

This survey, created collaboratively by the City of Missoula and the Northside/Westside CREW (Community Rising for Equity and Well-being) group, is one of several tools designed to gather public input on the Envision West Broadway Community Master Plan. This planning process started in April 2021 and is expected to be finalized in December 2021.

We want to ensure that we are engaging as many diverse people in our community as possible. If you are willing, please share a little about yourself.

1. What is your zip code?

- 59801 – 10 15.2%
- 59802 – 51 77.2%
- 59803 – 1 1.5%
- 59808 – 3 4.5%
- 59892 – 1 1.5%

2. Do you live in or within 1/2-mile of the plan area? (See graphic below)

- ☐ Yes 44 66.7%
- ☐ No 20 30.3%



3. What is your current residential status?

- ☐ Living in a home that I own 43 65.1%
- ☐ Renting 21 31.8%
- ☐ Staying with a friend 1 1.5%
- ☐ Unhoused
- ☐ Other 1 1.5%
- *Part-time in condo; not primary residence*

4. Are you a property or business owner in the plan area?

- ☐ Yes 19 28.8%
- ☐ No 46 69.7%

5. What is your annual household income?

- ☐ Less than \$25,000 8 12.1%
- ☐ \$25,000 to \$40,000 17 25.8%
- ☐ \$45,001 to \$60,000 12 18.2%
- ☐ \$60,001 to \$80,000 13 19.7%
- ☐ \$80,001 to \$100,000 5 7.6%
- ☐ More than \$100,000 11 16.7%

6. What is Your Age?

- ☐ Less than 18
- ☐ 18 to 30 9 13.7%
- ☐ 31 to 45 36 54.5%
- ☐ 46 to 65 16 24.2%
- ☐ Over 65 5 7.6%

7. What is Your Race/Ethnicity?

- ☐ American Indian or Alaska Native
- ☐ Asian 1 1.5%
- ☐ Black or African American
- ☐ Hispanic, Latino, or Spanish 2 3.0%
- ☐ Middle Eastern or North African 1 1.5%
- ☐ Native Hawaiian or Other Pacific Islander
- ☐ White 59 89.4%
- ☐ Other 2 3.0s%

8. Have you participated in any public meetings about the West Broadway Master Plan?

- ☐ Yes 8 12.1%
☐ No 58 87.9%

9. Do you feel that you have had adequate opportunity to learn about and participate in the West Broadway Master Planning process?

- ☐ Yes 37 56.0%
☐ No 29 44.0%

Why or why not? What would enhance input opportunities on future public planning projects?

- It would have been preferable to conduct this planning process with more in-person opportunities. However, the web site has a lot of detailed information, the hard copies of the draft survey have been publicly available, and well organized on-line opps.*
- This survey should help*
- Location close to amenities, character of neighborhood, diversity (of all kinds)*
- I have been able to attend meetings and see the progress over time.*
- I wish the City sent out fliers, about upcoming events and voting opportunities. We tax payers should not have to rely on groups like CREW to stick up for us and make sure we have a voice. The City only sends emails we have to know how to sign up for. Boo*
- I feel I have had some opportunity to learn but not much chance to actually participate in any planning process. I felt there was a meeting where we could share some opinions but in no way was anything guaranteed by the people running the meeting.*
- If I had more time, I am very busy with my 5 year old and do not have flexible childcare*
- More on the ground awareness building utilizing local businesses and communication channels within the neighborhood would help create equitable opportunities for all voices to participate.*
- Not applicable*
- I feel like this will be very impactful for many Missoulians... it would be nice if the city made this project and opportunities to engage more widely known.*
- send me info via email*
- I think public input is easily available*
- I am busy working full time and raising children. Short surveys or a meeting at Lowell school in the evening with food and child care*
- I can't remember hearing about it until now.*
- transparent campaign*
- As a renter, there is an uncertain feel to Missoula Housing situations that makes participation seem not as important to just keeping my rental*
- Haven't heard much about it until now. Canvassing the neighborhood, flyers and social media would reach me*
- Just saw a link on Facebook, more radio coverage about this.*
- I appreciate surveys and online platforms to offer public comment and input.*
- Many opportunities but not available to participate in most meetings.*
- I believe there has been a good amount of invitation for public input from the community*

