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Subject: Proposed Rezoning of the Quarry at 2920 Expo Parkway
Date: Thursday, July 23, 2020 9:50:41 AM
Importance: High

Proposed Rezoning of the Quarry at 2920 Expo Parkway

I oppose the proposed zoning change that would allow over 1,000 new dwelling units to be built in the old quarry. I support keeping the current zoning in place, which would allow around 500 new housing units to be built on the old quarry property.

I understand the need for building additional housing in the Missoula area, especially housing that is more affordable than the average of what is available right now. The quarry area is an appropriate place to build a housing development that is not too large. The current allowed level of 502 units would nearly double the number of housing units in Grant Creek. This fits with the current growth plan. This level of development will definitely be noticed by the current residents in terms of increased traffic and people, but we hope this will be manageable.

The proposed zoning change would allow 1,195 additional dwelling units instead of 502, which would nearly triple the number of dwellings in the entire Grant Creek drainage. This higher level of development will create enormous traffic and safety issues for all of the people living in Grant Creek.

Grant Creek has only one road going in and out of the drainage. We have had wildfires in and near Grant Creek in the recent past. It will be very difficult to evacuate the drainage in the case of a large, wind-driven fire, especially if the proposed zoning change goes through and the number of dwellings and people triples.

The zoning change adds an excessive number of people that would need to get in and out of Grant Creek on a daily basis, with no practical way to accomplish this. Grant Creek has no city bus service. The schools are on the other side of the interstate. The grocery stores, medical services, and most places of employment are on the other side of the interstate. I used to bicycle to work, going south on Reserve Street, and can attest to how dangerous it is to bicycle out of Grant Creek. The "bicycle lane" as they call it is very narrow along North Reserve Street. Kids in Grant Creek have to be bused or driven to school, as it is not safe for them to bicycle or walk to school.

Grant Creek has the public Grant Creek Trail, but otherwise has no public parks, playgrounds, or open spaces to speak of. All of the existing open spaces belong to the individual subdivisions and are maintained by homeowners associations. The steep "open space" hillside that is part of the quarry property is too small and steep to provide much recreational opportunities for the new development. Where will all of these new people go for recreation?

As far as I can tell, the proposed zoning change would help the developer maximize profits, but would not result in an attractive, livable, walkable community for the new residents there. The barrier created by the interstate is a difficult one that we are forced to live with. The

proposed zoning change will allow a development that has a relatively high carbon footprint, compared to similar-sized developments on the other side of the interstate where bus service, schools, businesses, and services are close by.

It will be very expensive to build another route out of the drainage, even if the private landowners along potential access routes were willing to sell. The idea that these impacts could be mitigated with a 2nd access road out of the drainage is just that, an idea that may not happen for decades, if at all.

I also worry about the added environmental impacts to Grant Creek, which is an impaired and poorly connected drainage due to poor choices made during the last 30 years. During hot weather, local residents try to use Grant Creek as their "beach" which has negative impacts on riparian vegetation. Residents create artificial rock dam pools along the creek, which negatively impacts fish and aquatic invertebrates. The more people you have here, the higher the levels of impacts on Grant Creek.

The current zoning allows for plenty of development to take place on the old quarry. A development that would nearly double the number of families living in Grant Creek is plenty large enough. Please don't change it to allow an inappropriate and excessively high level of development. Please don't turn our drainage into a death trap, should another wind-driven Black Cat Fire erupt here.

Thank you for denying the requested rezoning for the quarry at 2920 Expo Parkway.

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