

March 3, 2019

To: Missoula City Council

From: Don & Karen Henrikson

Re: Hillview Crossing TED

- Thank you for allowing Don to speak regarding this project at the City Council meeting of January 17, 2018 and the Land Use & Development Committee meetings of January 16 & 23 and February 27, 2019. We appreciate your listening and consideration.
- If you have not had a chance to look at the area of the proposed development, we urge you to drive by and note the huge amount of snow that will have to melt one of these days. Also drive through the Wapikiya area and particularly Saranac Drive and note also the huge amount of snow that will be melting. Since the snow has been steadily accumulating the level of the street is now higher than the end of our driveway.
- Now that the sun is shining again we can tell that at this time of year (and beginning in late fall and continuing until now, there will be a safety hazard for motorists exiting the development to head downhill. Before turning left they will look right to see cars heading downhill and be blinded by the sun. A pedestrian crossing there could face the same problem.
- What is the plan for containment of sediment from runoff should it rain during the grading process?
- The meeting on February 27 was the first time we heard about a retention(?) detention (?) construct which will evidently be below the lowest street in the TED. We need more information on this.
- We remain very concerned about geo-technical aspects of the proposed development. We have witnessed the effect of hill movement because a portion of our backyard is hillside. We terraced a place for our garden and built a retaining wall to hold the garden. Three times we rebuilt the wall due to that movement. One rebuilt occurred after the top of the three-foot wall tipped out 6 inches. This wall has footings 12 inches deep and is made of concrete blocks. Granted, frost may have played a part; if so, retaining walls in the development could also be subject to frost as well as hill movement.
- A concern remains about who or what will be liable for any financial negative impact for anyone living below the TED.
- It seems to us that this development has so many issues that continue to cause concern that the Council needs to be positive that whatever your decision, it is based on solid research and science.

Thank you.

Don & Karen Henrikson
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Don Henrikson Karen Henrikson