

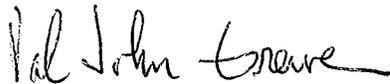
CHESTERFIELD PLANNING COMMISSION

Willows at Brooking Park- P.Z. 07-2016 ( CUP#31 )  
Proposed Additional Parking- Planning Concerns

The following are some of the concerns of the residents who are directly affected by the proposed parking expansion of (37 ) new parking spaces :

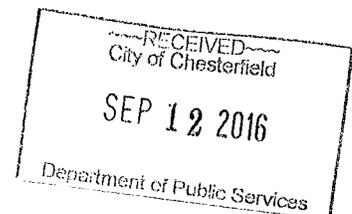
- 1.) The center group of ( 14 ) spaces along the south property line, abutting the Woods Mill Terrace residences, as indicated on the latest sketches, would eliminate ( 7 ) mature trees ( 30 to 40 feet high - 8" to 12" in diameter ) and would replace existing green-space with 4672 S.F. of impervious asphalt ( 32'x146' ) not counting concrete sidewalks planned.
- 2.) The west side of this parking group will be ( 14 ) feet from the nursing home and at midpoint will be ( 22 ) feet to the building, not much room for green-space mitigation.
- 3.) Site lighting- No new or existing lighting is shown on the sketches provided. The existing lighting is sodium vapor- ( 20 ) feet high, non shielded, or down directed. ( non-conforming ) We have requested that proper lighting for parking areas be used.
- 4.) Screen Planting- Sketches show some planting along the south edge of Brooking Park Drive, but nothing in other areas that need mitigation. The deciduous planting shown will not screen well in the colder months, evergreens a better solution.
- 5.) The sketches provided us seem preliminary and incomplete not addressing or indicating features such as lighting, adjacent buildings, sidewalks, screen planting, grades, etc.

At this point we are disappointed with the proposal for increased parking and are hoping for a better solution. We appreciate your consideration of our concerns. We don't oppose improvements, we just hope they are improvements. Thank you for your consideration.



Val John Grewe- Woods Mill Terrace Trustee

303 Woods Mill Terrace Lane  
Chesterfield, Mo. 63017  
314-434-0417





CHESTERFIELD PLANNING COMMISSION

Subject: The Willows at Brooking Park- PZ 07-2016 ( CUP#31 )  
Proposed Additional Parking- Concerns Regarding Conformance - Chesterfield Standards & Regulations.

Our concerns are with the center group of (14 ) parking spaces on the south property line, abutting the Woods Mill Terrace residences.

After multiple meeting with representatives of Brooking Park, the sketches presented to us remain unchanged, with many questions regarding proper mitigation of the loss of ( 7 ) mature trees, over ( 5000 ) S.F. of green space, SWPPP drainage of ( 5000 ) S.F. impervious asphalt & concrete, adequate screen planting, conforming site lighting, etc.

Perhaps our questions will be answered when Chesterfield's Planning Standards & Regulations are followed.

We are disappointed that our questions are not being answered and are beginning to believe that proper mitigation may not be possible in the area of green-space that remains. Maybe another area with fewer problems should be considered for these ( 14 ) parking spaces.

The following are residents that are directly affected:

Name	Address
Val J. Grace - TRUSTEE	(314) 434-0417 303 WOODS MILL TERRACE LN., 63017
Margie Kerckhoff	308 Woods Mill Terrace Ln. 63017
HENRY A. HOFF	300 Woods Mill Terrace 63017
Glynneth A. Casany	321 WOODS MILL TERRACE LN 63017
Howard H. Hesse - TRUSTEE	14151 Woods Mill Cove 63017
Jane Bliss	316 Woods Mill Ter. Ln. 63017
Robert Deegan - Trustee	14181 Woods Mill Cove Dr.
Paul David Sease	303 Woods Mill Terrace Lane
William D. Bradstreet	309 Woods Mill Terrace Lane
Jeff Hunt	315 Woods Mill Terrace Ln.
Roberta Hurwitz	315 Woods Mill Terrace Lane
Dianne Josi	304 Woods Mill Terrace Lane
Harvey H. Hesse - Trustee	14176 Woods Mill Terrace Cove



146

DECK RAILING

VIEW FROM 303 DECK

To: Cecilia Hernandez

For your records

From: William B. Bradshaw

Enclosed are copies of materials from  
The Terraces that were hand delivered to  
the office of Mary Alice Ryan  
(CEO/President of St. Andrew's Senior  
Solutions) on September 27 at  
approximately 2:25 p.m.

