

Public Comment Received 9/3/2021
500 South Higgins Avenue Rezoning

Comment	Date Received	Name
<p>I agree with the commenters who are voicing support for this rezone to be approved, prioritizing adding dense housing via vertical building, minimal parking spaces, mixed-used with ground-level commercial space, and access to trails (as the developer has indicated). Zoning for new, dense buildings via infill projects like this is how we simultaneously combat the housing and climate crises. I firmly believe this project should be given a large density bonus of greater than 43 units/acre, and/or removal of mandatory minimum parking requirements in exchange for a portion of units set aside as dedicated affordable housing. These allowances would maximize the benefit the redevelopment of this lot can provide to our community and the climate alike. I also believe that this project should capitalize on the verticality it will be allotted if the rezone is approved, and build to the building height maximum of 125 feet in order to maximize the residential use of the valuable land it sits on (seriously, this location rocks), while moving us closer to our housing and climate goals. - Mason Dow, Climate Smart Missoula mason@climatesmartmissoula.org</p>	9/3/2021	Mason Dow