From:	Robert Capriccio
To:	Grp. City Council and City Web Site
Cc:	Patricia Macmillan
Subject:	re proposed Zone change at South 4th East and Ronald. For immediate Attention of City Council Missoula
Date:	Saturday, January 25, 2020 2:34:15 PM

Dear Council,

I'm forwarding a letter from a neighbor simply because I agree with everything that they've said.
I am a small homeowner at 214 S. 4th St. W. Please consider our neighborhood and the future of our sweet, boutique town.
Thank you,
Robert Capriccio

Begin forwarded message:

> **From:** Patricia Macmillan <missoulahillz@yahoo.com>
> **Date:** January 24, 2020 at 10:14:40 PM MST
> **To:** "council@ci.missoula.mt.us
> **Subject:re proposed Zone change at South 4th East and Ronald. For immediate Attention of City Council Missoula**
>
> To all the council members,
>
> My husband and I have been property tax paying residents of Ward 3 since 2003. We own a house and a small, well maintained, rental building where we strive to provide below market rents for very well maintained units in an excellent location. We are each self-employed and contribute to Missoula's tax base. Twenty years ago we chose to live in Missoula as it is a University town with a uniquely preserved, vibrant downtown that maintains its historic character. The river corridor with its beautiful and accessible trail was of pivotal importance in our decision to plant ourselves in Missoula. Views of the beautiful mountains (Sentinel, Jumbo, North Hills, Sleeping Woman Peak) that surround our valley allow one to be in town and extend our view scape to the natural beauty that surrounds us. These views remain mostly preserved due to thoughtful planning with higher structures going up only on the North side of the river. Further, Missoula has amazing access to many trails for skiing, biking and nearby hiking. What a place - a last best place (perhaps)! As an added bonus the people are friendly, literate, and down to earth. This has been a place to raise a child, create a home and grow a sense of connection to both the town and its environs. We have purposefully spent our adult lives here, in this town and this neighborhood.
>
> Obviously, over time most attractive places must grow and Missoula is no

exception. We welcome thoughtful growth that preserves what is unique and special about Missoula. Recently the Sawmill District was developed and we noticed how thoughtful it was to allow the buildings to be built back from the river and preserve the green space of Silverbow park near the river. We appreciated the preservation and improvement of the river trail through the Sawmill District development. These buildings are built in a hollow and do not impact significantly on the skyline, nor were they being built in a historic neighborhood, but rather a blighted mill site. We were thankful for the process that resulted in the possibility of more living spaces for Missoulians, while maintaining what is intrinsically beautiful about the Clark Fork river corridor in Missoula (yes a river runs through it).

I have become aware that an out of state developer has bought the 3 historic brick buildings and more structures along South 4th St West and when he did I assume he knew what the current zoning would allow. Now he has applied for B1-3 rezoning, a relatively new designation that applies only to the Marriott and the ROAM which are both on the North side of the river. The downtown side is inherently and distinctly different architecturally with taller buildings that are appropriate to the historic center of commerce in Missoula. Looking from the Higgins bridge or along the South side of the Clark Fork river, currently all the buildings are relatively low and do not impact on the skyline. Either due to planning or previous building trends we are gifted with a natural river corridor that bisects our civilized town and is not overwhelmed by over-sized commercial buildings. Haphazard development of this special part of Missoula could be precedent setting with a host of broader and deleterious implications.

Now an out of town developer, who has lost his real estate license due to some infraction, is applying for a zoning that is completely out of character with the South side of the river that sits directly across from downtown.. A projected image of a 65 foot-building at this location yields a shocking blemish on the skyline and is completely incongruent with the size and character of the immediate neighborhood and it's structures. He also wants the Right of Way Vacation which will give him 1/3 more land ..as a virtual gift from the city. Yes a few conditions could be exchanged and he is already trying to work his way around these potentialities. A strong majority of neighborhood residents have signed documents stating they are not in favor of this zoning change. The right of way vacation will take the building right up next to the Deveny-Myer building (a modest, attractive building which is in line with the zoning and historic neighborhood architecture) and the easement which local residents enjoy would be gone. There would be no setbacks. The building could go right to the sidewalks in a district that is characterful and historic. There is no commercial development in this neighborhood and the tax paying residents are clear in their opposition to this project. Higgins Avenue is nearby and provides an already existing commercial corridor.

If this zoning were granted for B1-3 it would ruin the skyline view of the

mountains (a unique feature for our town) forever and set a precedent for this type of zoning on the South side of the river that is across from downtown.. I would anticipate more 65 ft buildings being built along along the river front like a cement corridor. This 65 ft zoning of B1-3 is even 10 feet higher than the tall buildings in the Sawmill site. We are opposed to this zoning change and the detrimental effects it will have on the neighborhood, the Clark Fork river corridor and the view scape. The river corridor is a uniquely attractive part of Missoula and a comprehensive development plan must recognize and protect it for the future. Will the Clark Fork's path through Missoula be altered for the few or maintained for the equal enjoyment of the many?

I'm asking you to consider a long term view for Missoula.Please vote No to rezoning to B1:3 , and NO to the necessary Right of way vacation that would make this B1:3 viable.

Thank you for your consider and time,

Sincerely,

Patricia Macmillan and Ivan Van Eerden
329 South 2nd St West
Missoula MT 59801