Walden Books, Grand Fare, Safeway, Grand Ave Ace Nursery

Grand Avenue feels disjointed and a bit rundown (although it has improved in recent years)

Grand Avenue from 580 up to the Piedmont line + a bit of Santa Clara----I love Coffee Mill, the two car repair shops are good, the bookstore, the two Thai restaurants, Ace Hardware. There is a little bit of street parking up toward the Safeway. Not enough parking down closer to Lake Park. I dislike that there aren't enough trees and flowers.

Grand Avenue from 580 up to the Piedmont line + a bit of Santa Clara: Rich retail experience combined with residential density.

Grand Avenue has improved significantly since we moved to the neighborhood 14 years ago. I think the placement of several high quality restaurants has brought the street up as a whole.

Grand Avenue has improved tremendously in the last few years but has tons of unfulfilled potential. GABA needs new leadership to coordinate events and improvements. I especially like the fact that it's still mostly independently owned local businesses. AND a special shout-out for Studio Grand.

Grand Avenue is lacking in ambiance.

Grand Avenue traffic is horrid after the ""road diet" & I tend to avoid it as much as possible now.

Grand Avenue: Almost all services I need are available, e.g., cleaners, hardware, garden.

Grand Avenue: My favorite things are some of the older retailers that have been able to make it - especially Walden Pond Bookstore, which is an absolute gem. I appreciate the growth of restaurants but wish there were more variety in both cuisine and price point.

Grand Avenue: Even with the road diet, Grand from 580 to Piedmont needs more greenery, places to stop (incl. parklets), adequate and consistent street trees, graciousness, bicycle and scooter parking.

Grand Avenue: Has useful businesses (hardware store, nursery, bookstore), I'm nonplussed by what feels like a lot of upscale bars and restaurants

Grand Avenue: like that it still has a little small town / local merchant charm left.

Grand Avenue: Would like to close off the right turn opposite the Grand Lake Theatre to 580. Make that into a small park. Too many dangerous drivers speeding through there. Double layer parking (on Walker parking lot) with residences on top.

Grand avenues sidewalks seem haphazard and could use an improved tree canopy and general sprucing up.

Grand is a large, impersonal, car-dominated street. Lakeshore is better. Neither is as welcoming as Piedmont Avenue or College Avenue.

I wish Lakeshore and Grand had nice medians, more green. Traffic makes it all feel so grubby.

Grand Studio is a great addition!

Grand likes: Walden Books, restaurants Grand dislikes: Few boutiques

Grand needs that Doug Washington project to take off.

Grand still has a ways to go to keep up with Lakeshore - but it always has been behind. We walked Grand last night going to dinner and the street was dirty, some of the store windows were dirty and uninviting and there were several empty stores.

Grand to Piedmont: like Ace Hardware & garden shop (a bit small though), the liquor store, The Alley. Too many nail shops and hair salons.

Grand- restaurants, bike shop, (dislike- road diet)

Grand: like more and more due to improved businesses like Alchemy & clothing shops

Grand: better "niche" businesses. The restaurant, chocolate, clothing, wine, and liquor options.

Grand: Dislikes - still too many outdated businesses. Way too many hair/manicure style businesses. Likes - slow buildup of newer, contemporary businesses breathes life into the street

Grand: Like fine-grained scale of shops--lots of small businesses with a lot of variety and fewer chains than Lakeshore and Piedmont. Love Grand Lake Ace. Dislike: angled parking; always afraid I will get hit as a biker.

Grand: like most of street. A bit more independent feel to retail/services/food, etc.

Grand: like wide range of shops and restaurants; would like more practical stores (produce, meat) and a late hours cafe.

Grand: Somewhat tawdry except for new restaurants.

Hard to walk near Santa Clara.

Hate parking on Grand. Will often go elsewhere to not deal with parking hassle on that street

I don't like the older shops on Grand that frankly look quite sad and old. I feel bad saying that, but this neighborhood is on the cusp and could be really great and interesting if we attract retailers who have a strong design sense and offer interesting things to buy or eat.

I don't like the two lanes on Lakeshore and Grand before Mandana.

Grand has some excellent restaurants and Walden Pond Books, but it needs to be cleaned up a bit/ patrolled more. There are too many robberies.

Like that Grand and LakePark are still mostly local.

Too many nail places on Grand.

I hate the road diet. I don't shop along Grand any more and I no longer go to restaurants there either.

Grand Avenue feels like it's missing something, always has.

I don't shop Grand as much but the wine bars

Grand still feels more gritty and could benefit from more trees and greenery. I also would like to see a push by the city for Grand to rezone so that some existing structures are replaced with commercial on ground level and more residential on the top so that it is a more walkable corridor with more commercial offerings all the way up to the Piedmont line

I like that Grand Ave. is becoming a popular destination (it was moribund when I first moved to the neighborhood).

