

12/14/18

To: Missoula City Council, Missoula Development Services and Territorial Landworks, LLC
From: Teresa Jacobs, 25 year resident of the Wapikiya neighborhood

Re: Hillview Crossing Townhome Exemption item on 12/17 meeting

I am trying to see the proposed project from the perspective of all involved (including financial interests and expertise). And likewise, I trust you value my perspective as a caring citizen that supports infill instead of sprawl – up to a point that it is reasonable.

As I stated at the Dec 12th Informational Meeting of Land Use and Planning Committee, I would like see the project modified. I understand that a balance has already been achieved in maximizing the number of units that can be built, while also including the requirements easements and open space (also desirable for future residents). But I think the design has not struck a balance with the current inhabitants of the area. Looking at the map I provided on the 12th (I superimposed the proposed design on a map of the area), you can see the project is significantly denser than local homes, so not ‘compatible with the character of the area’. The design has also has not taken into account the need to be compatible with the wildlife in the area. It seems important to get comment from Fish, Wildlife and Parks before proceeding. The proposed project blocks a wildlife corridor. That is sure to create a hazard to the deer that could be funneled up onto Hillview Way (a safety hazard for cars and pedestrians) or into the narrow open space and trail area below the townhomes (a hazard for hundreds of people including children who are also anticipated to be using this relatively narrow space).

A concern that I did not have time to express on the 12th is my desire to hear more about how city officials have determined that the potential of adding traffic from over 300 cars onto Hillview Way is not a concern. It seems disproportionate. Citizens who already rely on this road as well as potential future developers along this road need to see the calculations presented publicly. Given the grade of the road, it could also be both hazardous and/or inconvenient for cars to stop for crosswalk users when it’s icy.

A solution is to be conservative, and only build 46-48 units on this land (as was once proposed and approved by the city in the past). This could provide less congestion for Hillview Way, allow more space for deer to safely pass through without causing injury or aggravation for residents and drivers on Hillview, create less visual density and weight on this open and potentially unstable hillside (settling dangers), and effectively prevent storm run-off from swamping the park, the storm sewer channels, or the basements of homes on Saranac and other even lower-lying basements at the base of the hill. 48 town houses high on the hill will afford the best views, and allow more space to excavate below so as to naturally catch rushing storm water, and create a physical separation for deer and people.