



Overview of Bombers and the Project:

- The St. Louis Bombers are a 501c3 organization promoting and playing rugby since 1962 with the mission of teaching and developing positive life skills and values through the sport of rugby.
- Proposing to build two manicured fields in initial phase, possible third field and small clubhouse in a future phase.
- Serve the Sunset Hills community and invest in the community with a family friendly venue for youth (boys and girls), high school and adult athletes of all ages.
- The facility will be a gem for Sunset Hills and will welcome, educate and expose the public to one of the world's most popular and fastest growing sports.
- The premier rugby facility in the Midwest with the Bombers covering all upfront costs.
- Cutting edge and unique- something no other local community has.
- Home of Rookie Rugby: All 6-12 year old boys and girls in Sunset Hills are invited to play non-contact Rookie Rugby.
- Home of Missouri High School state champions **Lindbergh Flyers Rugby** for training and matches. Every high school aged boy and girl in Sunset Hills is invited to play high school rugby.
- Rugby Teaches: teamwork, accountability, respect, discipline and more. Physical fitness!
- General usage: Practices a couple nights per week, with approximately six home Saturday matches each Fall and Spring season, plus a couple Friday night high school matches in Spring.
- The Bombers investment of hundreds of thousands dollars, time and resources demonstrates a strong, long-term commitment to the facility with a duty to be good neighbors and assets to the community.
- A goal of 5 athletes per year from our youth programs receiving college scholarships to play rugby. Future Olympians, USA National Team and Rugby World Cup athletes in the making in Sunset Hills.

Questions/Concerns from Residents:

Traffic – We do not anticipate significant traffic at the facility. Traffic levels should be similar to or less than the previous golf course traffic, with about the same number of folks enjoying the property on weekend game days. A couple weeknight practices are players and staff only, light traffic. In general, expect sporadic traffic similar to what previously existed.

Lighting - Our lighting plan from the start has had respect for neighbors at the forefront. We are going above and beyond, using the most modern class of lights with the best light bleed control technology and the lowest light pollution in the industry (as in photo sent). Advanced technology LED lighting is more precise and directed downward with hoods/visors to limit light escaping skyward and sideways outside the field. Brightness is the lower Level 3 for recreational facilities. Level 1 (stadium) and Level 2 (small stadium) are much brighter than our Level 3. We will be far below both those levels (as graded by the IES-Illuminating Engineers Society). The Level 3 photometrics/specs to be included in our overall plan. We will light the field- not the neighborhood. Andre's is our closest neighbor and they are fine with our lights.

Light usage is mainly for practices that typically run 6:30-8:30pm a few nights during the week. It will be rare for lights to be on later. Weekend matches are usually daytime. There may be rare exceptions. Our secluded location combined with limited usage, the lower Level 3 brightness and extremely low light bleed should prevent light nuisance.

If the City wishes to put limitations on hours/usage of the lights, we would be willing to do so.

Flooding:

No dirt is coming in or out of our parcel, which should keep any flooding status quo. Grass fields and the gravel parking lot will maintain the current level of porosity and should not in any way contribute to additional flooding.

Ancillary Events:

We do anticipate occasionally using the facility for fundraisers and similar type of events, but not large-scale concerts or major events that would disrupt the neighborhood. We also do not intend to rent out the fields for other groups/sports as we wish to keep the grass pristine for rugby use. If the City wishes to place some limitations on using the fields for other events, we would be happy to work with the City on this.

Community Benefits:

- The Bombers are paying the City rent money. \$1,000 in the first year going up to \$2,000 in year two and \$3,000 in year three and beyond. That money can be used to help maintain the remainder of Bander Park.
- The Bombers will be investing a significant amount (many hundreds of thousands) into improving the area with manicured fields and landscaping.
- The Bombers use of this acreage alleviates the financial burden of the City to do so. The Bombers will cover all costs of site development and operations, all utilities, all insurance, and will keep the site landscaped nicely. In addition, the Bombers will be responsible for any flood damage or cleanup. There will be 15 acres that will look beautiful at no cost to the taxpayers.
- The facility will provide a new recreational service for Sunset Hills serving local athletes of all ages and genders. The lease requires all Sunset Hills residents receive 10% discount on membership.