I like that First Thursdays were started but I haven't attended one yet. We have a real good mix.

Although I love Ordinaire & go there as often as I can, and I also eat frequently at Neecha Thai, Penrose & Boot & Shoe, I don't enjoy walking up & down Grand Ave because it's not pretty & it's got too many crappy old restaurants & shops that don't add

any value to my shopping experience. Plant some trees & add some pocket parks, please!

I like the Grand Lake Theater for its heritage and unique presence. And the choice of two independent pet vet clinics. Aside from that, I'm too broke to investigate any non-essential goods or services.

Grand is easier to walk on the weekends as there's less foot traffic. Also like the new French bakery and Knimble.

Can be very tough to park on Grand. Sometimes we avoid going there for dinner because it's too challenging to find parking and it doesn't feel safe to park under the freeway.

Some parts of Grand Avenue are dirty and trashy as well.

Maybe a parking garage where the lot is off of Grand.

I like them all. I like to get pedicures so Grand Avenue works for me.

I like Walden Pond Books and the variety of restaurants on Grand. Too many hair and nail places. Hope the new Grand Fare Market works out.

I love grand avenue..the whole thing. It has changed a lot...especially over the past 5 years but it still has some of it gritty charm. I also really wish that there was a crosswalk on Mandana for people who are walking down Walker ave...or Vermont.

Grand needs more planters.

Grand is getting better. Love GLK.

I no longer shop on Grand Ave because of the almost grid lock.

I really like that more restaurants and food/wine/eating establishments are popping up on Grand Ave. And although I do get my nails done occasionally, the number of nail shops is disproportionate (high numbers).

I really love Grand Avenue and how many small businesses there are.

I wish grand was more developed and that the snobby grand market would be a little more humble and actually stay open. It's a little overboard of a place.

I would like Grand Ave to have more neighborhood serving businesses (cafes, local shops, produce market, parklets), and fewer offices, nail salons and massage parlors. can a rezoning help with this issue?

I've lived on the hill above Grand for 24 years. During that time, traffic, and especially parking has gotten so bad that I don't even bother trying to patronize any of my old friends anymore.

It is impossible to get anything done on Grand Avenue unless you do it yourself.

Lack of parking and road diet on Grand makes Lakeshore much more preferable.

The West side of Grand (HR Block side) had some interesting businesses, but the buildings aren't attractive or good at activating street traffic. Overall though, Grand is getting MUCH better

Would like pedestrian bulb outs on Grand

Bottom of Grand--near Lake Park also doesn't have best feel to it.

Grand- great mix of restaurants but tough to find parking

Grand is a little more of a destination but excited Grand Fare Market is open and definitely use the nail shops, Knimble, Walden books, Boot & Shoe and Ace Hardware and nursery, plus One Medical and Safeway.

Lakeshore Ave is such a pleasure to walk along - I think Grand is moving towards that feel with the road diet, but could use some canopy cover.

Grand Ave: Too wide and commercial stuff too spread out. I like that most everything is local-few chain stores. I like that there is a range of restaurants and bars from the low end (smittys) to high end (penrose). There could be more outdoor seating, more places to gather that dont require spending half your paycheck. I dont like that the cars are parked perpendicular to the street.

Grand ave is too wide, and the sidewalk uninviting cold and dirty. The street diet helps higher up, but there needs to be more interesting things like parklets, restaurants, outdoor seating and less nail salons.

Grand Ave for the variety of stores there.

Grand lacks intimacy because it's so wide, plus it's really dirty on the theatre end. It has a low rent feel. I don't want to walk around on grand but I do on Lakeshore.

Grand is funkier but I love the new energy and locally owned businesses.

Grand avenue is fine.

Plus, when the business mix is mostly a combination of restaurants and nail salons, it's hard to spend much time browsing. I like Walden Pond a lot.

Upper Grand past Mandana needs more retail or coffee shop or bakery. etc.

Grand Ave is getting better.

Grand seems to be coming together more & needs to be beautified. The energy doesn't feel quite as good as Lakeshore.

Grand seems to be the hipper option these days (Sole Space, Penrose, Slick & Dapper).

Grand - love Walden Pond and all the new restaurants.

Grand need parklets/more sidewalk seating and bike lanes

Grand doesn't really have anything I need except the vacuum store.

Grand: good restaurants and interesting new things, but lousy parking and businesses seem closed off.

Grand: Parking largest issue - no option like Trader Joes lot, parking is largest deterrent to shopping there.

Grand: needs foot traffic; has improved in last 5 years.