RECEIVED

SEP 28 2016

City of Chesterfield  
Department of Public Services

COPY

September 28, 2016  
Ms. Mary Alice Ryan, President/CEO  
St. Andrew's Senior Solutions  
6633 Delmar Boulevard  
St. Louis, MO 63130

Dear Ms. Ryan:

We are writing to you because we feel that it is to the best interest of The Terraces and Brooking Park to continue having the respectful and supportive relationship that has existed since the founding of The Terraces. In the early years of The Terraces our Annual Meetings were held at Brooking Park, and now they are at The Willows.

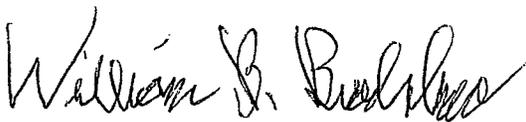
We have enclosed a copy of a Resolution signed by many of the homeowners of The Terraces (including all of the current members of our Board of Trustees) who are concerned about the additional parking places adjacent to The Terraces that currently are being proposed by Brooking Park. We want to avoid any public airing of the current discord that exists between The Terraces and Brooking Park about this issue.

We, therefore, request to meet with whoever has the authority at St. Andrews to reach a final agreement--an agreement that can be sent to the Planning Commission of the City of Chesterfield. The enclosed Resolution states clearly what our concerns are and why we think such a meeting is necessary for reaching a solution to our differences.

The two of us have the support of the other homeowners of The Terraces and our Board of Trustees to reach an agreement with you. We would be glad to come to your office or to meet you at Brooking Park or The Willows—your choice

We look forward to hearing from you in the very near future, suggesting the time and place for a meeting.

Respectfully submitted,



William B. Bradshaw

Former member of our Board of Trustees  
Resident of the Terraces for 23 years  
Ordained minister of the UCC, Retired  
Phone: 314-579-9452  
E-mail: [Bradshawwb@mcn.com](mailto:Bradshawwb@mcn.com)



Val J. Grewe

Current member of our Board of Trustees  
Recent homeowner in The Terraces  
Professional Architect  
Phone: 314-434-0417  
E-mail: [vjgrewe155@gmail.com](mailto:vjgrewe155@gmail.com)

COPY

**RESOLUTION TO BROOKING PARK AND THE WILLOWS FROM THE TERRACES**

**WHEREAS:** Brooking Park and The Willows at Brooking Park are seeking permission from the Chesterfield Planning Commission to add additional parking places; and

**WHEREAS:** At this time we, the undersigned residents of the Terraces, are unable to give our support for these changes because Brooking Park and The Willows have yet to provide an exact (to scale) drawing of the changes they are proposing; exactly how many parking spaces are being proposed; what lighting will be provided; and provisions for appropriately handling additional drain water; and

**WHEREAS:** The initial proposal and non-scale sketch of what will be done shows the removal of seven mature trees from the front lawn of Brooking Park directly adjacent to the Terraces and taking +/-10,000 square feet from the already limited green space of Brooking Park and The Willows for the asphalt required for the additional parking places and concrete required for the sidewalks being proposed; and

**WHEREAS:** Brooking Park has failed to disclose to us: who will be using the new parking places and how the additional traffic they create will be handled; what arrangements have been made for non-residents of Brooking Park to use its physical therapy facilities or any other space and for utilizing any services provided at Brooking park; what day/night hours the parking places will be used; and what security measures will be taken to assure the safety of adjacent property owners at The Terraces; and

**WHEREAS:** We are concerned that Brooking Park and The Willows appear to have little concern for preserving the peaceful, diverse, amicable, and uncrowded residential environment that has, up until now, always existed between Brooking Park and The Terraces; and

**WHEREAS:** We have been advised by a highly respected real estate executive who is well acquainted with specific property values in The Terraces that putting in these proposed parking places could adversely affect property values throughout The Terraces by as much as \$35,000 per family; and

