

Kaitlin McCafferty

From: Daniel Judy <danielirwinjudy@gmail.com>
Sent: Wednesday, September 2, 2020 6:30 PM
To: Kaitlin McCafferty
Subject: 365-375 Scott Street Group Living Public Comment

Hi Kaitlin,

This email is regarding the proposed conditional use request at 365-375 Scott Street. I own and live across the street at 1006 W Pine, and I have some major concerns about the project as proposed, namely a huge parking shortage and impact on the neighborhood.

Let me first say that I fully support more affordable housing in Missoula, and in the Westside neighborhood. I like the idea of more communal living options to keep Missoula accessible to college students and folks in their 20s, and I have no problem with these housing options being built in my neighborhood.

However, this project seems blatantly intended to squeeze as absolutely much profit out of a small lot as possible, with little regard for the surrounding neighborhood. 10 parking spots for 46 units (and presumably overnight guests also) is completely laughable. We already have a major parking problem on the streets encircling this block, with the curbs lined full of trash and broken down vehicles from the nearby Poverallo Center. Again, I fully support the mission of the Pov, and am glad it exists - I knowingly bought a property one block away - but my point is that we already have our hands full. 30 or 40 extra vehicles on this small block is going to be a nightmare, especially for myself and my neighbors who already have limited parking on our own properties. My home is a triplex, and I've gone to some effort to ensure I provide a spot on my property for myself and every tenant who lives here, but I foresee having to endure constant parking complaints and enforce towing if this project goes through.

A bike parking spot for every unit is a nice amenity, but this is Missoula. It drops to well below zero in the winter. The reality is that the vast majority of people that live here own a car, even low income and college kids. This is a conditional use zoning and it is not the developer's right to squeeze as many units in without accommodating for the impact it will have.

I suggest scaling down the number of units in favor of more parking, or even looking in to buying parking rights from across the street at Fresh Market - but the proposal as stands is going to have a daily negative impact on many people, including myself.

A housing complex of this scale and income type (predominantly young people) could also pose noise/party issues. Again, we already have our hands full on this block - the police respond to calls nightly in proximity of the Pov, and I fear that noise complaints in this area will get ignored and superseded by the more important mental health related calls the officers regularly respond to. Again, my suggestion is just a scaled down version. I like the affordable housing aspect, but it's just way too many units.

The project was compared to Verde Condominiums in its description, but this is inaccurate. Verde has substantially more open space, as well as a larger parking lot, and many more spots in the back alley.

Please consider the effect of this proposal on the surrounding neighbors when deciding to approve or not! I'm sure a compromise can be reached.

Thank you,
Daniel Judy