

Lowell, Laura

From: chaudhary khan <mobin64@hotmail.com>
Sent: Saturday, April 09, 2022 1:15 PM
To: Lowell, Laura
Subject: Maryville project byKeat properties

I wanted to document my objection to this project living in the Manderleigh subdivision it would have a negative/detrimental effect on our neighborhood traffic and prices so would like to document my objection to the project

Chaudhary Mobin Khan
714 Stifel Ridge Court
Town and country MO 63017

Lowell, Laura

From: Saad Z Khan <szkhanmd@sbcglobal.net>
Sent: Monday, April 11, 2022 8:47 AM
To: Lowell, Laura
Subject: Manderleigh Resident

I hereby oppose the development plan, for Maryville dorms and stadium.

The level of traffic and disturbance it will cause is imminently predictable.

While the nearly abandoned strip mall is an eye sore for all, and in disrepair, we don't want to trade one problem for another.

This is prime property and I believe several other uses can be found for the land occupied by the strip mall.

Saad Khan MD

Long term Town and Country resident

Lowell, Laura

From: Stephen Lourie <stevellourie@hotmail.com>
Sent: Monday, April 11, 2022 1:30 PM
To: Lowell, Laura
Cc: probstnjs@sbcglobal.net
Subject: Town and Country Planning and Zoning Meeting--April 20, 2022

Hi Laura--

My name is Steve Lourie--my family and I are the first residents of the Manderleigh Subdivision. We will have lived in our home at 14337 Manderleigh Woods Drive since July, 1995. Hard to believe, but it will be 27 years this summer! I know the subdivision and the surrounding area very well. I was able to attend the initial meeting about the proposed redevelopment of the Woods Mill Center a couple of months ago but will be unable to attend the upcoming April 20 meeting. Please do not read my absence as a sign of disinterest or apathy about what is being proposed. **I AM CATEGORICALLY OPPOSED TO THE "MARYVILLE PROJECT"**--it is wrong for the City of Town and Country, our geographical area and especially for the residents of the Manderleigh Subdivision.

I ask the Town and Country Planning & Zoning Commission to think through both my questions and comments:

- . There is no question that the Woods Mill Center is a distressed property--it has been for a long time. In all this time, what other uses have been considered for this site--and why were they rejected? What makes the Maryville Project preferred to other alternatives like mixed use office and retail, homes, condos, or restaurants? Is the Maryville Project really the best use of this property? I find that hard to believe.
- . When you go over to the current Maryville University, it looks like there is opportunity for expansion. If the school needs more facilities, why are they not building on open property that they already own? The Woods Mill Center property is not even close to campus--and do not tell me that shuttle service or a walking path will "connect" the campus.
- . A new residence hall--it was presented as a residence for upper classmen and graduate students:
 - . Unless I am missing something, the last place upper classmen and graduate students want to live is a residence hall. You are talking 20+ year old students--a dorm? Really?
 - . 400 rooms--what if they cannot be filled by upper classmen and graduate students (as promised). They are not going to be left empty--freshman and sophomores are going to fill the rooms. No thanks.
 - . The developer talked about facilities in conjunction with the residence hall open to the community (like outdoor tables, cafes or whatever). Really, coffee with the students?
 - . What is the plan for Security in and around the residence hall?--for the safety of the students as well as the residents who live in the area.
- . What is the traffic plan? There are times when it is hard to maneuver in and out of Manderleigh now. Add students driving to park, let alone people showing up for events in a 3000-seat event center.

- . Add to that--students who live and keep cars in the new residence hall. Where will they buy groceries, get gas, eat, go to Target, etc.? The traffic is going to be heading to Clayton Road, and right past the entrance to Manderleigh. Unless solved in the best interests of the residents, this will be untenable.
- . And what about students just out for a walk? People walk the Outer Road now--in some cases going to work up on Clayton Road, exercising or walking their dogs. Add in a whole new student population. What keeps them from walking the streets of Manderleigh? Or even parking their cars?
- . I do not understand the need for a 3000 seat event center. The Athletic Director was at the initial meeting--he said only a few hundred attend Maryville sporting events. I am not familiar with Esports--so I do not know how they draw. How many Maryville sporting and Esport events will be held in a year? The event center is not going to sit empty--what else is the University planning to fill the dates? At the initial meeting, a point was made about Town and Country benefitting from event revenues? Realistically, how much money are we talking about here? Are the dollars significant?
- . If Maryville does not own the project, who does? KEATS? What are the plans for maintaining the area to the highest standards? Where is the accountability?
- . What impact will this project have on Property Taxes? the annual Town and Country assessment? And most importantly, to the value of our homes???
- . I am curious---do any of the members of the Planning and Zoning Commission live in Manderleigh or Cedar Springs? Are there people on the Commission (and voting on the Project) who live in Manderleigh or Cedar Springs? Who is looking at the Project through the eyes of the most impacted residents of Town and Country?
- . One other thought--if this passes, what can we expect in terms of the construction itself?--congestion, noise, traffic, safety? Target start and completion dates?

Well into the initial meeting, a Town and Country resident asked the developer, "I can see what might be in this for Maryville, but what is in it for Town and Country"? I can tell you that as a resident of Manderleigh, I see no benefit. This is not going to enhance the quality of life in our terrific neighborhood. I would ask the Commission to look harder to find a development that works for the residents of Manderleigh! The Maryville Project DOES NOT!

Thanks for the opportunity to present my thinking.

Steve Lourie

Lowell, Laura

From: Alderman Jeff Wittmaier <aldermanjeffwittmaier@gmail.com>
Sent: Tuesday, April 12, 2022 4:20 PM
To: Lowell, Laura
Subject: Fwd: Woods Mill development

This resident asked that I send this in as a formal record.

Best regards,

Jeff

Jeff Wittmaier, Alderman, Ward 3, Town and Country, Missouri
314.275.0668 (Voice or Text)
Alderman.Jeff.Wittmaier@gmail.com

Begin forwarded message:

From: Joe White <joewhitend@gmail.com>
Subject: Woods Mill development
Date: April 12, 2022 at 8:30:11 AM CDT
To: wittmaierj@town-and-country.org
Cc: tedhellman@aol.com

Jeff,

My wife and I live in Manderleigh subdivision and we're strongly opposed to the proposed development of the Woods Mill Center. It would allow way too much traffic in a small area, and the ingress and egress would be unacceptable. I would recommend that Town and Country's development and zoning should look at other opportunities and competition to this attractive site.

I am also going to reach out to Charlie Rehm (a personal friend of mine in a syndicate for over 20 years) and give him our input also. I very much respect him.

Thanks for listening and we would appreciate your support

Joe White
715 Stifel Ridge Ct
Town and Country MO 63017
314 205 8181 (H)
636 236 9366 (C)

Lowell, Laura

From: Joe White <joewhitend@gmail.com>
Sent: Wednesday, April 13, 2022 2:08 PM
To: Lowell, Laura
Cc: Norman Probst; rothmels@aol.com
Subject: Woods Mill Center development proposal

Laura,

I understand that you are on the Town and Country planning and zoning commission. I'm writing you about the proposed development at the Woods Mill Center. I live in Manderleigh subdivision, barely two hundred yards from the center.

