



Steve MacIntyre <steve.macintyre@como.gov>

Berrywood Forest proposal

Aurelle Garnett <woodridge@ymail.com>

Thu, Sep 15, 2016 at 2:42 PM

Reply-To: Aurelle Garnett <woodridge@ymail.com>

To: mayor@como.gov, ward1@como.gov, ward2@como.gov, ward3@como.gov, ward4@como.gov, ward5@como.gov, ward6@como.gov, steve.macintyre@como.gov

Cc: woodridge@ymail.com

Dear Mayor Treece and Council Members,

Kay Pingelton wrote to you earlier this week to express her desire that the forest on Berrywood be preserved for the people of Columbia as an extension of Woodridge Park.

She is asking her neighbors to write in support of this idea, and as one of the residents who approached the Council before the forest was rezoned for O-P construction, I wish to join her appeal by sharing my 2008 letter to the Council with all of you.

Of those now serving on the Council, only Mr. Skala and Ms. Nauser were members at that time, and they received, along with the letter, the video of the forest and its waterways that I showed at a Council meeting prior to the rezoning vote.

In 2011, when the land had again become available for sale, former Council members Barbara Hoppe and Gary Kespohl took an interest in acquiring it for the city as an urban forest preserve:

Columbia council members working to preserve Berrywood Forest
Columbia Missourian, April 20, 2011

Potential City Purchase Could Save Berrywood Forest
KOMU, April 21, 2011

Councilman Skala, at that time Vice Chairman of the Columbia Environment and Energy Commission, also thought of protecting it through the possibility of a brokered land-exchange transaction:

Keene Street project leads council to re-evaluate tree preservation plan
Columbia Missourian, February 24, 2011

The reasons brought forward then as to why it should be preserved have not changed, though since then, the loss of irreplaceable woodland within the city (including some set-aside "tree preservation" areas) has only continued to increase.

What makes the Berrywood land so exceptional is that it is not a "wooded lot," but a forest, in the true and comprehensive ecological sense of that word.

It has been recognized as such by former City Arborist Lou Phemister and other environmental and land trust experts who have been kind enough to walk the land and share their opinion with Council members and interested Woodridge residents over the past several years.

Those who have experienced this rare and sheltering landscape know it as a place where hundreds of original-growth trees, some centuries old, flourish above springs that flow with water year-round – as shown in the video accompanying this letter – headwater springs of the Hinkson Creek watershed system.

It is not too late to take this lovely – and still relatively undamaged – Little Forest under the City's protection. Its loss would be irremediable; its preservation would elevate Columbia within the ranks of communities across the country who truly value their urban ecology, their tree canopy, the health of their waterways, and their stewardship of the natural environment.

I whole-heartedly support Ms. Pingelton's call for the Council to help the developers find a more suitable location for their project, and to acquire the land on Berrywood as Columbia's first Community Forest Preserve.

Yours respectfully,
Aurelle Garnett

Accompanying materials (including a copy of this letter with links to the news articles cited above) can be found by clicking here:

<https://www.dropbox.com/sh/4jeufv360w91y9w/AAAMWRTLXbkMmQlhGPbrmx4Ta?dl=0>

- * Letter to Mayor Darwin Hindman and Council Members (2008)
- * Letter to Mayor Brian Treece and Council Members (2016)
- * A Flora of the Little Forest (list of 219 species)
- * Little Forest: A Portrait in Time (video, 2011 extended version)
- * Urban Forestry: Council pondering new tree preservation policies (Columbia Business Times; former City Arborist Lou Phemister's comments on the age and exceptional condition of the forest in 2008)