**WHEREAS:** The three previous meetings of the decisions makers for the residents of The Terraces and *representatives* for Brooking Park and The Willows appear to have been unproductive inasmuch that: the concerns we thought would be addressed in a revised proposal were not and evidently were not acceptable to the actual *decision-makers* for Brooking Park; on September 16 three mature trees were cut down that were shown to remain in drawings presented to The Terraces at the three earlier meetings; and there seems no reason to expect that any agreement can be reached by meeting with *representatives* for Brooking Park and The Willows who do not have the actual authority to make agreements;

**BE IT, THEREFORE, RESOVED THAT THE FOLLOWING RESIDENTS OF THE TERRACES RESPECTFULLY REQUEST THAT:** The *decision-makers* for Brooking Park and The Willows agree to meet as soon as possible with the decision makers for the residents of The Terraces so that a definitive and final agreement acceptable to all concerned can be negotiated at such a meeting and prepared for presentation to the Chesterfield Planning Commission for approval.

RESOLUTION: SIGNATURES OF HOMEOWNERS AT THE TERRACES

COPY

1. Richard Anthony  
Signature

328 Woods Mill Terrace Ln.  
Street Address

Richard Anthony  
Print Name

9-24-16  
Date Signed

2. Yvonne Ward  
Signature

14064 Woods Mill Cove Dr.  
Street Address

Yvonne Ward  
Print Name

9-25-16  
Date Signed

3. Sharon Iken  
Signature

14037 Woods Mill Cove Dr  
Street Address

Sharon Iken  
Print Name

9-25-16  
Date Signed

4. Robert Berger  
Signature

14181 Woods Mill Cove Dr.  
Street Address

Robert Berger  
Print Name

9-25-16  
Date Signed

5. Val J. Greene  
Signature

303 Woods Mill Terrace Ln.  
Street Address

VAL J. GREENE  
Print Name

9/25/16  
Date Signed

6. Betty Pratt  
Signature  
Betty Pratt

14149 Woods Mill Cove  
Street Address  
9-25-16

7. Louis Vitucci  
Print Name

14142 Woods Mill Cove Dr.  
Date Signed

Louis Vitucci  
9-25-16

RESOLUTION: SIGNATURES OF HOMEOWNERS AT THE TERRACES

COPY

1. Anita Sievers  
Signature

Anita SIEVERS  
Print Name

14127 Woods Mill Cove Drive  
Street Address

9-25-16  
Date Signed

2. Clyde Dickerson  
Signature

Veta Dickerson  
Print Name

14185 Woods Mill Cove Drive  
Street Address

14185 9-25-16  
Date Signed

3. Diane E Harrison  
Signature

Diane Harrison  
Print Name

14072 Woods Mill Cove Drive  
Street Address

9-25-16  
Date Signed

4. Sandra Leuch  
Signature

Vatia A Flach  
Print Name

14138 Woods Mill Cove Drive  
Street Address

9-25-16  
Date Signed

5. Carole Kalish  
Signature

Carole Kalish  
Print Name

14155 Woods Mill Cove Drive  
Street Address

9-25-16  
Date Signed

6. Rebecca S. Eberbach  
Signature

Rebecca Eberbach  
Print Name

14221 Woods Mill Cove Dr  
Street Address

9-25-16  
Date Signed

RESOLUTION: SIGNATURES OF HOMEOWNERS AT THE TERRACES

COPY

1. Bonnie B. Brown  
Signature

14158 Woods Mill Cove  
Street Address

Bonnie B. Brown  
Print Name

9-25-16  
Date Signed

2. Joyce Underwood  
Signature

14139 Woods Mill Cove  
Street Address

Joyce Underwood  
Print Name

9/25/16  
Date Signed

3. Nannette Musgrave  
Signature

14216 Woods Mill Cove Dr  
Street Address

Nannette Musgrave  
Print Name

9/25/16  
Date Signed

4. Fay Wuest  
Signature

14040 Woods Mill Cove Dr  
Street Address

Fay Wuest  
Print Name

9-25-16  
Date Signed