My wife and I have studied the plans, received input from neighbors and other concerned individual, and with what we know today we are very much against the proposal as it exists. Currently ingress and egress from our subdivision is becoming more pragmatic by the month, especially in the morning and evening. The traffic will clearly accelerate in a dramatic way under the current proposition. And we understand that Maryville will not have a financial stake in the project. That is problematic.....we need local investors dedicated to any project. Can the developer manage this proposal by him/her self, or must this entity seek outside investment, perhaps not from the St Louis area.

We realize that the Woods Mill Center is an attractive property, and frankly an eyesore as it exists today, but we think this proposal would be a quantum leap in the wrong direction. We suggest the planning and zoning commission attract other investors/proposals to the site, create some competition and provide options that are not so radical as currently proposed. We believe this will not only gain greater support with the residents close by, but enhance our property values if done properly.

Thanks for listening. We will be out of town on the 20th, but would very much appreciate you taking our points to the meeting. Norm Probst and Sharon Rothmel suggested we write to you.

Joe White
715 Stifel Ridge Ct
Town and Country MO 63017
314 205 8181 (H)
636 236 9366 (C)

Lowell, Laura

From: Norman Probst <probstnjs@sbcglobal.net>
Sent: Wednesday, April 13, 2022 4:47 PM
To: Lowell, Laura
Subject: Planning & Zoning Meeting - April 20

We have lived at 1712 Stifel Lane Drive in the Manderleigh subdivision for 19 years. We want to express our opposition to the Maryville University development project at the Woods Mill Center before the Planning and Zoning Commission on April 20, 2022.

We believe the Woods Mill Center area needs to be updated and redeveloped with businesses that better serve the community and city. Maryville University is a good neighbor and a valuable part of our community. However, the proposed buildings, facilities and uses outlined in the Maryville Project planned for Woods Mill Center will have serious detrimental effects to the residents in the surrounding area. Some of the detrimental effects or concerns are highlighted below:

Traffic Problems - The dormitory housing up to 400 students and the events center with a capacity to seat up 3000 people will surely increase traffic on South Wood Mill Rd and the outer roads along I64. Traffic studies can possibly outline plans to improve traffic flow on the surrounding roads, but it will not reduce the amount of traffic. People arriving or leaving the event center to the South will increase traffic on South Woods Mill Rd through the round about and add to the congestion already occurring at the Clayton & Woods Mill intersection. One can argue that this area is already at capacity for traffic. Residents in the Manderleigh and Cedar Springs subdivisions have difficulty now entering and existing the subdivision during rush hour periods. People arriving or leaving to the West or to the North will undoubtedly increase the traffic on the Outer Forty roads as well.

Ownership - It is our understanding that Maryville University will lease this property from the developer or an investment company. What happens if the lease is terminated. The intended use of the buildings and facilities could change causing more traffic and/or other detrimental effects.

Tax Revenue - Will this development provide sufficient sales tax revenue for the city? A development involving more retail businesses would appear to generate more sales tax revenue.

20 Year Comprehensive Plan - Does this development project fulfill the long term vision for the city of Town and Country. These redevelopment opportunities are limited and the city needs to seek alternative proposals that would serve and benefit the residents of Town and County more directly. In our opinion, most residents in Town and Country will benefit very little from this development proposal.

In conclusion, we are opposed to this redevelopment project for several reasons - the main reasons being the increased traffic and the fact that Maryville University will be leasing rather than owning the property.

Norman Probst
1712 Stifel Lane Dr.
Town & Country, MO 63017
probstnjs@sbcglobal.net

b.

April 14, 2022

To: Town and Country Planning and Zoning Commission,

Re: Proposed Woods Mill Center Redevelopment

I am disappointed that the first public meeting in the process to consider the KEAT proposed redevelopment of Woods Mill Center is scheduled during mealtime for Ramadan. This prevents many of my Muslim neighbors from attending and voicing their opposition to this project as it is being held during their mealtime.

Furthermore, I am appalled at the publicity campaign that Maryville has launched prior to approval of this project. Maryville is not the owner of the property nor under contract for it and has no money invested in it. We do not know what arrangement Maryville will have with the eventual owner. Clearly Maryville has no respect for the city of Town and Country and its processes. However, this campaign has led many to believe that the fix is in, and this is a “done deal” convincing them to decide not to attend the meeting and voice their opposition as they believe it will be pointless. Rather, some have stated that they are making plans to move now before their lives are negatively impacted by this project and their property values go down.

I have spoken with many residents of both Cedar Springs and Manderleigh and have yet to find a single individual who is in favor of or even neutral about this development. These subdivisions have 250 homeowners who will be extremely disappointed in Town and Country if this proposal is approved.

Although I am in favor of redeveloping the Woods Mill Center, please do not recommend this proposed project. Its density, height and impact on traffic is unacceptable.

CC: Mayor Charles H Rehm, Jr.

Respectfully,

Michael B. Gedera
737 Kraffel Lane
Manderleigh Resident

Lowell, Laura

From: Mary Katherine Lawson <klawrn765@gmail.com>
Sent: Thursday, April 14, 2022 2:06 PM
To: Lowell, Laura
Subject: Woods Mill redevelopment

Thanks for this opportunity to voice my thoughts. I will be out of town for this meeting.

1. Maryville has been a great asset to Town and Country. They seem to be happy to work with neighbors for issues in the past. Cedar Springs has not been subject to this and residents are not aware of the respect Maryville has for its neighbors.
2. We have to do something to update that corner. No one has any better suggestions. Residents need to be reminded that across the street is Chesterfield, where a clever architect could put in a similar facility without working with us at all: no road studies and improvements at their expense, no help or input if and when the Peter Claver property becomes available, no neighborhood input at all. Chesterfield will happily take that revenue and never look back. My understanding is that Creve Coeur has a pretty strict planning and zoning, but Quick trip has muscled their way onto Olive. Do we want a Hucks or a Quick Trip there? Neighbors need to be reminded that the builder and Maryville came to us as a courtesy. If the city agrees to the plan, we have no say at all.
3. Silly rumors are moving through our neighborhood. Are there going to be 20-22 concerts per year? Is this like a 24 hour skate park for Nintendo kids?
4. My preferences would be to encourage underground parking (Anything to avoid a sea of blacktop!), offer Massas a generous lease, 400 is far too many residences.

Thanks again.

--

Mary Katherine Lawson
KLawRN765@gmail.com

Lowell, Laura

From: Linda Hinrichs <lindajhinrichs@gmail.com>
Sent: Thursday, April 14, 2022 4:45 PM
To: Lowell, Laura
Subject: Maryville Project on 4/20/22 Agenda

Please be advised that we are against the proposed Maryville Project to be located at South Outer Highway 40 Road. We are residents in the Manderleigh subdivision near the proposed project. We believe the project will be noisy during the evening hours, will add to much population to the proposed area and will overburden the existing traffic patterns.

We plan to attend the 4/20/22 meeting but wanted to register our strong opposition to the project prior to the meeting.

Charles and Linda Hinrichs
14221 Manderleigh Woods Dr.
Town and Country, Mo 63017

Lowell, Laura

From: Becky Hudnall <beckywalck@yahoo.com>
Sent: Saturday, April 16, 2022 9:43 PM
To: Lowell, Laura
Subject: Potential Maryville Development

To Mayor Rehm and the Alderman,

My name is Rebecca Hudnall, and I live in Manderleigh with my family. We moved from Columbia, IL to Town and Country seven years ago. My husband and I specifically looked in this neighborhood b/c we needed easy access to the highway for work and family reasons. The community felt like the right fit for us, it felt like a small town where the leaders cared for their community. We do many activities with our school, frequent small business in town and enjoy taking walks with our dog. We have not been disappointed so far in Town and Country.

