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Recently, many residents including myself were shocked to find out that an assisted living facility is planned to be built in the middle of a residential part of New Town far from either of the main access roads into or out of the neighborhood. While an assisted living facility as well as senior living have always been a part of the plan for our community – and a welcome one at that – I have serious concerns for the safety and well-being of my family and neighbors as well as the residents of this planned facility at the proposed location. Given that our streets were designed to slow traffic and impede flow to encourage pedestrian use, how will emergency vehicles quickly access this assisted living facility charged with the care of vulnerable seniors? In addition, with the increased frequency of emergency vehicles, delivery trucks, and staff and visitor vehicles accessing this facility, what about the safety of our children, neighbors and the other pedestrians using these narrow streets?

The concern here is not the presence of an assisted living facility in New Town at St. Charles but rather that the facility be located in a safe location closer a major road where emergency vehicles have safe, easy, and quick access to the facility and the traffic flow does not jeopardize the safety of New Town’s residents and visitors.

I am sure that you would share many of these concerns if you were in my situation. The proposed facility, St. Charles Senior Living Community, is scheduled for a Certificate of Need Application Decision by the Missouri DHSS Certificate of Need Committee on Monday, September 14, 2020. I ask for your support in opposing the application at its current location. In opposing this Certificate of Need application, you will support our residents – your constituents – in ensuring that our call for neighborhood safety and security is heard. I am asking that you communicate your opposition to members of the CON
Committee by Friday, September 11, 2020, via the Program Director, Alison Dorge. Her contact information is below:
Sincerely Mary Stubinski. 3475 wainwright street
Dear Committee Members,

This letter is in opposition to the project planned in the New Town development in St. Charles, Missouri.

I’m writing this letter in opposition to the project planned in the New Town development in St. Charles, MO. Although I applaud the continued expansion of our community I do not believe this is an appropriate location for a senior living community. The location can only be accessed through several residential areas that were not meant for this type of regular commercial activity. Emergency vehicles will no doubt need to regularly access this area and the narrow streets and alleys were are not a good fit for an area that is so deep in the center of our community. There are many locations on every street where only one car can pass at a time and the dense housing and sidewalks make for a large amount of pedestrian traffic, much more than any typical subdivision.

Secondarily, as you may know, there are times when significant rains puts a lot of stress on our drainage system of lakes and channels. When the rainfall is at its extremes, once or twice a year, the big lake can get overwhelmed and some houses near the lake have flooded. The plan for the new community is to also drain this large track of land into the same lake. How will this affect the flooding as it is already stressed to the limit. I don’t believe this was studied properly. What would be the cost to our community in damage, insurance, etc?

Finally, I don’t believe the builder of this community acted in good faith to make the residents aware of this project and hear their concerns. Over the last few weeks, I’ve been met with surprised looks from every single person I’ve talked to about this. It does not seem like a coincidence to me that the timing on this happened after all of the lots surrounding the area have been sold.

Thank you in advance for your consideration of voting against this site.

Best Regards,

David Hermann

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Re: #5797 RS: St. Charles Senior Living Community

Dear Committee Members,

I am writing in opposition to the project planned in the New Town development in Saint Charles, Missouri. The proposed development is less than a block from my home in New Town. I was surprised to learn that this location was even a consideration given the existing traffic/parking problems, as well as the recent flooding issues in this area.

Traffic flow is dangerous and difficult in the area now, the streets are narrow and already congested with residential parking. These issues are evident again as the buses try to navigate through crowded streets. Adding EMS and more car volume of employees, residents and guests into this area just doesn’t seem feasible. Regardless of the parking and traffic issues, the placement of the development is literally in the most difficult/distant part of the sub to get in and out of - it is in the middle of the neighborhood. I am very familiar with the drive, because it is right around the corner from my home, and to get anywhere takes an additional 15 minutes. Now you are increasing the volume of traffic throughout the entire community every day - plus adding EMS traffic. This is not good for the New Town Residents.

