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Subject: Proposal to rezone Grant Creek Old Quarry
Date: Monday, July 13, 2020 10:31:24 AM

From Richard and Jane Pierce, 2621 Old Quarry Road, Missoula 59808

Here are our thoughts about the proposal you are considering:

CURRENT PROPOSAL TO BUILD IN THE OLD QUARRY

We oppose the proposed 4-story apartment buildings for the following reasons:

SAFETY AND QUALITY OF LIFE FOR APARTMENT RESIDENTS AND NEIGHBORS

The development as proposed would be too dense to allow a good quality of life for building residents. We should learn from the past mistakes of urban renewal, when denser, taller housing units had to be abandoned and razed. Less dense, lower-rise buildings survived and could be updated. Affordable housing doesn't need to be overcrowded.

There are not adequate parks and playgrounds—and vehicle parking-- for the new development.

In an emergency (especially a wildfire), the safety of new residents and existing Grant Creek neighbors would be threatened by the increased number of vehicles that would have to exit via already overcrowded Grant Creek Road.

AESTHETICS

Exactly what will these buildings look like? For instance, the Rocky Mountain Elk Foundation buildings fit the terrain and blend well with surrounding residential areas.

LACK OF TRANSPARENCY

Just who are the developers? What is their track record? How have their previous projects turned out? Have they built in Missoula before?

Thank you,
Jane and Richard Pierce