My husband and I understand that there is a commercial project that is proposed for the corner of Woods Mill Rd and the Outer Rd of 40. Obviously, the area could use some revamping and that would be good tax dollars for Town and Country. But, we feel strongly that this massive development just isn't right for the site. First, by adding a 3000-seat event center and 400-student dormitory will make traffic on Woods Mill Road substantially worse - it's already hard to get out of the subdivision!

And we're concerned about where students will park - the developer has said that students won't be allowed to park in the garage and has designated only 74 surface spaces for 400 students. Obviously those students will need to drive to campus so they need parking. If they do not have a car since they do not have a parking spot, you are going to have students walking on highways to get to Maryville. I can't even imagine the safety hazards that could occur as students walk on the outer roads or highways. The students that have cars, need parking but can't find any at this development won't be able to get into Cedar Springs, so we worry that they'll be zooming through Manderleigh at all hours, looking for easy parking. That is not goods for many reasons.

1. More traffic equals more ruin to our roads.
2. We don't usually have cars parked on the street and since we don't have sidewalks it makes it a little bit safer to walk in the road. But, if we had to constantly walk around cars that's more of a hazard to the pedestrians.
3. Since we don't have sidewalks my kids have to ride and walk in the street and I'm afraid that the increased traffic by non residents would be dangerous to them.
4. With cars on the street snow removal would be a problem.
5. In our bylaws it says that you can only park on one side of the street if you are having an event and many people will be parking on the road. But, if we have students parking in our neighborhood, they don't know, nor do they care, about our bylaws, and would probably park wherever they can get parking. This would create a huge safety issue for other drivers and pedestrians in our neighborhood.

We expect that costs to the city will go up, too, with the need to police the dorm and event center at all hours. In general there will be more people therefore the police presence will need to increase.

Last but not least, we can't understand why, if Maryville needs dorms and event space, they don't just build it on their own campus.

This development just doesn't seem like the right fit for the space.

Thank you,

Rebecca Hudnall
314-609-6626

Lowell, Laura

From: Asma <asmagr@gmail.com>
Sent: Sunday, April 17, 2022 7:11 AM
To: Lowell, Laura
Subject: Woodsmill redevelopment project

Dear committee.

I am a resident of the Manderleigh subdivision, and I welcome the opportunity for the area be developed. Years ago it was a thriving shopping center, and in fact my mother-in-law had a small business there. However for years it's been neglected and has fallen into a less desirable state. I am surprised that there hasn't been more interest in this excellent location. And unfortunately I believe the current plan does not suit the area very well. I welcome Marysville University to use the area, and I feel the dorms are probably a necessary expansion. My main concern is with the stadium/event center. I realize Maryville desperately needs a gym. The current project for an E-athletic center, while laudable and innovative, I do not believe has been fully thought out yet. Perhaps because this is a new area of development and interest, we really do not know what to expect. I feel this project will be heavily utilized by out of area teams, schools, colleges and groups. And therefore the traffic in the area will over time become ridiculous. Unless there is a very strict traffic control plan, which means traffic lights, increased outer road driving lanes, and construction of gates around our subdivision and strong security presence for at least the first few years, I am absolutely against the current development project.

Asma Raza
Resident Stifel Lane Drive

Good evening,

My name is Scott Lieberman and I am a resident and trustee of the Conway Springs Subdivision. Our subdivision is unanimously opposed to the Maryville expansion project. We are located on South Woods Mill Road between I-64 and Conway Road on the West side. We are made up of 29 homes, 19 in the subdivision and the first 10 homes on the south side of Conway Road, west of South Woods Mill. It is obvious that the Woods Mill Center strip mall is blighted and needs to be redeveloped, however this project is way beyond the scope of appropriate for two reasons. First, two large structures, the 3,000-seat arena and a 5-story dormitory are hugging the road, and a 1200-1300 car 5 story parking garage is backing up to and towering over residential neighborhoods. And second, per the traffic reports, adding 800-1000 cars weeknights and Saturday afternoons would be catastrophic for volume, safety and noise reasons. South Woods Mill from Spectrum Commons North to Olive is a residential street aside from this strip mall, 5 or 6 office buildings, and Parkway Central High School. This traffic volume turns this already busy residential thoroughfare into a dangerous speedway. I drive 141 North to work every morning and 141 South home in the afternoon and evenings. I am frequently passed by Maryville students (most likely late for classes) going at very high speeds that turn East on Conway Road. I have also had several near misses with students exiting the campus onto North outer 40 from the campus. Adding these students, visitors, and motorcoach buses from visiting teams to a smaller street, along with the volume, noise, and the current road conditions of South Woods Mill is a recipe for disaster.

Lowell, Laura

From: Pat Stiffler <patstiffler@gmail.com>
Sent: Monday, April 18, 2022 9:12 AM
To: Lowell, Laura
Subject: New project for Maryville University

I am just writing to voice my opinion about the current plans to redevelop The Woods Mill Center by Keat Properties. We understand that Maryville will not own it. There is to be a dorm, parking, and a venue to hold 3000 people. We feel that this size development will bring so much traffic to the area . The outer road and the intersection by MoDot are often clogged with traffic especially in the morning and rush time. What about the noise from a venue this size. People coming and going possibly later in the evening.

We do not feel this is a wise choice of development for this area. Why not just the venue and then a strip mall with store/restaurants. Put the venue where the show used to be closer to the medical buildings.

Just some thoughts but we are opposed to the plan as it is now. Thank you.

Sent from my iPad

Lowell, Laura

From: kimdtuck@aol.com
Sent: Monday, April 18, 2022 12:07 PM
To: Lowell, Laura
Subject: Concern Regarding Proposed Woods Mill Development
Attachments: Woodsmill Development.docx

I have lived in the Manderleigh Subdivision for the past 17 years. While I agree that the Woodsmill Center commercial property is ripe for redevelopment, driving by frequently and having read with dismay in the Post-Dispatch the property referred to as "dilapidated", which is a poor reflection of Town and Country.

The proposed development by KEAT Properties, in partnership with Maryville University, is in direct conflict with the best interests of the residents, property owners, business operators and agencies who will be directly affected by the proposed redevelopment plan. The proposed redevelopment plan will adversely affect residential property values, create added congestion in an already congested area and introduce unacceptable noise and nuisances.

I feel strongly that this massive development consisting of three new buildings: a 5-story residence hall for juniors, seniors and graduate students, a 2-story parking garage to the west of the residence hall, and a 3000-seat event center in the northwest portion of the property just isn't right for the site. Adding these high density, high occupancy structures will make traffic on Woods Mill Road substantially worse, and it is already difficult to exit the subdivision during the day, and during peak hours. There is no way to add more lanes to the existing street infrastructure and creates a lot more traffic hazards and flow issues. Emptying a 3000 seat event space all at once would likely take a minimum of an hour with only a two lane street, one direction each way.

I'm concerned about where students will park - the developer has said that students won't be allowed to park in the parking garage and has designated only 74 surface spaces for 400 students. The student dormitory has woefully inadequate parking available, and while I believe there was a comment that students don't have vehicles, and will bike or walk to Maryville, I believe this to be a cavalier attitude in general. St. Louis has 54% of their days that do not have rain, snow, sleet and other inclement weather, and most of these inclement weather days are during the school year.

