

EMAIL TO

4th WARD ALDERMAN BRET NARAYAN

From: Daniel Hof

Sent: Friday, February 13, 2026

To: Narayanb@stlouis-mo.gov

Cc: Dan Hof; Chris Hof; Michael Hof; Timothy Hof

Subject: Newly Vacant Lot at Jamieson and Arsenal

Alderman Narayan,

Thank you for representing us and the other great residents of Ward 04. I am Daniel Hof, a resident of Ward 08, but our family business is in Ward 04. We have lived in this ward since 1910 and began doing business here as Hof Construction in 1911. In the early 80s we moved from our garage on Hoffman, to our current location at Jamieson and Arsenal. From the time we moved up until last year, our neighbor has been US Ring Binder. Which had been a great neighbor, right up to their sale to Quiktrip. Now that the lot is vacant, and some of the homes along Jamieson have been demolished, we have seen an uptick in criminal behavior in the area. Luckily, we installed new cameras and have done work on our fences to keep people out of our yard. Unfortunately, I cannot protect our telecom lines which run across Arsenal and through what once was the alley between Ring Binder and some homes. On two occasions now, since the area became vacant, our phone line has been cut and stolen from that alley. This leaves us without internet or phone service, which makes business difficult to conduct. Before the area across Jamieson became vacant, we never had issues.

I understand Quiktrip has received pushback from my neighbors which has stalled their application for a permit to build a new gas station. I want to echo my neighbor's opposition to this gas station complex. As a member of the Transportation and Commerce committee, I think this is a perfect issue to reason through with you. On the side of commerce, I understand wanting to grow the sales tax revenue with a big shiny gas station. I also believe that this gas station is not a good fit for the area. We already have a gas station, two blocks away. Although smaller than a QT, it serves residents and people coming on and off the highway well. From the transportation side, I see this gas station as a disaster. The way the Jamieson and Arsenal on and off ramps to 44 are set up as a pair will drag large flows of traffic through an area that is already congested at times and already has some grade issues that create potentially dangerous intersections. From my desk I see a minimum of 10-15 car accidents at the Jamieson on-ramp per year. More people using it who are not familiar with the area will cause a large spike in accidents. The Arsenal on-ramp is also integrated into the neighborhood. Increasing traffic would be detrimental to those neighbors and will pose hazards to the businesses operating there. Interstate 44 was built with a much older design language than other highways and interstates in the area. People are used to your typical diamond interchange that you see in the county and some larger exits in the city. The city style on and off ramps are foreign to many people, cause confusion, which then causes dangerous situations and

accidents. Unless QT is willing to foot the bill for a major infrastructure upgrade, I do not believe they should be permitted to build.

I believe QT understands many of these issues which is why they are employing their current tactic. They demolished the homes and have left the Ring Binder building standing to slowly fall into disrepair. It is my belief the tactic is to allow the building to become such a nuisance, that residents capitulate to their plan and allow them to build without making any improvements to surrounding streets and traffic patterns. I would ask you continue your work and continue to pressure QT to offer an actionable plan to improve traffic flow and safety around their proposed store. At the end of the day, Quiktrip stores do not operate as a franchise. The money residents and passersby would spend will head back to their corporate headquarters in Tulsa, OK. We have more than enough QTs to serve the south city area already. This is a far better location for medium density housing or a local business that would be owned and operated by Saint Louis residents. Where our money can stay local to build this community, not to a country club in Tulsa. I would hate to see the neighborhood my family has called home for 116 years be degraded for an oversized gas station. Please apply pressure where possible to force QT to secure their property and prevent it from falling into disrepair. If they fail to act, please begin proceedings to seize this land via the LRA so it can be put to use to strengthen the community.

Please contact me with any questions or if I can help in any way.

Thank you,

Daniel F. Hof II

Project Manager

[Hof Construction, Inc.](#)

EMAIL TO LINDENWOOD PARK NEIGHBORHOOD ASSOCIATION (LPNA) BOARD

From: Daniel Hof

Sent: Wednesday, May 20, 2026

To: info@lindenwoodpark.org

Subject: QT at Arsenal and Jamieson

LPNA Team,

I was very happy to see the piece on KMOV about the neighborhood opposition to the new QT. I have been trying to reach our alderman about this issue, but have not received a response.

I am Daniel Hof, a member of the family who owns and operates Hof Construction. We have lived in this neighborhood for over 100 years and have operated our business at 3137 Jamieson (across from the new QT) since the 1970s. Prior to that we operated out of 6614 Hoffman starting in 1911. My family helped build this neighborhood and been an interictal piece of this area for five generations. I would like to voice our opposition to this project.

We understand this intersection is historically a mixed use area, but we do not believe adding this level of traffic will be safe or the highest and best use for the property. This project also does not in any way replace the housing stock that was eliminated when QT purchased and demolished all the homes. I think this is something KMOV missed in their reporting. It is now a grass field, but this was once a quiet neighborhood. These gas stations also attract criminal behavior, which leaves us very concerned about our facility and storage yard that will now require security upgrades. The road layout, and the means in which you enter and exit 44 in this area is also very confusing for the non-local drivers they aim to attract. Which will result in numerous incidents and accidents. I should also note that adjacent to our yard is the BNSF intermodal yard. The traffic that would inevitably be brought to the area could easily cause issues with the rail workers and crews traversing this area. This new QT would completely change this fairly quiet little triangle of south city, and it would all be for a business that is run out of Tulsa, OK with no local ownership.

If there is any way we can support your efforts, please let me know.

Best,

Daniel F. Hof II