

From: Jolyn Ortega
To: [Grp. City Council and City Web Site](#); [Dave DeGrandpre](#)
Subject: McNett Flats
Date: Friday, March 5, 2021 11:09:19 AM

Thank you for this opportunity to share comments on the March 3rd McNett Flatts Land Use and Planning meeting.

- During the February 24th meeting, a concern was brought up by several council members about the lack of parks/green space for people with young children. The March 3rd meeting focused only on that concern. It was addressed by the developer's proposal of adding a bit of green space in two lots where "multi-family" buildings will be built. (Note - "multi-family" means three-story apartment buildings). The complete focus on adding a bit of green space was a distraction from the other issues and seemed to be dangling a carrot to make the project more appealing. Woith and the developer called this proposal a win-win-win. We strongly disagree.
- The developer is insisting on flexibility during this process citing possible economic changes. He will not provide a plan to the city, saying he doesn't have one. He only builds three-story apartments. His son, in a conversation with me, was very clear that's what they are building. We'd like to give the developer the benefit of the doubt but his history and past behavior cause us to have extremely serious doubt.
- The City of Missoula is not required to give him the flexibility asked for and it has an avenue to make sure these lots are developed more in line with the existing subdivisions and the future plans for this area. Please do this.
- Average apartment rents in Missoula are the same or similar to many people's mortgages. It's easy to see how profitable it is for the developer to build three-story apartments rather than duplexes or single-family homes. Good for his pocketbook but not the community.
- Let's do the right thing. Missoula needs more housing and needs it to be done in a thoughtful, intelligent manner.

Thank you all for your work on the City Council and for representing the people of Missoula. We truly appreciate it.

Jolyn Ortega and Mark Wiggins