The closest neighborhood is Cedar Springs, which has a guard gate, so the next logical choice is to migrate to Manderleigh looking for parking. As a reminder, Manderleigh has one entrance/exit, specifically to keep the neighborhood safe for walking, walking dogs, biking and children playing, without the added traffic that is non-subdivision related. We have a posted speed limit of 20 miles per hour in the subdivision.

I also imagine that costs to the city will go up, too, with the need to police the dorm and event center at all hours. While I believe the hope is that this massive development on a very small site will generate tax-revenue, I find it difficult to believe that this revenue will even cover these costs. I believe there are other development alternatives that are better able to generate revenue, without the increased offset in costs.

I am also unable to fully comprehend why Maryville, if they require additional dorm and event space, don't use a portion of their vast land on their campus to build the needed space. This feels like the developer has enticed Maryville to lend their name to this project, when a more prudent approach

would be for Maryville to utilize the space on their land, both for the student convenience and the good of the community.

I do believe it is the responsibility and duty of the Town and Country elected officials to solicit additional redevelopment proposals that are appropriate for the site and surrounding properties and consistent with current zoning, including the Woods Mill Center and the adjoining property occupied by the Convent that meets the best interests of Town and Country

Thank you for listening, and for reconsidering this woefully misguided proposal.

Lowell, Laura

From: Pat Stiffler <patstiffler@gmail.com>
Sent: Monday, April 18, 2022 3:59 PM
To: Lowell, Laura
Subject: Construction of An Entertainment Venue/Parking Structure and multi tenant Housing at I64 and Woodsmill

I am writing you as a member of the planning and zoning committee of Town and Country. The proposed construction at the intersection of I64 and Woodsmill is absolutely not in the interest of the residents/voters in the surrounding area. It would add to the safety and security issues of our neighborhood as well as traffic that is already difficult certain times of the day. I believe that it will also have a negative effect on our home value. If in fact this is being built for Maryville then why doesn't Maryville build it them self on their land?

As with so many things in all of government today, this project is already a done deal that was agreed to by elected officials and the developer. I am voicing my objection to the "proposed" project.

Tom Stiffler

Sent from my iPad

Lowell, Laura

From: Anjum Hassan <anjumhassan65@gmail.com>
Sent: Monday, April 18, 2022 5:27 PM
To: Lowell, Laura
Cc: Norman Probst
Subject: Manderleigh resident @ 1772 Stifel lane drive

Dear Ms. Lowell

I have enjoyed residence in this quite and private neighborhood for a while. Now, there is a proposal to redevelop the Woods Mill Center by KEAT Properties. The proposal calls for replacing the existing buildings with three new buildings: a 5-story (400 room) dormitory in the southeast part of the site, adjacent to the Convent, a 3-story (1,168 space) parking garage to the west of the residence hall, and a 3000-seat event center in the northwest position of the property. This project is being marketed as the "Maryville Project" even though Maryville will not own it. If passed it will result in 400 college students residing in our neighborhood and 3,000 people attending events in our neighborhood.

As a resident of the Manderleigh subdivision, I oppose this initiative based on several concerns about the Woodsmill redevelopment project.

First, this dorm is too far from the University and sending minimally supervised college students this far from campus neither benefits the students, nor does it include a plan for any nuisance factor for the law abiding neighbors in the adjacent subdivisions. The claim that this dorm houses upperclassmen rings hollow. Upperclassmen can still drink, or be roudy, or create noise and havoc. And Maryville can certainly send underclassmen at any time citing housing limitations etc.

Second, the revenue for City from the event center is minimal. And the traffic generated is unacceptable.

Third, there is no binding agreements guaranteeing any protections for the residents for any harm caused in the future.

Third, the city has an excellent location here and should continue to sit tight and attract a better project.

Sincerely,

Dr. Anjum Hassan

Manderleigh resident @ 1772 Stifel lane Drive.

Lowell, Laura

From: Rakers, Roger (DG-STL) <Roger.Rakers@bwdesigngroup.com>
Sent: Monday, April 18, 2022 6:09 PM
To: Spencer, Ryan; Lowell, Laura
Subject: Woods Mill Center Development-Maryville/Keat

My wife and I are residents of Manderleigh subdivision, 1617 Stifel Woods Dr. We are asking that you do not allow the redevelopment of Woods Mill Center as proposed by Maryville University and Keat Properties. We are opposed to the development plans displayed for this site. We believe the development would invite a significant increase of unwanted vehicle traffic for the area, reduce the value of our residential property due to having another large/tall building nearby and invite traffic to the area for arena events that are not consistent with the values of Town and Country residents. The proposed redevelopment would be counter to the reasons why we moved into the city of Town and Country.

There is just as much land space available on the existing Maryville campus for these buildings. They do not have a need to rezone the Woods Mill Center for their expansion.

Regards,

Roger Rakers

Lowell, Laura

From: Deb Gardner <debbieggardner@yahoo.com>
Sent: Tuesday, April 19, 2022 9:42 AM
To: Lowell, Laura
Subject: Proposed Redevelopment Plan

Hello Laura,

I am writing on behalf of my husband and myself to say we are adamantly opposed to this new development plan for Town and County.

We live in the Manderleigh Woods Dr subdivision, a quiet peaceful neighborhood with easy access to highway 40.

We are very concerned about the traffic, noise and parking issues that will arise from this project.

Thank you for taking these things under consideration,

Debbie and Paul Gardner
14319 Manderleigh Wds Dr
Town and Country
63017

Lowell, Laura

From: Angela Alt <angiealt@yahoo.com>
Sent: Tuesday, April 19, 2022 9:51 AM
To: Lowell, Laura
Subject: "Maryville" redevelopment of Woods Mill plaza

Ms. Lowell and fellow Town and Country residents,

I am a Town and Country resident that lives in the Manderleigh subdivision.

I am writing in opposition of the currently proposed redevelopment for a Maryville dormitory and an event center to take over the current strip mall.

Our neighborhood already has had several break ins in cars and homes over the last few years. The increased traffic in the area from the proposed venues will bring more crime.

The proposed parking is insufficient and overflow parking will bleed over into our neighborhood. I worry for my children's safety as strangers will be in our neighborhood.

This will change our neighborhood from being a peaceful subdivision in a suburban setting to a much more urban environment. It will change us enjoying the more "country" part of Town and Country to a downtown city feel. This will bring the problems that come with an urban environment to my doorstep.

Redevelopment and change can be beneficial, but this proposition is detrimental to the residents of Town and Country that live in the immediate vicinity.

It feels selfish that our elected officials and my fellow residents and would consider proceeding with such a development that is so adverse and potentially dangerous for the community members that reside near the development.

Please reject the proposed development.

Angela Alt, MD
14232 Manderleigh Woods Dr
Town and Country, MO

Lowell, Laura

From: Jennifer Grimm <jennifer.grimm@charter.net>
Sent: Tuesday, April 19, 2022 10:39 AM
To: Lowell, Laura
Subject: "Maryville Project"

Dear Ms. Lowell,

It is with concern we write this email today about the proposed "Maryville Project."

My husband and I are residents of Manderleigh subdivision which is adjacent to the area.

We appreciate the current Woods Mill Center is an eyesore, but we do not feel a

college dorm, event center, and parking garage are appropriate for this space near residential areas.

Traffic issues will be compounded with this proposed project which could encompass 3,000 people attending events and

400 college students driving their cars to and from classes.

As far as we can tell, there will be no supervision of the students or code of conduct since it is not Maryville University property.

