

From: Jenna Luck
To: [Dave DeGrandpre](#)
Subject: Proposed Rezone of Grant Creek Expo Parkway
Date: Tuesday, July 14, 2020 11:03:56 AM

To whom it may concern at Missoula Development Services,

I am writing to you to express my opposition of the proposed rezone of the Grant Creek Expo Parkway. I am hoping you will keep the existing zoning regulations in place so we can expand our beautiful neighborhood in a responsible way.

As a lifetime Missoulian and current resident of the Grant Creek area I am beyond grateful to live where I do. I recently read Missoula's City Growth Policy you adopted in 2015 and was impressed with the forward thinking nature of the document. I am thankful to all of you for putting in so much time and energy into making sure Missoula grows in a thoughtful and responsible manner. For this reason I hope you can see that adding an apartment complex with 1,195 dwelling units to the base of Grant Creek is not the right choice for the neighborhood for many reasons.

My specific concerns revolve around the potential population influx that would contribute to the overcrowding of Hellgate Elementary. The newly expanded school has already faced growth challenges in an attempt to accommodate the many apartment complexes and large subdivisions that have been recently built in the Mullan Rd area and in the N. Reserve St. neighborhoods. Of course, adding to the 1,500 students in the district is to be expected, but increasing by such a large number of potential students so rapidly would surely jeopardize the high quality public education our kids know and deserve.

My second top concern about the influx of renters in the lower Grant Creek would be the impact this many people would have on traffic. Cars exiting Grant Creek at peak times are frequently stopped at the Reserve/ I-90 intersection for multiple rounds of red lights, left to sit idling in their cars. With the proposed rezone, Grant Creek Valley's population could triple and only intensify the traffic issues. I am looking forward to the improvements being made right now to this busy intersection and fear any improvement could quickly be negated by rezoning, and allowing such a large apartment complex to be built.

I appreciate the fact that some will read this and perhaps similar letters as indicating a bias against rental developments by area residents or as a flat out NIMBY reaction. That is not the case at all with my concerns. I fully favor planned growth taking into account all the needs of our diverse population. The emphasis here is on common sense, an objective review of far reaching real world negative impacts and not confusing socially necessary development with placing square pegs in a round hole. Doing it right requires an honest and thoughtful appraisal of critical impacts to our quality of life for ourselves and our children—something we all can focus on as a proper goal.

Thank you for considering the many issues brought forth by Grant Creek residents as you make another thoughtful and impactful decision for Missoula and its future.

Jenna Hubbard