Steve MacIntyre <steve.macintyre@como.gov>

Development of Keene Estates Plat No. 6

Deborah Finley <deborahkayfinley@live.com>

Tue, Sep 13, 2016 at 4:27 PM

To: "mayor@CoMo.gov" <mayor@como.gov>, "ward1@CoMo.gov" <ward1@como.gov>, "ward2@como.gov" <ward2@como.gov>, "ward3@como.gov" <ward3@como.gov>, "ward4@como.gov" <ward4@como.gov>, "ward5@como.gov" <ward5@como.gov>, "ward6@como.gov" <ward6@como.gov>, "steve.macintyre@CoMo.gov" <steve.macintyre@como.gov>, "jweston@mchsi.com" <jweston@mchsi.com>

As a 12 year resident of the Woodridge neighborhood (living on Berrywood) as well as being employed at Primaris on 200 N. Keene since June 2004, I observe at all hours of the day the traffic problems in this area. In fact, when Primaris moved to Keene street from Jefferson City, I chose a house in the neighborhood to avoid the daily traffic congestion. I know firsthand that the proposed business expansion on Berrywood will have a hugh negative impact on an already bad situation.

The extremely limited traffic access for this business, its employees. patients and family, and vendors is as follows:

1. Keene to I-70 outer road or Keene to Broadway.

Work week traffic is heavy during the morning rush hour, difficult during the lunch hour and practically inaccessible during the evening rush hour. Trying to exit on to the outer road at any of these times always requires a wait time, significant wait times during the evening.

The evening rush hour begins as early 3:30 and you will see cars lined up either direction on Keene trying to get on Broadway or the outer road. I try to not leave the neighborhood during this time, I go home and wait out the traffic. If I am needing to leave work and the neighborhood, I find that it is impossible to exit the Primaris parking lot onto Keene toward Broadway as traffic will be backed up from Broadway past the Primaris driveway. If I exit from the Primaris driveway north toward the outer road, I can usually get down to the hospital before traffic backs up and I am waiting in line to exit onto the I-70 outer road. When I do get onto the outer road going west, I am then waiting in a line backed up to about the Friday's driveway to get on the I-70 exchange.

2. Berrywood to Woodridge to I-70 Outer Road.

There is only one other exit that can circumvent these two bottlenecks mentioned above and this is to go through the Woodridge neighborhood to exit from Woodridge onto the I-70 outer road. During the rush hour there are a couple of cars waiting here but can you imagine what this will be like with the addition of the business on Berrywood? There will be much more traffic on both these residential streets by the employees of this new business as they try to avoid the bottleneck on Keene.

I am also concerned about the **decreased quality of life my neighborhood** will encounter with the addition of this business.

- As mentioned above, we will be seeing more traffic diverting through the neighborhood residential streets to avoid the Keene street bottlenecks. I live on Berrywood and am not looking forward to having what I consider a significant increase in this traffic on my street east of where the business will be located.
- Placing the business further back (most northern) on the property would be ideal in preserving the park like setting and hopefully preserve property values for the homes most adjacent to the proposed new business. If I owned the homes most adjacent, I would be very concerned with what this development will do to my property values.
- Locating the driveways to the new business on the west side of the property closest to that of other businesses rather than the side nearest the residents. Again, if I were the owners of these properties, I would not want a business drive close to my driveway when it could just as easily be placed closer to the other business driveway.

Please give careful consideration to the impacts this plan will have on our neighborhood.

Deborah Finley

3804 Berrywood

September 12, 2016

TO: Brian Treece, Mayor, mayor@CoMo.gov
Clyde Ruffin, Ward 1 Council Member, ward1@CoMo.gov
Michael Trapp, Ward 2 Council Member, ward2@CoMo.gov
Karl Skala, Ward 3 Council Member, ward3@CoMo.gov
Ian Thomas, Ward 4 Council Member, ward4@CoMo.gov
Laura Nauser, Ward 5 Council Member, ward5@CoMo.gov
Betsy Peters, Ward 6 Council Member, ward6@CoMo.gov
Steve MacIntyre, Senior Planner, steve.macintyre@CoMo.gov

RE: Development of Keene Estates Plat No. 6
a.k.a Berrywood Forest

A little over a year ago I spoke by telephone with Mr. Griggs in Parks and Rec inquiring if the city could possibly acquire Berrywood Forest for a park. I also talked with Karl Skala when he came to my door just before election time last fall. I expressed my concerns to him about our traffic problems and the idea of the city acquiring Berrywood Forest. I looked for but didn't see Mr. Skala at the public hearing on September 8.

