NEWSFEED

Grant Creek Village/2920 Expo Parkway Rezone

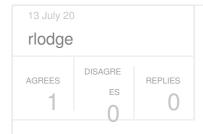
Visitors 58 Contributors 4 CONTRIBUTIONS 7



I am an owner of one of the Cottonwoods condos. My biggest concern is traffic on Sto nebridge. With just the proposed Phase I and II portions of the development, it will add a total of 1458 /new vehicle trips/ per day, penciling out to 61 vehicles PER HOUR for 24 hours (or 93 trips/hour for 16 hours) split between Stonebridge and Expo Parkway. That substantially increases the amount of traffic that would be through a mostly resid ential and recreation corridor with a nature trail, not to mention the amount of vehicles that could be backed up on these side streets. If built out fully as proposed, it is estimated that there will be 104 vehicles PER HOUR for 24 hours (or 323 cars/hour fo r 16 hours). That seems very unreasonable! That will drastically change the neighborh ood in which I have invested in. While I feel the traffic problem already experienced at the interstate interchange light would be greatly remedied by a second lane on the so uth bound portion of Grant Ck road, having more traffic in each direction will not improve the left hand turns (to head south on Grant Ck) from the C-store and other se rvice business in the most lower end of Grant Creek Rd. Also, when the traffic study w as done, I do not think it captures the length of vehicles (towed units) which can be he avy in this area with the C-store accommodating them. Also, the traffic study reflects ' rush hour' numbers in the mornings and evenings, but this interchange is busy from 7: 30 am to 6pm w/o much of a break during the day which diminishes the quality of life, possible air quality, etc. The current zoning (even though would still impact Cottonwoods Condos neighborhood) appears to be more consistent with the neighbor hood plan, and the overall growth plan for Missoula. I will let others speak to the impac t on the local elementary school and fire/EMS response. Thank you for your considera tion. Karen Wilson

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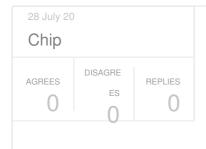
MY name is Russ Lodge. My wife and I live at 2705 Old Quarry Rd. Our property bor ders the 2920 Parkway Rezone Request. The current neighborhood zoning plan makes sense. Currently the section entitled R5.4 is listed for residential zoning. This makes sense because it borders existing homes (including ours) and blends into the existing neighborhood. The section entitled RM1.35 is currently listed as Multi- Dwelli ng. Again this makes sense because it is further away from the existing neighborhood homes but would provide much needed multi-dwelling units. As you get closer to the i nterstate the parcels of land become Community Business and Commercial Neighbor hood. Again this makes sense because these tracts border existing businesses. The developers want to maximize their development by making all parcels eligible for multi - dwelling. These will be large four story units that will represent disregard for the existing neighborhoods. I assume this maximizes the profits and provides for more units. My wife and I are in agreement that MsIa needs more housing. We support the current zoning regulations. To change the zoning favors the developer and their financial reward. The developers know they can make a successful business transacti on with the current zoning - because a change was not guaranteed when they prepar ed their original documents -- or they would not have proceeded to this point. Our con cerns relate directly to Review Criteria Number 7 promotion of compatible urban growt h. Large four story multi-dwelling units next to current residential homes is not compatible urban growth. Criteria number 8 - consider the character of the district and its peculiar suitability for particular uses -- again a number of four story units does not fit with the character of the existing neighborhood - especially residential homes. Crite ria number 9 -- appropriate use of land throughout the jurisdictional area - the current zoning allows for different types of dwellings which we argue is the most appropriate u se of land is this jurisdictional area. The change of zoning requests will allow for more units and more people. Impact on transportation and access to Grant Creek Rd are a concern. In summary - current zoning makes common sense. It allows for different typ es of units - residential and multi-dwelling - to fit appropriately with existing structures and increases housing in Missoula. Changing the zoning to multi-dwelling favors the d eveloper and 'maximizes profits and disregards the concerns of existing residential ne ighborhoods. Please stay with current zoning. Thank you for this opportunity to prese nt our views. Russ and Micki Lodge



Dear City of Missoula, There are many reasons why the proposed rezoning at 2920 E xpo Parkway is a bad idea, including several of the criteria listed in Missoula's own gr owth plan. The number of housing units added is NOT the most important factor here. Potentially almost tripling the number of vehicles using Grant Creek Road and North R eserve is just not good planning. What comes to my mind is an image of a large bould er being dropped into the top end of a culvert. Water - or in this case traffic - slows to a trickle. But in the case of a blocked stream culvert, the water can flow up over the ro ad to get around the obstruction and continue its way downstream. For vehicles block ed by an overburdened I-90 underpass, THERE IS NO ALTERNATE ROUTE! None. Zero, zip, nada. And northbound traffic will also be impacted, as the (up to) 2500 addi tional vehicles try to make their way home. Add in the need for reasonably quick eme rgency response times to prevent a small fire from becoming a major Wildland Urban Interface disaster, and the likely need to evacuate a major portion of Grant Creek in a n increasingly-likely wildfire scenario, and you have written a prescription for pandemonium. Just Say No to rezoning. Don't drop the boulder in the culvert. Thank you, Kim Birck 34 year resident of Grant Creek

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This would be a disaster should it pass! The traffic alone is enough reason to deny the application. There is only 1 way out of Grant Creek and surrounding neighborhoods should we have a fire or natural disaster! I sometimes don't feel like we are heard by the people who make the decisions in Missoula. If this project is approved, the developer should be required to provide some way for the 900 + people to evacuate in case of an emergency. How will the current residences escape? This development would put the same population as say Seeley Lake or Thompson Falls into an already congested traffic area! We, Grant Creek residences already have to wait through the traffic light at I-90 and Grant Creek Rd sometimes two or three times! I have not heard of an yone in our neighborhood (Grant Creek Hills) that is "for" this development. I would ap preciate your consideration of this project and think of the present residences of Grant Creek and what we would have to endure. Thank you

ENGAGEMENT TOOL: PLACE

Location of Development Applications

