In-Person and Virtual Open House Feedback
Key Takeaways Summary
August 2026

Summarized Comments and Themes
This document summarizes the input received from participants at the in-person July 20 Open House along with the feedback that was received via the virtual Open House, which closed on August 3. Enterprise catalogued all the feedback in two separate excel workbooks and then themed the comments based on the main goal of the sentiment. The list includes approximately 28 themes. The themes are narrow in scope to not lose the spirit of what the participants intended. The comments are themed per station/question for both the in-person and virtual Open House. For the in-person Open House, many of the participants did not respond to the question that was posed at the station and instead provided comments specific to development at the Army Reserve site. There were also specific key topics that were referenced in several of the comments that were included as an individual count in the reference documents.

This summary includes the three questions that received qualitative responses for both the virtual and in-person Open House and focuses on who housing can serve in Bay View as well as the feedback on the two site design visions.

Theme		Counts	Definition
Housing Related	Need More Housing Supply	95	Referenced need for additional housing in Bay View
	Yes Low Density Housing	113	In favor of lower density housing, like townhomes, duplexes, etc.. Includes single family.
	Yes High Density Housing	88	In favor of higher density housing
	Yes High Rise	30	In favor of high rises, specifically mentioning height
	Yes Apartments	12	In favor of apartments, sometimes references condos as well.
	No Housing	16	References not wanting to see any additional housing.
	No Low Density Housing	7	Not in favor of lower density housing on the site.
	No High Density Housing	33	Not in favor of higher density housing on the site.
	No High Rise	78	Not in favor of a high rise or height on the corner.
	No Apartments	48	Not in favor of apartments, sometimes references condos as well.
	Priority for Homeownership	37	References the need for more homeownership opportunities.
	Priority for Rental	13	References the need for more rental opportunities.
	Affordability Needed	79	Describes the need for more affordable options.
	Mixed Use Priority	28	In favor of integrating retail or commercial
	Increase Design Diversity	26	Wants a focus on the aesthetics and/or more diverse housing styles and architecture
Infrastructure Related	Parking as a Barrier	71	Dislikes the amount of surface parking depicted/and or concerned about the need for more parking
	Public Transit, Bike & Pedestrian Infrastructure	35	Concerned about the lack of existing infrastructure and/or wants to see more integrated
	Traffic Concerns	24	Concerned about an increase in traffic and traffic-related issues
	Integrate Sustainable Infrastructure	66	References flooding and stormwater issues in the area
Ownership Structure	City Holds the Land	6	Interest in seeing the City as the landholder
	No Absentee Landlords, Private Equity, Short-term Rentals	17	References concerns with investors that make money off the rental housing without taking care of the properties
Development Related	Designed Green Space	121	In favor of green space, particularly public space, as part of the development
	No Development, Keep as is	38	References the site remaining as is without any type of development
	Prioritize Neighborhood Safety	8	References the need to focus on keeping the neighborhood quiet and safe, often in reference to no apartments
	Other Community Focused Development	43	References examples of other types of development that could be built, like extending Beulah Brinton
	Concern About Unoccupied Housing/Commercial in Bay View	15	Wants to see housing and vacant commercial along places like KK activated rather than developing the Army Reserve site
	Concerns with Retail	18	Is concerned with having retail on site or does not want retail on site
Others	N/A	62	

Summary: Top themes per shared question

Who Could be Served: What do you think about making space for these community members? What type of housing would help make space for them and others?

Virtual Open House		In-person Open House	
Affordability Needed	18	Affordability Needed	29
Need More Housing Supply	18	Need More Housing Supply	23
Yes Low Density Housing	15	Other Community Focused Development	17
Yes High Density Housing	10	No Apartments	7
Designed Green Space	9	No Absentee Landlords, Private Equity, Short Term Rentals	6
Priority for Homeownership	9	Priority for Homeownership	6

Many of the comments referred to a need for affordability in Bay View with several populations identified, such as families, seniors, veterans, disabled, and unhoused individuals, that could be served. Respondents also thought the site was well-suited for a mix of different housing types with Bay View benefitting from a diversity of housing stock.

Front Porch Vision: What excites you about this vision? What concerns you or raises questions?

Virtual Open House		In-person Open House	
Yes Low Density Housing	23	Designed Green Space	18
Yes High Density Housing	16	Integrate Sustainable Infrastructure	10
Parking as a Barrier	16	Parking as a Barrier	8
Designed Green Space	13	No development, keep as is	7
Priority for Homeownership	10	Yes High Density Housing	6
Need More Housing Supply	9	Yes Low Density Housing	6
Mixed Use Priority	9		

Across both the virtual engagement and in-person engagement respondents generally found the amount of surface parking lots to be problematic. Many comments that included feedback on parking also referenced the need for underground parking and wanted to see more green space integrated, particularly space that was publicly accessible. The respondents at the virtual Open House were more positive, overall, with having development on the site, with more respondents in the In-person Open House wanting to keep the site undeveloped and emphasizing that the site floods and has significant stormwater management needs. The virtual participants were more in favor of both low and high-density development with many wanting to see a mix on site.

Green Commons Vision: What excites you about this vision? What concerns you or raises questions?

Virtual Open House		In-person Open House	
Designed Green Space	20	No High Rise	19
No High Rise	17	Parking as a Barrier	14
Parking as a Barrier	16	No Apartments	14
Yes High Density Housing	12	Yes Low Density Housing	14
Yes High Rise	12	Need More Housing Supply	12
Yes Low Density Housing	7	Yes High Density Housing	10
		No High Density Housing	9
		No Development, Keep as is	9

Both the in-person and virtual Open House respondents had challenges with the High-Rise option as well as the amount of surface parking depicted, although the virtual Open House also had a number of respondents supportive of a high rise. The lack of green space was also an issue. In general, the comments for the virtual Open House were supportive of having a mix of densities on the site, both low-density types as well as higher density. There were several comments

about limiting height to less than 5 stories to ensure that it fits in with the neighborhood. The participants at the in-person Open House seemed less inclined towards high density housing, but the responses were mixed, with some in favor and some opposed. A number of participants also wanted to see no development.

Key Takeaways

- Respondents acknowledge that Bay View is unaffordable and could benefit from housing types and price points that allow for more homeownership options, in particular.
- There was comfortability with less dense housing typologies like townhomes, duplexes, and quads as long as the height remained lower scale (usually 4 stories or less). There was also a subset of comments that only wanted single-family homes.
- The response to having higher density housing on the site was generally mixed with some people in favor and others opposed. But, the high-rise was more universally disliked. Some respondents were also very specific about where they thought the high-rise and density should be located on the site.
- Most of the comments that discussed sustainable infrastructure were focused on stormwater management, although there were some that referenced solar. There was more emphasis on flooding in the in-person Open House comments than the virtual Open House.
- Respondents overwhelmingly did not like the amount of surface parking that was being shown, with many emphasizing the need for publicly accessible green space on site rather than parking.
- There were several comments made about the need to improve the bike, pedestrian, and transit infrastructure, particularly if the site is going to be developed.
- Although not the majority of comments, there was a clear thread of concern that there is a lot of unoccupied housing already built on KK that is vacant and that there are many commercial vacancies.
- Respondents were concerned about rental buildings having absentee landlords that do not maintain their properties.
- More respondents were in favor of a mixed-use site than expressed concerns with having retail, but given other comments about commercial vacancies on KK, the feedback did not imply that more opportunities for retail and commercial space should be added.