

Lowell, Laura

From: Shannon Terrill <Shannon.Terrill@ungerboeck.com>
Sent: Wednesday, April 20, 2022 7:13 PM
To: Lowell, Laura; ndfans; Allen, Ald. Sue
Subject: In Favor of Woods Mill Redevelopment

Laura

I am writing this email because I am not able to speak at tonight's meeting. I have a 15 month old who came home from daycare with a stomach bug.

My husband and son and I reside at 700 Cedar Field Court in Cedar Springs subdivision.

We are in favor the Woods Mill Center redevelopment.

Esports is a \$10Billion industry and is projected to grow to \$24B by 2024. Esports arenas bring with it High tech infrastructure that can benefit the entire surrounding community.

Esports spurs tech education - reversing brain drain of young people fleeing the Midwest for the coasts.

Esports are a pathway for women into tech - closing tech's gender gap - a recent study found that women more than 50% of gamers playing Fortnite.

Esports players aren't slackers. They score higher than other athletes and other general students on math college admission tests and tend to pursue STEM majors.

Communities that embrace esports have the opportunity to leverage tech infrastructure to bolster their offerings. The economic impact of the arena and the events held there will be measured in millions of dollars.

Some people are peddling doomsday scenarios around what would happen if Maryville was no longer the tenant of the arena. I submit to you that even if Maryville did leave the property our community would have a highly sought-after event space with top rate infrastructure that will drive economic impact in our community for years to come.

Some people are pushing false statements around about revenue and expenses generated by a college arena. I'd like to dispute some of these based on my 20+ years in the events business. Ticket sales Would be subject to local taxes. Fire and police and emergency services as well as security are the responsibility of the venue and or the event organizer and are paid for by those entities not by the city. All events would be subject to meeting firecode and could be inspected by the fire Marshall.

Thank you for your time.

Shannon Terrill
Ndfans@aol.com



Lowell, Laura

From: Eleanor Heger <e.heger@att.net>
Sent: Wednesday, April 20, 2022 7:14 PM
To: Lowell, Laura
Subject: Woodsmill Center Development

We wanted to say that we are Not in favor of this plan. Uptick in traffic and noise are concerning.

We are not able to make the meeting tonight. Thanks for organizing!

Eleanor & Fred Heger

To: Planning & Zoning Commission

From: Sharon Rothmel

Re: THE KEAT DEVELOPMENT DOES NOT COMPLY WITH CITY CODES

Date: April 25, 2022

Because of time constraints at last Wednesday's Public Hearing, Jon Benigas could only highlight some of the ways the KEAT proposal violates City Code requirements. He and I agree that expanding that brief list and providing more Code references will help you make a decision about the KEAT proposal.

- ❖ The KEAT proposal does not comply with Section 405.1705 of the Municipal Code, Purpose of Planned Development District.

The City is proposing that the property be rezoned to the Planned Non-Residential Zoning (PNRD) District. Municipal Code Section 405.1705. states:

The use of a planned development district is not intended to allow significant reductions in conventional zoning regulations, or the development of incompatible land uses, within the development or as the development relates to the surrounding neighborhood.

This proposed development **significantly** reduces the regulations otherwise provided for the Commercial Zoning District. Floor area percent is higher, green space is lower, buildings are taller, uses are outside those stated in the Commercial District.

1. Minimum green space in the Commercial District is 50%; proposed green space is 33%.
2. Floor area percent in the Commercial District cannot exceed 25%.
 - a. Section 405.345.A.12. of the Code states that parking garages over 1,056 sq. ft. shall be counted as floor area. Including the garage, proposed FAP is **greater** than the site area – floor area, including the garage, is 615,272 sq. ft.; site area is 504,424.8 sq ft. Floor area is **14.12 acres, including the garage. Site area is 11.58 acres.**
 - b. Even without the garage included as floor area, proposed FAP for just the dormitory and event center is **53.2 %**.
3. Maximum height in the Commercial District is 2 stories, up to 35 ft. in the front and 45 ft. in the back. Proposed height is 3 stories on the parking garage, not including parapet walls and elevator towers, 5 stories on the dormitory, again not including rooftop structures, and 3 stories on the event center, not including rooftop structures.

The proposed development is incompatible with the residential neighborhoods to the south (Cedar Springs and Manderleigh of Town & Country), totaling nearly 250 homes, and the residentially zoned convent, or with the adjacent low-rise office uses to the west.

