

From: [Aaron Wilson](#)
To: [Kaitlin McCafferty](#)
Cc: [Jon Sand](#); [Ben Weiss](#)
Subject: RE: Request for Comment: Rezone at 2520 Schilling Street and 2134 Dearborn Avenue
Date: Thursday, September 16, 2021 10:57:05 AM

Hi Kaitlin,

I apologize for being slightly behind on these comments. Hopefully they will be useful for your evaluation of the rezone request.

Overall, Infrastructure & Mobility Planning supports the request to rezone the property to B2-2. The central location supports the region's "focus inward" approach to growth. Increased intensity of use helps meet regional transportation goals while the existing transportation infrastructure is in place to support the rezone.

The subject property has access to the following transportation facilities:

- Within a half mile of the Mountain Line Southgate Mall Transfer Center
- Approximately three blocks to stops on Mountain Line's Route 8 along South Avenue
- One block to Bitterroot Trail and therefore connected to the regional primary commuter path network.
- Located on the Schilling Street Neighborhood Greenway
- Existing sidewalks provide safe and accessible access from the property to transportation options

The proposed zoning will intensify the land use, adding more people and therefore more trips to and from the site. These trips will have impacts to the transportation system. Schilling is a Neighborhood Greenway and as such, vehicle volumes should be kept under 1K AADT and traffic speeds should be kept between 15-20mph. Dearborn provides direct access to the Bitterroot Trail and faces substantial on-street parking pressure from existing adjacent development. Any new development that adds over 200 trips per day to the system should provide a Traffic Impact Analysis that looks closely at impacts to these important nonmotorized connections and identifies mitigations to ensure the continued safe, comfortable, and convenient travel along both Schilling and Dearborn by people biking and walking. Specific impacts and mitigations at the time of development may include the following:

- Ensuring safe commuter path access is retained for neighborhood residents and Neighborhood Greenway users;
- Current curbside sidewalk impairs visibility and mobility by dense off-street parking. Consider boulevard sidewalks to meet City standards while providing storage for snow removal;
- Constructing ADA-compliant curb ramps and sidewalks adjacent to the subject parcel;
- Installing traffic calming at the Schilling and Dearborn intersection to improve safety;
- Multiple driveways on Dearborn Avenue limit off-street parking where parking is already constricted. Consider consolidating access to maximize potential on-street parking.

Thanks for the opportunity, and please reach out if you have any questions.

-Aaron

From: Kaitlin McCafferty <McCaffertyK@ci.missoula.mt.us>
Sent: Wednesday, September 8, 2021 9:36 AM
To: Dax Fraser <FraserD@ci.missoula.mt.us>; Adam Sebastian <SebastianA@ci.missoula.mt.us>;

Jaeson White <WhiteJ@ci.missoula.mt.us>; Richard Stepper <StepperR@ci.missoula.mt.us>; Ryan Kamura <KamuraR@ci.missoula.mt.us>; bschmidt@missoulacounty.us; Donna Gaukler <GauklerD@ci.missoula.mt.us>; Neil Miner <MinerN@ci.missoula.mt.us>; David Selvage <SelvageD@ci.missoula.mt.us>; Grant Carlton <CarltonG@ci.missoula.mt.us>; Nathan McLeod <McLeodN@ci.missoula.mt.us>; Marie Anderson <AndersonM@ci.missoula.mt.us>; Jim Nugent <NugentJ@ci.missoula.mt.us>; caldridge@mountainline.com; jsweten@mountainline.com; vcaristo@mountainline.com; dstone@mountainline.com; Jeremy Keene <KeeneJ@ci.missoula.mt.us>; Brian Hensel <HenselB@ci.missoula.mt.us>; Tracy L. Campbell <CampbellTL@ci.missoula.mt.us>; Logan McInnis <McInnisL@ci.missoula.mt.us>; Ross Mollenhauer <MollenhauerR@ci.missoula.mt.us>; Troy Monroe <MonroeT@ci.missoula.mt.us>; Andy Schultz <SchultzA@ci.missoula.mt.us>; Aaron Wilson <wilsona@ci.missoula.mt.us>; Ben Weiss <WeissB@ci.missoula.mt.us>; Nate Gordon <GordonN@ci.missoula.mt.us>; Ellen Buchanan <buchanane@ci.missoula.mt.us>; Tod Gass <GassT@ci.missoula.mt.us>; abeck@missoulacounty.us; nholloway@missoulacounty.us; Cameron, Glen <gcameron@mt.gov>

Subject: RE: Request for Comment: Rezone at 2520 Schilling Street and 2134 Dearborn Avenue

Hi all,

Reminder to submit comment by EOW.

Kaitlin

From: Kaitlin McCafferty

Sent: Monday, August 23, 2021 3:25 PM

To: Dax Fraser <FraserD@ci.missoula.mt.us>; Adam Sebastian <SebastianA@ci.missoula.mt.us>; Jaeson White <WhiteJ@ci.missoula.mt.us>; Richard Stepper <StepperR@ci.missoula.mt.us>; Ryan Kamura <KamuraR@ci.missoula.mt.us>; bschmidt@missoulacounty.us; Donna Gaukler <GauklerD@ci.missoula.mt.us>; Neil Miner <MinerN@ci.missoula.mt.us>; David Selvage <SelvageD@ci.missoula.mt.us>; Grant Carlton <CarltonG@ci.missoula.mt.us>; Nathan McLeod <McLeodN@ci.missoula.mt.us>; Marie Anderson <AndersonM@ci.missoula.mt.us>; Jim Nugent <NugentJ@ci.missoula.mt.us>; caldridge@mountainline.com; jsweten@mountainline.com; vcaristo@mountainline.com; dstone@mountainline.com; Jeremy Keene <KeeneJ@ci.missoula.mt.us>; Brian Hensel <HenselB@ci.missoula.mt.us>; Tracy L. Campbell <CampbellTL@ci.missoula.mt.us>; Logan McInnis <McInnisL@ci.missoula.mt.us>; Ross Mollenhauer <MollenhauerR@ci.missoula.mt.us>; Troy Monroe <MonroeT@ci.missoula.mt.us>; Andy Schultz <SchultzA@ci.missoula.mt.us>; Aaron Wilson <wilsona@ci.missoula.mt.us>; Ben Weiss <WeissB@ci.missoula.mt.us>; Nate Gordon <GordonN@ci.missoula.mt.us>; Ellen Buchanan <buchanane@ci.missoula.mt.us>; Tod Gass <GassT@ci.missoula.mt.us>; abeck@missoulacounty.us; nholloway@missoulacounty.us; Cameron, Glen <gcameron@mt.gov>

Subject: FW: Request for Comment: Rezone at 2520 Schilling Street and 2134 Dearborn Avenue

Hi all,

Please see attached for memo requesting comment for a proposed rezone at 2520 Schilling Street and 2134 Dearborn Avenue. Comment are requested by Friday, September 10th. Details about the

project can be found in the [application packet](#) (linked).

Best,
Kaitlin

Kaitlin McCafferty | She/Her/Hers | Associate Planner
Community Planning, Development & Innovation
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Promoting equitable growth and a resilient, sustainable community.