Like: Mijori, Walden Pond Books. Wish the shops near theater were more functional

Like grand avenue the least- seems less well kept up; stores not as attractive.

Grand avenue is stronger for eating places. Street could use more amenities (trees).

Like movie theater on Grand. Like second-hand stores on Grand.

Like locally owned shops on Lakeshore and on Grand. Too many nail salons on Grand.

Like on Grand: bike lanes, small-town feel, variety of and friendliness of small businesses.

Like the direction Grand is heading with new interesting shops like Alchemy and Ordinaire wine bar.

Like the home grown nature of vendors, especially on Grand Avenue. Would like more cut through opportunities between Grand and Lakeshore.

Likes: 1) My hairdresser is there, Ace (Garden and Hardware), The Star.

Grand Ave: Camino, Ace hardware. Can be hard to find a parking place.

Love the restaurants on Grand. Don't like the lack of parking.

Grand Ave is too wide to be very walkable.

Love Grand because very walkable for me. Wish we had a drug store on Grand, and a Wells Fargo recognize they are all over on Lakeshore). Like all the rest fine.

Grand is also good.

Love the Grand Lake Theater. Great variety of restaurants. Dislike the school closure Grand Avenue traffic is more problematic with the new redesign

Love Grand Lake Theater.

Love the theater.

Mandana to Piedmont now needs beautification efforts to complement the calmer setting. It is the widest part of the area streets. Undressed, the roads width works against cohesion. The implementation of more Complete Streets elements utilizing the median space, etc will lend itself to a more defined Sense of Place.

A BID or equivalent, is needed so that our input and desires for the street's tenants can be proactively assembled by stakeholders into a sustainable, synergistic mix of venues, and efforts can be made to seek out desired merchants to shape the vision. The stakeholders should be given a voice in tenant selection. Vitality is a proven result -- Property owners always benefit ultimately with a higher rent base.

Most Grand Avenue store fronts look distressed and not in a good way. There is too heavy a concentration of nail salons.

My favorite tenants places from Grand to Piedmont are: Ace Hardware, Alchemy Bottle Shop, Panorama Frames, Grand Lake Theater, Walden Pond Bookstore, Ordinaire Wine Shop, Neecha Thai, Grand Tavern, Safeway. I don't like the traffic. It can be intimidating to ride my bike.

Need more trees on Grand Avenue. Might there be a median as phase II of the "diet" and the addition of trees in the median? Better enforcement of red light runners, crosswalk violations, u-turn violations and red zone parking violations.

No traffic regulations for pedestrians to cross Mandana. It has become a very dangerous street.

Not enough parking on Grand Avenue. I like the garage on Lakeshore.

I am hopeful the new brew pub on Grand will not make Grand like Telegraph downtown (too busy).

Parking - especially difficult on Grand. Crime in the parking lot on Grand.

Past Mandana on Grand I rarely shop. I dislike the wide roads on Grand Ave and Lakeshore. Both could be better with fewer traffic lanes, dedicated bike lanes, and wider sidewalks

Although it's good for neighborhood residents to be able to walk to Lakeshore/Grand, we need people from outside the area to come shop in Lakeshore/Grand. On Grand, the stores (except the new clothing, alchemy, and a couple of restaurants) are marginal and not well maintained. Rarely go there for other than the aforementioned.

That stretch of Santa Clara needs to be completely redone. Those businesses are terrible and an eyesore.

The area past Safeway doesn't feel as welcoming to a pedestrian as the area south/west of Safeway. I rarely go past Safeway. That area has so much potential to rethink that large street space. Bulb outs and wider sidewalks with outdoor seating could potentially enliven that areas.

Grand is improving as well, could use more trees.

The vibe on Grand Ave seems better of late. Was seeming kind of grungy.

Grand and Lake Park both have some crappy storefronts.

There are too many nail shops and massage parlors on grand avenue, both lessen the value of the neighborhood. And are those massage parlors legit? I want an investigation.

Too many nail salons and divey dark bars on grand.

Love love love boot n shoe, sushi boat, theater.

Too many nail salons on Grand.

Movie theater is awesome. Love the independent shops, Ordinaire.

On Grand Ave there are some nice restaurants, Knimble, bookstore, etc., but also way too many trashy stores in between the few good ones. We still have too many nail salons and hair salons and dry cleaners and dirty looking eateries you'd never want to visit.

(Like) bookstore.

(Dislike) Traffic and wide streets in the first subdistrict. (Grand)

On grand, it's primarily the movie theater, Mischer chocolates, Ace and walden books. Also like the new French bakery.

Why are there so many copy stores on grand avenue?

Wider sidewalks (needed) on Grand Avenue.