

From: [Mark Rubin](#)
To: [Carlos Trejo](#); [Barbara Sondag](#)
Subject: Opus Development
Date: Sunday, January 31, 2021 12:00:37 PM

4M Real Estate Investments, LLC
2806 S. Brentwood Blvd.
Brentwood, MO 63144

February 1, 2021

Carlos Trejo ctrejo@olivettemo.com
Barbara Sondag bsondag@olivettemo.com

Via email

Carlos and Barbara,

Please forward this email to the Planning & Community Design Commission and to the City Council.

I support Opus' proposal for a multifamily project in Olivette and believe it to be an excellent fit for this location and the continuation of positive economic development in this neighborhood and the city in general. I own four houses on the west side of Hilltop Drive adjacent to the development and am not concerned that this project will negatively affect the value of my homes. This project aligns with the City's Strategic Plan and will provide another housing option for residents looking to live within our great community.

Please approve this project. This is what Olivette needs to further grow and expand.

Sincerely,

Mark Rubin
mrubin@austinrealtystl.com

Mark Rubin
Austin Realty
2806 S. Brentwood
Brentwood, MO 63144
O (314) 962-1000
M (314) 503-3173
mrubin@austinrealtystl.com

From: [Christopher Harris](#)
To: [Carlos Trejo](#); [Barbara Sondag](#)
Subject: Olivette Opus Development
Date: Tuesday, February 2, 2021 3:04:45 PM

Carlos and Barbara,

Please forward this email to the Planning & Community Design Commission and to City Council.

I support Opus' proposal for a multifamily project in Olivette and believe it to be an excellent fit for this location. This project aligns with the City's Strategic Plan and will provide another housing option for residents looking to live within our great community. As an Olivette resident I believe these are the types of developments that we should be pursuing.

Please approve this project. This is what Olivette needs to grow and expand.

Sincerely,

Chris and Angela Harris
1139 Reyem Ct, Olivette, MO 63132

From: lrragsdale@charter.net
To: [Carlos Trejo](#); [Barbara Sondag](#); "lrragsdale@charter.net"
Subject: Opus Development
Date: Tuesday, February 2, 2021 3:10:38 PM

February 2, 2021

Hello,

I am writing to support the proposed development by OPUS for a multifamily complex in Olivette. I believe this will be a good fit for the community and allow Olivette to grow and expand. The area that is being considered had been targeted for redevelopment numerous times and currently about 50% rental properties with 7 vacant homes .

Please forward this information on to planning and zoning and urge them to approve the development by Opus. If the committee or either of you have any questions I can be reached either by email or phone.

Thanks

Laura R. Ragsdale

1130 Irvington Court

Olivette MO 63132

314-393-8404

lrragsdale@charter.net

DATE 2/3/2021

TO

- Olivette City Manager Sondag & PCD Director Trejo, AICP
- Olivette City Council & PCDC

FROM

Stephen J. Lamkin, Owner-occupant
1100 Irvington Ct., Olivette, MO 63132-2318
314-922-2830
lamkinsj@ymail.com

Please share this letter with both the Planning & Community Design Commission and City Council.

In summary, as a proud Olivette owner-occupant in this area of so many failed proposals for more than 20 years, I am confident this redevelopment is a uniquely promising opportunity. My confidence roots in the fact that the properties are under-opt-in-contracts, Opus is a proven developer, and the project aligns with Olivette's strategic plan – to usher in a more dynamic sense of place. Hence I support Opus' proposal for this multifamily project in my beloved Olivette. Please don't squash this project.

Though not perfect, the proposal is an excellent opportunity for this location for many reasons, including these listed below.

1. Given the past ~25 years of failed possibilities for this area (eg, Walmart, Target, Emosnas/Sansome, etc.), this is the most promising proposal since the properties needed for demolition are under-contract through an opt-in process. Furthermore, Opus is a proven developer in greater St. Louis. They have contributed to the dynamism of places such as the Central West End and Clayton.
2. In contrast to the past 25 years of seemingly doomed efforts, browbeating and insinuating threats of eminent domain were not deployed to coalesce residential properties under contract; instead, an opt-in process was used.
3. My neighbors on Hilltop (west-side) were invited to opt-in, as I understand it. But a lack of consensus resulted in the status quo of opting-out for those properties. And I do understand the concern.
4. Although a change to a five-story structure is noteworthy, it is not unreasonable when considering a line-of-sight elevation from the height of the Olive Crossing development to the height of Villas At Hilltop. In addition, given the permitted and completed new house in Arrowhead that towers over the adjacent house(s), this design-build is not unreasonable, especially given the green buffering between this multifamily unit and the houses on Hilltop.
5. Lastly, this project aligns with Olivette's strategic plan, enlivening the vision for a more Dynamic Sense of Place (without dictatorial eminent domain).

