

Grant Creek Village / 2920 Expo Pkwy Rezoning

Engage Missoula

Public Comment

Comment	Date	Name
Unfortunately, I am opposed to the rezoning of the tract of land for on Expo Parkway. The current zoning permits more than enough apartments. We have lived in the Prospect subdivision for over thirty years. The traffic on Grant Creek Road has increased considerably over the years. Grant Creek Road is narrow, full of wildlife, also has several bicyclists on the road. The intersections by I 90 already get backed up by not only local residents, but tourists coming out of the hotels and restaurants. Coming out of the Grant Creek Inn, Starbucks, Town Pump is already holding up traffic because the traffic is backed up, cars coming down Grant Creek, be good neighbors, will stop and let them creep into the south bound traffic. I feel that anymore traffic on that roadway is a disaster waiting to happen. Now throw the element of fire danger, dry conditions prairie grass on both sides of the road compounds the fire danger immensely. KJA	4/13/22	Monte Smith
I am an owner and resident in the Cottonwoods at Grant Creek condominiums and I do not support this re-zoning request. Although Mr. Ault has submitted a development plan that promises to limit the number of units and include both townhomes and multi-story apartments, the re-zoning request, if approved, would allow him to build exclusively multi-story apartments to the maximum limit allowed by the new zoning category. This would imbalance the density and type of housing provided in the lower Grant Creek area, as well as dramatically increase problems in the event of a large fire. It would also overload the traffic capacity of Grant Creek Road. Furthermore, the requested zoning category would add hundreds of residents to an area which lacks several of the essential support criteria for this kind of development: no nearby school; no parks; no public transportation. Finally, if this area were to be	4/13/22	Brad Bigelow

<p>completely devoted to rental properties rather than a mix of rented and owned properties, it would not help maintain the balance that makes Missoula such a good place to live. Not including single-family housing as provided by the current zoning category shuts yet another door to home ownership for Missoula residents. This request might seem like a good deal for Mr. Ault, but it is a bad deal for the community and city as a whole.</p>		
<p>To the Planning Board and City Councilors: I am writing to oppose the rezoning request for 2920 Expo Parkway. I am in favor of the existing zoning, which would allow approximately 500 homes of the types of housing that are in greatest demand in Missoula at this point in time. The new proposal put forth by KJA for RM I-45 zoning on both parcels looks pretty much like the last proposal, but with a Development Agreement of questionable legality and enforceability. Aside from limiting the number of apartments to 700, and offering some amenities to his tenants, the new proposal does nothing to address the concerns that had both the Consolidated Planning Board and the City Council voting against it in 2020. Public safety was the number one concern then, and it has not been addressed in the new proposal. There is no commitment on the part of the developer to contribute toward improvements to infrastructure that is clearly insufficient to accommodate an additional 700 vehicle-dependent dwelling units in a valley that now has only 635 occupied residences. The very existence of a 700-unit apartment complex at the pinch point that is the I-90/US 93/Reserve Street intersection is not just a headache for commuters, but could be a life-threatening bottleneck during a wildland-urban interface wildfire, when all of Grant Creek might need to be evacuated in a hurry. Recent destructive fires in Colorado, California and Denton, Montana, have shown how much more severe fire seasons have become in recent years. Grass fires throwing ember showers present risks even to apartment-dwellers</p>	<p>4/13/22</p>	<p>Kim Birck</p>

<p>living far from the forests of middle and upper Grant Creek. And the fire danger is only increasing with ongoing climate change. If Mr. Ault wanted to be a good neighbor, he would seek to be part of the solution by offering to help with needed infrastructure. He could finance crosswalks across Grant Creek Road at both Expo Parkway and Stonebridge Road, petition into the transit district, pay toward dedicated turn lanes into and out of the entrance roads to his Grant Creek Village, and perhaps even contribute to the traffic signal or roundabout that will be needed at Expo Parkway to prevent accidents caused by too many drivers trying to be in the same place at the same time. He would also be committing to preserving options for future additional egress routes out of lower Grant Creek, including connections to Airway Boulevard (and the Wheeler Tunnel) via Old Indian Trail, as well as an emergency route out of the Prospect subdivisions. Other pieces of infrastructure that need improving are the Northbound lanes of Grant Creek Road, with a confusing lane reduction, a double left turn lane, and too many entrances and exits from commercial properties east of the road. As traffic waiting to turn left into Expo Parkway backs up, traffic trying to turn south from the commercial properties will be stymied. Accidents are already increasing every year in this stretch of road. It will only get worse with a 700-unit apartment village. No one in Grant Creek has argued that NOTHING should be built on the old gravel pit. It is clearly a good site for some housing, and Missoula needs housing. Especially the “missing middle.” Zoning maps since the 80’s have suggested some development there. Most of us are supporting existing zoning that would increase Grant Creek’s housing by almost 80%. Approving KJA’s request to increase by 110% (or more) would be the equivalent of throwing in an entire Villagio complex on top of existing zoning. Unless and until there is a plan for building the infrastructure needed to preserve public safety, I cannot get behind this rezoning proposal, and hope that our city officials will not force it upon the present</p>		
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<p>and future citizens of Grant Creek. Please vote No on the KJA rezoning request. Thank you, Kim Birck</p>		
<p>I am writing to oppose the rezoning request for Grant Creek Village / 2920 Expo Parkway. My family and I live in the Old Quarry Rd neighborhood immediately adjacent to this property. This re-zoning request is irresponsible for many reasons. First, none of the concerns raised during the original zoning change request have been addressed since that request was denied by the City council in 2020. This new zoning request is very similar. Second, this zoning request contradicts Missoula's growth policy by placing downtown urban core style developments on the edge of town at the wildland urban interface. This not only makes evacuations of the Grant Creek drainage for a wildfire next to impossible, it also increases the chance that an accidental fire could occur near the complex due to the sheer number of people that the zoning change allows. Third, this zoning change and proposed development provides no path to ownership for its future residents as a rental only development. Home ownership will continue to be out of reach for a lot of people if this style of development continues to be encouraged over smaller affordable single family homes, condos, and townhomes that most first time home owners are striving to purchase. Lastly, traffic is already an issue during fire season on Grant Creek Road. There is a reason that the developer's traffic study gets its data during off-peak traffic time periods and "extrapolates" to determine peak traffic effects. If a traffic study was performed with raw data from July and August during peak tourism season the results would be very different than the current studies from the developer. An independent traffic study needs to be performed in order to determine the actual wildfire evacuation risk. Overall, this area is a good spot to be developed into housing and I am fine with it being developed. However it needs to be developed responsibly based on its location on the urban wildland interface. The existing zoning provides more than</p>	<p>4/14/22</p>	<p>Matt Johnson</p>

