

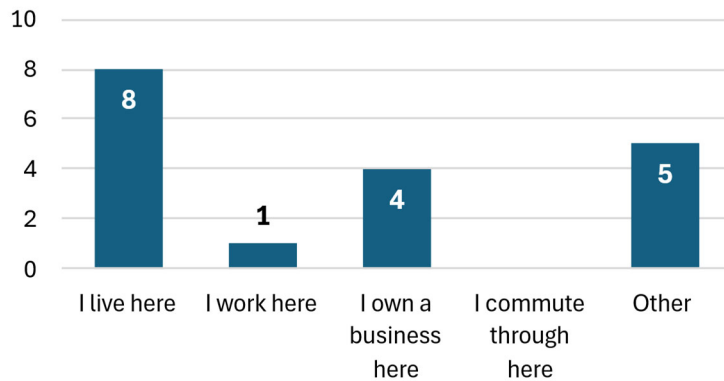
Federal Enclave Open House, February 10, 2026. Survey Summary

Open House #1

The open house provided the opportunity for residents and property owners in the Federal Enclave to learn about HB24-1313, talk to staff, provide their thoughts, and complete a survey. In addition to the boards and materials about existing and proposed zoning for the Federal enclave, PWD Transportation staff and their consultants had boards on the Comprehensive Safety Action Plan.

From the sign-in sheet, 21 people attended the open house. Fifteen survey forms were completed.

1. What is your relationship to the Federal area?

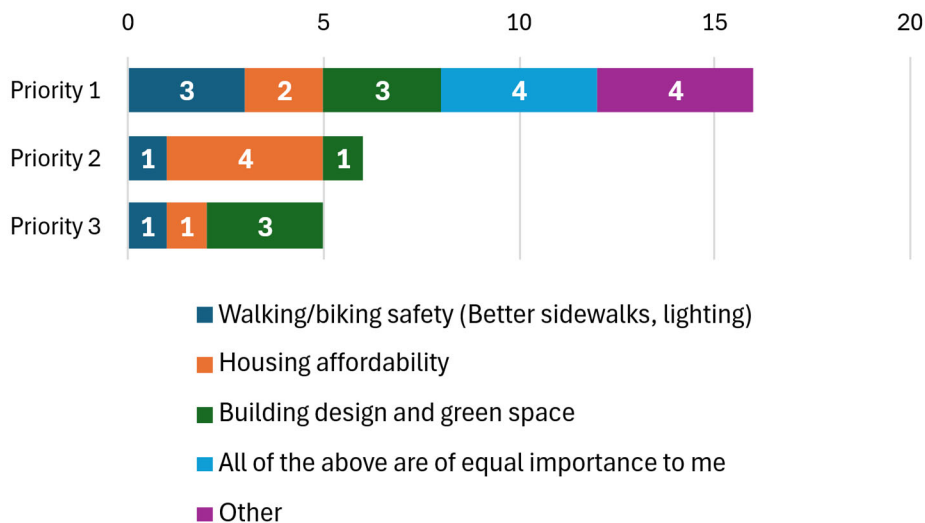


The “Other” category included the following responses:

- Work adjacent
- Own a property that is a rental
- My client owns a business here
- I own property (vacant) here
- Own property

2. As we plan for more housing near transit, which of these is most important to you?

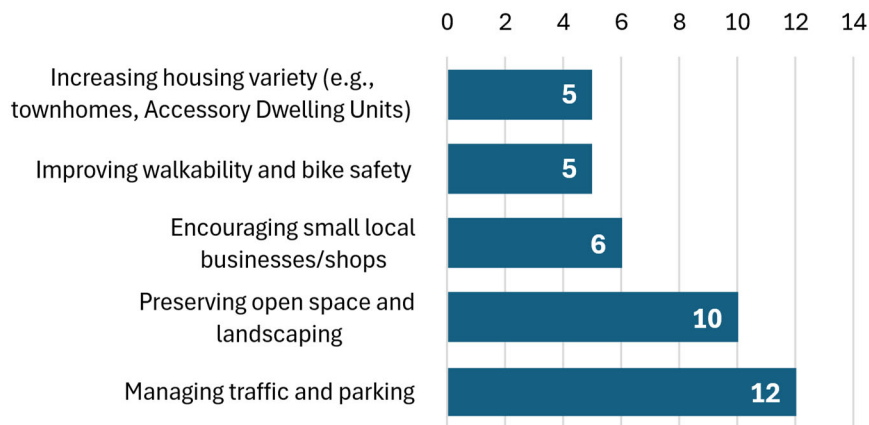
Respondents were asked to check three boxes in order of priority.



