

508 S. 3<sup>rd</sup> Street W /AR Adaptive Reuse Overlay Rezone Request  
Public Comment – Received on Engage Missoula website 7/23/2020

“To Whom It May Concern, Regarding the proposal to adjust zoning to accommodate an application to build 6 additional rental units to 508 S. 3rd W. I own the building across the alley where I house my business. The residents of 508 frequently attempt to park in my parking area. Several times I have found a car plugged into my outlet to warm up their block heater. This neighborhood is already stressed for adequate parking, and is well populated for a "Historic" Missoula neighborhood. Lately, the police have been called regarding parking in this neighborhood. Will the increase in tax revenue cover the costs of increased police presence with the stress, and tension around parking. Please note that this neighborhood has already been stressed from the building of the "Osprey" ball park. Tire marks on my lawn and trash and beer bottles on my porch. This request will increase density by 6 units while using a zoning loop hole., reducing the available parking. There is NO street parking on Orange or 3rd for this building. Where will these residents park? It seems that the city of Missoula, in its desire to increase density, is willing to create new codes and "overlays" to break its own policy(Title 20 development requirements). I've hoped that the downtown would have the wisdom to extend itself to the Orange Street corridor. Sadly, stressed parking will have a detrimental effect on business development. It will negatively affect the residents and businesses who are living and working in the 2 block area surrounding 508 S. 3rd and likely will increase already existing tensions around parking. Does the city always roll over for real estate development? I had heard that Missoula wanted to maintain its small town feel, that will not be possible with this kind of continued development. Do greed, money and power always triumph? Because you can, doesn't always mean you should  
Thank you for your consideration R. Dennis Leonard”