<p>enough density for a responsible development that will hopefully provide a path to home ownership for future Missoula residents. Thank you. Matt</p>		
<p>Dear Planning Board and City Council Members, A development of this size makes the most sense when it is near schools, parks, public transportation, shopping and other services. If 700 units are allowed you will be more than doubling the size of our current Grant Creek population and creating a large scale vehicle dependent apartment complex instead of a more appropriate mixed use area. The current zoning offers a variety of housing options and services that fits in with the current neighborhood and also provides the type of housing in such short supply in Missoula, single family homes. KJA's desire for as many rental units as possible is purely financial and it seems unfortunate that this motivation could displace a well thought out development project under current zoning. KJA is showing no commitment to improving infrastructure to ensure the safety of people and is not minimizing impacts to protect the environment. By allowing the current zoning to stand you are choosing smarter, more sustainable development and putting the safety and wellbeing of residents and the environment before profit. I urge you to do what is reasonable and responsible, not reactionary. Please say no to this rezone request. Thank you for your time and careful consideration.</p>	4/14/22	Melissa Bruns
<p>Missoula Planning Board- We are writing to encourage the Planning Board NOT to approve any changes to the zoning at 2920 Expo Parkway. We would also like to encourage KJA and Mr. Ault to use the existing zoning already in place and use the permits they apparently already have in hand. We see no point in belaboring the process of attempting to shoehorn an expansion into what has been long established and reasonable zoning. Especially while they have the consent of most the neighbors who will be affected by this. Developing even what has already been approved</p>	4/14/22	Richard and Carla Rister

for this site will drastically increase the population of the drainage and compound the existing problems as have been mentioned repeatedly in the course of this rezoning request this year and previously in 2020. Of course, IF the Planning Board were to approve the rezoning KJA offers, it will further compound the traffic, public safety, wildfire, emergency services, and congestion problems which have already been thoroughly brought to light. Thank You for the opportunity to submit our comments. Richard and Carla Rister		
The original zoning put on the gravel pit property was done after a very robust public process in 1989 that I and many others attended. The zoning designations of R-I along the northern edge and R-IV to the south respected the character and density of the existing development to the north and planned developments to the East. The request to rezone to allow 4-story apartments at a very high density does not attempt to blend in or make a graceful transition from single family homes (north) and two story condos (east). I would respectfully ask you to deny this request. Thank you.	4/14/22	Kim Birck
To the Planning Board and City Council: I oppose the re-zoning request for 2920 Expo Parkway. The strain on the Hellgate school district with the expansion out Mullan Rd and in the Captain John Mullan neighborhood is severe enough without the additional housing in Grant Creek Village. It will be our property taxes that increase to pay for the expansion of roads, schools, and utilities for these rentals. I also echo the risk of fire and evac. safety with the creation of a bottleneck at the exit of the neighborhood and the environmental harm of increased pollution from vehicles and people. Thank you!	4/14/22	Cassie Bronson
With regard to the draft development agreement proposed for the rezoning request at 2920 Expo Parkway, I respectfully request that: 2.d. π : Additional	4/14/22	Bert Lindler

<p>Limitation and Obligation Dedicate a permanent 18-foot-wide emergency access/egress easement to provide emergency access/egress for: 1) Residents of the Prospect and Prospect Meadows subdivisions in the event the Prospect Drive bridge fails or if residents are otherwise unable to enter/leave their subdivisions on Prospect Drive, the only route in/out. 2) In addition to (1) above, other residents of Grant Creek if Grant Creek Road south of Prospect Drive is blocked by wildfire, landslide, automotive accidents or other incident. 3) Vehicles using the dedicated emergency access/egress easement would be allowed to exit Grant Creek Village to Stonebridge Road or Expo Parkway by whatever streets the owner of Grant Creek Village permits. Similarly, during an emergency, vehicles would be allowed to enter Grant Creek Village to reach the designated emergency access/egress easement by whatever streets the owner of Grant Creek Village permits. 4) If Grant Creek Village is fenced, a gate at least 20 feet wide will allow emergency access at the dedicated emergency access/egress easement. The gate will be locked with a chain so emergency responders provide access by cutting the chain. 5) No permanent structure or other obstruction to emergency vehicular access will be built in the dedicated emergency access/egress easement.</p>		
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