

Committee Members,

I am vehemently opposed to the proposed Hob Knob expansion. I have been a frequent visitor to Tilton way since 2010. I have witnessed the congestion and traffic on that quiet street caused by the existing Hob Knob.

The main reasons for my opposition are:

The creation of a Hotel/resort complex in a residential R-5 zone neighborhood will set precedence for the rest of the island.

- The creation of (9) perpendicular parking spots for business use on a residential street will also set precedence for other residential areas.

- The negative impacts on the quality of life for the neighborhood (safety issues from traffic, increased noise, exterior parking lot lighting in an R-5 zone, potential future expansion (Bar at the pool?) Etc. have not been accurately considered.

What I heard on the last call were the results from a rather informal traffic count that occurred during a Covid-19 year. I do not think this is an accurate or detailed analysis of the significant negative impact of the perpendicular parking spaces proposed for Tilton way, the increased pedestrian traffic between the two properties, and the increase in vehicular traffic associated with the additional rooms & amenities.

- The Proposed expansion project will result in traffic issues which will negatively impact the safety of bicyclists and pedestrians on Main street.

- Vehicles backing out of the proposed perpendicular parking spaces on Tilton way will slow traffic that is trying to turn onto Tilton way, backing up Main street.

- More vehicles turning from Main street onto Tilton way, due to the increase in rooms & amenities, across bike traffic and pedestrian traffic on Main street, will also negatively impact safety and slow the flow of traffic on Main street.

- Increased Traffic congestion in the immediate area will negatively impact the quality of life for those living in the area and for everyone driving on Main street.

I would like to see a formal traffic impact analysis, detailing projected daily trips to and from the proposed Hob Knob Hotel compound. This could be done by a licensed Traffic engineer utilizing the Institute of Transportation Engineers (ITE) Trip Generation Manual. Similar traffic patterns to other establishments with similar numbers of rooms & amenities could be considered. Additionally, the traffic impact of the proposed perpendicular parking spaces on Tilton Way needs to be quantified separately.

Sincerely,

Keith Boris
Saint Louis, MO