- *Maybe I missed it! But besides learning that it was happening through Northside crew, I didn't really know it was going on.*
- *NMCDC, CREW and the Clark Fork Commons HOA have been very good about notifying residents regarding the proposed plan. I was not here in April, but have been keeping abreast of the plan via the website and YouTube recording of Oct 7th meeting.*
- *The online documents are very useful in learning about the project.*
- *This survey on Facebook was the first I had heard about it. I clicked to find out more*
- *I'm responsible for knowing Missoula*
- *more information in detail and have more meeting to explain what is going on.*
- *I did not know this was occurring. So it would be ideal if there was more outreach or posting on social media*
- *Feels like focus is on business owners rather than students/renters/families.*
- *Crucial element in "adequate opportunity to learn about and participate" has been CREW's active work on behalf of conversations, Zoom mtgs, etc., and also receptivity of city to respond to CREW's requests*
- *Hadn't heard of it*
- *Didn't know about it*
- *I had no idea about this, maybe mail info to residents*
- *Haven't heard of the project at all.*
- *Notice of events, mailers*
- *Never heard of it*
- *Haven't heard anything til now*
- *Events and information haven't been accessible & it's been hard to know what's going on*
- *The planning area is too small (so few citizens) to realistically encompass a somewhat broader democratic voice of those impacted.*
- *Received good notice through Office of Neighborhood emails, and Northside FB page but often not able to participate due to work and family obligations*
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10. The DRAFT Plan recommends a mixed-use, walkable neighborhood center including a mix of residential, commercial, and retail spaces in the plan area, with the following goals:

- 150 to 200 new housing units, including 50 to 70 affordable units
- 10 to 15 new workplaces that would employ between 300-500 people
- 10 to 20 new shops and stores
- Park space / long green
- New and redesigned streets with sidewalks, on-street parking, and street trees
- Increased trail and riverfront access

11. Do you support this type of mixed-use development in the West Broadway planning area?

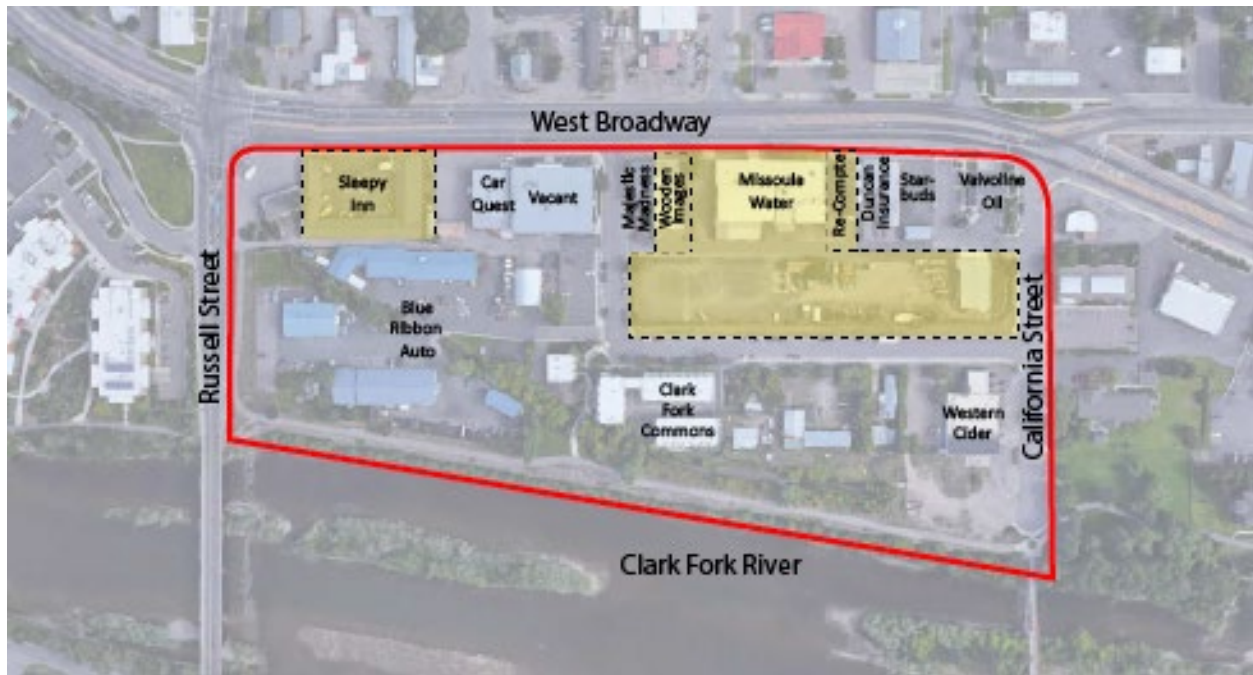
- ☐ Yes 58 87.9%
- ☐ No 8 12.1%

Why or why not?

