

August 2, 2020

To Dave DeGrandpre and members of the Missoula City Council -

In late spring, Friends of Grant Creek, sent out an informational letter letting residents of Grant Creek know about a proposed rezoning for the gravel pit near the Rocky Mountain Elk Foundation. I am writing this letter to you as a concerned citizen of the Grant Creek neighborhood. My primary concern is that allowing this re-zone is not consistent with the carefully thought out City Growth Policy that was implemented in November, 2015 (https://www.ci.missoula.mt.us/DocumentCenter/View/34746/OurMissoulaGP_full?bidId=). This rezone would significantly impact the quality of life for current Grant Creek residents who live north of I-90 as well as for future residents for which the rezone is being considered.

From my understanding, the current zoning allows for 285 single dwelling units and 379 duplex and multi-dwelling units. Per Dave DeGrandpre's presentation on rezoning for Grant Creek Village (<https://www.ci.missoula.mt.us/DocumentCenter/View/52136/Grant-Creek-NC-Rezoning-Slides---July-27-2020?bidId=>), this number would be reduced to 158 single family units and 344 duplex and multi-dwelling units if hillside density reduction were required. Even the higher number of units the current zoning allows is consistent with the goal to build housing fitting with the current neighborhood design. The current zoning maintains the diversity in housing units offered. It has potential to not only add to the number of affordable single family homes, but it also adds a reasonable number of affordable rental units. With the influx of out of state residents purchasing Missoula homes this summer, **maintaining the current zoning which creates new single family homes for purchase** should remain a priority for the Missoula City Council. The rezone proposal to add up to 1195 rental dwelling units (with 2500 parking spaces) does not offer diversity in housing and doesn't fit with the current neighborhood design.

Per the City Growth Policy manual from 2015, housing should be near employment, retail centers and be along transit corridors. None of these is the case for the location of the proposed apartments. The nearest grocery store is 2.5 miles away (Albertson's on Reserve), and although Reserve Street is offered as a bike friendly corridor, cyclists I know have said there are too many driveways entering to make this a safe alternate transportation, especially during times of year snow is present. Is the developer also going to help cover the cost of a pedestrian overpass to allow for apartment residents to safely cross a much busier Grant Creek Road? Or will the cost of this be relegated to the City of Missoula?

Finally, I would like to voice my major concern regarding traffic congestion. As it stands now, I often sit in my car and watch the traffic light at I-90 and Grant Creek road cycle 2-4 times before I am able to make it through the intersection. With increased summer traffic, friends who have met at the Conoco parking lot to fill gas tanks and carpool have waited more than 30 minutes to get through the light. Committed Roadway Improvement Project 122, would add a single right hand lane to the intersection. While this may improve times that current residents sit in their cars watching the light cycle, it will not accommodate a **tripling** of the current population who live north of I-90. This will impact not only residents who are going to work, but will increase the amount of time children are sitting on school buses. Because it takes time for a long line of stopped cars to pull over, it will impact the response times of emergency vehicles. Patrons of Snowbowl will not want to wait > 30 minutes idling in their cars at the intersection after a wonderful day of skiing. Lastly, consider the probability that a wildfire will someday require all residents be evacuated by a single road out.

Thank you for your consideration of these concerns. I am available for any questions you may have on points I have addressed.

Sincerely,

Carol Cady

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