

From: [Kristin Kuiken](#)
To: [Dave DeGrandpre](#)
Subject: Zoning Variance for Expo Parkway Apt. Complex
Date: Monday, July 13, 2020 9:04:39 AM

Dear Missoula Development Services,

My name is Kristin Kuiken and I live in Grant Creek Hills. I am writing to voice my concern in regard to the proposed zoning variance to Expo. Parkway Apartment Complex. After having served for four years between the Zoning Board of Appeals and Planning Commission in Farmington, MI and having been an environmental engineer, my greatest concern is with traffic flow safety. By tripling the population of Grant Creek, the I-90/93 intersection is going to continue to greatly bottleneck traffic flow. I am concerned what this will do to emergency response times as well as egress in the event of a wild fire situation. While the zoning variance application indicates that the purposed zoning variance meets traffic requirements based on a study that had been conducted by the developer, I would question the validity of said study. As it currently stands, even without a 300% increase in population/traffic flow, the I-90/93 intersection routinely backs up 20-30 cars deep all the way back to the Expo Parkway intersection as this is the only exit in Grant Creek.

Further, residents have no access to public transportation to help alleviate congestion, so vehicular ownership is a requirement to live in this area. Additionally, this area is not within walking distance to grocery stores, retail areas, work, schools, and other city services. At minimum, I strongly recommend a third party traffic study be conducted before any variance is considered in order to accurately understand the potential ingress/egress hazards that a 300% increase in population will create on the traffic flow of I-90/93 intersection. As it currently stands, please deny this request for the safety of ALL Grant Creek residents. Smart growth is a necessity and when it is ignored in the planning stages, citizen safety, among other smart growth standards, is jeopardized leading to unintended consequences.

Sincerely,
Kristin Kuiken
1385 Starwood Dr.