

From: Molly Blakely <mblakely@hellgate.k12.mt.us>
Sent: Thursday, June 8, 2023 11:04 AM
To: Joe M. Dehnert
Subject: RE: Missoula Loft Homes on Mary Jane Major Subdivision - Inquiry

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Thank you. That timeline helps.

Molly Blakely, Ed.D.
Superintendent
Hellgate Elementary
2385 Flynn Lane
Missoula, MT. 59808
mblakely@hellgate.k12.mt.us
406-728-5626

From: Joe M. Dehnert <Joseph.M.Dehnert@imegcorp.com>
Sent: Wednesday, June 7, 2023 3:15 PM
To: Molly Blakely <mblakely@hellgate.k12.mt.us>
Subject: RE: Missoula Loft Homes on Mary Jane Major Subdivision - Inquiry

Hey Molly,

Thanks for the prompt response. We are still navigating the preliminary subdivision review process so the absolute earliest completion would occur would be next year, but full build out is more realistically scheduled for 2025 considering the steps that are required even after preliminary plat decision.

Hopefully that helps, but feel free to reach out or give me a call with any more questions!

Joe Dehnert
IMEG | Land Use Planner



1817 South Ave West | Suite A | Missoula, MT 59801

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From: Molly Blakely <mblakely@hellgate.k12.mt.us>
Sent: Wednesday, June 7, 2023 1:57 PM

To: Joe M. Dehnert <Joseph.M.Dehnert@imegcorp.com>

Subject: RE: Missoula Loft Homes on Mary Jane Major Subdivision - Inquiry

External Email: Treat links and attachments with caution.

Mr. Dehnert,

What is the approximate date of the completion of this project? With that many residential units, it could potentially have a significant impact on our enrollment.

Thanks,
Molly

Molly Blakely, Ed.D.

Superintendent

Hellgate Elementary

2385 Flynn Lane

Missoula, MT. 59808

mblakely@hellgate.k12.mt.us

406-728-5626

From: Joe M. Dehnert <Joseph.M.Dehnert@imegcorp.com>

Sent: Wednesday, June 7, 2023 12:11 PM

To: Molly Blakely <mblakely@hellgate.k12.mt.us>

Subject: Missoula Loft Homes on Mary Jane Major Subdivision - Inquiry

Good afternoon,

My name is Joe Dehnert and I work for IMEG here in Missoula. We are currently in the sufficiency review stage for a subdivision application on property located directly east of addressed location 2205 Flynn Lane, Missoula MT near Hellgate Elementary. One of the questions posted in the subdivision application is how the subdivision could potentially impact schools in the area. I am reaching out to discuss if your schools would encounter an adverse impact due to an increase of roughly 162 total residential units in your district which includes a mix of single family detached homes and shared wall multi-dwelling buildings. At this stage in the project we are requesting comments on the proposal so any feedback you can provide would be greatly appreciated. I've attached a copy of the preliminary plat above as well as outlined some of the high-altitude property features below. Please reach out if you have any questions.

Property Summary:

The general location of the subdivision is both east and west of Mary Jane Blvd and south of the Hellgate Village Subdivision. Approximately, 400 ft south of the Hellgate Elementary School.

Subdivision Name: Missoula Loft Homes on Mary Jane Major Subdivision

Number of Acres: 16.74 Acres

Geocode: 04-2200-18-2-02-04-0000 & 04-2200-18-2-08-02-0000

Legal Description: Tract 2 and 5 of COS 6817 located in Section 18, Township 13 North, Range 19 West, P.M.M., Missoula County, Montana

Best,

Joe Dehnert

IMEG | Land Use Planner



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