And, of course, there is anxiety that property values will decrease with this redevelopment project.

For these specific reasons, we would ask that this zoning request be denied.

Sincerely,

Jennifer and Ralph Grimm

1783 Stifel Lane Drive

Town & Country, Mo. 63017

To the Planning & Zoning Commission:

My name is Steve Rothmel. I live at 725 Kraffel Lane in the Manderleigh subdivision. I'm in favor of redeveloping the Woods Mill Center. However, I'm shocked and disappointed that the City of Town and Country is seriously considering the KEAT plan for this property.

If the KEAT proposal that you are considering for the Woods Mill property is approved, nearly two hundred and fifty Town and Country homeowners who live in Manderleigh and Cedar Springs subdivisions will be negatively impacted by this massive development. The proposed 5 story dormitory with 400 college students, an event center for thousands of visitors and a garage with limited parking, are the ingredients for a permanent headache for the city and nearby residents.

I know that my neighbors share my real concern about safety in our neighborhoods, not only from increased traffic, but also from introducing thousands of strangers who have no stake in or concern for our neighborhoods and our city.

If Maryville needs more dormitory and event space, the university should build it on the abundant vacant property on their campus, where they have their own public safety officers and can enforce their own rules. Instead, this development would put the onus and the expense on Town and Country to police it and deal with any problems and emergencies.

I have been a professor at two large universities, I am especially concerned about the prevalence of excessive drinking and drug overdoses that are common on all college campuses today. And we all see reports about unruly and potentially dangerous behavior at concerts. We don't want these kinds of problems spilling over into our neighborhood.

There's no benefit to Town and Country residents. The only benefit is for the developer, KEAT. The KEAT development would not be a good neighbor.

The Town & Country 2020 Vision Statement describes Town and Country as a "vibrant and engaged community recognized regionally for its quiet and peaceful neighborhoods". If you approve the KEAT development plan, you will undermine this vision and betray the Manderleigh and Cedar Springs homeowners.

Lowell, Laura

From: Charles W Riske <riskec@sbcglobal.net>
Sent: Tuesday, April 19, 2022 1:15 PM
To: Lowell, Laura
Subject: Woods Mill Center Redevelopment

We are vehemently opposed to the proposed Maryville University expansion project at the intersection of Highways 141 and 40.

The project will be an eyesore as the buildings are much too tall for the area. Parking is wholly inadequate with: a) only 11 parking spots for the retail area and b) only 74 spaces for students living in a 400 person capacity dormitory. Restricting the parking garage to use only during events in the sports venue is a waste of resources. Students are likely to park in unauthorized places given the paucity of parking spaces.

Traffic will be terrible and intolerable when the sports venue is in use. It seems unlikely that students will use bicycles to commute to and from the main campus, as advertised, especially during inclement weather. Students that do use bicycles will be at personal risk crossing Highway 141 and travelling the Highway 40 Outer Road.

The Chavitz Center sold out its 10,600 person capacity venue for a recent e-sports event. Apparently Maryville University seems to think that it will attract national e-sports events to the proposed 3,000 seat capacity venue. It seems unlikely that such a small venue will compete on a national level with larger venues.

Approving this project will be something the City of Town & Country will look back on and regret. We are hopeful that the City of Town & Country will continue to explore other uses for this property which will directly benefit its residents such as a development with shopping and dining opportunities. Please tell Maryville University to lease facilities elsewhere.

Thank you for your consideration.

Charles and Wendy Riske
1776 Stifel Lane Drive
Town & Country, Missouri 63017

Lowell, Laura

From: Paul Kaufmann <candykaufmann@msn.com>
Sent: Tuesday, April 19, 2022 5:10 PM
To: Lowell, Laura
Subject: Woods Mill Redevelopment Request

Dear Mayor Rehm and Commissioners of Town and Country,

In regards to the Woods Mill Redevelopment request, we have some serious reservations.

We agree that this commercial property is ripe for development but feel strongly that this massive development just isn't right for the site. Adding a 3,000 seat event center and 400 student dormitory will make traffic on Woods Mill Road substantially worse.

It's already very difficult to exit the subdivision.

We're also concerned about where students will park- the developer has said that students won't be allowed to park in the garage and has only designated 74 surface spaces for 400 students. They can't get into Cedar Springs, so we worry that they'll be zooming through Manderleigh at all hours, looking for easy parking.

We expect that costs to the city will go up, too, with the need to police the dorm and event center at all hours.

Last, but not least, we can't understand why, if Maryville needs dorms and event space, they don't just build on their own campus.

Thank you for your consideration of our viewpoint.

Sincerely,

Paul and Karen Kaufmann
719 Kraffel Lane
Town and Country, MO 63017

Lowell, Laura

From: Nadeem Ahmed <lahoridoc@yahoo.com>
Sent: Wednesday, April 20, 2022 6:02 AM
To: Lowell, Laura
Subject: Redevelopment of Woods mill plaza

Ms Lowell

I am a long time resident (since 1997) of Manderleigh subdivision. I have seen our neighborhood developed and matured over the years.

I have concerns and oppose the proposed redevelopment of the woods mill plaza due to

1) Maryville will not own the development. That can lead to lax rules and regulations regarding the complex.
2) it will cause increase traffic with increase air pollution and road congestion .3) Arena will have capacity for video games. Other colleges and institutions will use the arena for video games competition. It will bring a lot of people in and out of our neighborhood creating traffic problems and potential increase in crime.

Thank you

Nadeem Ahmed

Concerned Resident of Manderleigh

Sent from my iPhone

Lowell, Laura

From: Joan Baraba <jrbaraba@gmail.com>
Sent: Wednesday, April 20, 2022 10:19 AM
To: Lowell, Laura
Cc: amurphy@acmurphy.com; Bruce Shoults
Subject: Zoning Change Request - Proposed Maryville Project

Our community is worth more than a gaming arena, a few retail shops and worsening traffic conditions. When we add the effect of declining property values, increased taxpayer expense to support the development, a draft zoning proposal which ignores the fundamental requirements to merit the requested change and no long-term guarantee of local ownership this request is DOA: Dead on Arrival.

However, the "Maryville Project" does have one major benefit for Town and Country: it is a call to action. Town and Country citizens recognize the need to address the current state of declining sales tax revenue. The good news is Town and Country has a great deal to offer developers who will add value to our community, but we need to tell our story. We need to be proactive in attracting development opportunities consistent with our long-term plan. Investment in a business development discipline for Town and Country would result in more profitable and sustainable success for our future. We are wasting resources defending ourselves against low value and high-cost proposals like the Maryville project; we need to take control of our community's future.

Edward and Joan Baraba
14371 Cedar Springs Drive
Town and Country

Lowell, Laura

From: Spencer, Ryan
Sent: Wednesday, April 20, 2022 10:30 AM
To: Lowell, Laura
Subject: FW: Against the Proposed at 14302 South Outer 40

From: Susan Grosman [<mailto:grosman586@gmail.com>]
Sent: Wednesday, April 20, 2022 10:20 AM
To: Spencer, Ryan
Subject: Against the Proposed at 14302 South Outer 40

To Town and Country Planning and Zoning Commission.
 City Planner Ryan Spencer

4/20/22

From
 Lonnie and Susan Grosman
 718 Willow Spring Hill ct
 Chesterfield Mo 63017.

In early December of 2021. I attended the meeting presented by - Maryville CFO, Kelley representatives and Keat Representatives when the Proposal of a Arena, Dormitory and parking garage was introduced at Town and Country City Hall.

