

4th Avenue North at 38th Street Condominium Owners Association

P.O. Box 634

Great Falls, MT 59405

City Great Falls, Montana Commissioners

Introduction: Steve Bucher 3824 4th Ave North #3 Great Falls, MT

The issue we/I are/am here to address this evening is the vacant land between the alley of 4th Ave North and 2nd Ave North east of 38th Street the proposed location for Silverstone Apartments. As proposed this would leave the following residents of 3812 4th Ave North #15 & #16, 3816 4th Ave North #12 & #11, 3820 4th Ave North #7 & #8 and 3824 4th Ave North #3 & #4 with no where to park vehicles. This circumstance would have an impact on more than just the above mentioned addresses,

RE: Letter Dated September 7, 2022

Issues for consideration:

Every condo has 2 bedrooms which may potentially require people to come and go at different times of day requiring more than (1) one vehicle which will be forced to park in the alley way.

Currently 5 of the 8 condos house multiple persons who have various schedules requiring more than (1) one vehicle requiring parking

Currently 3 of the 8 condos house mobility challenged persons requiring handicapped vans for transportation requiring approx 9 ft for loading and unloading.

Considering the present alleyway width entering and exiting the garages is not possible with a full size car or pickup without driving on the adjoining empty lot

The current width of the alley on 4th Ave North and 38th Street is 17 ft.

A parked car or pickup in the alley could be 7ft to 8 ft wide excluding the exterior mirrors, leaving approx 9 to 10 ft of working or traffic area in the alleyway.

Fire Trucks Approx 8ft+ wide, with doors open adds another estimated 4ft equaling 12 ft

This leaves literally no area for fire personal with all gear to work safely

Ambulances Approx 8ft wide, with doors open adds another estimated 4 ft equaling 12 ft

This leaves literally no area area for Emergency personal to work safely with the required equipment to do their job safely and efficiently.

USPS truck approx 7ft wide leaving 2 to 3 ft for traffic to flow east or west

Trash Collection trucks approx 8 ft wide leaving approx 1 to 2 ft for east and west traffic

We have residents who are mobility challenged and require a ramp to enter and exit their means of transportation this most times requires a van with a ramp van is 6 ft wide ramp is 3 ft total width 9ft leaving no area for traffic to flow east or west

Service vehicles Northwest Energy, Energy West, Spectrum, and AT&T full size pickups and vans

Approx 7 ft wide leaving 2 to 3 ft for traffic flowing east to west

For your consideration

Repave the alley and paint a white line out 7 ft from the south condos to accommodate service vehicles and residents loading and unloading of articles such as groceries.

Make the alley wide enough to safely allow traffic to flow east and west

Level and surface an area south of the alleyway 240 ft east and west by 50 ft north and south to allow parking for the condo owners with multiple vehicle and any guests they may have

This would be less than ¼ of an acre a small portion of the approx 16 acres the Silverstone apartments are proposing to build to accommodate 400 plus apartments

The condos on the north side have 37 ft of driveway and 32 ft of street running east and west.

In comparing all things we the 4th Ave North At 38th Street Condo Association owners feel this is a small request of the city of Great Falls

Thank You for your time and look forward to you cooperation.



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