- *Need to have a larger share of the housing be affordable, it also too dense*
- *All good goals. There should be more affordable housing units, closer to 80-125.*

- *As long as they are locally or cooperatively owned*
- *I love the idea of mixed use b/c there would be buy in from a diverse group of people, however I do feel concerned about how this will affect traffic flow on Broadway, Russell and from any I-90 routing*
- *All of the above is needed, and I really like the way the draft plan has incorporated the river and green space with those necessities.*
- *I don't want the buildings to be as large and as expensive as the condos near the ball park. We are still a neighborhood. There should also be underground parking.*
- *I would rather just residential. There is a housing shortage here and there is plenty of unused commercial space that could be used before a mini strip mall gets built in the west side. Businesses could stay closer to Broadway and other comm. Districts*
- *I do, except for the new businesses employing 300 to 500 employees. As it is right now in Missoula I can't even order a pizza because they do not have drivers. Everywhere I try to go has staff issues, lobbies are closed and hours are short due to staffing*
- *I support this plan, but believe more of the units should be devoted to affordable housing units based on the median household income for our neighborhood. I also believe that the business opps should prioritize local small business owners.*
- *Trader Joe's would be awesome and affordable to many*
- *Any kind of increased housing in Missoula is needed. And having additional access to the river means that there is easy access to downtown via the bike routes.*
- *PERMANENTLY affordable housing is the greatest need we have here in Missoula. Commercial and market-rate development move forward in a largely unhindered fashion, making it difficult for affordable housing of any kind to compete. Coexistence is key!*
- *Don't you know these termite mounds always fail and quickly disintegrate?*
- *Sounds like a thriving place.*
- *mixed use is an important urban design requirement*
- *Please keep the housing and businesses affordable, family friendly, unique and community minded. No marijuana shops, casinos or liquor stores please.*
- *Already has this*
- *But no because "gentrification" is gonna wreck my rent and my ability to live as an artist in the heart of Missoula.*
- *as long as it includes a local grocery store*
- *Support mixed use but until the Pov upholds its promise to the neighborhood of ensuring their clientele aren't spilling out into the surrounding area I do not believe people will want to invest in our area.*
- *I think it should be all affordable housing and emphasis on mixed use with green space. I do have some concerns with homeless population in this*
- *I support the need for affordable housing as well as mixed use for various user groups and residents to find the space valuable and desirable.*
- *I appreciate walkable spaces, and in-town housing units. I would like to see more affordable units, some service provision in addition to retail space, and a plan for working with the Poverello to support Pov guests right to access the West Broadway area.*
- *We need more affordable housing with community minded design and function. The business spaces would hopefully help local small business owners be present in the community when there is accessible walking paths and ample parking.*
- *I do support it but also worry about the increased traffic due to population growth.*

- *We need more houses, especially affordable units. This area is perfect for a walkable neighborhood with mixed use and a perfect opportunity to connect to downtown and the river*
- *Missoula needs more housing! And that place is perfect for housing, and public spaces. There isn't much going on there at the moment.*
- *I support density, mixed use, and an urban feel. This area has been neglected for too long.*
- *This would add so much to the city by providing more housing, jobs, and recreational activities.*
- *Honestly it depends on what kind of shops. They need to be able to contribute/be useful to society & not get shut down. And the affordable housing should actually be affordable. Like staying between 500-650\$ single bedroom apt or 600-800\$ for a 2 bedroom*
- *I just started a small health care practice and would love to have an office in a more walkable mixed use area. I want to be able to walk to work from where I live but also have space for my patients to park and other reasons to come to the area (cafe etc*
- *Walking & nature*
- *I like the planned businesses and housing but I would prefer it not to look fake and planned like the Old Sawmill District. I would like to keep the charm and unique characteristics of the current look while making the area more accessible and attractive*
- *make this area look better and work better for residents*
- *Yes but the affordable living numbers need to be higher*
- *This area needs to be rejuvenated with housing, including low income housing, and workspaces. I am concerned about the nonprofits that call this area home (i.e. the Poverello center). I hate the idea of continually pushing people out.*
- *As a single income household I am struggling with rent increases ; I hope more options in the city limits will help alleviate this*
- *Mixed use is crucial for this particular development and all future developments in Missoula to support the logic of daily life/living for all: health & safety, sustainability, walkability, bikeability, child care, shopping, human interconnection, etc.*
- *With affordable housing concretely required contractually*
- *More development to don't keep things up hotel to go?*
- *Walkability*
- *We need both residential growth and business so the latter can help pay for the former.*
- *Mostly, or at least most of housing units should be affordable.*
- *Leave us alone.*
- *More affordable housing. Well above the bare minimum.*
- *Only if it includes amenities for houseless neighbors – not enough housing that's affordable to 80% AMI + below*
- *Mixed use: Absolutely with only market rate housing – not the affordable housing (see #13 below)*
- *More housing is important, as well as taking this opportunity to improve non-motorized transportation system and greenway/parks*
- *50-70 affordable units out of 150? Do better Missoula.*



12. The City owns four parcels of land within the planning area. Do you support using City-owned property for a mixed-use development that includes affordable housing and new public spaces?

- ☐ Yes 61 92.4%
☐ No 4 6.1%

Why or why not?

