From: Kristen Jordan
To: All Council; Grp. City Council and City Web Site
Subject: Fw: River View Development
Date: Monday, March 14, 2022 7:40:22 AM

From: DANIEL JO BECK <BECKMSLA@msn.com>
Sent: Sunday, 13 March 2022 2:12 PM
To: Kristen Jordan <JordanK@ci.missoula.mt.us>
Subject: River View Development

Dear Councilwoman Jordan:

By now you have listened to and heard from many of my neighbors on the River View Development rezoning. I am writing to summarize my thoughts on this issue and urge you to not approve the rezoning of this property. Let me begin by clarifying that we are NOT AGAINST DEVELOPMENT. We understand that this area is ripe for future in-fill and this area of Missoula has an abundance of undeveloped land in the city. The infrastructure issues are reason enough to curtail this rezone request. As you probably know, there are four streets that will intersect within 30 feet of each other onto River Road. This new development includes 19 townhomes – there will be 2-3 cars per household. The amount of traffic 19 homes with multiple drivers adds to this already overloaded and ignored road/intersection is an accident waiting to happen. There is already overflow parking from the Trailer Park on River Road. This area is an example of development without an overarching plan, which is sorely needed for the River Road area. This acreage is currently zoned for 8-10 households and will have less than half the impact of 19 homes which would allow the houses to be spread out further so the neighbors on the East and West side of the development could maintain their homes values and perhaps not lose their sun, gardens and modest privacy in the process. Neither the RT10 nor the RT5.4 will address a need for low-income housing, nor will it address the need for affordable rents.
There are two recent developments approved by the City Council that are yet to be constructed and will further increase traffic onto River Road. One is a large storage rental facility, and the other is a 7-home development a block from the River View Development. Again, Missoula deserves and is sorely in

need of a big-picture approach to development in the River Road area – it needs to be driven by a governing body of people who live, work, own acreage and want to plan for the growth, rather than a developer/land owner trying to make the most money possible and walk away with a big wad of cash. You will be setting a precedent for all future development by approving this rezoning. Without the infrastructure of a decent road with even a shoulder to walk on, not to mention sidewalks, these three developments are increasing safety issues and further burdening an already overloaded infrastructure. The Mountain Line bus that is .70 miles is unsafe to walk to. Children getting off school buses near the proposed development have no shoulder to exit onto. The owners on the east side of this development will have a two story townhouse directly behind their already very small yards. This will rob these households of a reasonable provision of adequate light and air, compatible urban growth and consideration of the district– several of the provisions required of the criteria for rezone requests.
There is a fourth development that I would guess will be on the future docket (maybe it already has been?) on River Road – directly across the street from the approved storage unit site. This is a large commercial piece that was recently sold on the corner of River Road and South Reserve. What additional pressure will this add to the River Road corridor from Reserve Street to Russell?

In summary, I would like to challenge the Council to show that they are serious about the River Road area and our neighbors. This does not mean wanton development with the tail wagging the dog – it means a big picture approach because this area and the citizens living here deserve better planning that will meet the needs of families with children, seniors, landowners and current homeowners, with adequate infrastructure to support it. I would like to hope that in 20 years we can look back at this time of enormous growth and be proud that Missoula recognized this as an area for better planning and that people who are interested in solving problems by being on governing boards, the City Council, etc, dug in and recognized, came forward and worked on making this area a model of growth to be proud of. Isn't that what most people get on the Council for?

Thank you for your consideration. We look forward to listening to the meeting via zoom on 3/14/22 and hope you will support u.

Best,

Jo and Dan Beck
605 Carter Court
Missoula

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