

Leslie Clayborn
4100 Mullan Road, Unit 907
Missoula, MT 59808

Missoula City Council
435 Ryman
Missoula, MT 59802

August 29, 2019

Dear Council Member,

I am writing this letter regarding the rezoning of Hellgate Special Zoning District to B2-1 Community Business.

It is with much passion that I write in opposition to rezoning Hellgate Meadows to an area where, as you describe, multi-dwelling buildings and greater density will be created.

I have attended several meetings and my feel is that if the city were to develop that land to match Pleasant View and Hellgate Meadows you would find very little opposition.

I heard it stated that we need more places for people to live so they don't have to commute from the surrounding areas and that Missoula is missing out on economic opportunities because of that. There has not been a study that proves the people who are commuting are doing so because of lack of housing or lack of affordable housing. It is possible they choose to live outside Missoula for many reasons. I also question that by the time these homes are built they will qualify as affordable.

This area already is home to over 1100 apartment units. That number is from the apartments along Mullan and several small buildings behind them. Do the math ... when you think the majority of those units possibly have TWO cars. Now add new apartment complexes and it can get pretty alarming.

Please don't add to the mess that already exists by adding more apartment/condos dwellings. Duplexes and 4-plexes at least become part of a neighborhood. **Apartment complexes don't belong on that land.** We already have a huge group of them on Mullan.

I have attached a map of the area I'm referring to. I drive through these streets every day where only one car can pass. All the pink roads are basically one lane streets because if cars are parked on both sides of the streets, two cars can not pass. One car must stop and hopefully pull over if there is a spot or back up. I urge you to see for yourself and take a drive over to that neighborhood. The yellow curbs that are painted to allow for better flow of traffic are never monitored making some corners impossible to pass through with parking on both sides of the street. I'm guessing those roads will

continue into the new neighborhood and your plans may be to widen the new roads BUT, and this is a big BUT...if a person wants to go east through Hellgate Meadows the traffic will be squeezed down to one lane. Yes, we know Mary Jane will go all the way from Mullan to Broadway, but you don't have any control over the number of people that will choose to go directly east through Hellgate to get to Reserve. The impact on Hellgate Meadows will be tremendous. Safety will be compromised. The issue with the growth of traffic will be compounded by the building of apartments/condos and any type of dwellings that stack people on top of each other. One of the reasons the street is so congested with parked cars in that neighborhood is that the city did not require the necessary parking spots. The blue line is an example. That is a row of apartments with very limited parking in back. The street in front is FULL of parked cars on both sides of the street all the time, creating only one lane of traffic.

From meetings I have attended, I have heard the thought behind limited and narrow streets was to have more people take buses. That is not happening. Let's be realistic, many homes have 2-3 cars. There needs to be space for those vehicles. If your plans are similar to the houses in Hellgate Neighborhood that is a step in the right direction **IF** you take into consideration practical traffic flow. At what point are the city planners going to take responsibility for the quality of life in Missoula's neighborhoods. By allowing apartment buildings you are taking away any possibility for a neighborhood to exist.

I realize that with this development will come increased infrastructure, but I am very skeptical that it will relieve anything, especially if the property contains apartment structures. There's no way we will come out ahead with traffic improving. When you start stacking people on top of each other, the new infrastructure will not be sufficient.

Please don't allow money to be the bottom line when it comes time to develop this piece of property. Hopefully it can be done tastefully. Mixing commercial into a neighborhood can be helpful when it compliments and adds to the sense of community. Coffee shops, bakeries, small restaurants can add to a community if done right. B2-1 zoning allows for much larger businesses and that again does not add to the feeling of community for a neighborhood.

In closing, I want to voice strong objection to the building of any apartment/condo complexes on this piece of property. I know many others in this neighborhood are also voicing their objection to the possibility of apartment complexes and high density living. I hope you stand with us and hear our concerns and vote against this rezoning. We all know that land will be developed... we are just asking for an area that is a neighborhood, one where you can travel through with ease, and have pride and a sense of well-being. Tall buildings surrounded by asphalt does nothing to add to quality of life.

Leslie Clayborn
4100 Mullan Rd. #907
Missoula, MT 59808