5. Hazel Abtgis  
Signature

#333 Woodhill Terrace Dr  
Street Address

Hazel Abtgis  
Print Name

9-25-2016  
Date Signed

6. Judith Sincoff  
Signature

14135 Woods Mill Cove  
Street Address

JUDITH SINCOFF  
Print Name

9-25-2016  
Date Signed

RESOLUTION: SIGNATURES OF HOMEOWNERS AT THE TERRACES

COPY

1. Georgia Van Brunt  
Signature

14056 Woods Mill Cove Drive  
Street Address

GEORGIA VAN BRUNT  
Print Name

9/25/2016  
Date Signed

2. Donna Ran  
Signature  
Donna Ran

14033 Woods Mill Cove Drive  
Street Address

Print Name

9/25/2016  
Date Signed

Date Signed

3. Elizabeth A. Cason  
Signature

321 WOODS MILL TERR. LN  
Street Address

ELIZABETH A. CASON  
Print Name

9/25/16  
Date Signed

Date Signed

4. P. Elliott Bell, Jr.  
Signature

14200 Woods Mill Cove Dr.  
Street Address

P. Elliott Bell, Jr.  
Print Name

9/25/16  
Date Signed

Date Signed

5. Sanford Wax  
Signature

14115 Woods Mill Cove Drive  
Street Address

Sanford Wax  
Print Name

9-25-16  
Date Signed

Date Signed

6. BJ Kelly  
Signature

14007 Woods  
Street Address

BJ Kelly  
Print Name

9/25/16  
Date Signed

Date Signed

Mill Cove L

COPY

RESOLUTION: SIGNATURES OF HOMEOWNERS AT THE TERRACES

1. Dede Berg  
Signature  
Dede Berg  
Print Name

14131 Woods Mill Cove Drive  
Street Address  
9-25-16  
Date Signed

2. Carol Mitchell  
Signature  
Carol Mitchell  
Print Name

14009 Woods Mill Cove Drive  
Street Address  
9-25-16  
Date Signed

3. Diane Stone  
Signature  
Diane Stone  
Print Name

14176 Woods Mill Cove Drive  
Street Address  
9-25-16  
Date Signed

4. Stephen Kamensky  
Signature  
Stephen Kamensky  
Print Name

14236 Woods Mill Cove Drive  
Street Address  
9-25-16  
Date Signed

5. Laura McBride  
Signature  
Laura McBride  
Print Name

14192 Woods Mill Cove Drive  
Street Address  
9-25-16  
Date Signed

6. John Reichman  
Signature  
John Reichman  
Print Name

14180 Woods Mill Cove Drive  
Street Address  
9-25-16  
Date Signed

RESOLUTION: SIGNATURES OF HOMEOWNERS AT THE TERRACES

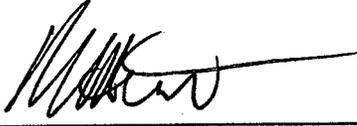
COPY

1.   
Signature

H. (Buz) PECK  
Print Name

14151 Woods Mill Cove  
Street Address

9-25-16  
Date Signed

2.   
Signature

MICHAEL R. ARST  
Print Name

14025 Woods Mill Cove Dr  
Street Address

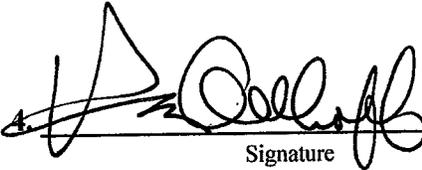
9/25/16  
Date Signed

3.   
Signature

Robert Barnes  
Print Name

14150 Woods Mill Cove Dr  
Street Address

9/25/16  
Date Signed

4.   
Signature

HENRY AULHOFF  
Print Name

300 Woods Mill Terrace  
Street Address

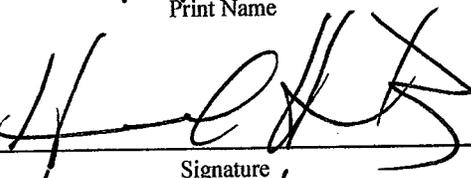
9/25/16  
Date Signed

5.   
Signature

Gregory Krekeler  
Print Name

14111 Woods Mill Cove DR.  
Street Address

9-25-16  
Date Signed

6.   
Signature

HOWARD HURWITZ  
Print Name

315 Woods Mill Terrace  
Street Address

9-25-16  
Date Signed

RESOLUTION: SIGNATURES OF HOMEOWNERS AT THE TERRACES

COPY

1. Robert Light  
Signature

14106 Woods Mill Cove Drive  
Street Address

Robert Light  
Print Name

9-25-2016  
Date Signed

2. Grace Fagin  
Signature

14114 Woods Mill Cove Dr  
Street Address

Grace Fagin  
Print Name

9-25-16  
Date Signed

3. Kathryn VerHagen  
Signature

14124 Woods Mill Cove Dr.  
Street Address

Kathryn F. VerHagen  
Print Name

9-25-16  
Date Signed

4. Betty G. Bradshaw  
Signature

309 Woods Mill Terrace Lane  
Street Address

Betty G. Bradshaw  
Print Name

9-25-2016  
Date Signed

5. Dianne Tosi  
Signature

