

April 26 2021

Dear City Council Members,

We would like to comment on the proposed Hogan Group Living development on the 200 block of S 6th St W.

We have a few issues with the facility being planned. The first is parking. 55+ seniors are vibrant people who drive. They have family members and friends visiting them that drive. The "age in place" model also assumes a need for end-of-life support from caregivers, attendants, healthcare providers and other support services. All of these people drive, and will require convenient parking to access the proposed facility. Unfortunately there is no accommodation for any of these activities, there are 6 parking spaces available to 52 residents and their family, friends, caregivers and support services. The proposed facility is two blocks from Higgins Street, where multiple events occur throughout the spring, summer and fall (e.g., parades, marathons). These events strain already limited parking in our neighborhood. To our knowledge, there are no plans to accommodate these potentially conflicting activities.

Recent initiatives have been proposed to promote healthy lifestyles and preventive care to enable older adults to age in place. Prominent among these are the World Health Organization's Global Age-Friendly Communities (AFC) Network, with 287 communities in 33 countries, and AARP's Network of AFCs with 77 communities in the United States. In an AFC, older adults are actively involved, valued, and supported with necessary infrastructure and services. Specific criteria include affordable housing, safe outdoor spaces and built environments conducive to active living, inexpensive and convenient transportation options, opportunities for social participation and community leadership, and accessible health and wellness services [Jeste et al 2016].

To our knowledge, the City of Missoula has no such overarching policy/strategy to promote and support aging in place. Explicit support and planning from the city to mitigate inevitable issues needs to be part of the approval process. Certainly, reaching out to the neighbors would have been an appropriate first step in engaging the community in the development.

This site is being built under Title 20 Sect 20.105.020 That section states that this development can be used as a group or foster home, a youth home for youths needing supervision, delinquent youth, a halfway house, an adult foster care or assisted living setting. None of these uses stated above are appropriate for this neighborhood. Should the objective of providing adult residences fail because of poor planning, can the facility resort to these uses?

The other concerns we have include questions about the facility itself. According to the MMW description there is no onsite management. A shared living facility that plans to have their residents age in place needs to have a real management presence.

We are currently engaged in the lives of 2 elderly parents. They need tons of support, all day long. At the end of his life Mary's father needed 24 hour support. How does this facility plan to take care of the needs of an elderly population without the infrastructure to provide it?

The land use recommendations for this neighborhood are 12 to 22 units per acre, which is medium density residential. This property is .44 acres, which makes the proposed use 4 times the recommendation.

We have owned a home in the neighborhood for 22 years. Before that we rented and lived in the neighborhood. It is a vibrant, active neighborhood that attracts people from all over the country and world. Our spring, summer and fall are full of visitors. The commercial district close by is a fun and entertaining place to visit. There is often no parking as it is, this facility would make it much harder to visit and enjoy our part of the city.

We hope there can be a real discussion about the short and long term impacts to the neighborhood.

There are many plans in the works for this neighborhood that dramatically increase the number of people who will live here. We hope that this project is being viewed with the entire outlook for our neighborhood in mind.

Best regards,

Mary Ryan
John C Schumpert MD MPH
242 S 5th St W
Missoula MT 59801
milagromontana@gmail.com

- Jeste DV, Blazer DG 2nd, Buckwalter KC, Cassidy KK, Fishman L, Gwyther LP, Levin SM, Phillipson C, Rao RR, Schmeding E, Vega WA, Avanzino JA, Glorioso DK, Feather J. Age-Friendly Communities Initiative: Public Health Approach to Promoting Successful Aging. *Am J Geriatr Psychiatry*. 2016 Dec;24(12):1158-1170.