

## NEWSFEED

### Grant Creek Village/2920 Expo Parkway Rezone

Visitors <b>58</b>	Contributors <b>4</b>	CONTRIBUTIONS <b>7</b>
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11 July 20		
Karen2777		
AGREES	DISAGRE ES	REPLIES
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I am an owner of one of the Cottonwoods condos. My biggest concern is traffic on Stonebridge. 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 residential 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 for 16 hours). That seems very unreasonable! That will drastically change the neighborhood 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 south 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 service business in the most lower end of Grant Creek Rd. Also, when the traffic study was done, I do not think it captures the length of vehicles (towed units) which can be heavy 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 neighborhood plan, and the overall growth plan for Missoula. I will let others speak to the impact on the local elementary school and fire/EMS response. Thank you for your consideration. Karen Wilson

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### Grant Creek Village/2920 Expo Parkway Rezone

13 July 20		
rlodge		
AGREES	DISAGREES	REPLIES
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MY name is Russ Lodge. My wife and I live at 2705 Old Quarry Rd. Our property borders 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- Dwelling. 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 interstate the parcels of land become Community Business and Commercial Neighborhood. 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 transaction with the current zoning - because a change was not guaranteed when they prepared their original documents -- or they would not have proceeded to this point. Our concerns relate directly to Review Criteria Number 7 promotion of compatible urban growth. 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. Criteria 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 use of land in 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 types 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 developer and `maximizes profits and disregards the concerns of existing residential neighborhoods. Please stay with current zoning. Thank you for this opportunity to present our views. Russ and Micki Lodge

22 July 20		
Kim B		
AGREES	DISAGREES	REPLIES
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Dear City of Missoula, There are many reasons why the proposed rezoning at 2920 Expo Parkway is a bad idea, including several of the criteria listed in Missoula's own growth 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 Reserve is just not good planning. What comes to my mind is an image of a large boulder 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 road to get around the obstruction and continue its way downstream. For vehicles blocked 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 additional vehicles try to make their way home. Add in the need for reasonably quick emergency 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 an 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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### Grant Creek Village/2920 Expo Parkway Rezone

28 July 20		
Chip		
AGREES	DISAGREES	REPLIES
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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 anyone in our neighborhood (Grant Creek Hills) that is "for" this development. I would appreciate 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

Visitors <b>1</b>	Contributors <b>1</b>	CONTRIBUTIONS <b>1</b>
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2020-06-16 10:51:42 -0600 <b>BrewerB</b>	Valley View Terrace DRB Address: Camden Street, Missoula, Montana 59808, United States
CATEGORY Valley	<a href="http://www.engagemissoula.com/development-applications/maps/location-of-development-applications-deleted-1592597327?reporting=true#marker-23160">http://www.engagemissoula.com/development-applications/maps/location-of-development-applications-deleted-1592597327?reporting=true#marker-23160</a>

View  
Terrace