

From: Kevin F
Cc: [Julie Merritt](#); [Bryan von Lossberg](#); [Heidi West](#); [Jordan Hess](#); [Mayor Staff](#); [Heather Harp](#); [Gwen Jones](#); [Amber Sherrill](#); [John P. Contos](#); [Stacie Anderson](#); [Jesse Ramos](#); [Mirtha Becerra](#); [Sandra Vasecka](#); [Dave DeGrandpre](#)
Subject: comments on 2920 Expo Parkway rezone
Date: Thursday, September 10, 2020 9:31:30 AM

Council Members -

I am a 34-year-old homeowner in the Grant Creek neighborhood. My wife and I are expecting our first child this winter.

As you know, the current zoning of 2920 Expo Parkway allows for an ambitious 502 housing units at one single location, which would nearly double the entire population (and traffic pressure) of the Grant Creek drainage (one road in, one road out). This alone seems rather irresponsible considering the wildfire risks of this urban wildlands interface and the current traffic problems (as a resident of Grant Creek, I can attest that current traffic is terrible, and that's during summer break and a pandemic when much of the workforce/school children are at home and not commuting, many would-be visitors are not in Missoula, nor are the skiers traveling to Snowbowl in the summer... in other words, traffic will never be this low, and it's already a huge problem, and that's without this added already-permitted 502 units).

To consider *rezoning this property to allow for 1,185 units is preposterous!*

Traffic and safety complications aside, this neighborhood simply does not have the amenities to sustain that sort of development; we're not within walking distance of anything besides a gas station, Starbucks, a pizza joint and some hotels. Jobs, entertainment, groceries, hardware stores, parks, schools, trails, etc - all the necessities of everyday life - will require automobile travel. And the developer's claims that the complex will include green space and a gym so residents won't need to travel is laughable - folks don't live in Missoula so they can run on a treadmill; they live in Missoula so they can access our parks, public lands, our downtown, our restaurants and our rivers. The residents of these high-density apartments will be itching to escape the complex and traffic will be dangerously bad.

There are areas in Missoula that make sense for this sort of uber-dense development; squishing it into the base of a tight valley with one road and legitimate fire dangers is not the answer. There's a reason the Planning Board denied the rezone and I encourage you to follow their lead when it comes to urban planning.

We can all agree that Missoula surely needs more affordable housing, but I've yet to hear the developer of this project utter the word 'affordable' in their plans. That is not what this is. And current and future residents of Grant Creek shouldn't be forced to forfeit our families' safety and be required to withstand immense traffic congestion so a developer can reap the profits of a new, greedy, and poorly thought out housing development.

I strongly urge the Council to focus their attention on how this location and the traffic/safety issues can withstand the currently allowed 502 units, and how the Council could encourage that those 502 units be affordable.

That seems plenty ambitious enough.

Thank you for your careful consideration,

-Kevin and Laura Farron

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