- ❖ Does not comply with Requirements and Performance Standards for Planned Non-Residential Development in Section 405.1710

The Code says that there can be deviations from standards to achieve the goals of a Planned Non Residential District, but it also says "unless otherwise provided herein". Then it goes on to list several standards for the PNRD that use "shall" (green space, height, setbacks) which implies that they are absolute and can't be varied. All of those standards, plus more, are SIGNIFICANTLY reduced in the proposal.

1. A PNRD is limited to non-residential uses, such as general retail, office, personal services, medical, and institutional uses. This proposal includes 400 residential units, as well as a 3000-seat event center. Neither is included in PNRD uses.

2. The PNRD should:

- Be for the benefit of the public. This proposal benefits only KEAT.
- Facilitate the implementation of the recommendations of the adopted Comprehensive Plan. The proposal directly contradicts the Comprehensive Plan goals and objectives. The Plan consistently states that nonresidential development should be harmonious with existing residential uses. The KEAT development conflicts with adjacent and nearby residential subdivisions.
- Promote a creative approach, including aesthetic and public amenities, such as enhanced public parks and trails and below-grade parking facilities. The proposal includes a large above-grade garage, NO aesthetic and public amenities, and overdevelops the site, rather than creatively approaching it.
- Provide economic development benefits and not overtax public services. The site includes a dormitory and garage that will not generate sales tax, with little commercial development. The only identified revenue generator is unspecified ticket sales tax and a relatively small amount of potential restaurant space.

Allowing this project to go forward will permanently remove the potential for the site to generate healthy sales tax revenue for the City, irreparably harming our bottom line. Further, the proposal will have a direct and costly effect on City services. Additional police will be required to manage traffic and disturbances on and from the site. Four hundred students will require additional police and fire services. Those demands and the demands from 3000 late night concert-goers will be felt well beyond the limits of the development.

- Encourage efficient and effective vehicular and pedestrian circulation, both within and adjacent to the site. The increased traffic generated by this proposal will overtax nearby roadways. Plans show no improvement in pedestrian circulation adjacent to the site, much less efficient and effective.

Further, KEAT previously stated in at least one meeting (with Manderleigh trustees) that the garage would not be available to the 400 dormitory students. Plans show only 74 student parking spaces. The students then will have to park on nearby roadways and within nearby subdivisions, or on other properties, creating

hazards and nuisances. If KEAT now will allow students to park in the garage, 400 fewer spaces will be available for events. Visitors will have to park on private lots nearby or in adjacent subdivisions or along nearby roadways.

- Provide public benefits that could not be derived from a development that strictly adheres to the underlying zoning district. The KEAT development has NO public benefits. Only KEAT will benefit. Nearby residents and property owners will only see the disbenefits of greatly increased traffic, disturbance, light and noise.
3. Greenspace minimum shall be no less than 50% of the gross buildable site area. Proposed greenspace for the development is 33%.
 4. Adjoining property is zoned single-family residential. The Code requires that:
 - Setback shall be a minimum of 50 feet per building story. The parking garage is 3 stories tall; setback must be 150 feet from the south property line. It is shown as 46 ft. adjacent to the parking garage, with the main circulation drive only 20 ft. from the backyards of Cedar Springs.
 - Maximum height shall be 2 stories, up to 40 feet. The parking garage is 3 stories tall and the dormitory is 5 stories tall.
 - A minimum “E” bufferyard is required. Sheets C-5 and L-2 show only a “C” bufferyard adjacent to the parking garage.

❖ Required Planning and Zoning Commission Findings, Rezoning

Many of the Commission’s required findings for rezoning have already been addressed. They shall be based on whether the planned development proposed:

1. Would facilitate the implementation of the recommendations of the adopted Comprehensive Plan, where applicable. IT WILL NOT.
2. Would preserve and enhance the natural resources, such as grand trees, open space, woodlands, in the development of the property that is of a higher quality than is possible under the regulations otherwise applicable to the property. NOT APPLICABLE
3. Would promote a creative approach to the use of land and related physical facilities resulting in quality design and development, including aesthetic and public amenities, such as enhanced public parks and trails, below-grade parking facilities, and architectural/historically significant building preservation. IT WILL NOT.
4. Would promote a combination and coordination of architectural styles, building forms and building relationships within a single development project and, if necessary, covering different phases. IT WILL NOT.
5. Would provide economic development benefits and not overtax public services. IT DOES NOT.
6. Would encourage efficient and effective vehicular and pedestrian circulation, both within and adjacent to the development site. IT WILL NOT.
7. Would provide public benefits that could not be derived from a development that strictly adheres to the underlying zoning district. IT WILL NOT.

