From:	Rebecca Stumpf
To:	Grp. City Council and City Web Site
Subject:	Riverbank Development Concerns (WGM)
Date:	Thursday, December 2, 2021 4:31:08 PM

Dearest wonderful Missoula City Council,

I'm sure you have received many emails, and are well aware of the concerns regarding Aaron Wagner's development for the Missoulian property. Well, I wanted to take a moment to express my concerns, and add one more voice to the hopefully, many voices that are concerned about the future of that precious property!

My biggest concern is the growth policy of 125' as the ceiling for new developments along the riverfront. PLEASE PLEASE PLEASE take a moment to re-review that. If we don't lower it, we are creating the canyonization of the very river that is a staple feature of our beautiful town. One of the nicest views in Missoula is coming down Higgins from the south, and even before you reach the bridge, you see the warm golden sun on Mt.Sentinel, and the glow on the river. With Aaron Wagner's proposed development, that beautiful view would be blocked, and only able to be accessed by millionaires from out of town that can afford to buy his condos. Please keep that view open to all to enjoy. That location is a precious one and I urge you to explore many proposals that would better fit Missoula.

Second, the lack of aesthetics of the Wagner development does not at all match existing Missoula. It would be an eye sore not only because of its height, but also the modern and cold style. What makes Missoula so lovely is it's quaintness and homey-ness, and how it literally feels like a hug. Aaron Wagner's proposal would NOT feel like a hug!

Finally, I'm sure you've heard about the deeply offensive and hateful comments Aaron Wagner has made towards groups of all kinds, and many directly aimed at locals who live here and are merely expressing *GENUINE* concerns. If you are unsure what I am referring to, screenshots can be found here with words like "dumb twats, you he/she, you communist little F***s" from our one and only Aaron Wagner. https://www.instagram.com/ There is no room for that kind of energy and hate in our precious town.

I could go on and on, as the concerns are many. But, I'm asking you to review the existing proposal for that special land along the river, and make sure it aligns with Missoula's needs...not just people's pocketbooks.

Thank you so much.

Kindly, Rebecca Stumpf
Missoula Resident (2004-2009 and 2020-current)

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