Since 1980 I have lived on and owned the property next Woodridge Park and across from Berrywood Forest. Woodridge Park is a wonderful park and is used a lot especially during soccer season. There is a lot of street congestion as a result of this and incorporating Berrywood Forest into a park could provide off street parking for those using Woodridge Park. Berrywood Forest is land locked except for Berrywood access making it desirable for a park and unsuitable for business development from the traffic standpoint.

The new complex proposed by Mainstreet Property Group looks like a great asset to our medical community and at the hearing on September 8 they emphasized their improvement on the original plan such as increased undeveloped area and larger tree barrier. I am personally all about progress when it is actually progress. However, this proposed plan for Berrywood Forest will be very detrimental to those of us living in the area and will further complicate an already complicated traffic situation.

Following the meeting, persons from Mainstreet gave me the architect's drawing showing placement of the driveways, lighting, etc. After reviewing the architect's drawing, my concerns surfaced again as follows:

- The impact of increased traffic on Berrywood and the whole area when there is already a monumental traffic flow problem. This will also compound the Keene Street and I-70 Drive S.E. problem. At certain times of day traffic is backed up from I-70 Drive S.E. all the way onto Broadway and to the connector on the other end. It is a mess. Why add more traffic to further complicate the current traffic problem.
- With or without this new development, the city fathers concerned with traffic control and flow need to personally observe traffic flow on Berrywood, Keene, Broadway, I-70 Drive S.E. 63-70 connector on weekdays between about 3:30 to 5:30.

- Pollution from lighting necessary for the facility. Roughly 6 months of the year, the tree barrier will be of little or no help in shielding lighting when the leaves are off the trees.
- Location of the facility on the part of the land closest to the residential area.
- Location of the two driveways. The main entrance driveway being on the residential side of the property.
- Will the infrastructure really support demands from the addition of a 70 bed medical facility? Will these new demands affect water pressure, sewer capability and water run off as a result of the concrete construction?
- Increased noise from added traffic and service vehicles.
- Decrease in property values.

Please give careful consideration to these concerns. Please find Mainstreet another spot to build and please take steps to acquire Berrywood Forest as park land, the only suitable use for that land.

Please note: I live at 3600 Berrywood Drive, across the street from the proposed development. Constant noise, flow of traffic and lighting from this development is harmful to the residents of the Woodridge Subdivision. A staff of at least 100 employees plus visitors of patients in the rehab facility and deliveries to support the services they provide will leave us with constant commotion, noise and light pollution. The added number of cars owned by employees and visitors, along with large trucks delivering supplies will create unsafe conditions for pedestrians in this residential neighborhood.

I am certain the value of my home will suffer as a result of this development. It will be difficult to sell my home for its value today with such a development across the street.

Respectfully,

Kay Pingelton



Steve MacIntyre <steve.macintyre@como.gov>

Proposed development in Berrywood Forest

David <praz365@gmail.com>

Tue, Sep 13, 2016 at 9:43 PM

To: ward3@como.gov

Cc: mayor@como.gov, steve.macintyre@como.gov, ward1@como.gov, ward2@como.gov, ward4@como.gov, ward5@como.gov, ward <6@como.gov>

To Whom it May Concern,

I want to add my voice to the concerns listed in the following email and attached letter.

This proposed development must be carefully considered before moving ahead.

There is a severe problem with traffic in our neighborhood and the I-70 Drive SE, Keene, WW, St. Charles and 63 interchange that MUST be addressed before any more added traffic can be introduced.

