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To: [Dave DeGrandpre](#); [Bryan von Lossberg](#); [Jordan Hess](#); [Heather Harp](#); [Amber Sherrill](#); [Stacie Anderson](#); [Sandra Vasecka](#); [Jesse Ramos](#); [Mirtha Becerra](#); [Gwen Jones](#); [John P. Contos](#); [Julie Merritt](#); [Heidi West](#)
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Subject: Grant Creek Village / 2920 Expo Parkway Project
Date: Friday, July 31, 2020 4:30:30 PM

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To whom it may concern,

I have been a Missoula resident for 49 years, during which time I have resided at 8525 St Vrain Way, three miles up Grant Creek, for the last 30 years. During this time I have experienced the North Reserve Street, and Grant Creek residential, growth and development. I have 4 children that attended both Hellgate Elementary School and Big Sky High School. My place of employment is located two blocks south of the Orange Street / I-90 interchange. For these two reasons alone, I have traveled the Grant Creek to North Reserve Street corridor at least 43,800 times. I have witnessed 3 significant Grant Creek wildland fire incidents. In the 70's and early 80's I worked as a USFS Smokejumper and understand the importance of quick response time to contain wildfires, minutes matter! To say the least I consider myself a credible observer of life in the Grant Creek / North Reserve corridor, including vehicle traffic and wildfire.

I have nothing against well planned, Missoula growth. I moved to Missoula in the Fall of 1971 and I welcome others to come join us Missoulians. At the same time, I do not support growth that compromises the safety and quality of life, for Missoula residents. For this reason, I oppose the rezoning of the Grant Creek Village / 2920 Expo Parkway Project, which would more than double (currently zoned for 158 single dwellings and 344 multi dwellings TO 1185 multi dwellings) the number of dwellings in the Grant Creek Village / 2920 Expo Parkway Project. It is my experience that the Grant Creek / North Reserve Street corridor cannot support traffic the rezoning would add to the area in question. One example of the current obsolescence or inadequacy of Reserve Street traffic capacity: on Wednesday, July 29, 2020, at approximately 11:30 AM, while I was traveling south on North Reserve Street, there was a two-vehicle accident in the north bound lanes. As I continued driving south, I observed Reserve Street north bound traffic backed up all the way to Spurgin Road, 3.2 miles south of the accident. Emergency travel along this route if needed to respond anywhere up Grant Creek would have been a challenge at best.

In my humble opinion it will be criminal if the Grant Creek Village / 2920 Expo Parkway Project is allowed to be rezoned, allowing 1185 multi dwellings. The only winners if allowed to be rezoned will be the developer, architect and contractor who will all double their profits on a project that had been originally zoned for 158 single dwellings and 344 multi dwellings. Once the project is completed these people will not have to deal with the increased traffic congestion and impacted safety. Grant Creek has one way in and one way out. The mouth of Grant Creek where the 2920 Expo Parkway Project is to take place is a true bottle neck. An increase of 683 multi dwellings will only make this bottle neck more problematic and dangerous for the residences of Grant Creek. I understand the developer is making a case that the current Grant Creek/I-90 south bound lane will be reworked, making it a 2 lane, but this will do little to improve traffic flow. Fifty percent of the time I travel out of Grant Creek, the drivers using the current single south bound lane, huddle over to the left to allow vehicles to pass on their right to access I-90 west. The added lane will help, but not to a large degree.

Please do not approve the request to rezone the Grant Creek Village / 2920 Expo Parkway Project, but rather keep the current zoning in place.

Thank you,

Ed Kowachek

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