

From: [Dan Stone](#)
To: [Dave DeGrandpre](#)
Cc: [Corey Aldridge](#); [Colin Woodrow](#)
Subject: Re: Request for comments - Rezoning of Grant Creek Village, 2920 Expo Parkway
Date: Wednesday, March 23, 2022 10:09:35 AM
Attachments: [image003.png](#)
[image004.png](#)

Dave,

Determining where and when we provide new service depends on a lot of factors – funding, demand, ridership potential, equity considerations, land use and development patterns, etc. We do not have minimum population or density requirements for providing fixed-route service, but we encourage development to occur in ways that are supportive of existing and future transit service (see our [Transit Guidelines in Project Development](#) publication for more info).

With this development in particular, designing it to be dense, walkable, and pedestrian-friendly does help move the needle in potentially providing fixed-route service there someday, but it will remain difficult to serve if conditions along North Reserve St. do not change and it remains an island of dense residential development far from other nodes and high-transit demand areas.

Adding new transit routes is expensive and requires either a substantial increase in funding or that we divert resources from other areas of our community, which is why the best way to ensure that new development is served by public transportation is to build near existing transit lines. That being said, we realize the need for us to respond to new developments occurring outside of our current service area, and we will be diving deeper into planning for these areas next year as we update our Strategic Plan.

Best,

Dan Stone

Transit Planner

[He/Him](#)

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From: Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>

Sent: Friday, March 18, 2022 11:23 AM

To: Dan Stone <dstone@mountainline.com>

Cc: Corey Aldridge <caldrige@mountainline.com>; Colin Woodrow
<cwoodrow@mountainline.com>

Subject: RE: Request for comments - Rezoning of Grant Creek Village, 2920 Expo Parkway

Hi Dan,

Thanks for the comments. I'm curious how a potential residential development like this might 'move the needle' toward allowing MUTD to provide regular transit in this area. Is there a certain population or density threshold that MUTD needs in order to decide to expand a route or start a new one? Also, you mentioned walkability as a needed component for providing transit. Within the proposed development, the City of Missoula would require sidewalks throughout, but I am wondering if you are referring to a greater degree of walkability and safe pedestrian infrastructure needed in the larger area as a prerequisite for providing new service. Would you mind elaborating a bit on these ideas?

Thank you very much.

Dave DeGrandpre, AICP | Land Use Supervisor

Community Planning, Development & Innovation

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Promoting equitable growth and a resilient, sustainable community.

From: Dan Stone <dstone@mountainline.com>

Sent: Thursday, March 17, 2022 4:45 PM

To: Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>

Cc: Corey Aldridge <caldrige@mountainline.com>; Colin Woodrow
<cwoodrow@mountainline.com>

Subject: Re: Request for comments - Rezoning of Grant Creek Village, 2920 Expo Parkway

Hi Dave,

The Rezone and Development Agreement request contains a map and summary of proposed Mountain Line routes that would serve this area, but I would like to stress that Mountain Line does not have immediate plans to serve Lower Grant Creek Rd. The included map was primarily created for a mode shift study as part of the Mullan BUILD Grant planning effort; the route alignments and bus stop locations shown are preliminary, and it is not guaranteed that this area will be served by fixed-route transit.

Mountain Line's 2043 Long-Term Network does plan on serving North Reserve and potentially Lower Grant Creek Rd., but this service is contingent not just on funding and increased demand, but also on a shift in development patterns along North Reserve St that favor increased density, walkability, and safe pedestrian infrastructure.

Thanks,

Dan Stone

Transit Planner

He/Him

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From: Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>

Sent: Friday, March 4, 2022 4:24 PM

To: Dax Fraser <FraserD@ci.missoula.mt.us>; Adam Sebastian <SebastianA@ci.missoula.mt.us>; Gordy Hughes <HughesG@ci.missoula.mt.us>; Grp. Fire Bureau <firebureau@ci.missoula.mt.us>; Jaeson White <WhiteJ@ci.missoula.mt.us>; Grp. PD Administration <pdadmin@ci.missoula.mt.us>; Steve Reichert <ReichertS@ci.missoula.mt.us>; Ryan Kamura <KamuraR@ci.missoula.mt.us>; envhealth@missoulacounty.us <envhealth@missoulacounty.us>; Ben Schmidt <bschmidt@missoulacounty.us>; Elena Evans <eevans@missoulacounty.us>; waterquality@missoulacouunt.y.us <waterquality@missoulacouunt.y.us>; Walter Banziger <BanzigerW@ci.missoula.mt.us>; Eran Pehan <PehanE@ci.missoula.mt.us>; Laval Means <meansl@ci.missoula.mt.us>; Donna Gaukler <GauklerD@ci.missoula.mt.us>; Nathan McLeod <McLeodN@ci.missoula.mt.us>; Grant Carlton <CarltonG@ci.missoula.mt.us>; Marie Anderson <AndersonM@ci.missoula.mt.us>; David Selvage <SelvageD@ci.missoula.mt.us>; Jeremy Keene <KeeneJ@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>; Steve Reichert <ReichertS@ci.missoula.mt.us>; Aaron Wilson <wilsona@ci.missoula.mt.us>; Ben Weiss <WeissB@ci.missoula.mt.us>; Tracy L. Campbell <CampbellTL@ci.missoula.mt.us>; Andy Schultz <SchultzA@ci.missoula.mt.us>; Nate Gordon <GordonN@ci.missoula.mt.us>; Corey Aldridge <caldridge@mountainline.com>; Jennifer Sweten <jsweten@mountainline.com>; Colin Woodrow <cwoodrow@mountainline.com>; Dan Stone <dstone@mountainline.com>; Ellen Buchanan <buchanane@ci.missoula.mt.us>; Tod Gass <GassT@ci.missoula.mt.us>; Bryce Christiaens <bchristiaens@missoulacounty.us>; Adriane Beck <abeck@missoulacounty.us>; nholloway@missoulacounty.us <nholloway@missoulacounty.us>; Cameron, Glen <gcameron@mt.gov>; cstover@mt.gov <cstover@mt.gov>; Cris Jensen <cjensen@flymissoula.com>; jnave@mt.gov <jnave@mt.gov>; dschiele@mt.gov <dschiele@mt.gov>; jodi_bush@fws.gov <jodi_bush@fws.gov>; Eran Pehan <PehanE@ci.missoula.mt.us>; Lori Davidson

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Cc: Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>; Jordan Hess <HessJ@ci.missoula.mt.us>;
Mirtha Becerra <BecerraM@ci.missoula.mt.us>

Subject: Request for comments - Rezoning of Grant Creek Village, 2920 Expo Parkway

Hello,

City of Missoula Development Services has received an application to rezone approximately 44 acres at 2920 Expo Parkway located north of Interstate 90 and west of Grant Creek Road. Attached is a memo, vicinity map, and master site plan for your review. The full application materials can be found here: <https://www.ci.missoula.mt.us/2878/Grant-Creek-Village-2920-Expo-Parkway>

If you have any comments, please send them to me by March 18, 2022. If you do not have any comments, it would be helpful if you would please reply and let me know your agency does not have any comments.

If you have any questions, please let me know.

Thank you.

Dave DeGrandpre, AICP | Land Use Supervisor
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