8. Could be constructed and operated in a manner that is not detrimental to adjoining uses of the permitted uses of the zoning district. IT CAN NOT.
 - A 5-story dormitory/residential building, a 3-story parking garage and a 3000-seat arena, with their effects on traffic, noise, light and demand for public services, will be detrimental to adjoining residential and lower intensity office uses.

❖ Code Requirements, Planning and Zoning Commission Recommendations, Preliminary Site Development Plan

The Commission's recommendation shall address general planning considerations, including consistency with good planning practice and compatibility with adjoining permitted development. The Commission is to base its conditions for approval on whether the proposed structures generally conform with the style and design of surrounding structures and is to insure that the project is conducive to the proper development of the City.

This proposed development is clearly incompatible with adjoining development. Cramming a 3000-seat arena, a multi-story 1168-space parking garage, with 24-hour lighting, and a student dormitory, distant from all other university uses, onto this site, is not conducive to the proper development of the City.

The proposal is not in the public interest and does not serve the residents and nearby uses or the City at large.

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Lowell, Laura

From: Anne B <annpluse@yahoo.com>
Sent: Friday, April 29, 2022 10:15 AM
To: Lowell, Laura
Subject: Proposed plan for Maryville at Outer Road and Woods Mill

To the Zoning and Planning Commissioners:

I live in the Cedar Springs Subdivision which borders the proposed property for this expansion. My concerns are many as to the negative impact on our community by this proposal. My husband and I purchased a home in this subdivision most specifically because it was a quiet, park-like area with privacy and serenity not afforded by other communities. The architecture and targeted demographic of the proposal for that corner would dramatically disrupt and destroy our serenity, our views, our safety and our ability to enter and exit our subdivision due to a significant increase in traffic. Please do NOT approve this project!

**Anne Bucaro
14218 Cedar Springs Dr.
Town and Country, MO**

Rob Cima
Chairman
Planning and Zoning Commission
City of Town and Country

29 April 2022

Dear Mr. Cima,

I am the president of Board of Managers of the Woodsmill Professional Campus Association, an office complex immediately west of the proposed development of the property at 14302 South Outer Road. We have been concerned for some time re the deteriorating condition of the strip center and are looking forward to its re-development. However, we believe the proposal by Keat Properties presents serious issues for our owners.

Our property is downhill and downstream from the strip center. During our entire history, our property has been subject to surface water overflow during heavy storms of the existing storm sewers from the parking lots above us of which the strip center is the largest. The planned development will likely amplify the runoff and worsen this problem. We have also experienced blockage of the MSD storm sewer lines beneath our property from construction debris also leading to flooding of our offices. In addition to the storm sewers, we believe the MSD sanitary sewer line also drains underneath us. The Keat proposal will clearly increase demand of this system.

We also have concerns about parking. The proposed arena will be immediately adjacent to our office parking. IE much closer than their parking garage, which will likely require a fee. The issue has the potential to cause considerable harm to our businesses and inconvenience for our clients and patients many of whom are elderly.

Traffic on the South Outer Road is already facing volume problems particularly during rush hour. Exiting our street, Woodlake Dr, can be challenging and dangerous. The proposed project will worsen the problem. At the April 20th meeting, the Keat traffic consultant failed to address the Woodlake Dr intersection issue.

It is important for the commission to be aware that the entire southwest corner of the 141/64 intersection is a private development consisting of various properties of which our complex and the existing strip center are individual entities each subject to certain restrictions and responsibilities, including Woodlake Drive and the retention pond below our office park.

As the strip center property gets developed, whether with this proposal or another, will the City of Town and Country retain an appropriate engineering company to assess the effect such development will have on its neighbors?

Thank you for your attention to this matter.



Paul B Vatterott Jr MD
1538 Woodlake Dr
St Louis, MO 63017

Mailing Address:
5 Claychester Dr
Des Peres, MO 63131

6.

Lowell, Laura

From: Sharon Juch <juchs@swbell.net>
Sent: Monday, May 02, 2022 10:31 AM
To: Lowell, Laura
Subject: Woods Mill Center Redevelopment Project

Hello,

I live in Cedar Springs subdivision and oppose the current plans for Maryville University to move into the Woods Mill Center.

