

BROADWAY LAND USE PLANNING

Online Feedback Summary: December 16th, 2024 – February 6th, 2025

After the December 16th, 2024 open house, where staff presented land use and development recommendations for the study area, an online feedback form was posted. The form asked participants to identify the neighborhood they live in and then posed four short response questions: What aspects of the recommendations are you excited about, confused about, worried about, and an opportunity to provide any other thoughts they wanted to share. The format of this survey allowed DPD to receive nuanced feedback on the topic areas that interested community members the most. It also informed the project team's decision to host a virtual information session in January, provided insight on what topics were most important to cover in that meeting, and informed new FAQ sections on the project webpage. The online feedback form closed February 6th, 7.5 weeks after it opened, and received 1,480 total responses.

Overall, the feedback received was more enthusiastic toward the recommendations than negative. There was also feedback not relevant to the land use framework scope, such as citywide parking requirements and streetscape improvement needs. This feedback has been shared with city staff working on these areas of interest. Generally, the following themes emerged in the feedback responses that were more supportive of the plan recommendations or less supportive of the plan recommendations.

Themes in support of recommendations:

- Enthusiasm to build more housing by transit
- Need to build more housing to combat housing affordability/displacement
- Desire to support small businesses
- Desire to see more investment on the corridor
- Desire to promote more affordable units in new housing development

Themes expressing concern about recommendations:

- Dislike of taller buildings and modern apartment building design, particularly on the west side of Broadway, north of Foster
- Worry about potential demolition of lower-scale buildings, resulting in displacement of existing businesses and loss of neighborhood character
- Concern for loss of parking availability on adjacent residential streets with new development
- Concern for potential future increase in traffic congestion with new development