As my neighbor (The CFO) presented himself in a defiant posture "this is what we want and ,we will not bend at any other suggestions or reducing the scope of the Project."
 There was mention of a 50 year Lease.

We have no understanding of who the Partners are or their percentage of ownership.
 As a Retired Professional Mechanical Estimator with LEED credentials I am totally appalled at the presentation consisting of a 400 bed Dormitory, the Arena and the parking structure to replace the existing strip mall.

I found the meeting consisted of mis-leading information presented by the proposed Private Owners. There was no intention of elaborating who is or will be the Owner.
 Maryville CFO was evading providing necessary information to what extent The University would be involved with the project.

To present a Building idea without any data, evidence or input from Professional entities was a complete waste of time.

There is a huge need for the following

1. Zoning and Rezoning information
2. What is the possible revenue from Sales Tax and is this the best option for Property
3. How a lease between these two entities affect Sales tax revenue for consideration we need more definitive information - Nonprofit vs Private entities.

4. Engineering study's of the demands of the utilities - Gas, water MSD (Sanitary Sewer and Storm runoff) & electric.
5. Mechanical Equipment studies consisting of Unsightly Cooling Tower for the site. The Heat and Cooling load for this proposal is tremendous.
6. Utility study for possible contamination of the storm drainage and it's impact on the Lagoon.
7. Ground Water pollution from the porous absorption
8. Will there be LEED qualification - Silver, Gold or Platinum.
9. Study on noise and Light pollution from College dormitories and impact on neighbors.
10. Study on noise and light pollution from College Arena and impact on neighbor.
11. PE Study for Traffic was completed during the Pandemic and it is inconsistent as stated by the analysis Missouri Highway Department.
12. Traffic Study/ Highway Department input ie. will two new bridge's be needed to circumvent traffic demands.
13. PE study on the impact of noise, road damage by Semi Tractor Trailers Rigs on the road, the traffic circle. To service and delivery equipment to the Venue.
14. Impacts on Residential Personal Property
15. Police jurisdictional consideration and Control - who is to pay for additional Police personal and Police Vehicles
16. Bottom line of who is to provide new Fire and Emergency Equipment cost
17. The intentions of the Arena have changed from esports to include Collegiate Sports, and Music venues.
18. The expansion by the University to build a Hotel.
19. Neighbors input!

As a Resident of Town and Country I do not want an Arena in my backyard.

If you compare this Proposed structure with other similar venue Structures in St Louis Co for example- Maryland Heights - Hollywood Amphitheater, The Centene Community Center & The Westport Playhouse. In Chesterfield The Factory District and the Chesterfield Amphitheater. **What do all of these Arena venues have in common. THERE are no Residential Areas impacted!**

Greg Yawitz stated "The Partners can provide a solution to any problem without firm knowledge from any studies."

This statement is just plain ludicrous! This has to be done Professionally and presented by properly licensed Individuals

In conclusion- you don't send a invested Interest(The Partners) and imply they might have the solution if there is no Information, Studies, data, design or impacts. It was a FAILED Sales job!!

As residents of Town and Country we are totally against the Proposal.

Lonnie and Susan Grosman
 718 Willow Spring Hill Ct
 Chesterfield Mo 63017
 314-605-3661

Sent from my iPhone

Lowell, Laura

From: Leon McKinney <leonmck@charter.net>
Sent: Wednesday, April 20, 2022 11:37 AM
To: Lowell, Laura
Cc: Mayor Rehm; Cavins, Chief James; rothmels@aol.com; Norman Probst; bhrrn@sbcglobal.net
Subject: Opposition to KEAT Properties/KDG project / PLEASE DISTRIBUTE TO PLANNING & ZONING COMMISSION BEFORE TONIGHT'S HEARING

I live at 1756 Stifel Lane Drive in the Manderleigh subdivision. I am writing to declare my and my wife's vehement opposition to the proposed KEAT Properties/KDG project. I also have permission from Barbara and Mark Ravenscraft to declare their opposition as well.

My understanding is the KEAT project consists of four major components:

- (1) A multi-story dormitory for 400 Maryville University students
- (2) A multi-story parking garage with 1183 spaces, which the 400 students will not be allowed to park in
- (3) A 3000-seat event center
- (4) A 74-space parking lot for the 400 students.

Maryville University will have "no skin in the game" – they will not own the land or the facilities constructed, but will lease from the developers and investors.

The property will be zoned commercial (how does that square with 400 students living in a dormitory?) and will be "Point-of-Sale" – all sales tax revenue from the development will go to the City, as opposed to being a "Pool" development, where all sales taxes goes to St. Louis County to be redistributed.

I am, quite frankly, appalled that the City has allowed this project to get even this far, and am quite curious who has been promoting this project among the City's elected and administrative officials and why.

That's because five minutes of rational thought results in a number of conclusions that this project is about the worst option for use of the land:

- 1) The 400 hundred students and 3000 event attendees will create a traffic nightmare for all nearby residents and local workers. There is no way to manage that so it won't be a major inconvenience and nuisance. Period.
- 2) 1183 parking spaces for the event center attendees only works if attendees all come 3 to a car. That just won't happen. If the attendees average 2 per car to a sold-out event there will be 317 cars that can't get into the garage. Where will they park? For that matter, where will the event center employees park?
- 3) Obviously hundreds of cars will have to park somewhere else in the development (perhaps, say, snatching some of the 400 students' 74 parking spaces), in adjacent private commercial parking lots (e.g. the medical office buildings) across I-64 in more private commercial parking facilities or in Conway Springs, along Woodsmill Road or, more likely, within Manderleigh. At least Cedar Springs is gated.
- 4) Meanwhile, where will the 326 students living in the dormitory park who aren't lucky enough to have one of the prized 74 spaces? The answers are the same as for the hundreds of cars of event attendees who can't get into the garage.
- 5) So, when there are events the surrounding areas will have to deal with perhaps 650 cars, which is 2-3 times as many cars as there are in Manderleigh.
- 6) The events will be very noisy and a nuisance to the residents of Cedar Springs and Manderleigh. And all the new lights won't really be appreciated by nearby residents - on a personal note, those lights will destroy what's left of the night sky for me enjoy as an amateur astronomer.
- 7) We can expect a significant fraction of the 3000 event attendees to misbehave with alcohol and drugs providing the usual contributions to the noisy, raucous, even criminal behavior.

- 8) Controlling this will impose a heavy burden on Town & Country to provide for public safety services. Who will pay for all the police force overtime? No prizes for guessing it will be Town and Country, which will increase the likelihood of Town & Country “reluctantly” doing what it’s wanted to do for a long time – levy a city property tax.
- 9) There’s a “Catch 22” at play here – the City won’t receive much revenue in event sales taxes unless the event center is booked almost every night, but the more events there are, the more money the City will have to pay for public safety. And the more likely that a local resident or worker is injured in a traffic accident or the victim of a crime. Promptly resulting in lawsuits with the City and elected officials and appropriate administrators as named defendants.
- 10) It appears to me that the net revenue for the City may be very low, certainly not enough to justify all the noise, threats to public safety and risk of lawsuits.
- 11) Speaking of lawsuits, the residents of Conway Springs, Cedar Springs and Manderleigh would have ample grounds to bring suit at any point in time, based on easily-demonstrated negative effects on residents’ property values.