- *We need as many affordable housing units as possible*
- *I guess if the city was compensated and could use the funds to support other needed programs in Missoula, that would be fine.*
- *It's smart and efficient.*
- *Hopefully the City will make things like affordable housing*
- *More affordable housing and public spaces would be greatly beneficial!*
- *I support affordable housing, I live at Clark Fork Commons, which is affordable housing. I am not sure how the homeless situation will be addressed in this neighborhood, now it is quiet scary and I only walk with a weapon, never let my child play outside*
- *Yes, but I hope city does not then place the payment of affordable housing and mixed used properties onto the tax payers who may not get to use what the city thinks should be there*
- *If the city doesn't invest in affordable housing, then there will be no place for working class citizens to live.*
- *City-owned land should be used to meet the city's most urgent needs whether it be parks, business, or housing. Mixed-use space is a solutions-oriented opportunity for development and sustained support of an area that is currently problematic*
- *Putting low income people together in a termite mound always fails. Low income housing must be integrated throughout the city to be successful.*

- *Would benefit many*
- *it's important that the City demonstrates sound urban design practices*
- *it is important to support our local community residents with affordable quality of life living options. Can we get a footbridge over by MRL tracks at McCormick park? Provide some green open public space.*
- *Waste of city money*
- *more affordable housing is needed. Less than \$400k for a 2 bedroom!*
- *Yes, I think the city-owned properties should support mixed use to support the various needs of residents and visitors alike.*
- *No Answer*
- *It is currently a bit difficult to get in and out of those businesses and redevelopment of the area would hopefully make it easier to access and help local business thrive.*
- *We obviously need more housing, just tough that so much development is concentrated on the Northside/Westside.*
- *We need housing...*
- *We are currently in a housing crisis. This is what our citizens need most at this point in time.*
- *We definitely need more affordable housing*
- *Again.. as long as "affordable housing is actually affordable. If a person makes min wage they make 1400/month. You have to make 2.5 times rent so rent should only be 560 tops for a single person household (a 1 bedroom)*
- *Yes but affordable should always be defined*
- *There needs to be more affordable housing in Missoula, especially near the downtown area*
- *We are in a housing crisis. We need affordable housing close to work and social services such as the food bank. Hi*
- *For all the same reasons listed in Answer 12 (I ran out of characters there). City should actively support the health, safety and well being of all residents.*
- *Make Broadway a light rail corridor.*
- *Shelter for transients?*
- *It really depends on the details, but housing is a major issue in Missoula*
- *We need more housing*
- *City should not be in real estate development.*
- *We need affordable housing & it's the City's job to ensure we have it if the market doesn't – housing is more important than commercial/retail*
- *The Westside is already impacted by many affordable housing and social service facilities. New affordable housing needs to be sited in other neighborhoods that don't yet have much.*
- *Both affordable housing and welcoming public spaces are super important. As density increases in the Northside and Westside need to see similar increases in greenspace*
-

13. The Plan recommends between 10 and 20 new shops, stores, and cafes within the study area. If you live or work in this area, what businesses or services do you wish you had that are not currently available? Select the top three (3) that you would utilize most often.

<input type="checkbox"/> Childcare	20	30.3%
<input type="checkbox"/> Community Space	31	47.0%
<input type="checkbox"/> Education	4	6.1%
<input type="checkbox"/> Entertainment	13	19.7%
<input type="checkbox"/> Food & Beverage	40	60.1%
<input type="checkbox"/> Groceries	21	31.8%
<input type="checkbox"/> Healthcare Services	4	6.1%
<input type="checkbox"/> Personal Services (haircuts, accounting, etc.)	10	15.2%
<input type="checkbox"/> Retail (clothing, furniture, hardware, household purchases, etc.)	11	16.7%
<input type="checkbox"/> Other (please specify)	5	7.6%

- *No headshops*
- *I am happy as is.*
- *Neighborhood (limited services) post office*
- *Financial Services / Banking*

14. The plan proposes to reduce or eliminate parking requirements as one strategy to encourage more affordable housing. Do you support less parking if it means more affordable housing?

- ☐ Yes 47 71.2%
☐ No 19 28.8%

Why or why not?

