

**From:** [Gwen Jones](#)  
**To:** [Greene, Anne](#); [Kaitlin McCafferty](#)  
**Subject:** Re: rezoning proposal for Riverfront Triangle  
**Date:** Tuesday, September 15, 2020 3:31:05 PM

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Hi Anne, thank you for your email. Since this is a land use matter, I cannot comment substantively, but will forward this to be included in the record. Thanks, -Gwen

Gwen Jones  
Ward 3 City Councilwoman  
606 Woodford St., Missoula, MT 59801  
406 549-3295

Note: All emails to and from this address are in the public domain.

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**From:** Greene, Anne <anne.greene@mso.umt.edu>  
**Sent:** Monday, September 14, 2020 5:36:26 PM  
**To:** Grp. City Council and City Web Site  
**Subject:** rezoning proposal for Riverfront Triangle

Dear City Council members,

I cannot attend the meeting tonight, but read about the public hearing on the recommended rezoning of the Riverfront Triangle. As I understand it, the present zoning allows for 52 feet and the requested height is more than double that. I feel that the public hasn't had enough time to process this request, and feeling unhappy about the last two development decisions along the river (4th Street condominiums and the student housing complex on the north side of the river) I feel very anxious about another tall building along the Clark Fork. I think we should be developing smaller buildings along the river, not only to fit in with what has traditionally been there, but also to allow the pedestrians and those using the streets behind these developments a glimpse of the river. These tall building make the streets they are on seem like canyons, shaded from the sun and blocking any a view of the river. They also make the experience of being on the river closed-in feeling. It's the worst design possible.

I agree with the city's growth plan to increase density rather than cause sprawl around the perimeter. However, care should be taken that that infill fit with the height and style of architecture that is already there. We should have stricter rules about what kind of development we want as infill, not just let anything go ahead because it fits into the city plan.

Please reconsider the rezoning request. Keep the zoning at the present height

and look further for an alternative for the Triangle development. The present proposal is a monstrosity.

Thank you,

Anne Greene