304 Woods Mill Terrace Lane  
Street Address

DIANNE TOSI  
Print Name

9-27-2016  
Date Signed

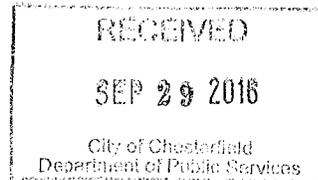
6. \_\_\_\_\_  
Signature

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date Signed

September 29, 2016



Ms. Cecilia Hernandez  
Project Planner  
The Willows/ Brooking Park and The Terraces  
City of Chesterfield, MO

Ms. Hernandez:

Yesterday I dropped off a packet of material for you with copies of materials hand delivered to the office of Ms. Mary Alice Ryan. It turns out that the materials left for Ms. Ryan did not have the Resolution in it. She now has the Resolution.

I fear that a copy of the Resolution was also inadvertently omitted from the materials I gave you.

So, here is a copy of the Resolution for your file (in case it was omitted).

Respectfully submitted,

A handwritten signature in cursive script that reads "William B. Bradshaw". The signature is written in black ink and has a long horizontal line extending to the right.

William B. Bradshaw  
Street Address in The Terraces: 309 Woods Mill Terrace Lane  
Phone: 414-579-9452  
Cell: 314-570-5640  
E-mail: [Bradshawwb@msn.com](mailto:Bradshawwb@msn.com)

RECEIVED  
SEP 29 2016  
City of Chesterfield  
Department of Public Services

COPY

**RESOLUTION TO BROOKING PARK AND THE WILLOWS FROM THE TERRACES**

**WHEREAS:** Brooking Park and The Willows at Brooking Park are seeking permission from the Chesterfield Planning Commission to add additional parking places; and

**WHEREAS:** At this time we, the undersigned residents of the Terraces, are unable to give our support for these changes because Brooking Park and The Willows have yet to provide an exact (to scale) drawing of the changes they are proposing; exactly how many parking spaces are being proposed; what lighting will be provided; and provisions for appropriately handling additional drain water; and

**WHEREAS:** The initial proposal and non-scale sketch of what will be done shows the removal of seven mature trees from the front lawn of Brooking Park directly adjacent to the Terraces and taking +/-10,000 square feet from the already limited green space of Brooking Park and The Willows for the asphalt required for the additional parking places and concrete required for the sidewalks being proposed; and

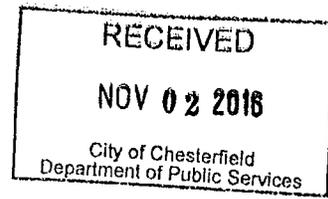
**WHEREAS:** Brooking Park has failed to disclose to us: who will be using the new parking places and how the additional traffic they create will be handled; what arrangements have been made for non-residents of Brooking Park to use its physical therapy facilities or any other space and for utilizing any services provided at Brooking park; what day/night hours the parking places will be used; and what security measures will be taken to assure the safety of adjacent property owners at The Terraces; and

**WHEREAS:** We are concerned that Brooking Park and The Willows appear to have little concern for preserving the peaceful, diverse, amicable, and uncrowded residential environment that has, up until now, always existed between Brooking Park and The Terraces; and

**WHEREAS:** We have been advised by a highly respected real estate executive who is well acquainted with specific property values in The Terraces that putting in these proposed parking places could adversely affect property values throughout The Terraces by as much as \$35,000 per family; and

