

To the City Commission

We the undersigned members of Neighborhood Council 2 wish to be on record that we voted unanimously 5/0 to recommend to the City Commission **not to approve** the zoning change from the current R-1 zoning along 2<sup>nd</sup> St SW and Bay Drive to a M-2 zoning to allow for the Bay View Apartment Project.

This is a result of our Feb 14, 2024 NHC 2 meeting, as well as our meeting that occurred in November 2023, when the main topic of discussion was the proposed zoning change.

We understand that you are taking up the topic during the March 5<sup>th</sup> Commission meeting, we therefore humbly ask that you please take the time to thoroughly examine the numerous concerns from the citizens living in the area and to vote no against approving the zoning change.

Some of the points of concern include but are not limited to:

- Increase Traffic
- The lack of a comprehensive traffic study
- There are no sidewalks in the area
- The boulevard is narrow
- The impact of safety on those living in the area along with those people who utilize the Rivers Edge Trail due to increased traffic
- The lack of adequate parking
  - 1.5 spaces for a 42 and 32 unit complex and 14 townhouses
  - Increase use of on street parking creating additional hazards
- The increase in noise
- This proposed change will dramatically alter the landscape of this quiet neighborhood
- The possible negative impact to property values
  - A request was made to have a property value impact study completed but was not done
- Potential lack of water supply due to increase demand

- Concern for adequate drainage
- Potential increase in crime
  - Data presented in favor of this not happening can easily be refuted with many other studies where increase in population density has been linked to increased crime
- Claim of Apartment Shortages
  - There is a lack of evidence that there is an apartment shortage
  - There are numerous apartments available throughout Great Falls
  - Any future increase with contractors and personnel with the Sentinel Program will have housing provided for them
  - As a matter of fact, according to the town hall meeting concerning the Sentinel Project, it was noted that we will lose some members of the military when this project is completed
  - Here, we are talking about responsible growth
- Even if there is an influx of population, this neighborhood is not suited for this kind of large complex
- There are other areas around Great Falls that would be better suited for this type of endeavor.
- Concerns of different land use after rezoning:
  - While the engineering company has added additional land use restrictions
  - There are no airtight guarantees that other construction that would be unfavorable to this neighborhood could not be included later

NOTE:

- During both the November and February NHC 2 meetings, the citizens present were overwhelmingly opposed to the proposed zoning change.
- There were 100 signed letters with phone numbers and addresses from the citizens living in this neighborhood who vehemently oppose the zoning change.


This zoning change would not be a win for the people who live in this neighborhood and who have lived here for many, many years.

Hopefully they can continue to do so peacefully without a drastic negative impact to their lives.

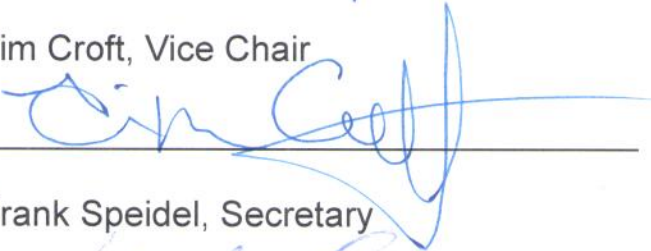
NHC 2 thanks you for taking the requisite time to look deeply into this matter, and to gather all of the facts, and then vote no against the rezoning change recommendation.

Respectfully submitted,

Shyla Patera, Chair

  
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Tim Croft, Vice Chair

  
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Frank Speidel, Secretary

  
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Pam Wagner

  
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Wayne Young

  
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