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MISSOULA

From: Neva Hassanein <hassaneinneva40@montana.com>
Sent: Wednesday, June 1, 2022 1:15 PM
To: Grp. City Council and City Web Site <Council@ci.missoula.mt.us>
Subject: Grant Creek proposal

Councilors:

I am unable to attend today's hearing due to an unexpected health matter.

Please consider a few comments, which I suspect will not come up often today.

The focus in this debate has become mainly about adding units. Unfortunately, some community members are not seeing the bigger picture – that units do not equal neighborhoods. The city, county, and federal tax payers (maybe state too?) have poured many millions of dollars into the Sxʷtpqyen Area Plan (formerly Mullan) and BUILD project, which is nearby. That area will provide much more than an estimated 6,000 units. It will also create real, healthy neighborhoods, not units at an interstate interchange. We can do both – add units and create neighborhoods with mixed uses and mixed housing types. That's what real planning can do, rather than this spot zoning (which is illegal).

This proposal will also result in a massive "giving" to the developer. Should you decide to approve the proposal, please ensure that Missoula is getting a reasonable return for this gift.

Lastly, I think we end up in these site-by-site debates because the city has not done sufficient re-zoning on the ground to match the growth policy. I strongly believe we not only need to revise the

code, but also actually apply that new code, ideally in a neighborhood by neighborhood way (to make that process more manageable).

Thanks so much for your service to our community. I trust you'll all do the best you can.

All the best, Neva Hassanein
124 Strand Ave.
Missoula 59801

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