We have also been dealing with flooding and sewer back up problems in our homes, as recently July 2020. The lake level was up over 5 feet, I know this because I was unable to pass under the bridges to get to the main lake. Huge efforts had to be made to pump out the water out of the lakes (into agricultural land) and sandbag homes on the water, while sump pumps ran constantly for days throughout the neighborhood (water and sewer) not just the lake front homes. Building up the land for this development would be disastrous for the sewer systems and homes.

While the idea of having a senior living community within the footprint of New Town fits with the original intent of the community. Things have deviated from the original intent over the last ten years, and the location of this development just doesn’t make sense.

As a resident (and New Town business owner) I feel this proposed development was pushed through under the radar. There was no input from the Residents, due to the fact we had NO KNOWLEDGE of this proposed development. That is not right, it is not for me to say if it is even legal. But more transparency is needed, this should not be
approved until the residents and new town board of directors can review documentation/plans that will address the traffic and resolve water issues. It cannot be a build and leave situation - the Residents of New Town just paid off the bill for substandard work done by a developer at the front part of the sub (this made the news as well).

Thank you in advance for your consideration of voting against this site.

Sincerely,
Michelle Cote
Dear Committee Members,
This letter is in opposition to the proposed New Town Senior Living development in St. Charles, Missouri. I live in New Town in the South Lake District, 4 houses from the proposed Senior Living development. While not opposed to having a senior living facility in New Town, we oppose the location for the following reasons:

1) Accessibility of Emergency vehicles, residents, staff, vendors and more - being located deep in New Town, traffic and accessibility becomes an issue. The streets in New Town are designed for slower traffic and foot traffic. In fact, the roads are more narrow (intentionally). We watch emergency vehicles struggle to make the turn from Stowe Landing on to Wainwright and then again from Wainwright onto Granger. As we type this, we are watching a small shuttle bus attempt to turn onto Granger and it just went up on the curb. Fire trucks and ambulances are no exception and have trouble, many times having to go down the wrong side of Granger (oncoming traffic) to get through. In emergency situations and at higher speeds, this becomes even more hairy. The proposal also notes 20 off lot parking spots. Where would this be? Parking on the street would impede emergency services even more and effect residential living. This facility would be better suited near the parameter of New Town for the safety and access for all.

2) Storm Water - The New Town lakes easily flood with rain water. Neighbors have to sand bag their homes. Granger Lake cannot handle additional run off from the location of the proposed Senior Living development. As a man-made lake, flooding should not be an issue, however clearly it was not engineered and constructed to work properly. Adding to the lakes and canals would be detrimental for the infrastructure of New Town and can easily be avoided if the facility would be moved to the parameter of New Town and storm water directed to neighboring fields where housing does not exist.

3) Sewer - Currently New Town is on a vacuum pump system that requires around the clock maintenance and has cost the City of St. Charles a lot of money. Adding a 152 bed facility to the current pump system would not help the situation or city maintenance budget.

There are other concerns, but the above are most telling why the proposed Senior Living development would be better suited to a different location.
Thank you in advance for your consideration of voting against this site.

Best Regards,
Mike and Ariane Cameron
To whom it may concern:
I am your constituent and a resident of St. Charles, Missouri, in the community of New Town at St. Charles. I moved to this community and love it here because it was developed for the enjoyment of all of its community members – young and old alike. We have many beautiful amenities, including churches, a market, cafes and restaurants, parks, beaches, and lakes that encourage the entire community to get outdoors, walk, play, get active, and meet each other. It is not just a place to live but a place to build community. In fact, New Town was designed specifically for pedestrians with many streets designed for parking on both sides as a traffic calming measure in order to reduce speeds. Therefore, one can often find residents of all ages walking, jogging and biking throughout the neighborhood and across our streets.

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Lisa Arnett
Hiring Manager
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