It seems that the developers aren't listening to the residents as promised. I've attended all the meetings and listened to Greg Yawitz present the project. After we met with him before the project was presented to P&Z, he promised to work with the neighbors for a Win-Win situation. He has not, he only agreed to move the wall back or add a noise wall, I didn't understand what he presented, he is very vague. It was a very weak and poor solution to "working with the neighbors." He truly is not willing to share the feedback from the neighbors with Maryville to scale back the project. If the project was so important to Maryville, the President would have found a way to be there in person. His video message was a joke.

The project is a disappointment because it is too massive for that particular location. When asked why Maryville doesn't on their own campus, their response was, "because we have OTHER plans for the locations." This is an unacceptable response. Their choice to develop a tall parking garage, 400 bed dorm and 3000 seat arena is just TOO MUCH for the property. It will create TOO MUCH traffic, TOO MUCH NOISE and TOO MUCH chaos. As for the upscale dorm idea, it doesn't matter how he describes the plans for the dorm, it is still a dorm and houses students that have no interest in our community, they are short time residents and will move on with their careers. I do not need or want college students living in our backyards. the college students should be living on or closer to their campus.

Let's work together to find a different redevelopment project, this one is not it!

Thank you,
Sharon Juch
14361 Cedar Springs Dr
Chestfield, Missouri 63017

Lowell, Laura

From: Jill Bauche <jill.bauche@gmail.com>
Sent: Tuesday, May 03, 2022 8:26 PM
To: Lowell, Laura
Subject: Concerns Regarding Maryville Development Near Cedar Springs Subdivision

Town and Country Commissioners,

As a homeowner in the Cedar Springs Subdivision, we are quite concerned regarding the development of the Maryville complex in the existing shopping center caddy corner to the MoDOT office. Our principal concerns revolve around traffic issues and our property values. It is quite difficult to exit our subdivision during traffic periods like morning and evening rush hours. With this development, we expect the problems will expand beyond the rush hours. As I understand it a previous development effort involving a school, was defeated due to the traffic study. Additionally, since this development will border our subdivision directly, many of our properties will be directly on the border of the development. While we've heard there would be walls or something erected, the concern would be the impact on the properties themselves which may steer future home buyers from purchasing. Additionally, I would expect our property values to decline overall due to the decreased privacy and increased noise introduced by the development and future events.

We hope you will consider our concerns. Please feel free to reach out if you would like us to provide and additional information.

Thank you,
Jill and Gary Bauche
14283 Cedar Springs Drive



Lowell, Laura

From: Stephen Lourie <stevellourie@hotmail.com>
Sent: Wednesday, May 04, 2022 2:13 PM
To: Michelle Francisco; Ryan Mortland; Lowell, Laura
Subject: Fw: Town and Country Planning and Zoning Meeting--May 18

RE: Woods Mill Center Development Proposal

FROM: Steve Lourie
14227 Manderleigh Woods Drive
Town and Country, MO 63017

I understand that the Planning and Zoning Commission will be meeting again on May 18 to talk about the Woods Mill Center Development Proposal. Per this e-mail, I wanted to **re-express my opposition to this project**. Below you will find the e-mail I wrote to the Commission prior to the April 20 meeting--outlining my concerns and questions. For many reasons, this project is unacceptable to the residents of Manderleigh. After thinking through all of the objections being raised by the residents, I trust that you will do the right thing and move on to looking at alternative uses for the property. What is on the table is not the answer! Thanks for hearing us.

Steve Lourie

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 at 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

TO: Planning and Zoning Commissioners of Town & Country
Laura Lowell, Administrative Coordinator for Planning & Public Works
lowelllm@town-and-country.org, 314-587-2820

FROM: Mr. & Mrs. Terry Burnet & Judy O'Leary

DATE: May 5, 2022

RE: Comments on the Proposed Redevelopment of Woodsmill Center

We are the owners at 14375 Cedar Springs Drive and wish to voice our objections to the proposed "Maryville" Redevelopment Proposal at the Woodsmill Center. Please include our comments to the next Planning and Zoning Board Meeting Agenda.