**WHEREAS:** The three previous meetings of the decisions makers for the residents of The Terraces and *representatives* for Brooking Park and The Willows appear to have been unproductive inasmuch that: the concerns we thought would be addressed in a revised proposal were not and evidently were not acceptable to the actual *decision-makers* for Brooking Park; on September 16 three mature trees were cut down that were shown to remain in drawings presented to The Terraces at the three earlier meetings; and there seems no reason to expect that any agreement can be reached by meeting with *representatives* for Brooking Park and The Willows who do not have the actual authority to make agreements;

**BE IT, THEREFORE, RESOVED THAT THE FOLLOWING RESIDENTS OF THE TERRACES RESPECTFULLY REQUEST THAT:** The *decision-makers* for Brooking Park and The Willows agree to meet as soon as possible with the decision makers for the residents of The Terraces so that a definitive and final agreement acceptable to all concerned can be negotiated at such a meeting and prepared for presentation to the Chesterfield Planning Commission for approval.



November 1, 2016

Subject: The Willows at Brooking Park- PZ07-2016 ( CUP #31 )  
Proposed Additional Parking- Conformance - Chesterfield Standards & Regulations

The residents of Woods Mill Terrace are concern with a group of ( 14 ) parking spaces on our south property line, directly across from our properties. We are disappointed that the latest proposed drawings represent no real modifications that we requested.

We still have concerns regarding the following:

- 1.) Proper mitigation of the loss of ( 7 ) mature trees removed when the ( 14 ) parking spaces are installed.
- 2.) The new drawings indicate ( 20 ) foot high, unshielded lighting standards, this height is unnecessary for a single row of parking. We had requested a lower height or bollard lights as used else ware on the site.
- 3.) Mitigation of the loss of ( 5500 ) S.F. green-space , replaced with impervious asphalt & concrete.
- 4.) Proper SWPPP drainage of parking areas. The storm water run-off from the ( 2 ) western parking areas drains into our ( Woods Mill Terrace ) retention pond. We already have overflow problems during heavy rains.\*\* MSD attachment
- 5.) Screen & buffer planting as proposed by Brooking Park is not adequate to shield the residential properties.

We are hopeful that the Chesterfield Planning Standards & Regulations will be followed in mitigation of the above concerns.

The Trustees and Residents of Woods Mill Terrace

\*\* Attachment- MSD Storm Sewer Map - 11/1/16

**Meeting with The Willows Key Personnel and Trustees of The Terraces at  
Woods Mill Cove**

Date: \_\_\_\_\_

Re: Issues concerning the area bordering the Terraces at Woods Mill Cove and The Willows

It is of mutual benefit to both parties (The Terraces and Willows/Brooking Park) that a clear understanding is made on the following issues:

- With the removal of approx. 6,000 sq. ft. of "green" area behind 309 Woods Mill Terrace Lane, which consists of several mature trees and grass and which will be replaced with an impervious asphalt surface, how will the increase in surface run-off (rainwater) be mitigated?

*Q: Is there under discussion an intent to tie into the retention pond of The Terraces? (This would be totally unacceptable since during periods of high rains we have already experienced problems in that area.*

- The 20-ft. high "unshielded" exterior lighting lampposts as proposed for this 14-car parking area will be intrusive to the Terrace's living units that border this parking area. Neither the 20-ft. height, which would be in the line of sight of our homes' deck height, nor the

“unshielded” design are acceptable as they would present a visual nuisance and eyesore. (Initial discussion between both parties included “shielded” lampposts at heights as low as 42”, which seemed satisfactory, both functionally and visually.)

- \$5,000 allowed on “Screen” and “buffer” planting as proposed would be ineffective:

The proposal of planting Viburnum in an area which does not receive full sun will not be effective for two reasons.

(1) Viburnum requires full sun

(2) Viburnum becomes deciduous during winter and would not provide screening for those months involved.

A more appropriate screen planting would include evergreens, which would provide year round screening and do not have full sun needs.

(3) There are 14 homes effected by the additional construction and represents an average of \$357/home. This amount would barely cover the planting of 1 tree per residence.

- The additional proposed parking areas located at the rear of the Willows require further mitigation of surface runoff. Where will the runoff be directed? As mentioned earlier, any additional load on the retention pond at the Terraces presents potential problems with land erosion behind the homes bordering our pond. Such a condition was recently experienced, and an engineering solution to this problem has stabilized any further soil movement based upon current conditions.