- *We need to house as many people as we can. That's our first priority*
- *As long as there were increases to bike lanes and bus schedules so alternatives to cars were encouraged*
- *Where do you park? Along those newly beautiful streets. Missoula still relies on vehicles, and will for the next decade at least. The cars have to go somewhere.*
- *You are asking me to either prioritize having a parking spot or a place to live. Just because a person is "low income" does not mean they won't have a car. Make some parking underground. Build spaces where we can all park since we all have cars, duh*
- *Parking will always be a struggle, if harder parking but more rooms to live in is the answer, than car owners could weigh that as another tax to own a vehicle in a growing city. sustainable transport is often cheaper in the long run.*
- *We need affordable housing. We'd probably be homeless if it weren't for Clark Fork Commons*
- *My hope is that with less parking there will be strategic and built environment encouragement within the development for other forms of transportation: bus stops, bike lanes and racks, pedestrian crossings, etc.*
- *Affordable housing should be the city's most important priority.*
- *Missoula should reduce housing requirements for ALL development. However, this necessitates an increase in bus service to this area and high quality bus stops.*
- *This type of project is doomed to fail like they always have everywhere. Don't you know the history of The projects?*
- *We have to wean off cars, though I still haven't.*
- *the day of the auto must end soon, this is one way to promote public transit*
- *There is plenty of parking downtown and in this area. There are also many good, sustainable transportation options and connections in this area. It is one of our goals as a city to reduce our greenhouse gas emissions and transportation emits the most.*
- *No quality of life*
- *No Answer*
- *people can walk, bike or use the abundant free public transportation. We need more housing, not parking.*
- *It is not realistic to think people won't own or drive cars. Maybe reducing the number of parking spots would work but eliminating parking requirements would be unwise.*
- *Where are people going to park if you take this away? Does not seem like a good business model, how will people support the business if they can't park to shop.*
- *I think there is ample parking and public transit within the greater area and affordable housing needs to be prioritized.*
- *Affordable housing is more important than parking. Public transportation should*
- *We need all the affordable housing we can safely get. Parking could be accomplished as underground parking or a parking garage nearby.*

- *I do support but it does sound a little problematic for neighboring residences and businesses.*
- *Absolutely yes - we just need more housing and can more easily deal with less parking (and less cars...)*
- *I support reducing it but not eliminating it.*
- *The question is misleading ... CFC residents HAVE garages and still the parking situation is tight. A better question is "do I support requiring buildings to have underground parking or alternatives to surface parking requirements?". YES!!!!*
- *But there still needs to be parking options provided for folks who live there*
- *Depends. There needs to be at least enough parking for the residents. Customers need parking too though or they may not bother to get services*
- *Why are the two thing opposed? We live in Missoula and having a car is vital for being able to get to employment. Eradicating parking as a cost of low income housing doesn't work. Find a solution that involves both.*
- *Busses are free, so is walking, cycling*
- *there are so many people need affordable housing*
- *There is always a need for more parking. They put in an eleven apartment complex across the street from my house with only eight off street parking spots for which do not effectively provide for the apartment complex as I am constantly fighting for my own*
- *Housing should always come before parking. We have a housing crisis and it would be nice if this area became more walkable and bike-able.*
- *Less parking, tied to a concerted effort to encourage fewer vehicles/less use of fossil fuel, affordable transportation, greater safety, etc., is crucial to our city's best practice future.*
- *Need more housing*
- *Only if residents are prioritized w/ on-street parking that's available – poor people shouldn't be expected to just not have cars.*
- *Build spaces for humans rather than cars.*
- *Accommodating parking requirements in high density areas ends up wasting so much valuable space, and when there is good proximity to public transit and non-motorized infrastructure it is less necessary*

15. In 10 words or less, what do you love most about the neighborhood you currently live in?

- *Lots of kids; not so much traffic.*
- *feels like community, everyone is friendly*
- *Community garden, park, sidewalks for walking, close to trail*
- *It's a diverse, more affordable working people neighborhood with mixed zoning.*
- *Location close to amenities, character of neighborhood, diversity (of all kinds))*
- *Great for dog walking, trails, park space although we will be losing the whit pine park...and no one has told us where or when it will be replaced.*
- *Ice neighborhood*
- *It's grit and diversity. The history and type of folks that are attracted the Westside.*
- *CREW and my easy commute to work*
- *Those places are a mess, a real challenge as a bike, car or pedestrian. Many pedestrians often near pov crossing unsafely and a crosswalk could be very beneficial.*
- *the river. my neighbors. Cant think of anything else. So much meth, violence, drug deals, stealing, I've even witnessed public masterbation and luring my child, this neighborhood sucks actualyscary. We should have bars over windows homeless try to get in*
- *It's a mixed house neighborhood so lots of single houses and apartment complexes together. I think that type of house diversity instills an authentic sense of community*
- *The community of people who care about one another and strive each day to help everyone live a better quality of life, especially those most impacted by structural racism and its resulting inequities of access to services and resources.*
- *Love my neighbors and ability to walk downtown*
- *Community vibes, down to earth, river!*
- *Being close to the river and bike trails!*
- *Parks and trails*
- *My neighbors*
- *I love that the Northside brings together a variety of people and has a stronger neighborhood sense of community than any other area in Missoula.*
- *Neighbors are nice, mutually accepting and mind their own business*
- *Walkability. Neighbors. Trees. Open space. Close to lots.*
- *walkable destinations (downtown, trails, University)*
- *The neighbors are friendly. I love Lowell school.*
- *quiet, quirky, easy connections to downtown.*
- *Close to GF*
- *I'm a short walk to downtown, groceries, our fair city's amazing bus line....and there is still history here, inspiration and community and love!*
- *neighbors know one another and help each other out.*
- *Parks, neighbors, Draught Works and close to downtown*
- *Diversity, not too fancy, local, real people, relatively affordable.*
- *Sidewalks, friendly neighborhood, access to groceries and more.*
- *I love that it's mixed income.*
- *It's central part of town. Walking distance to downtown, the university, local grocery shopping and 3 blocks from the hip strip.*