The “Other” category included the following responses:

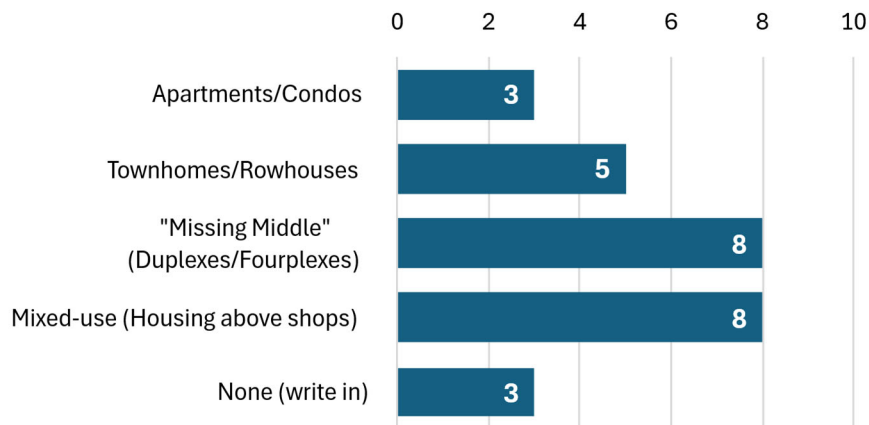
- Don't like the impact on the somewhat quiet neighborhood
- Reduce unhoused population
- With Loretto Heights being developed we don't need any more apartments or traffic
- We don't need more housing. Don't need more traffic & we don't need more people in our little area.
- Ability to use land to more benefit.

3. Which of these goals is most important to you?



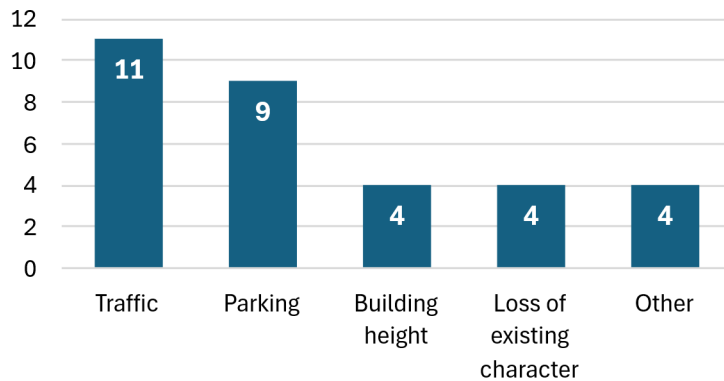
Managing traffic and parking emerged as the most important goal for the respondents. The second most important goal is preserving open space and landscaping. It is apparent that residents and property owners value the landscaping and “green” character of the area.

4. What types of housing would you like to see more of in this area?



There were three write-in comments, all of which stated that single-family residential was what they most wanted to see in the area.

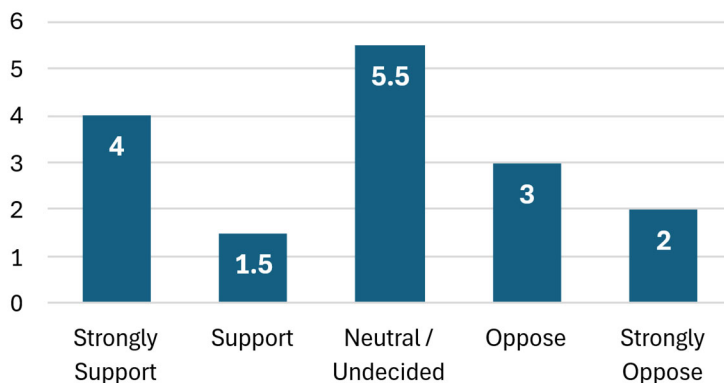
5. What is your biggest concern regarding higher-density zoning?



Traffic and parking are the biggest concerns regarding new development. There were four comments in the “Other” category:

- Residents being pushed out
- None
- None – we need affordable housing served by good transit
- Higher density.

6. How do you feel about the proposed zoning changes overall?



(Note: the .5 numbers are because one respondent checked two boxes instead of one, so the answer was split between the two categories.)

7. What concerns do you have, or what would you change?

- Improve connectivity between Loretto Heights & Sheridan/Trail
- Don't want tall buildings blocking my “view” of the mountain.
- Too much traffic, more issues with lack of parking.
- Too many people, noise.
- More traffic congestion on Knox/Lowell.
- My concern is our nice area with [sic] be changed drastically. Traffic is already a mess in the area.
- This WILL cause more traffic, higher crime, higher property taxes.
- Change always brings concern, but meetings like this are great and help us old-timers dispel our fears. Thank you!

- Law enforcement, including crime, parking, etc.
- We have lived in our house since '88 and we like the lower density. I understand people need a place to live but with more density comes traffic and trash and sometimes bad actors. (We've seen that with the Renaissance [sic] on Girard).
- I am concerned about traffic accidents & crime. I also about the character of the neighborhood. I hate square buildings that are going up for houses.
- Need to study more before submitting questions.
- Need more info
- Need more info