We fully endorse all the objections to such Development made by the surrounding communities at the Town & Country Planning and Zoning Commission Public Board Meeting held on April 20, 2022. We have the following additional comments:

1. The Developer consistently characterizes this as the Maryville Development Project, yet the President has never attended any such hearings to respond to any questions by the adjoining communities but rather must hide behind a taped video presentation thus shielding him from any inquiries. Before the Board makes any decisions, they should require his attendance.
2. The Developer has refused to provide the Board with the Lease Agreement between the Developer and Maryville. Without access to such Lease, the Board will never know whether Maryville has the option to purchase the property (off tax rolls), assign Lease to third party, or terminate Lease.

Respectfully submitted,

Mr. & Mrs. Terry Burnet & Judy O'Leary
314-471-9749
judyllynoleary@gmail.com

Lowell, Laura

From: David Althaus <dalthaus47@gmail.com>
Sent: Thursday, May 05, 2022 4:22 PM
To: Lowell, Laura
Subject: Woods Mill Center zoning development opposition

Laura,

We have been residents of Cedar Springs since 1999. During this time we have experienced the positives in living in this beautiful area and negatives that sometimes come with growth and traffic congestion. Below are the major points of opposition as seen by resident and taxpayer of Cedar Springs, Town and Country.

*Inadequate roadway or space to address the increase traffic volume-both appear to have negative effect Cedar Springs. Turning left from subdivision can be a safety issue now.

*If Maryville pulls out or leaves, space then open to less desirable tenants or potential for vacant eye-sore commercial area.

*Noise and light pollution an unavoidable side effect to a beautiful, quiet neighborhood.

*Commercial development backs up directly to residents of Cedar Spring already identified by our Town and Country City Planner:

does not meet the required 50% of gross buildable site area preserved as green space, the minimum setback of 50 feet per building story, or the maximum height requirement of up to 40 feet. The proposed parking garage, for instance, has a setback of 46 feet from its closest point of contact with Cedar Springs neighbors.

How can this plan do any further? It does not meet the current standards as noted above and all elements of the current plan have almost all negative implications for Cedar Springs and our neighbors.

Thank you for your time and assistance in forwarding this information to the parties.

David and Mary Althaus

Lowell, Laura

From: Ryan Beckmann <rbeckmann88@gmail.com>
Sent: Friday, May 06, 2022 11:11 AM
To: Lowell, Laura
Subject: Woods Mill Redevelopment - Parking Concern
Attachments: Parking Calculations.xlsx

Dear Ms. Lowell,

I'd like to call the Commissioners' attention to a forecasted lack of parking in the current redevelopment proposal, specifically for events with 3,000 non-student attendees.

As shown in the attached calculation and pasted at the bottom of this e-mail, the development's proposed parking plan would require each vehicle to average AT LEAST 2.93 people/vehicle for there to be enough "recommended parking spaces".

On page 5 of CBB's Parking Review memo, they use an assumption of 3 people/vehicle, in an attempt to support/defend the current plan. But on no basis other than the following:

The Multi-Purpose Venue Operator indicated that patrons of these larger events tend to arrive in larger groups, get dropped off by parents and/or use ride-share services, which helps to reduce the amount of parking needed. The operator anticipates that attendees will park at a ratio of 3 attendees to one vehicle, on average. Staff for the events were assumed to occupy one parking space per staff member. Table 3 summarizes the estimated parking needs for the three larger event types that would have more than 1,192 attendees. As can be seen, all the events could be parked on site assuming 3 attendees per vehicle and one space for each staff member.

This appears to be Maryville's biased and unsupported 'anticipation'.

MODOT challenged the assumption of 3 people/vehicle in their e-mail response dated March 3, 2022, and suggested an independent assumption of "2.0 per vehicle instead of 3.0", while also challenging the Rideshare assumption as aggressive (highlighted in yellow below).

MODOT RESPONSE

From: Jordan S. Dalaviras <Jordan.Dalaviras@modot.mo.gov>
Sent: Thursday, March 3, 2022 2:10 PM
To: Brian Rensing <brensing@cbbtraffic.com>; Lee Cannon <lcannon@cbbtraffic.com>
Cc: Federico Lagos <Federico.Lagos@modot.mo.gov>; JEFFERY P BAIRD <Jeffery.Baird@modot.mo.gov>; Adeshola L. Adewale <Adeshola.Adewale@modot.mo.gov>; RYAN J PEARCY <Ryan.Pearcy@modot.mo.gov>
Subject: RE: Maryville Redevelopment Tech Memo

Brian and Lee,

Please see below comments/questions on the Maryville Redevelopment Tech Memo:

- Proposed future Hotel needs to be removed from the study as it should just be for the Maryville University mixed-use re-development.
- Page 9) Table 1 is using what Similar Uses?
- Page 9) 25% use for Rideshare trips seems to be pretty high, can that be justified or lowered?
- Page 9) 2.0 per vehicle instead of 3.0
- Page 11) Could the Attendance Count Column be explained?
- Page 13) What is the Common (New Development) Row?