- *I love the community feel and diversity of the Northside/Westside. I also love the proximity to downtown and open spaces.*
- *I don't live in this neighborhood, but I am close to downtown and that is huge for me and I think that would be what I would love about this neighborhood*
- *Close to trails and good neighbors who own their homes*
- *Accessibility to amenities and community feel.*
- *Close to river and downtown, yet away from bustle.*
- *The sense of community and good neighbors.*
- *Access to the river*
- *Walkable, green, affordable, parking*
- *I'm able to walk to work and to downtown*
- *Quiet, caring, everyone has their own space*
- *nice view and convenience*
- *The community. It's the people that make the neighborhood.*
- *It still feels very Missoula.*
- *The location*
- *I love walkable sidewalks, bike lanes and paths, and closeness to grocery store!*
- *Seeing and getting to know each other (walking, biking, etc.)*
- *Close to town bike*
- *It's a great location for walkability*
- *Close to bike path a lot of parks*
- *Central location*
- *I love it!*
- *Access to the riverside & parks*
- *Walking access to downtown*
- *Yes*
- *My neighbors*
- *The grocery and open spaces*
- *Sidewalks with Little Free Libraries and happy kids at Park.*
- *Diversity and access to Downtown, bike paths, and work (which is in the West Broadway corridor).*
- *quiet neighborhood, near downtown and open space, and great neighbors*
- *That neighbors are resisting outside corporate companies coming in and buying our block up to build condos no local can afford*

16. The plan proposes a new crosswalk on West Broadway at Burns Street and a roundabout at the West Broadway/California Street/Toole Avenue/California Street intersection as strategies to make West Broadway safer to cross. Do you support these strategies?

- ☐ Yes 55 83.3%
☐ No 11 16.7%

Why or why not?

- Its currently hard W Broadway, and hard turn left onto California when biking. Please improve.*
- Most definitely! All of the above plus safer trail access along the river (lighting, etc) are really important to help connect the area to downtown and the rest of Missoula.*
- unique, homey, friendly, non- thoroughfare, green spaces, easy commute*
- that would be great I dont attempt to cross broadway, plus I have to go by California which triggers my ptsd from all the violence I've witnessed, it's too scary to walk over there.*
- I live within a block of that intersection and I often have to wait close to 5 minutes to cross broadway.*
- Getting cars to slow down, reducing street width for vehicles, etc., promotes a safer environment and offers opportunity for esthetically-pleasing, built environment that encourage and normalizes pedestrian and bike traffic.*
- To have success for low income housing it must be scattered throughout the city. DON'T PUT LOW INCOME PEOPLE IN A GHETTO! Why are you doing this?*
- You should have a not sure option*
- roundabouts have proven to be successful*
- Waste of money*
- Yes, but only if Broadway become 4 lanes again. 2 lanes hasn't stopped people from crossing at night in dark clothes. Have been on at least 3 of those incidents. Definitely more cross walks w/flashy lights*
- Something needs to be done at Broadway/Cali/Toole, not sure a round about is the most effective, many people turn L on to toole and I could see it really backing up traffic.*
- Those intersections need to be safer for residents and visitors, especially foot traffic to support the mixed use.*
- Less emissions with roundabouts and encouraging walking.*
- I support it if the roundabout is done well.*
- Safety for pedestrians, bikes and cars is the biggest benefit for this plan*
- I support crosswalks, but unless ped transfer is synced with Russell/Broadway traffic, it will be frustrating to peds and drivers alike. I like circles, but intent seems to slow traffic on Broadway. We are removing cross town arteries ... not good!*
- West Broadway is not pleasant to cross most areas, it's not pedestrian friendly.*
- A new crosswalk would be great. But it's too busy there for a roundabout unless there's a second lane*

