

From: Eric Miller
To: [Dave DeGrandpre](#)
Subject: opposition to planned rezoning at 2920 Expo Parkway
Date: Monday, July 13, 2020 6:06:04 PM

Hello Missoula Development Services,

My opposition to the proposed rezoning at the quarry on 2920 Expo Parkway is due primarily to concerns about the potential growth patterns, lack of public transit in the area, and increased safety concerns, like fire evacuation.

While I understand that Missoula is a growing community, and I think that others would enjoy this area, the proposed rezoning to a very large-scale apartment block wouldn't solve the city's affordable housing shortage either. The developer would have to charge market rates, in order to recoup their costs, people would still need a car to drive to grocery stores and other box stores on Reserve, due to the lack of good public transit, and to be honest, the current North Reserve/Grant Creek Road and I90 intersection can't handle the present traffic as it is.

Touching on safety, the amount of traffic on north Reserve would make it difficult for the fire trucks to leave their current fire station near Reserve, and make it up Grant Creek, especially at rush hour.

I do feel that the current building and zoning at the quarry is a good and fair starting point, if/when the city and county increase their road capacity, and fire and public transit system, then and only then, reconsider a larger development. I would be worried that too large, too soon would just add greater population, but without tackling the increase in traffic on the current road system, car independence, and the affordable housing situation in Missoula.

Thanks,

-Eric

--

- Sent from Gmail