I’m well aware that the sliver of Town & Country west of 141 has always been looked down on by the landed gentry east of 141. I was told that at a public hearing concerning allowing Manderleigh to be built without requiring 1-acre home-sites, one of the denizens of east Town & Country stood and said that Manderleigh would be “the first slum in Town & Country”.

To me this project looks like a majority of Town-and-Country not giving a tinker’s damn about what happens to residents of my part of Town & Country and I deeply resent that.

Sincerely,

Leon E McKinney

Cell: 314-495-4732

E-Mail: leonmck@charter.net

Web Site: www.mckinneyassociates.com

LinkedIn Profile: <http://www.linkedin.com/in/leonmckinney>

Lowell, Laura

From: nadeem qureshi <nqureshi25@yahoo.com>
Sent: Wednesday, April 20, 2022 12:51 PM
To: Lowell, Laura
Subject: Redevelopment of Woods Mill Area

Ms Lowell

I am a resident (since 2013) of Manderleigh subdivision. This neighborhood has been an attractive home community for many home seekers including myself. It is a great location with quality houses and residential community. The privacy enjoyed here is unparalleled.

I wish to express concerns regarding the new proposal of redevelopment of the woods mill plaza project.

I would oppose the development of Maryville dormitory / event center for the following reasons

1. Maryville is not the primary owner of this project. That means rules and regulations governing will be suboptimal resulting in easy violations. The owner of the project can alter rules benefiting his investment needs . Drug trafficking behavior and other college student activities will be poorly controlled. Event center will attract a lot of people which can attracts different criminal activities. Already we have seen car vandalism in our neighborhood which is alarming .
2. Traffic congestion is starting to build up and one can only expect to get worse with this phenomenal increase in student related activity
3. Paramedics, fire brigade capabilities need to be reassessed as this venture will bring in a lot of additional burden on the county
4. I support the redevelopment of this area but with a thoughtful and meaningful project which brings in the revenue for the county needs but not at the expense of destroying Neighbour hoods and residential community wellbeing Thank you for giving me an opportunity to express our concerns

Regards

Nadeem Qureshi

Concerned Resident of Manderleigh

Sent from my iPhone

Lowell, Laura

From: Hassan Jadali <jadcoproperties@gmail.com>
Sent: Wednesday, April 20, 2022 1:13 PM
To: Lowell, Laura
Subject: Preliminary Site Development Plan for 11.58 acres-P & Z Meeting

Hello Laura,

My name is Hassan Jadali, resident and trustee at Manderleigh Subdivision, being involved with commercial real estate for the last 30 years and a former Director of Planning for City of Fenton for many years. As much as I love to see something happen on the eyesore and neglected Woods Mill Center but NOT in favor of this proposed development by KEAT Properties. Here are my reasons:

- Site is too small for such a large scale development.
- Not enough parking has been designed and provided for this project
- Will create major traffic issue and not much room to deal with road improvements
- It is not the best use for the site and this location
- Safety of the 400+ young men and women at the dormitories, people attending events at the amphitheater, traveling to and from this location to Maryville and shopping areas
- Noise and light generated from the parking areas and the traffic movement
- Will not generate much sales tax but requires a lot of services

I hope the City and our elected officials take all these issues in consideration when they are evaluating this project. Please confirm receipt of this email.

Best,

Hassan Jadali
1703 Stiefel Lane Dr.
St. Louis, MO 63017
C-314-503-4500
jadcoproperties@gmail.com

Lowell, Laura

From: Yanling Karen Elvin <yanling.elvin@gmail.com>
Sent: Wednesday, April 20, 2022 4:05 PM
To: Lowell, Laura
Subject: TOWN AND COUNTRY PLANNING AND ZONING MEETING

Dear Laura,

We lived on 1704 Stifel lan dr.

Our family moved from east coast to this area two year ago. We love this area.

We strongly appose the proposal to redevelop the Woods Mill Center by KEAT Properties.

Hope you could hear our voice.

Sincerely,

Mike, Karen , Michael and Bruce Elvin

----- Forwarded message -----

From: **Norman Probst** <probstnjs@sbcglobal.net>

Date: Sat, Apr 9, 2022 at 11:46 AM

Subject: URGENT - TOWN AND COUNTRY PLANNING AND ZONING MEETING

To: Norman Probst <probstnjs@sbcglobal.net>

Lowell, Laura

From: Nadya <nadyaajanee@hotmail.com>
Sent: Wednesday, April 20, 2022 4:08 PM
To: Lowell, Laura
Subject: Redistricting proposal for Manderleigh area

This is to confirm that I am a resident at 14313 Manderleigh Woods Drive since June 2006.

I am strongly opposed to the redistricting proposal. I think this will change the whole character of our neighborhood. Our neighborhood is supposed to be in a residential area and changing it to allow other commercial activity is not in the original plans and should not be done. It will also upset the dynamic as well as the traffic patterns creating congestion and unnecessary disruption.

Please feel free to email me or call me on my cell phone at 314-805-2131 if you have any questions.

Thank you

Nadya AjaneeMD

Sent from my iPhone

Rodney D and Colliean J Haynes
1610 Kraffel Ct
Town and Country, MO 63017

The Honorable Members of the Planning and Zoning Commission
The City of Town & Country
1011 Municipal Center Dr.
Town and Country, MO 63131

April 20, 2022

Dear Fellow Residents:

Please accept this letter as our objection to the Maryville University/Keat proposal and ensure it is incorporated into the public record on this subject.

We will attempt to be short in outlining our objections.

The proposal by Maryville and their developer is a vivid example of Institutional Arrogance for the following reasons:

Maryville has plenty of room on their existing campus to accommodate this-and many other expansion opportunities-without negatively impacting any residential neighborhoods. Traffic flows would be markedly better at their existing campus as well using the existing, extensive internal road network.

Maryville has no sensitivity to the fact that approving this plan will significantly weaken the City's position in future Court proceedings dealing with controversial planning and zoning issues. The City will no longer be seen by the Courts as pristine in their history of preserving the quality of life we've all come to enjoy. Good luck with us stopping future bad projects. Do you want that legacy for your terms with the Commission?

Maryville and their developer hopes that the City has a short memory. Invariably Maryville will come to the City requesting more and more events because the venue will be hemorrhaging money due to limitations the City will try to place on usage in order to attempt to quell valid neighborhood opposition.

Maryville/Keat will then use the tried and true tactic of poorly maintaining their future property until the City will determine that they need to give into the hostage situation because "anything is better than what is there now". If the Commission is at all unsure of this strategy, simply drive by the existing property for enlightenment.

Maryville and their developer ignore the concept of the Comprehensive Plan in which this property should be redeveloped to "promote a unified, campus design". Isn't the existing main campus a unified, campus design? One which should be bettered and improved by

placing these facilities there instead. Students and guest could then walk to events. Does anyone on the Commission believe students will walk to the proposed facility?

Maryville and their developer expect that the commission will turn a blind eye to the fact there are multiple venues available within a few minutes drive to host these events. Venues where only the attendees would be inconvenienced rather than long standing neighborhood residents.

Maryville hopes that the City will soon forget the "Town and Gown" conflict that will result from their Institutional Arrogance and rather view this as something akin to Washington University Medical School building a cancer research center. They simple are not in that league and unworthy of neighborhood residents being negatively impacted for something so easily solved on their existing land. There simply is no Public Good that will be achieved by this development.

We implore you to not approve the requested changes.