- *Once people learn how to properly use a roundabout, they are great! It's the folks who don't know what to do that make them frustrating. More public education on this would help. Like partner with adjacent breweries and use their coasters to educate folk*
- *Although most don't know what Yield means...*
- *there are not enough cross spots on broadway*
- *I do not feel a round about would control the flow of traffic in that area would be safe for the people who already live in that area.*
- *Any and every thing to make West Broadway safe or at least safer (!) to cross is highly important!*
- *Pedestrian overpasses obligatory. Surface street idea is vapid lip service.*
- *Too dangerous right now*
- *The roundabouts here are tooooo small!*
- *I walk along Broadway daily, and these changes would improve the experience*
- *The light is fine*
- *Money could be better spent*
- *Need elevated crossing / ped/bike bridge over broadway – traffic circle yes*
- *Connectivity north to south from neighborhood to river trail and to walkable amenities is more important to neighborhood vibrancy than car drivers going to Costco.*
- *I work on California Street and I live on the Northside. I wish it was easier to cross Broadway for my kids who bike to CS Porter via the CA ST. Bridge and I wish it was easier to get across Broadway to/from Toole.*
- *easier access across west broadway to get to bike path is important for non-motorized transportation network*

17.If the study area is redeveloped as recommended by this Plan, would you want to live in, or continue to live in, or near the area?

- ☐ Yes 59 89.4%
☐ No 7 10.6%

Why or why not?

- *it will be too dense, too many people.*
- *I like living here.*
- *just depends on noise*
- *It will make my home an ever better place to live! Walk or ride a bike to work or to grab a beer? Yes, please. Be able to finally walk or ride my bike from my house to town or across town safely with my children? It would be amazing.*
- *I am torn really. This should still be a neighborhood of sorts. I wish the units could be not massive but more quaint like Clark Fork Commons, which include garages. It will suck to go from having 4 houses on Cedar St to 500 more beds. Wowza*
- *vicinity to downtown while also being secluded and residential. Lots of history and friendly neighborhoods. I hope the plan could improve the neighborhood and the businesses that do develop promote community and keeping dollars local.*
- *I have to, we have no where else to go. We cant afford anything else in missoula even though my husband makes 25.00 an hour and we have good credit. We're stuck in the ghetto. like to see safe enough to have children outside people looking for fixes gross*
- *I love this neighborhood because of its people and proximity to everything*
- *This will make the area feel like part of downtown and less of a wasteland. Make Russell/Broadway an entrance to town, and would be great for a bridge over the railroad for Russell.*
- *No one shout have to live in a ghetto.*
- *It sounds safer and more desirable than now.*
- *currently the urban fabric is awful; a vibrancy and warmth is badly needed*
- *I can't afford to live anywhere else in Missoula. Housing is too expensive.*
- *Waste of money*
- *As long as somebody doesnt get the stupid idea to turn the old school house neighborhood int air bnb's like by bernices*
- *selling my home would not allow me to purchase another one anywhere in Missoula. Housing prices are too high.*
- *We're not going anywhere whether the POV gets worse or the neighborhood gets fully gentrified.*
- *I bought a house and don't plan on moving.*
- *Currently been searching a few years for affordable housing for my family and I. Would love to not have to move an hour out of town to be able to afford to own a home.*
- *I'm so curious to see how things change.*
- *Proximity to river and downtown*
- *I would visit more shops close to where I work.*
- *As long as it doesn't raise my rent. I can't afford to pay anymore.*
- *This area needs a facelift to make it more accessible and usable. Right now, I would not walk alone in that area at night.*
- *I love my home, my place of employment, & MSLA*
- *I want to live close to schools when the kids are young*

- *It would help eliminate a lot of open space utilized by the homeless and it makes me feel unsafe when walking in the area right now.*
- *Infrastructure, perhaps particularly in Northside neighborhood, is in serious need of repair in order to improve safety, well being, livability, pleasures, pride, feeling respected and seen in daily life.*
- *Nowhere else to go. No, seriously.*
- *Like the mixed use, like neighbors in condos*
- *As long as the homeless don't take over*
- *Pov crowd is growing and making area less desirable.*
- *We are comfy where we're at*
- *Not enough emphasis on those most in need – plan is just going to gentrify*
- *Mixed use, multi-modal connectivity and the river.*
- *Would be another great, walkable destination from Northside*
- *We can't afford anywhere else in Missoula*

18. Is there anything else about the DRAFT Envision West Broadway Master Plan not addressed in the questions above that you would like to comment on?

