From: sue spanke
To: Grp. City Council and City Web Site
Subject: Public hearing 12/16/19: rezoning & vacation of right of way: S 4th St. E
Date: Sunday, April 11, 2021 6:35:03 PM

Dear City Council Members,

Please use caution in granting zoning changes and vacating pubic right of way at the east end of S. 4th Street. Riverfront development offers immense benefit to developers and many costs to Missoula.

Although growth plans call for denser urban core, these are non-specific guide-lines. The recent Downtown plan asks for Downtown residential, but does not recommend for zoning changes.

As a downtown business person, I hear daily from travelers and new residents that they are here because of our always-visible mountains, and historic, traditional neighborhoods. This proposed rezoning would allow buildings up to 65 feet. This would be a wall that blocks views from the river park and from the existing neighborhood. (The recent monolithic development on Front Street has already done this on the other side of the river.) . Lack of regard for view-shed decreases the value of Missoula as a home and destination.

As a person of low income who lives in a real neighborhood (in a very small place), I think we need to reconsider thinking of affordable housing as warehousing people in multi-story units, and think more about affordable 'homes' with space for kids, gardens and pets. (And of course a totally high-end development is simply a gift of public value to private business.)

This section of the riverfront park and trail system was created from the abandoned Milwaukee tracks very much through citizen efforts and volunteer labor, for the use and enjoyment of citizens. It provides the respite we all need to make urban living tolerable.

Development should be done in ways that let us see the mountains, doesn't hurt current residents, preserves our heritage, and protects our uniqueness. When we don't honor these things we no longer have a special town. We simply drive more and more people out to the open spaces we want to preserve.

Thanks you,
Sue Spanke
527 Woodford #1 Missoula, MT

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