If the average for an event were to be just 2 people/vehicle, the proposed parking structure is **short 477 recommended parking spaces**, leaving upwards of 500 vehicles and 1,000 people to find parking elsewhere (i.e. along Woods Mill Road, in the near-by residential neighborhoods, or along Outer 40 Road), potentially requiring them to walk along poorly lit roads without sidewalks.

I contend that none of these alternative parking options are desirable for the area, nor safe for pedestrians to be walking at 11p at night.

See below the calculation concluding the proposal is 477 recommended spaces short.

Total Supply	1,388
5% Recommended Surplus	69
Recommended Supply	1,319
Restaurant / Resident	-196
Staff	-100
Available for Event Attendees	1,023
Total Attendees	3,000
Min Avg/Vehicle	2.93

Overflow if Avg < 2.93:

Average of 2.75	68
Average of 2.5	177
Average of 2.25	310
Average of 2	477

Thank you for your service to the P&Z Committee and for your attention to this concern.

Sincerely,

Ryan M. Beckmann, CPA

706 Cedar Field Ct | Town & Country MO | 63017

rbeckmann88@gmail.com

618-660-8646

www.linkedin.com/in/ryan-beckmann-cpa

Total Supply	1,388
5% Recommended Surplus	<u>69</u>
Recommended Supply	1,319
Restaurant / Resident	-196
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Overflow if Avg < 2.93:

Average of 2.75	68
Average of 2.5	177
Average of 2.25	310
Average of 2	477

Lowell, Laura

From: McNamara, Ashley
Sent: Monday, May 09, 2022 9:57 AM
To: Lowell, Laura
Subject: FW: Woods Mill Center Development Proposal

From: Yanling Karen Elvin [<mailto:yanling.elvin@gmail.com>]
Sent: Saturday, May 07, 2022 11:23 AM
To: Mortland, Ald. Ryan
Cc: Michelle Francisco; McNamara, Ashley; Ryan Mortland
Subject: Re: Woods Mill Center Development Proposal

Yes please. Thank you!

On Sat, May 7, 2022 at 10:34 AM Ryan Mortland <vote4mortland@gmail.com> wrote:

We are in receipt of your email. Would you like us to enter it into the public record?

Ryan

On Wed, May 4, 2022 at 5:37 PM Yanling Karen Elvin <yanling.elvin@gmail.com> wrote:

Dear Michelle and Ryan

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.

Some concerns many of us have include:

- Size of the structures - height and density
- Noise and light it will generate
- Effect on property values
- Security - what will 3000 strangers and 400 college students bring to our neighborhood? Drugs? Alcohol?
- Increased demand for City services - Police, Fire, EMS
- And, of course, traffic.

We STRONGLY oppose this proposal.

Hope you could hear our voice.

Sincerely,

Mike, Karen , Michael and Bruce Elvin

826 Millfield Court
Town and Country, Missouri 63017
(About a half mile east of the site, across Highway 141)

Planning and Zoning Commission
Town and Country, Missouri

May 14, 2022

Dear Commissioners;

*** * * * * Woodsmill Center Redevelopment * * * * ***

Thank you for your continued service to Town and Country. I sincerely appreciate the commitment you demonstrate to our City.

I urge you to reject this proposal. Our resident concerns regarding this development are well put and largely valid. The City has a clear standard for approving a PDD and more narrowly, a PNRD. The lion's share of this PDD standard is not being met with this plan, nor does it meet the definition of a PNRD. Details supporting these points follow; to distinguish my comments from the Code, the Code is presented in blue.

Standards for a Planned Non-Residential District

A narrow set of permitted uses are specifically identified in the Standards for a Planned Non-Residential District: "Permitted Uses And Specific Prohibitions. A PNRD shall be limited to non-residential uses such as general retail, office, personal services, medical, and institutional uses." (Emphasis mine.)

As a co-author to the changes to this Code at the time of its adoption, I never dreamed we would permit residential use under the veil of an institutional use. Did you? Such an interpretation is not aligned with the Code. This proposal should be rejected for this reason alone.