- I wasn't able to enter info for #15 – but I think a local drug store could come in handy in the area, a mini cvs or walgreens type store.*
- If all hits the fan, please consider building the roundabout and increased safety to the river trail. This is a really important aspect of this development. Of course you want to plan for future residents, but please don't forget about us that live here now.*
- When the Flynn ditch is closed, I would like to see a community garden added into and in front of Clark Fork Commons. The light is amazing and not utilizing it would be an absolute shame. I also do not want a public sidewalk in front of my front door, like this plan suggests. What about my safety? Gardens please. I need a buffer from all the people that will inevitably be on the bike trail and sidewalks. Please respect and value my even though I live in a "low income" housing unit. I still pay taxes and work my butt off to make it all work.*
- bike paths. local businesses. stipulations and limits on weekly rentals and air bnbs. bus access*
- Please move the pov. this is a horrible place to raise a child. It's disgusting, from trash=litter all over, people shooting up on the street, people pooping publicly on the trail, Screaming aggressive mentally ill people. I've been followed, I've been sexually harassed and my dog has been poisoned with meth and ended up in emergency from walking the trail. Please make a dog park! Everyone here has dogs and no where to walk them and since she ate meth I am scared to walk her. please move all the rvs with hoarding junk up and down streets so that my kid can have a normal outdoor experience without fights and drug deals. my child has witnessed my dog eat human poop and toilet paper and me freak out. this neighborhood or center of drug and violence has triggered my ptsd and anxiety beyond belief. and the police do nothing. The man that shows his penis on the bridge the police don't even show up for half hour. I literally can't walk my child without fear of attack. I carry a gun. He says mom do you have your gun?! because he gets scared when screaming mentally ill on meth approach us. maybe missoula instead of wasting money on crap could make this neighborhood livable by removing the pov. no matter what nice you do here, I guarantee they will destroy it, poop on it,*
- Before you implement this doomed project study the many alternatives. This ghetto you seem to want to construct is an abomination. Don't you see that?*
- Not much mention was made regarding public transit and bike trails/paths*
- Who is building. Who is investing. Who is commercial.*
- hire local contractors*
- This plan, along with all city growth plans, do not address increased need for emergency services as Missoula grows. I totally agree with setting up the area for success but we consider all issues that come with growth. Having beautiful walkable neighborhoods doesn't erase traffic, crime, medical emergencies and fires. Ensure basic services are funded along with this plan.*
- I'd like to have the specific definition of affordable housing put in, is this for people who make less than 30k, 50k, or what? And what about the situation at the POV, many of those folks hangout by the river and it can be a little sketchy for kids down there, how will this issue be addressed.*
- Please continue to prioritize affordable housing.*
- The Poverello Center needs to be upheld as a critical service to the community. As development surrounds the Pov, new neighbors might have issues they look to the Pov staff and to the city/law enforcement to address. There needs to be an intentional effort on the part of developers/planners to help residents be good neighbors to the Pov.*

- *As a Lowell employee and Northside resident I think it's really important to consider the significant population growth to this area and it's affect on school zoning.*
- *Many of the survey questions were actually two questions, making it hard to answer with a Y/N for both (e.g., new crosswalk at Burns Street and a roundabout). I support one with reservations and not the other. Parking will become a very large issue if it is not solved as part of the initial plan. There are several opportunities for education (e.g., getting CFC folks to actually use their garages), but the fact remains that each residence will need parking for 2 vehicles and opportunities for visitors to park. When business entities are added to the mix, parking will become frustrating, if not adequately planned. It is pleasant to dream about a time when we all drive less and families only need one car, but the reality for many low income residents is 2-3 jobs for each person in the residence. Car commuting and a place to store that car near a residence is required. One idea might be a parking permit system (like the University area), with a very tight regulation on the number of total permits and the number of permits per residence. Also, designation of permit-only parking areas and numbered resident parking areas might also solve some of these problems. This might be implemented "quickly" and tested on CFC residents. As I said above, getting folks to use actually use their garages will take some education. Nothing like a bit of carrot and stick to motivate folks. The plan does a very good job of incorporating green space into the urban area. I would like to highly encourage the redevelopment of the FL Ditch in this same vein. Living at CFC, I am amazed at the biodiversity, like a little oasis, next to the big river. I would propose that some of the Ditch remain as ponds and any "recovered areas" could become community gardens and greenway buffers.*
- *Have a variety of commercial businesses that aren't just pot shops or breweries (maybe one.) Also a small botanical garden, since Missoula is the Garden City, would be awesome.*
- *How long would construction take?*
- *Sidewalks in MSLA need repairs*
- *I like the plan to redevelop this area, but at the same time I don't want the plan change my view too much, or make us lose our privacy*
- *This could displace the homeless who utilize the area for living space right now.*
- *I am in a not uncommon salary range that does not qualify me for affordable housing but that makes paying current rental rates extremely difficult as a single person; it currently consumes (with bills) over half my monthly income. I hope that this plan can take people like me into account when setting rental rates and property values.*
- *We live in crucial times and circumstances here in Missoula--and beyond. Vigorous attention to individual and collective well being is essential and requires active, innovative seeing and re-seeing of problems and new prospects regarding where and how we all live,*
- *Imposition of a commercial redevelopment tax in the area to fund public outlays, goals.*
- *More detail on affordable housing what price pt*
- *Is it actually going to happen this time?*
- *I'm concerned about the possible effects of the Poverello crowd on this.*
- *Want homeless people to have houses, bathrooms, and garbage collection. Need better jobs and money.*
- *Burial of power lines; development of sidewalks.*
- *Leave us alone.*