

Steve Zeier
TIFD coordinator
EBURD Renewal District
Candi Beaudry
Planning Director
510 E. Broadway
Billings MT 59101

Dear Steve;

Thanks for speaking with me yesterday regarding the proposed zone change of our properties at 1701 & 1700 Montana Ave. to Rail Spur Village Main Street. As you may recall I have expressed my concern at the EBURD meeting in July and at various times to both you and Candi Beaudry that this Zoning will have an adverse effect on our property. The RSVMS Zoning per the district code is intended to create continuous, walkable, shopping and dining corridors with upper floor residential and office uses. Our building are warehouses and used as such. RSVMS does not allow warehouses.

It is my understanding that at one point N18th was designated as the North /South connector between Montana & 6th ave. This designation was later moved to N.20th Street and changed to RSVMS Zoning. Our property is left isolated at the end of a finger of RSVMS zoning when clearly the intent was to move Main Street to N.20th. No one has been able to explain why this happened or how this Zoning will have any value to us if the design for Main Street is three blocks to the West of us. My assumption is this was an over site during design changes as all of my adjoining neighbors are zoned Central Works. I believe it is highly doubtful that we will ever see any walkable, shopping or dining corridors in this area.

I believe a Central Works classification is the correct Zoning for our property which matches our adjoining neighbors and our current uses.

I request the Zoning of our properties be reclassified as Central works which allows warehouses or allow warehousing in the RSVMS classification.

Thank you for your time & efforts

Max & Janine Griffin
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