Standard for a Planned Development District

This proposed development does not meet the broader requirements for a Planned Development District (PDD), neither at the umbrella level nor at the lower level of detail.

The overarching standard for a PDD is encapsulated in the introductory sentence, "The City may, upon proper application, approve a planned development district in order to achieve the following objectives for the benefit of the public:" What is the benefit to the public of this PDD? Is it the potential taxes it may generate? If so, those taxes come at a very high cost for the nearby neighbors.

The Code then describes seven standard elements that must be met for a PDD to be approved. Only one of these elements is satisfied with this plan:

1. "Facilitate the implementation of the recommendations of the adopted Comprehensive Plan, where applicable."

The Comprehensive Plan calls for buffering of adjacent residences. Where is that buffering in these plans? The planned buildings are tall and set-backs are reduced materially from our standards; this development seems to be the reverse of what the Plan calls for. Also, this land use was not indicated as a viable option in the Comprehensive Plan. Finally, Comprehensive Plan Goal 2.2 states, "new non-residential shall be in harmony with existing residential development". Is this development in harmony with Cedar Springs, Manderleigh, and nearby Chesterfield neighborhoods like Conway Springs? No. It is not.

2. "Preserve and enhance the natural resources, such as grand trees, open space, woodlands, in the development of the property that is of a higher quality than is possible under the regulations otherwise applicable to the property."

Natural resources are not materially higher quality than is possible under the current zoning. Greenspace is materially less than called for in the PDD zoning standards. If anything, this plan is presenting a much more urban style with dense building and little greenspace.

3. "Promote a creative approach to the use of land and related physical facilities resulting in quality design and development, including aesthetic and public amenities, such as enhanced public parks and trails, below-grade parking facilities, and architectural/historically significant building preservation."

Is this creative? Yes. Is this a quality design and development for Town and Country? Is the density and use of space appropriate and properly balanced with our desired lifestyle? Do these shortened set-backs reflect a quality Town and Country design? Is this an appropriate site for a large arena and a large parking garage? No, no, no. Moreover, no aesthetic or public amenities such as those listed in the Code are included in this plan.

4. "Promote a combination and coordination of architectural styles, building forms and building relationships within a single development project and, if necessary, covering different phases."

This requirement is likely satisfied.

5. "Provide economic development benefits and not overtax public services."

The economic benefits for the City are not clear, but if they occur, it will be on the backs of our local residents and those in neighboring Chesterfield. Public services will be further stressed. This plan puts a 400-bed residence on about 2.5 acres of this site. The adjoining ~230 residences in Cedar Springs and Manderleigh sit on about 110 acres. Presuming these houses have between three and four people living in each one, this development will increase the local load by 50%. But it will do so on a site that is 2% of the adjacent residential development size. This will be an enormous concentration load. And this analysis ignores the impact of the arena. The impact on fire, EMS, and police will be immense and immediate.

6. "Encourage efficient and effective vehicular and pedestrian circulation, both within and adjacent to the development site."

The road re-work required to support this development is enormous and inappropriate for Town and County. Where else have we purposely built a four-lane road to support a development? Where else do we have two lane roundabouts? Concerns exist about sufficient parking. Where will overflow parking go? It will go to local residential and office streets causing other problems. Managing student movement to and from campus will cause yet another load. No plans are provided to support the increased bicycle and pedestrian traffic to Clayton Road. The funding of any infrastructure change will come from public monies.

7. "Provide public benefits that could not be derived from a development that strictly adheres to the underlying zoning district."

What is the public benefit other than potential tax money? Is it the redevelopment of this property? Some believe the resulting development will be more of an eyesore than the current dilapidated retail development.

* * * * *

I urge you to reject this proposal.

