

We write on behalf of the Grantland HOA, which represents 82 residences. We are opposed to the rezoning request and support our neighbors in the Prospect Meadows HOA in asking you to deny the request. We do so for many of the same reasons:

Climate Change. In 2013 the City of Missoula adopted a Conservation and Climate Action Plan that set of goal of carbon neutrality by 2023. The City is no where near meeting that goal and the creation of a development with 2500 hard-scape parking spaces will push the city further away from achieving that goal. Hard-scape parking serves to radiate and retain heat and 2500 automobiles driving for work, worship, education, and recreation will further exacerbate CO2 levels.

Traffic: If you grant the request, you will create 1195 new dwelling units with the potential to create 11,352 automobile trips per day, with no way out except onto Grant Creek Road. (Data from the National Household Travel Survey, 2017 found that the average number of daily trips per household in the U.S. is 9.5, adding a significant multiplier effect to traffic flow.) There is no easy way to mitigate such an impact, unless you intend to create an outlet on to Airway Blvd, an unlikely scenario. (It is not clear that the DOT has agreed that a single outlet on to Grant Creek is acceptable for a development of this size.)

Environmental impacts: The flows of traffic, including idling cars, will add to air pollutants which will settle on the roadways and wash into Grant Creek, which is already designated by the DEQ and FWP as impaired.

Facilities: There are no resources (except motels, gas stations, a convenience store and a handful of restaurants) within walking distance. All other services will require residents to drive.

Schools: The impact of 1195 dwellings and their family's educational needs may overwhelm the current capacity of the Hellgate School District.

Character of existing neighborhoods: When the original zoning was approved, it took into account the "rural" nature of surrounding neighborhoods, which included considerations for density, height, and impact on wildlife. If you approve rezoning, it will undermine those important considerations.

We do, however, support development under existing zoning as we realize it is important for the City to increase revenue and to build where City services can be assured.

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Cultures of Defiance and Resistance: Social Movements in 21st Century America. Routledge, 2018.