

Grant Creek Neighborhood Council Leadership Team
February 25, 2020 Stone of Accord, 11:30 a.m. to 1 p.m.

Attending: Tony Marino, Ron Larsen, Dennis Muth, Brian Daighle, Kevin Davis, Bert Lindler, Lee Clemmensen, John Langstaff, Jane Kelly, Melissa Bruns, Mirth Becerra, representing Hoffman Morgan and Associates, Mike Morgan ; representing Woith Engineering, Kody Swartz; representing Aultco, Ken Ault, Jessica Mao, and Luke Neville.

Minutes: The minutes from the October 17 leadership team meeting and the December 3 general meeting were distributed. No corrections or additions were suggested. Minutes were approved as posted online and distributed at the meeting.

Grant Creek Village and Proposed Rezoning: Mike Morgan of Hoffman Morgan and Associates discussed the plans for a neighborhood for four-story apartments on what is now a gravel quarry by the Cottonwood Condominiums and the Rocky Mountain Elk Foundation.

The existing zoning of the quarry includes a row of single-family homes adjoining the Prospect neighborhood (R5.4), a section of multi-family buildings no taller than 35 feet (three story, RM1-35), a row of commercial buildings along Expo Parkway up to 110 feet tall (CI-4) and a small area zoned B (business, buildings no taller than 50 feet). That zoning would be replaced by a single zoning for multi-family buildings no taller than 45 feet (RM1-45). Ault is proposing to build 930 units, but said that the existing zoning would permit 1,300 units.

The rentals would be one-, two-, and three-bedroom apartments renting at market rates, which Ault said was about \$850 to \$1,000 for a one-bedroom apartment and \$1,000 to \$1,100 for a two-bedroom.

Access to Grant Creek Village would be through Expo Parkway leading to the motels and through Stonebridge Road between the Rocky Mountain Elk Foundation and the Cottonwood Condominiums. All interior roads would be private. One resident at the meeting said there needed to be another way out of Grant Creek before a development such as this. One possibility that has been considered has been building a frontage road 3 miles to the Airway Boulevard/I-90 interchange.

Grant Creek residents attending meeting expressed a number of concerns, including:

--Traffic getting into and out of Grant Creek can already be a challenge. Increasing the number of residents will exacerbate the current problem. The developer's traffic study shows that traffic volumes on Grant Creek Road would increase by 35 percent after the construction of 268 units projected by the end of 2021. The traffic study recommends adding a second southbound through lane on Grant Creek Road at the I-90 interchange. Fortunately, Grant Creek residents began demanding a second lane a decade ago. The Montana Department of Transportation plans to construct a second through lane, a bike lane, and a right-turn lane this summer.

--Emergency evacuation of Grant Creek during a fire—one way in, one way out—will be even more of a challenge. One resident at the leadership team meeting suggested that doubling the number of people who need to get out of Grant Creek could lead to deaths in upper Grant Creek if traffic prevents those residents from evacuating.

--The proposed development includes 1,500 parking spaces outside the buildings, requiring a sea of asphalt. Residents attending the leadership team meeting questioned how there would be room for snow when snowplowing or room for emergency vehicles and school buses. Ault said he had considered providing parking structures, which would have cost \$35,000 for each space with the cost of two spaces per apartment equaling the apartment's cost.

--Residents raised the question of the impacts of the new residents on Hellgate Elementary, which is already crowded.

--Residents questioned whether the area would offer enough flat land parks for the residents, expressing concern that the new residents might spill over onto private parks on neighboring subdivisions. Ault said that the development met the city's parks requirements.

General Membership Meeting: A general membership meeting was set for 7 p.m. March 12 in the Grant Creek Inn. The primary agenda item will be the proposed Grant Creek Village development in the quarry at the mouth of Grant Creek.