

From: [Mirtha Becerra](#)
To: [Dave DeGrandpre](#)
Subject: FW: Expo Parkway
Date: Monday, June 20, 2022 6:30:42 PM

Dave,
In case I didn't sent this one to you already
Mirtha

From: Scott G McNall <SMcNall@csuchico.edu>
Sent: Thursday, June 9, 2022 1:34 PM
To: Mirtha Becerra <BecerraM@ci.missoula.mt.us>
Cc: John Neilsen <mbnielsen@gmail.com>
Subject: Expo Parkway

Dear Councilwoman Becerra:

I believe that if the rezoning of Expo Parkway is approved it will limit significantly the ability of the City to achieve two of its announced goals, viz., social equity and climate change.

As to the matter of social equity, all the units will be market rate, which is clearly the prerogative of the developer. But rental units are not what most families want. They want four walls and a yard to call their own and they both need and want to build equity. Those goals are not achievable as a renter. Privileging rental units over single-family housing exacerbates existing economic inequalities.

The rezone would also substantially increase the carbon footprint of the City. There are no services in the area, discounting The Cracker Barrel and The Town Pump, nor are there places to build services that would limit the need for residents to drive to shop, work, go to school, or recreate. Currently, there is at least one car for each apartment, sometimes two. The math is pretty clear in terms of climate impact.

This process has, so far, been discouraging as we have witnessed city staff seemingly acting as advocates for the developer. We all know why. According to those involved in opposition to the rezone, the developer, Ault, went to the Mayor and said the development would not "pencil out" unless the rezone was approved. The Mayor, it is alleged, then told city staff that he wanted to see the rezone and development go forward. If this is true, it is a shameful way to treat neighbors who oppose the rezone.

There are a few in the community, fanning the flames of class resentment, claiming that it is the turn of Grant Creek residents to suffer the same fate as our neighbors in the City's northside. (This was also a claim of a city staff member., who said "It's our turn to contribute.") Because people want to protect their communities and have the energy and resources to do so, should not be a reason to reject their concerns.

Please vote "no" on the rezone.

Scott G. McNall

