

Jamie Nygard

From: Tiffany Aldinger <tiffany.aldinger@gmail.com>
Sent: Thursday, October 20, 2022 4:23 PM
To: Jamie Nygard
Subject: Silver Stone Annexation

October 20, 2022

Dear City of Great Falls Officials:

We are writing to request that you deny the proposed 432-unit Silver Stone apartment complex at the corner of 2nd Avenue North and 38th Street North as written.

While there is undeniably a need for housing in Great Falls, adding more than 400 units and 1,000 people onto 16 acres is not the way to do it. This development would be directly adjacent to three schools, and according to studies, would increase the number of vehicle trips by 2,000 a day. We worry about the safety of the children walking to school, in addition to the impact so much traffic will have at the intersections. Already, 38th Street is busy and backed up in the mornings and afternoons. If you haven't had the chance to, we would invite you to drive by 38th Street and Central Avenue at 8 a.m. and 3:30 p.m. any school day and then imagine adding an additional 2,000 vehicles.

The congestion would force traffic onto side streets, where children can often be found playing and riding their bikes. These neighborhoods are very family-oriented and increasing traffic would have a severely negative effect on families and their safety.

In addition, we worry about parking. While spots are planned for the complex, will it be enough for tenants and visitors? As it is, there is no parking on 2nd Avenue North or 38th Street North – where will additional cars find parking?

You may have heard that after fierce backlash from the community, Columbia Falls recently voted against a similar-sized development that was set to be built on almost 50 acres of land. Great Falls would be taking the same size development and putting it in an area a third the size.

We are not against developing that land with housing. However, it needs to be done in a responsible way. A complex half the size with buildings no larger than two stories would be a much better solution.

Thank you for your time. We would be happy to discuss our concerns with you further should you be interested.

Sincerely,

Tiffany Aldinger and Neil Tredray

3816 4th Ave. N. No. 11

(406) 788-1120

Jamie Nygard

From: Craig Raymond
Sent: Monday, October 24, 2022 6:07 AM
To: Brad Eatherly; Thomas Micuda; Jamie Nygard
Subject: Fwd: Siverstone Proposal at 3801 2nd Ave. North

To be included for PB members as public comment and into the record please.
Craig

Sent via the Samsung Galaxy S21 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

From: Gordon Whirry <gwhirry@gmail.com>
Sent: Saturday, October 22, 2022 10:16:35 AM
To: Craig Raymond <craymond@greatfallsmt.net>; silverstone@bresnan.net <silverstone@bresnan.net>
Subject: Siverstone Proposal at 3801 2nd Ave. North

Craig,

I am pleased to see a high density residential development proposed by Silverstone at 3801 2nd Ave. North. This vacant area has long been a good prospect for such a project. However the schematic plan raises some concerns for me. The site plan and buildings shown will result in a highly regimented, barracks-like environment which may not be an appealing place to live. All units appear to be identical which would not provide a variety of unit sizes. Turnaround provisions for emergency vehicles need to be improved. Dealing with the fatty clay soils will require careful attention to foundation design.

I would like to see the Planning Board and City staff encourage something better than a cookie-cutter approach with more variety and creativity in units and layout. Improved aesthetics will increase market appeal and long-term project viability.

Gordon Whirry
406-781-6107

Jamie Nygard

From: Lonnie Hill
Sent: Monday, October 24, 2022 8:17 AM
To: Craig Raymond; Thomas Micuda; Jamie Nygard
Subject: FW: [Lonnie Hill] Annexation of the property addressed as 3801 2nd Avenue North and legally described as Mark 5 within the N ½ NW NW of Section 9, T20N, R4E, PMM, Cascade County, Montana; and establishment of City zoning classification of R-6, Multi-fa

All – Another comment submitted through the “Contact Us” form through the City webpage.

-Lonnie

From: City of Great Falls Montana <greatfalls-mt@municodeweb.com>
Sent: Sunday, October 23, 2022 3:27 PM
To: Lonnie Hill <lhill@greatfallsmt.net>
Subject: [Lonnie Hill] Annexation of the property addressed as 3801 2nd Avenue North and legally described as Mark 5 within the N ½ NW NW of Section 9, T20N, R4E, PMM, Cascade County, Montana; and establishment of City zoning classification of R-6, Multi-fam...

Chris Ward (christopher.ward@q.com) sent a message using the contact form at <https://greatfallsmt.net/>.

For the proposed Silverstone development, please consider the following comments.

1. I support providing a sidewalk/bike connection to 40th St N. as described in the recent planning documents to allow nonmotorized connectivity to the street network. Is there a reason why vehicular access could not be provided? Providing that connection should tend to reduce the issues identified at the 38th and 2nd Ave N. intersection by not unnecessarily concentrating traffic and creating out of direction traffic. Providing access away from the busy intersection should reduce the number of vehicle conflicts and improve safety.
2. I understand the thought behind restricting vehicular access to 3rd Ave N and the alley to the east of the development and providing the service loop for fire and trash trucks. It sounds like there will be a fence along there. Is there a reason a gap could not be left to allow pedestrian and bicycle access to the public right of way on 3rd Ave N?
3. Where new sidewalk needs to be constructed along the 38th and 2nd Ave N frontages, boulevard sidewalks should be used. Curb adjacent sidewalks reduce the sense of safety for pedestrians on busy higher speed roadways. Boulevard strips provide room for snow storage, are a better location for landscaping and provide traffic calming effect.
- 4 Public roadway lighting should be a requirement on 2nd Ave N particularly with the addition of new curbs and sidewalks. Boulevard sidewalks would provide more room for installing street light poles and location of lighting should be planned for in the site design.
5. Where site accesses cross sidewalks, use alley-style concrete apron driveways rather than curb returns. The sidewalk should be continuous across the driveways to emphasize to drivers that they are crossing a pedestrian right of way. Continuous sidewalk is easier to travel for mobility impaired people and people using strollers.

October 23, 2022

To the Great Falls Planning Advisory Board/Zoning Commission:

I am writing this letter and email to you since I am unable to be at the public hearing at that time.

I am in very much against the plan of proposed new Silver Stone Apartment by Timmer located on 38th and 2nd Ave. N. With 432 apartments are quite too many for our neighborhood. I don't approve of having 3 stories of Apartment which is quite too much and would feel so cramped in this area. I really expected that this lot would be more friendly neighbor with having several homes built behind my house. The 38th street will be impacted with heavy traffic. The 38th street is the "main" route down from 10th Ave. South to Northwest by pass. I live on 4th Ave North and there are times that is quite difficult to make left turn to 38th southbound especially in the morning. The 2nd Ave North is also heavy with traffic during the rush hours. It is not recommended to have 432 apartments being built on this lot. Please denied this proposal.

Thank you,

Brenda LeMieux