Sincerely yours,

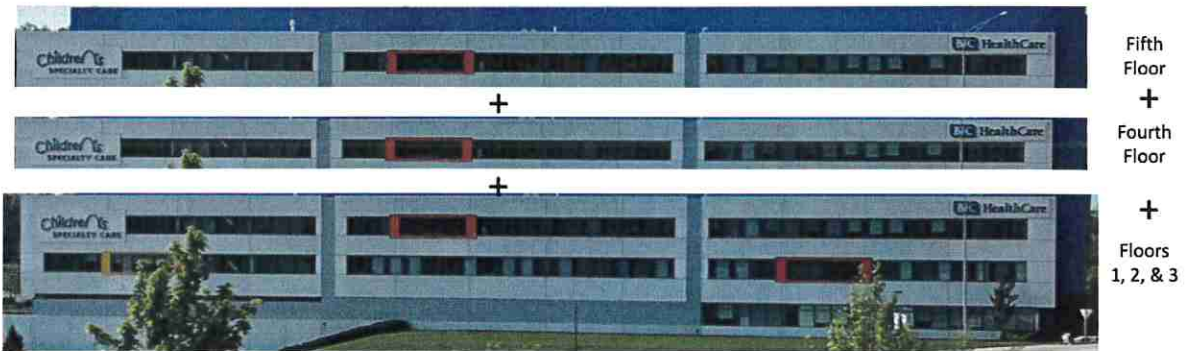


Jeffrey W. Wittmaier

Attachment: Proposed Dorm Much Larger than BJC Children's Facility

Proposed Dorm Much Larger than BJC Children's Facility

The dormitory proposed for this site is slightly longer than the BJC building on Highway 64 at Mason. 360' versus 347'. This proposed dormitory is also two stories TALLER (see illustration below). Drive by the BJC building. It sits on a nearly 16-acre site. Envision it on a ~2.5-acre parcel of the Woodsmill site. In your mind's eye, add two stories. This will be a VERY LARGE building in a very small space.



(Illustrative with two stories added.)

Lowell, Laura

From: Ronald Kanterman <ron.kanterman@carshield.com>
Sent: Tuesday, May 17, 2022 1:53 PM
To: Lowell, Laura; Michelle Francisco; Ryan Mortland
Subject: Woods Mill Center Proposal

I am communicating my opposition to the proposed plan outlined above. I have lived in the Manderleigh subdivision for over 20 years. During that time frame the traffic situation on Old Woods Mill has deteriorated. The last zong hearing in the area covered the Convent adjacent to the subject property. At that time the traffic situation was graded a 9, if memory serves.

People use Old Woods Mill Road as if it was a highway. Speeding is excessive and the volume of traffic requires that we in the Manderleigh subdivision wait extended periods of time before exiting Manderleigh and pulling out onto Old Woods Mill Road. The thought of expanding the Old Woods Mill roadway is even more frightening. as we would have to contend with two lanes of traffic in both directions.

The proposed development would enhance the current driving problems and result in multiple safety issues.

I would suggest that the proposed development is also not consistent with the adjacent residential property owner's reasoning for moving to Town and Country. College students residing in dorm rooms adjacent to residential housing is inherently inconsistent with a quiet residential community. . I think we all understand that college students have special needs and issues. This is best managed in a college setting by administrative personnel who are trained to manage within this environment.

As a result of the above, I think the best setting for the proposed project is on the Maryville Campus. Thank you for your consideration. Ron Kanterman, 1748 Stiel Lane Drive, Town and Country.

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Lowell, Laura

From: ruthowler@yahoo.com
Sent: Wednesday, May 18, 2022 9:53 AM
To: Lowell, Laura
Cc: Garrett Owler
Subject: WoodsMill Redevelopment

Laura,

My husband and I live in Cedar Springs, adjacent to the Woodsmill Center. We are looking forward to redevelopment of this property. However, we are extremely opposed to the current proposal to use that space for the extension of the Maryville Campus.

1. **Traffic** Even though rush hour is a bit of a challenge now, we believe the increased traffic of students and event goers will not be alleviated by adding 4-5 round-a-bouts.

We definitely feel that making South Woodsmill 5 lanes would be a huge mistake that would attract even more traffic and our 'country' feel 2 lane road would just become another congested city street.

2. **Dormitory** We have been college students and we have had 4 college students.

It doesn't matter how "high end" it will be (at least initially), 18-22 year olds, away from home are going to add to lots of activity, traffic and noise. The building itself will be too tall changing the landscape of beautiful Town and Country.

3. **Parking Garage** Again, too tall. 1000+ cars? Also spells traffic and noise.

4. **Event Center** And yet again, capacity for 3000? Traffic, noise.

5. **Green space** What about our 50 % green space?

We are hoping for a development that will include many retail shops and businesses that will provide much needed tax revenue. Several restaurants and shops would attract many who live and work nearby. We know that you are giving this decision thorough and thoughtful consideration and many thanks for all your effort.

Kind Regards,
Ruth and Garrett Owler

Sent from my iPad