A hit and run driver damaged my wife's car as she was driving West on I-70 Dr SE & turning on Woodridge. In the afternoon, just around "Rush Hour".

There were promises made during the recent election campaign and I would think both Mr. Skala and Mr. Treece will listen to the families & home owners before you think about "Additional Revenue Generation" this development could produce.

I ask you both and all our City Council Members, "At what price?"

Thank you for your time,

David Contreras

3645 Evergreen Lane

Here is the content of the email I just send to the city council.

As a 12 year resident of the Woodridge neighborhood (living on Berrywood) as well as being employed at Primaris on 200 N. Keene since June 2004, I observe at all hours of the day the traffic problems in this area. In fact, when Primaris moved to Keene street from Jefferson City, I chose a house in the neighborhood to avoid the daily traffic congestion. I know firsthand that the proposed business expansion on Berrywood will have a high negative impact on an already bad situation.

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Please give careful consideration to the impacts this plan will have on our neighborhood.

Deborah Finley

3804 Berrywood

September 14, 2016

TO: Brian Treece, Mayor, mayor@CoMo.gov
Clyde Ruffin, Ward 1 Council Member, ward1@CoMo.gov
Michael Trapp, Ward 2 Council Member, ward2@CoMo.gov
Karl Skala, Ward 3 Council Member, ward3@CoMo.gov
Ian Thomas, Ward 4 Council Member, ward4@CoMo.gov
Laura Nauser, Ward 5 Council Member, ward5@CoMo.gov
Betsy Peters, Ward 6 Council Member, ward 6@CoMo.gov
Steve MacIntyre, Senior Planner, steve.macintyre@CoMo.gov

RE: Development of Keene Estates Plat No. 6, a.k.a Berrywood Forest

Greetings. First, thank you for the work you do in carefully considering applications to develop land in Columbia. Deciding to let a corporation take out a small forest and replace it with brick and mortar, asphalt, signs and electric lighting is a huge decision, and I know you weigh the benefits and detriments to the City and to the neighborhood thoughtfully.

We lived at 3609 Evergreen for 13 years and have lived at 601 Woodridge for 13 years, so have watched this area absorb many new medical buildings. They have been good neighbors, and we have adjusted to the decreasing "green" areas that attracted us to the neighborhood in the first place. Woodridge Park and the property we call Berrywood Forest are the last vestiges of this amenity that make our neighborhood so special.

The Berrywood Forest property has been considered for development 3 times in the past several years. Neighborhood residents expressed their concerns each time, and the plans were not pursued. Now it appears that Main Street developers want to build a skilled nursing facility on the edge of the property closest to the residents rather than closest to other medical buildings on the west edge of the property. This is alarming for several reasons.

Traffic "flow" in our subdivision would be a misnomer from 3:30-5:30 PM each weekday. Hospital and medical building employees choke the intersections of Keene at Broadway, Keene at Berrywood, and Keene at I-70 Drive SE. If we have to go west out of our subdivision during these hours, we have to leave 30 minutes early just to get to a westbound street. Adding 100 employees, 60-70 of whom will be leaving and arriving during that shift change time, is a staggering thought. Even when going the "back way" a few weeks ago (taking Woodridge to Lansing to Portland to Albany to St. Charles so I can get a traffic light), I was the 18th car backed up on Albany.

Overnight security lighting and trash pickup for a facility that is deliberately located as close as possible to residents on Berrywood and Evergreen will further burden our neighborhood.

I am requesting that Mr. MacIntyre and Mr. Skala park their cars at the Central Bank of Boone County parking lot on S. Keene and the MOSERS parking lot on N. Keene between 3:30 and 5:30 PM one day next week, prior to the next City Council meeting on this application. That will offer them a first-hand

view of the current traffic problems we face, and give them a practical perspective on the proposed development's potential impact.

Thank you again for your service to our community.

Terry Weston
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