Thank you for your consideration

Rodney and Colliean Haynes

cc: Mayor and The Board of Aldermen
City Manager

Dr. Dawn A. Kraemer, PHD

dpa828@aol.com

I was a tenured professor and the director of the Department of Special Education at a residential college. I know college students and have worked with them for decades. They are fun and invigorating. A university residence hall is a beehive of activity at all hours of the day and night. Whether it is an honors hall or married student housing, a residence for high schoolers attending Maryville's summer camps, or undergraduate or graduate apartment style dormitories, because of hours kept by college students and the size and density of the facility, the 400 resident hall proposal is unacceptable.

The latest crime reports from Maryville University are from 2019. https://www.collegefactual.com/colleges/maryville-university-of-saint-louis/student-life/crime/#crime_oncampus cite 7 major crimes on campus that year and 6 of those major crimes involved students in Maryville University residence halls. Of the 54 disciplinary actions at the university in 2019, 53 of those disciplinary actions involved students in residence halls. There were three incidents of violence against women and one of those violence against women incidences involved students in residence halls. Only 11% of the student enrollment <https://www.usnews.com/best-colleges/maryville-saint-louis-2482/student-life> live in residence halls. That is 1,101 students living in student housing in 2019. Using the entire student body of 10,013 including part-time, fulltime and online-only students as the parameter, Maryville gives a statistic of 5.99 incidents related to crime and safety per 1000 students. Using only students living in residence hall in the calculation the measurement changes to 54.5 incidences related to crime and safety per 1000 students living in university housing at Maryville University.

The large pond that borders the north side of our development would become an attractive nuisance. It is a parking lot away from the boundary of the proposed development. We informally estimate it to be less than 60 yards from the property. College students will have gatherings on the banks of this large pond at all hours of the day and night to the detriment of those living in the existing Cedar Springs development. There is easy access to all sides of the large pond including the area just below the villas on Cross Timbers Court, adding to noise at all times of the day and night.

Automobile traffic as well as foot traffic would be present. Students would be walking and walking from the proposed residence hall to McDonalds, Katie's Pizza, Panera, Schnucks at all hours in the daytime and after dark. This foot traffic is dangerous for walkers and motorists.

Again, the proposed residence hall is unacceptable.

The city of Kirkwood Board of Alderman allowed a very small theater to be built (The Ross Theater Theatre for Stages performances) with only surface parking. It holds 529 seats. The Repertory Theater of St. Louis in Webster Groves has a seating capacity of 763. These are large buildings. Powell Symphony Hall has a seating capacity of 2,683. The 3000-seat space proposed is unacceptable. Town and Country should not approve a larger seating capacity theater than that approved by the Alderman of Kirkwood MO, allowing for a maximum of 529 seats or less. We are a far smaller community than Kirkwood, MO. We reiterate to the board that even the farthest reaches of the proposed development is still much too close to the homes of Cedar Springs for any large building over one story .

All retail establishments should be one story.

Theodore W. Hellman
14236 Manderleigh Woods Drive
Town and Country, Missouri 63017

Presentation to Town and Country Planning and Zoning Commission April 20, 2022.

A group of concerned residents formed an association on December 4, 2021, a few days after attending Keat's presentation to some but not all stakeholders in the area impacted. I was asked to chair the Association.

The purpose of our Association is to advocate for the appropriate development of Woods Mill Center. To be clear, our Association recognizes the need to redevelop Woods Mill Center and supports the APPROPRIATE redevelopment of Woods Mill Center.

During the past sixteen weeks I have interacted with City of Town and Country officials including the Mayor, current aldermen, former aldermen, a former administrator, developers, an architect, a civil engineer, the President of Gershman, the President of Maryville, a Maryville board member and MOST IMPORTANTLY dozens of Manderleigh and Cedar Springs residents.

Sixteen weeks of very thorough research by our association (much of which you just heard) has led our association to conclude without any reservation that the Keat/Keeley/Maryville proposal is not appropriate and will be detrimental to our neighborhood.

So where do we go from here? We believe that the City of Town and Country needs a commission, a committee or some mechanism to PROACTIVELY reach out to the developer community to request proposals for the redevelopment of Woods Mill Center. This will produce competing proposals from which we can choose the most appropriate proposal.

Unfortunately, this has not happened, but it can still happen. One alderman stated at a recent meeting of residents that the City cannot afford such a commission or committee.

I found that to be disingenuous and a smoke screen. I pointed out to the alderman and our neighbors that I am willing to offer my experience in development, to lead such an effort and to serve totally pro bono. In my research I have identified several highly qualified residents who are also willing to serve. This is our gift to the City and most importantly to our neighbors.

The Mayor is aware of my offer. I have confirmed my commitment to the Mayor in writing, and I am confirming my commitment to you in writing this evening.

I am in the process of creating a business plan that starts with identifying what the City needs, (for example sales tax revenue) what our neighbors would like to see in Woods Mill Center (for example restaurants, retail shops, amenities and green space) and importantly what the owner is seeking (sale of the property). I already have a input that is a good start.

I am eager to get started. By the way this does not preclude Mr. Yawitz and Keat/Keeley. We welcome him to submit a new proposal that meets the City's needs, our neighbors' needs and the owners' needs.

We also need to address the type of overreach in the Keat/Keeley/Maryville proposal for the future.

To that end, I have drafted a City of Town and Country Ordinance that addresses the location of student housing, and I am in the process of drafting a City of Town and Country Ordinance that addresses the size and capacity of entertainment venues. I will be working with my aldermen to submit these proposed ordinances to the Board of Aldermen.

Submitted by Ted Hellman on April, 20, 2022.

Planning & Zoning Commission Meeting

Wednesday, April 20, 2022 7:00 P.M.

Proposed Redevelopment of Woods Mill Center

“Good evening Mr. Mayor, Planning & Zoning Commission, and Staff. My name is Robyn Pilliod, and I have lived in the Manderleigh subdivision for over 20 years.

We are fortunate to have the privilege to choose where we live. Most of us in this room chose Town & Country for specific reasons, all rooted in the Mission Statement.

It promises that the foundation of our community be built on (and I quote) Integrity, Respect, Fiscal Responsibility, Safety and Security, Quality of Life, and Excellence. With this footing in place, we selected Town & Country with confidence.

But for those of us who live near Woods Mill Center, our way of life is being threatened. Earlier this evening, my friends and neighbors outlined how the proposed Maryville project does not align with:

- current zoning,
- the comprehensive plan, or
- the Performance Standards.

We depend on our elected officials and Commissions to uphold our Mission Statement and City Codes. The proposed project simply does not comply with our high standards. We need a fresh start. A fresh start.

When considering this project, there are really only 2 options:

Option 1) Support the project.

- Accept the violations to the City code.
- Value developer profit over integrity and respect.
- Minimize the concerns of the community.
- Accept the vague language regarding ownership without question. OR

Option 2) Support the residents.

- Uphold the City Codes.
- Preserve quality of life.

- In Cedar Springs and Manderleigh alone, the residents have personally invested nearly \$200M in Town & Country.
- Their dedication to the community is clear.

In closing, I urge you to select the best option for the future of our community. Is a college dorm and event arena the best redevelopment of Woods Mill Center? Or should we slow down and consider other options.

- Ones that are in alignment with the City Codes.
- Ones that bring sustainable economic growth to the community.
- Ones that maintain our high standard of living.

The residents of Town & Country deserve the best. We are counting on you to protect our future. Please do not let us down. Thank you for listening.

Respectively submitted,

Robyn Pilliod

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