In closing, please do not cripple or squash this project (spare us from this ~25 years of redevelopment whiplash). Thank you for your time, consideration, creativity, and service to Olivette. I welcome your questions and feedback.

From: [ej.lacadin](#)
To: [Carlos Trejo](#); [Barbara Sondag](#)
Subject: Support letter
Date: Wednesday, February 3, 2021 3:02:36 PM

Carlos and Barbara

Please forward this to the Planning & Community Design Commission and to City Council.

I support Opus' proposal for a multifamily project in Olivette and believe it to be an excellent fit for this location. This project aligns with the City's Strategic Plan and will provide another housing option for residents looking to live within our great community. As an Olivette resident I believe these are the types of developments that we should be pursuing.

Please approve this project. This is what Olivette needs to grow and expand.

Ed & Minnie Lacadin
1137 Reyem Ct.
Olivette, MO 63132

Sent from my iPad

From: [Betty Tang](#)
To: [Carlos Trejo](#); [Barbara Sondag](#); [Bill Lott](#); [Betty Tang](#)
Subject: Opus Development
Date: Wednesday, February 3, 2021 1:10:35 PM

TCT Properties LLC
13830 Olive Blvd.
Chesterfield MO. 63017

Hello Carlo and Barbara,

Please forward this email to the Planning & Community Design Commission and to the City Council.

I support Opus' proposal for a multifamily project in Olivette and believe it to be an excellent fit for this location and the continuation of positive economic development in this neighborhood and the city in general. I own properties on the west side of Hilltop Drive adjacent to the development and am not concerned that this project will negatively affect the value of my properties.

This project aligns with the City's Strategic Plan and will provide another housing option for residents looking to live within our great community.

Please approve this project. This is what Olivette needs to further grow and expand.

TCT Properties LLC
Betty Tang, member

13830 Olive Blvd.
Chesterfield, MO. 63017
314-878-8300 (office)
314-713-7113 (mobile)
888-288-8238 (fax)
tangbetty@hotmail.com
www.yeungrealtors.com

**The Reincke Family
1135 Rezem Court
Olivette MO 63132**

Carlos and Barbara,

Please forward this email to the Planning & Community Design Commission and to City Council.

I support Opus' proposal for a multifamily project in Olivette and believe it to be an excellent fit for this location. This project aligns with the City's Strategic Plan and will provide another housing option for residents looking to live within our great community. As an Olivette resident I believe these are the types of developments that we should be pursuing.

Please approve this project. This is what Olivette needs to grow and expand.

**The Reincke Family
1135 Rezem Court
Olivette MO 63132**

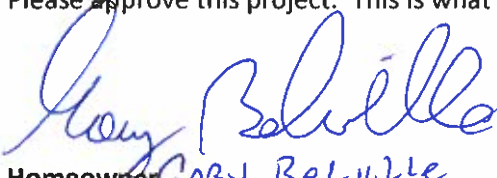
Homeowner *GARY BELVILLE*
Address *1123 REYEM CT*
Olivette MO 63132

Carlos and Barbara,

Please forward this email to the Planning & Community Design Commission and to City Council.

I support Opus' proposal for a multifamily project in Olivette and believe it to be an excellent fit for this location. This project aligns with the City's Strategic Plan and will provide another housing option for residents looking to live within our great community. As an Olivette resident I believe these are the types of developments that we should be pursuing.

Please approve this project. This is what Olivette needs to grow and expand.



Homeowner *GARY BELVILLE*
Address *1123 REYEM CT*
Olivette MO 63132



1233 North Price Road
St. Louis, MO 63132-2303
phone 314-997-6600
fax 314-997-4536
www.murphynet.com

Attention:

City of Olivette
1140 Dielman Road
Olivette, MO 63132

City Planner, Carlos Trejo
ctrejo@olivettemo.com

City Manager, Barbara Sondag
bsondag@olivettemo.com

Carlos and Barbara,

Please forward this letter to the Planning & Community Design Commission and to City Council.

I support Opus' proposal for the multifamily project on North Price and believe it to be an excellent fit for this location. This project aligns with the City's Strategic Plan and will provide another housing option for residents looking to live within our great community.

As a business owner in the community for over 50 years, just down the street from this proposed development, we encourage this type of redevelopment to benefit the area. And as a mechanical contractor that relies on projects like this to benefit our company, employees and the region, we're very much in favor of sensible projects such as this.

We are highly supportive of this project as a business owner in Olivette and as a member of the contracting community that depends on construction jobs. We believe our community continues to evolve and think this project is a very logical next step in our evolution.

Sincerely,

Mark Bengard
Senior Vice President
Murphy Company
1233 North Price Road
Olivette, MO 63132